

Subject **Haskell Dryland Annexation Agreement Terms**
From Shay Stark <shay.stark@aquaeng.com>
To royce@elkridgecity.org <royce@elkridgecity.org>
Cc Laura Oliver <laura@elkridgecity.org>
Date 2019-08-22 17:03

- Haskell Dryland Annexation 12-21-18.pdf (~156 KB)

Royce,

With the progression of the Haskell Dryland annexation the terms of the annexation agreement should be drafted and discussed with the City Council. The annexation Agreement should be part of the annexation approval and should be recorded with the annexation ordinance and the annexation plat.

As you may remember when this annexation was initially proposed the City was willing to consider trading the rezoning of the roughly 3.47 acres of commercial property bounded by Elk Ridge Drive, Olympic Lane, Star Lane and Goosenest Drive from Commercial to Residential 1 – 15,000 in trade for to working to approve the annexation of land owned by the Haskell's fronting the west side of Golden Eagle Way and allowing 1.5 acres of that land to be zoned commercial for the purpose of developing an assisted living / memory care unit and allowing the remaining acreage to be zoned Residential and Livestock 1-20,000 for the development of residential properties.

As the annexation process has progressed including discussions and agreements with Payson City as well as those property owners whose property might be directly affected by the annexation several items have come forward that need to be addressed in an annexation agreement. The following is a list of the items I personally am familiar with but there very likely are others:

1. The annexation shall include all of the parcels (11) within the boundary description in the attached drawing titled Annexation Plat Haskell Dryland Annexation (Haskell Dryland Annexation 12-21-18.pdf attached) totaling 46.14 acres.
1. 1.5 acres of the proposed annexation shall be zoned commercial for the express purpose of developing an assisted living/memory care unit.

Proposed: If a conditional use application for the proposed assisted living/memory care unit is not received within two years of the City Council approval date of the annexation the commercial zoning will revert back to the surrounding Residential & Livestock 1-20,000 Zone. The applicant may request two one year extensions from the City Council prior to the expiration date upon showing that substantial progress is being made toward submitting a conditional use application and additional time is needed to comply with the requirements of the Elk Ridge City Code or that the necessary preliminary approvals from the State and County agencies in charge of overseeing and approving the development of assisted living /memory care units are in the process of approval through the said agencies.

1. Per the agreement (is this correct?) with Payson City there will be no shared utilities nor any connecting streets crossing over the new City boundary created by the annexation.
1. The owners of parcels (Tax id numbers: 30-073-0224, 30-073-0045, 30-73-0060) shall not be required to connect to Elk Ridge City culinary water or sanitary sewer until such time that the parcel is owned by a different owner and an application for a building permit or other land use process signifying a change in use of the land or reconfiguration of the land or structures on the land is to occur. The existing land owners are free at any time to request connection to the City culinary water and/or sanitary sewer, paying the required fees including impact

fees and in the case of culinary water providing the necessary water shares as is required of all property owners developing or building within the City.

Discussion: Should this allowance apply to all property owners in the annexation? The City will eventually have most of these parcels tied to City water and sewer through development by the Haskell's. The remaining parcels may take longer but will eventually be connected. Currently the City does not have water or sewer lines in Goosenest in front of the Goodnow's and the Johnson's. The Quackenbush parcel could connect services to Golden Eagle Way. The Johnson's are supportive of the annexation. Does the City want to extend services along Goosenest just to serve the Johnson's if there is currently no problem? Sewer connections may be problematic for the Goodnow's and Johnson's as their septic systems are very likely on the north side of the home and the lots slope to the north. It may make sense to try to work out a way to run services to a future street that the Haskell's would develop to the north of these properties like was done with the Cloward home connecting onto the sewer line in Meadow Lark as part of the Harrison Heights project.

Please let me know if there are other items that we need to incorporate in the agreement.

Thanks,

SHAY STARK – PLANNER/DESIGNER

AQUA ENGINEERING

OFFICE (801) 299-1327 DIRECT (801) 683-3731

shays@aquaeng.com www.aquaeng.com

533 W 2600 S Suite 275 Bountiful, UT 84010

NOTICE: This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. The information transmitted (including attachments) is covered by the Electronics Communications Privacy Act, 18 U.S.C. 2510-2521.

