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## TECHNICAL MEMORANDUM

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**TO:** Laura Oliver, Deputy Recorder  
**FROM:** Shay Stark, Planner  
**DATE:** November 4, 2021  
**SUBJECT:** Longview Meadow Estates Subdivision – Preliminary – Planning Commission

**PROJECT NO.:**

Elk Ridge has received a preliminary application for the Longview Meadow Estates Subdivision (Project).

### **PROJECT OVERVIEW**

Zoning: R&L 1-20,000

Project Total Acreage: 23.04 acres

Total Number of Single-Family Residential Lots: 32 lots for a gross density of 1.39 dwellings per acre.

### **BACKGROUND**

The Longview Meadow Estates Subdivision is located to the east of Sunset Avenue on the Kimber property. This project includes key components that will benefit the city. This project includes a critical portion of the extension of the Canyon View Drive connection to Loafer Canyon. It also includes a 1-acre storm water basin that will take excess flow off of Canyon View Drive as well serving the stormwater needs of the development. Concurrently the City is pursuing funding to better integrate this basin to address stormwater issues at Park Street and Canyon View Drive and potential further west along Park Street and further north on Canyon View Drive depending on the funding received. This will prepare the lower parts of Canyon View Drive to eventually address stormwater issues further south.

The Applicant has also worked with the Developer of The Highlands to interconnect the streets from both subdivisions. While the configuration of this property on its own would require a long dead-end street with multiple cul-de-sacs. The interconnected street allows for two means of egress and simplifies garbage pickup, emergency services and snow removal where possible.

### **TECHNICAL REVIEW COMMENTS**

Please note that the Applicant may provide Planning Commission a revised layout for the subdivision due to a conversation that was held between the city staff and the Applicant on November 3, 2021. This discussion was held based upon some comments of concerned citizens and city officials concerning the proposed and existing streets in the transition area from

the existing Canyon View Drive to the new Loafer Canyon extension. There are several streets that come into Canyon View/Sunset in this vicinity. The plans currently submitted to Planning Commission show an intersection that would carry Sunset Avenue across the new Canyon View extension in the curve. Hudson ties in a little further to south and a proposed cul-de-sac to the north. All the radiuses and the lines of sight are very tight with this design. After some discussion and consideration of some ideas that others had provided in their comments, staff requested that the applicant try to eliminate the proposed intersection with Sunset Avenue and the Subdivision entrance if possible. The applicant agreed to look into this and see if the situation could be improved.

### **DEVELOPMENT AGREEMENT**

The following terms are recommended to be placed in a Development Agreement for this Application:

- At the time of writing this memo there are no special terms necessary in the Development Agreement. However, that may change based upon changes in the layout and as the City moves forward with the conceptualization of the stormwater project and integration of that project with the proposed subdivision. The Development Agreement is traditionally finalized with the approval of the first final plat phase so that issues which may come up in the in-depth engineering of final plat may be included.

### **RECOMENDATION**

If a revised layout is provided, that looks feasible and Planning Commission is comfortable that only minor adjustments will be necessary, the staff recommends the Planning Commission move the Longview Meadow Estates Subdivision Preliminary Plat forward to City Council with specific direction as to what components of the proposed layout should be retained and areas that may need further adjustment. If it is determined that the necessary revisions are extensive or still in question tabling to allow further investigation of alternatives may be prudent. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion.

END

