

CITY COUNCIL AGENDA REQUEST FORM

DATE OF COUNCIL MEETING: January 21, 2015

WHO IS REQUESTING: Jill Spencer, City Planner

TELEPHONE NUMBER: (801) 465-5233

TITLE OF ITEM FOR AGENDA: Amendments to the Development Agreement for the Ridgestone Condominiums project

LENGTH OF TIME REQUESTING: 10 Minutes

DETAILED REASON FOR REQUEST & EXPLANATION:

The developers of the Ridgestone Condominiums project, Ryan Remkes and Stan Goodrich, are prepared to begin the final phase of the development. Plat D consists of three (3) buildings situated parallel to Interstate 15 along the east side of the development. In conjunction with the recordation of the Final Plat, staff has reviewed the Development Agreement and has identified some improvements that will need to be completed with the final phase. Staff has discussed these obligations with the developers and they are taking the necessary steps to complete the required improvements.

Upon completion of this phase, the developers will relinquish ownership, maintenance, enforcement, and financial responsibilities to the Homeowner's Association (HOA). Therefore, the developers want to address any unresolved obligations of the Development Agreement so the transfer of these responsibilities to the HOA will be as simple and straightforward as possible.

There are a few improvements included in the Development Agreement that the developers and staff would like the City Council to reconsider as required improvements. It is proposed that the following improvements listed or inferred to in the Agreement be excluded from the conditions of approval.

- Pedestrian crossings at each entrance into the development
- Decorative canopy over mailbox units
- Ten (10) foot wide pedestrian trail along the north side of the Spring Creek channel

The Development Agreement states that any modification to the provisions of the Agreement must be approved in writing by Applicant (Ridge Stone Development LLC) and City (Payson City). If the City Council is willing to release the developers from these obligations, staff will prepare an Addendum to the Development Agreement for review and approval by the City Council and subsequent recordation in the office of the Utah County Recorder.