value 47 12 100 -- 29 67 scores

High Line Canal

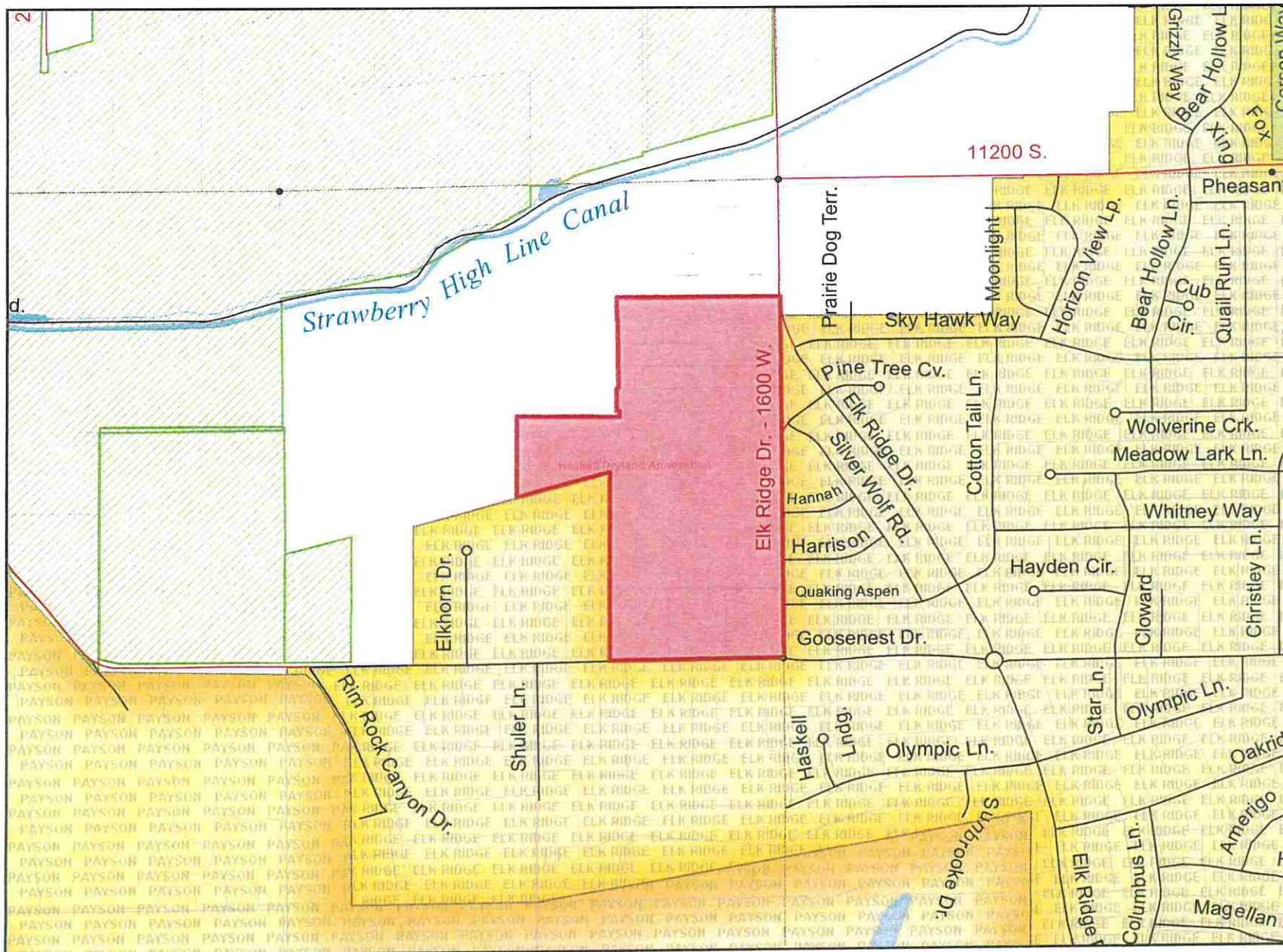
Value \$397,500 -- 12.55 acres

Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no other data or variations with an actual survey should be used.

Date: 5/13/2019 Page: 1

3-300730246 300730276 300730228 300730229 300730228 300730022



Elk Ridge Annexation Resolution

Haskell Dryland
Annexation

- N
W E
S
- I-15
- State Roads
- Paved County Roads
- Local Roads
- Railroads
- County Boundary
- Incorporated Cities
- Agricultural Covenants
- Parcels
- Proposed Annexation**
 - Previously Filed
 - Haskell Dryland Annex



Utah County Public Works
Mapping Division
2855 South State Street
Provo, UT 84606
801-851-8626
5/14/2019 - 3:48:09 PM
H:\Petitions\Resolution Maps.mxd