

CONCEPT PLAN
NEIGHBORHOOD NONPROFIT SUBDIVISION
~1300 EAST & 600 SOUTH
CITY COUNCIL MEETING
JUNE 18, 2015

Utilities:

All are available in this area. They are stubbed in at 1300 East from the Elk Mountain Subdivision. They will need to get a development agreement put together with the Elk Mountain owners to allow the utility lines and road to be extended to this property. They are receiving \$100,000 CDBG monies to help with the cost of these extensions. The utility layout will be dealt with during the preliminary plat process.

Roads:

These will be 68 ROW for main roads and 60 ROW for secondary streets. After they build the first two phases they will need to tie into 6200 South or Hammer Road to give them a second road into the development.

Other:

The Neighborhood Nonprofit Housing has built several subdivisions around the valley. They have a program where the owners of the lots build their homes with help from each other. This provides a lot of sweat equity and makes their homes more affordable along with giving them each a real buy in to the neighborhood. They have proposed giving the city the two small park areas with development being completed with a partnership between developer and the city. The development will be built as a regular subdivision and not as a PUD. This will bring another option to home building in the city. The Planning Commission

discussed with them the possibility of adding a couple of more road stubs into Elk Mountain and connecting Hammer Road. There was discussion about possibly changing up some of the layout to provide cul-de-sacs and fewer road accesses to 6200 South. They are going to look into some other possible adjustments to the proposed plan. Fencing was discussed as an option to help with the transition from agriculture property to residential so that the agriculture land was not used as a dumping area. The Planning Commission recommends approval of this proposal with the recommendation of phasing the subdivision from the north to use 1300 East and Hammer Road as access roads. They also recommended encouraging fencing between lots and existing agriculture lands.

