

Toquer Hills Phases 1-4
Summary Response to Residents Concerns from Planning Commission
Meeting Dated: March 10th, 2021

Following is a summary of SRC Land Holdings, LLC (Developer) responding to residents and commissioner's concerns of a preliminary plat submittal of Toquer Hills Phases 1-4 that includes a total of 96 single-family residential building lots.

In a Planning Commission meeting dated March 10th, 2021 there were approximately 25 residents in attendance of which 10 of them stood at the podium during a Public Hearing to consider the approval of Toquer Hills Phases 1-4 preliminary plat and voiced the following concerns.

1) Temporary Construction Access with minimal to no impact on City streets.

Response: Since March 10th, the developer has met with several residents in their homes, trucks, and ATV's discussing and driving in and around the immediate area of these proposed phases looking for the best possible options to minimize the impact to City streets. The developer feels confident that as they work with city staff and remain committed to protecting the safety of the residents that will be affected by the development of these initial phases that this concern will be reasonably mitigated.

2) Fire/Emergency access and what part of the development process might be allowed if any, prior to a second access to the new By-Pass Road.

Response: The developer has met with Deputy Chief Kevin Gildea from the Hurricane Valley Fire and discussed what would be allowed prior to the connection(s) to the new By-Pass Road. The developer was given approval to grade, excavate and build pad ready lots in Torquer Hills 1-4 but no actual building permits will be issued until a second access route/road is reviewed and approved by the Hurricane Valley Fire Department and City staff.

3) Legal opinion regarding R-1-20 Vs. R-1-12 zoning, clustering of dwelling units and large scale Planned Development Overlay/Master Planned Development Overlay zone:

Response: After much discussion, the developer feels that respecting the legal opinion of the City Attorney is what we should support unless there is another formal interpretation that the City will add or replace that would adjust, change or agree with what is currently stated.

4) Consider a potential buffer of R-1-20 on the row of lots that border property owners off Westfield and Mulberry.

Response: The developer has redesigned lots in Toquer Hills phases 1,2, and 3 that specifically border lots off Westfield and Mulberry to mirror the size of these current lots to serve as a transition strategy into the rest of the Toquer Hills development. Note: Even though Toquer Hills is proposing an overall zoning of R-1-12 utilizing the clustering of dwelling units strategy, we have only (1) lot that is 12,905 and the remaining 95 lots range from 13,600 sq. ft. to 28,078 sq. Ft.

5) Drainage concerns from property owners below this plat and how that will be mitigated.

Response: The State of Utah has a strict requirement under the Low Impact Development (LID) practices that require all land development projects to maintain at least 80% of storm water on site with the remaining 20% through proper engineering designs thereby completely mitigating any concerns of stormwater flowing to a neighbor that is in a lower elevation.

6) Proposed Church location(s).

Response: The developer is willing and prepared to work with various religious organizations to properly locate a site or sites for future churches to be built.