

From: druff@xmission.com
Sent: Wednesday, August 17, 2022 4:29 PM
To: Staff
Subject: Elk Ridge City Public Meeting 08/18/22

Key points of interest for Residents of Elk Ridge regarding future development in Elk Haven

I'm not able to attend this meeting as I'm out of the country right now but thought I'd send this to you ahead of the meeting.

My name is David Ruff and I have 10 acres in the area above High Sierra Drive.

1. Water issues (Well and Tank)
 - a. Elk Ridge needs a new well regardless of whether or not any new development happens in Elk Ridge
 - i. The current well has flow problems due to a broken bit at the bottom and requires that a new well be drilled.
 - ii. Elk Ridge has already evaluated the areas that are best for placing a new well and tank and has been planning on it.
 - iii. The cost of a new well will be shared with the land owners of a new development, offsetting the costs borne by the residents of Elk Ridge. Without Elk Haven, the costs of a new well and tank will be borne entirely upon the backs of existing residents.
2. Sewer Connections
 - a. Elk Ridge City has stated that they have enough sewer connections for at least 100 of the new homes to be developed in Elk Haven, which is approximately how many homes are proposed in the Elk Haven development.
 - b. Additional homes, which would be in later phases beyond Elk Haven would need additional sewer connections to be supplied by Payson City, of which Payson City has said that they are willing and able to supply.
3. Increased traffic
 - a. Any new development in Elk Ridge City will cause increased traffic throughout the city, just as it did when your homes were built. It has always been that way and it will always be. The biggest traffic increases occur in the higher density developments which bring in the larger numbers of residents which are in other areas of the city. This is an ongoing issue for which the city needs to accommodate, as it has accommodated all previous and current developments. Elk Haven will be a lower density development than almost all other areas of the city and therefore will generate lower traffic than the higher density areas.
4. Future development above High Sierra Drive has always been on the drawing board for Elk Ridge City.
 - a. Just as development has always been contemplated in many areas of Elk Ridge City, Elk Haven has been in the works for almost 15 years. It's been a part of the map on the mayor's office wall for most of those years.

- b. As a land owner for almost 15 years, I've owned this land with the intent of eventually building on it. That's longer than most of the residents of Elk Ridge have resided in Elk Ridge. We want our rights to build our homes on our land as all of you have done. I want to live there along with some of my family. It's just a matter of making sure that we all work together with the City of Elk Ridge to make sure that it becomes an asset to the city.

5. Trails

- a. We'd all like to see trail access through the upper areas of Elk Ridge. The landowners of Elk Haven want that too and are willing to accommodate this desire if and when development happens, not before. It is private land and therefore not a public thoroughfare. We would like these trails as an amenity of the Elk Haven development as well as to Elk Ridge City.

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