

## Royce Swensen

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**From:** Ken Harris <ken@harris-arc.com>  
**Sent:** Thursday, August 18, 2022 9:36 AM  
**To:** Staff  
**Cc:** Royce Swensen  
**Subject:** FW: letter

Royce, can you get my letter to the members of the planning commission for the meeting tonight.

Thanks,

Ken Harris

Members of the planning commission:

In section 10-9B-13 the base lot size is 4 acres. Also 1 acre lots are allowed under other requirements, which take a considerable amount of property for open space. I am also a landowner on the east end. Myself, my son Joel Harris and his partner Gordy Jones own about 40 acres of very beautiful land with a nice grade and a lot of natural vegetation. We are very excited to begin the development of this land and make it a stunning addition to the city. It is rare in this county that land like this still exists undeveloped. We want the best for this land and the citizens of the city. It is a unique opportunity.

I am a practicing architect with an office in Orem, Utah. I have been in practice for about 40 Years. Joel Harris and Gordy Jones started Edge Homes, a construction company, with projects all over Utah.

As architects and contractors, we work extensively with developers and have a lot of experience on what makes a project feasible.

In our opinion, the above zoning requirements make development in this area financially impossible. The costs of developing this property are excessively high. Costs for roads, curb and gutter, water, sewer, trails and other utilities are incredibly high. The only way these projects work is if you have the density (number of lots) to pay for the improvements and make a profit. All of us in this city live on raw land that was developed and we all enjoy the results of that effort.

In the ordinance the amount of open space is large. we totally agree with this and are supporters of the idea. However we believe that if the city really wants an outstanding development, with citizen access to the hill side with a system of trails and roads, the density needs to be changed to be more financially realistic and allow this to actually happen.

As an example, on our 40 acres if we are required give 40 % to open space (16 acres), that would leave 24 acres to be developed. 24 lots of 1 acre. That is simply not enough density to pay for the costs of development. In my opinion it will just not happen. The land would not be developed, no trails, no citizen access, no control by the city. The land would be bought up by a private individual (some already has) and no one would have access to this beautiful space except the owner. Fences and gates would keep everyone out but the owners. This is how it is now. It would get much worse.

I would suggest that you consider another approach that would work and make the project feasible. For a 40 acre piece of land, give the landowner the right to develop 1.2 lots per acre. 48 lots. Require the open space of 25% of the land. 10 acres of open space. This would reduce the size of the lots to about 1/2 of an acre. 24 acres of lots. These lots would still be large lots. I live on one acre in plat c. Canyon view drive. I am glad that about 1/3 of my lot is over the edge of the hill, untouched but fenced. The remaining land, 6 acres, would be used for roads and trails. I am still swimming in ground, still a large lot. Much more than most people need. 1 acre lots are just a huge overkill. If you use the 120 foot frontage suggested in the ordinance the lot size for 1 acre would be 120 x 363 feet. Way too large.

This is a very important decision for the city of Elk Ridge to make. Please make the right choice and zone this land so that it actually can be developed and used by new families and the existing citizens of the city.  
In my opinion, the density in the ordinance as it now reads actually prohibits the project from ever becoming real.

Ken Harris  
Joel Harris  
Gordy Jones.

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