

Memo – Elk Ridge Meadows Subdivision Phase 6 Final Plat Approval

City of Elk Ridge, Utah
Planning Commission Discussion and Decision
January 22, 2015

Regarding: Elk Ridge Meadows Subdivision Phases 6 Final Plat Approval

Phase 6 Subdivision Plat General Characteristics:

Zone: R-1-12,000- with PUD Overlay

Total Acreage: Overall: 6.56 acres

Phases 5-10 Density: Allowed Density 3.63 Units/Acre (Per Annexation Development Agreement); As proposed 2.60 Units/Acre

Background:

The Elk Ridge Meadows Subdivision Phases 5 – 10 preliminary plat was approved by the City Council on July 9, 2013. Phase 6 has been submitted to the City with an application for final plat. A TRC was held on November 6, 2014 for the proposed Phase 6 Final Plat. At this TRC the staff realized that it would be beneficial to allow the Developer to modify the phase and remove some lots off of 1600 West in exchange for lots on Silver Wolf Road because the City and County have not completed transfer of 1600 West to the City. The other issue that was discussed in conjunction with this phasing realignment was to adjust future phasing so that the relocated Elk Ridge Drive could be constructed and in operation prior to 1600 West being realigned and downgraded to the local street. These items have since been addressed and revised drawings have been submitted. Discussion of the modified phasing is on the agenda as a separate item and will not be approved at this time. The approval of Phase 6 does not depend on the approval of the revised phasing.

Recommendation:

The staff and TRC have determined that the final plat meets the intent of the City's General Plan, Development Code and the Construction Standards. It is recommended that the final plat for phase 6 as presented to the Planning Commission be approved and forwarded on to the City Council for their consideration.

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