

Memo – Parkside Cove Phase 1 Final Plat

City of Elk Ridge, Utah
City Council Discussion and Decision
April 14, 2016

Regarding: Discussion and Decision concerning Parkside Cove Phase 1 Final Plat

Background:

Zoning: Senior Housing Overlay (approved October 27, 2015)

Preliminary Approval: March 8, 2016

Phase 1 Planning Commission Approval: April 14, 2016

Phase 1 Acreage: 3.24 acres

Density: 3.88 units per acre

A final Plat Application for Parkside Cove Phase 1 was submitted to the City on March 31, 2016. On April 6, 2016, a TRC was held to discuss the City review of the phase 1 drawings. A TRC is a staff review of the project consisting of the Mayor, Public Works Director, Fire Chief, City Engineer, City Planner, a Planning Commission member and other staff members if specific need arises. A Final Plat review specifically considers the designs compliance with engineering and construction standards. Logistics such as how the waterlines will tie into the City water system and provisions for maintaining the system are also reviewed.

Phase 1 constructs the lower half of the Hillside Drive extension. The City needs a 14" dry waterline installed in Hillside Drive as part of a future pump line that will eventually run from Goosenest to the Fairway tank located south of the Parkside Cove subdivision. The line will provide the capacity to feed water from both the Cloward Well and a new well to the Fairway tank. The existing pump line is not a dedicated line and has limited capacity. The pump line is part of the Capital Facility Plan and is impact fee eligible for 47.84% of the project. The section in Hillside Drive is approximately 480 feet long and will cost somewhere in the range of \$20,000 to \$25,000 to install. If the Developers Contractor is used to install the line vs. the City bidding to construct the line and those costs may go down.

One might wonder why may be less expensive to have the line installed by the developers contractor vs. bidding the project? On relatively small dollar projects there are cost to go through the bidding process and administer the contract that can add up to a large percentage of the project. The fact that the contractor can spread the costs of mobilizing all of the heavy equipment over his complete project vs. a contractor bringing equipment in specifically for the pipeline installation provides a cost savings. Another savings for the developers contractor is that he can dig the trench and lay the pipe while he is

set up to do this and not specifically have to set up to do the work for the single project. Aggregation of similar tasks reduces labor costs.

The 14" dry line segment could be paid 100% from impact fees with the remaining future extension on Elk Ridge Drive being constructed with a mix of impact fees and enterprise funds. Either way this is an opportunity to save some cost over digging up the pavement in the future to install the line.

The proposed Phase 1 design meets the City construction standards. The project meets the City code with the exception of the street grade exceeding 6% due to the requirement to tie into the existing Hillside Drive as was discussed and approved with the approval of the preliminary application on March 8, 2016.

The Developer will be required to bond for the landscaping as part of the improvements. If the Landscaping Requirements amendment is approved tonight it will apply to the construction of homes in this development as building permit applications will be submitted after the effective date of the amendment.

Recommendation

It is recommended that the City Council approve the Parkside Cove Subdivision Phase 1 Final Plat including the installation of the 14" dry pump line.

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