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## TECHNICAL MEMORANDUM

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**TO:** Laura Oliver, Deputy Recorder  
**FROM:** Shay Stark, Planner  
**DATE:** November 4, 2021  
**SUBJECT:** Olson Subdivision – Preliminary & Final – Planning Commission  
**PROJECT NO.:**

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Elk Ridge has received an application for the Olson Subdivision (Project).

### PROJECT OVERVIEW

Zoning: ~~R-1-20~~ *R<sup>1</sup>L 20,000*

Project Total Acreage: 2.5 acres

Total Number of Single-Family Residential Lots: 1 lot.

### BACKGROUND

The Olson Subdivision is located on Elk Ridge Drive and is the northern parcel in the Haskell Dryland Annexation. The Applicant's intent is to make the necessary improvements to make the property a legal zoning lot and construct one dwelling on the property.

### TECHNICAL REVIEW COMMENTS

The proposed subdivision meets the zoning requirements and the intent of the General Plan and Future Land Use Map for this area.

A culinary water line and a fire hydrant will be required to serve the property. This line will be extended from the corner of Sky Hawk and Elk Ridge Drive. As the existing water line is a 10" diameter line and the line is planned to extend to 11,200, it is recommended that the city pay for an upsized of the line from 8" to 10". Otherwise, the developer should only be required to install an 8" water line as an 8" line provides adequate fire flow to a single lot development.

The water and sewer service locations were derived from an earlier concept that did not include the current utility layout. Looking at the current drawings it becomes apparent that the water and sewer service laterals could be relocated toward the north end of the property where they could be grouped with the fire hydrant line and this would reduce the area that would need to be overlaid. And provide additional depth for the sewer lateral to make the connection to the future home's basement more feasible. This is only a recommendation, but it could save some cost. If this relocation is done it is important to follow the state requirements for ten foot horizontal spacing between water and sewer with sewer on the downside slope of the water, as well 18" minimum vertical spacing.

### **DEVELOPMENT AGREEMENT**

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

- No additional terms to the existing Agreement are necessary at this point.

### **RECOMENDATION**

Based upon a favorable discussion by the Planning Commission, the staff recommends the Planning Commission provide a recommendation to the City Council for the approval of the Olson Subdivision Preliminary & Final Plat. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion.

END

