

Additional Information Requested by the Planning Commission.

The following addresses some of the 10 items the Planning Commission requested that we submit more information on.

7. MODIFICATIONS FOR DISCUSSION

(1) **Landscape Concept.** Waive requirement or address through separate documentation to be provided to City Planning Official prior to development.

The developers are in the process of thinning much of the site, in a Juniper reduction project. Once completed the amount of Junipers on the site will be much lower. The developers' goal is to allow these areas both open space and future lots to revert back to other native vegetation. (grasses, shrubs, and trees) Some of the recently disturbed areas have a large amount of seedling elms and junipers sprouting up, most of these are to be removed also. All other deciduous trees, pine trees, native grasses and shrubs that are not disturbed with the construction of streets and utilities are to remain. After the juniper clearing project is completed, and streets and trails are planned out the Open Spaces will be re-planted with pine trees, with the goal of establishing 5-6 healthy trees per acre, along with promoting native grasses and shrubs also in these areas.

Individual lots are to be allowed to landscape as needed for each lot, yards, gardens, flower beds, etc. Undisturbed areas are to be left natural and/or planted with native plant species only.

Trails are to be created in the Open Spaces, grading approximately a 4-6 ft wide pathway, to minimize grading, natural materials such as rock and logs will be used to retain the slopes of the trails if needed.

(2) **Walkway Design and Construction.** Applicant is proposing a modification to waive their requirements for multi-use paths, bike lanes, park strips, curbs, and other protective and design features for pedestrian circulation.

What is proposed is a street system that is consistent with many other hillside developments throughout the city. Pedestrians will typically travel along the side of the street to where they are traveling, the grades for pedestrians will be much less than the trail system if seeking to go from residents to residents or to the Highway. The trail system will also be available and allow connection throughout the site and allow the public to access the Open Spaces and experience the natural area the site has to offer. Attached is sheet 05 that shows an approximate back bone of the trail system proposed for the site.

(3) **Architectural Concept and CCRs.** The applicant has not proposed CCR's and has not included an architectural concept for the site. If the Planning Commission waives the requirement for an architectural concept, any design standards allowed in the Code will be allowed for development within the Master Plan. The City cannot enforce CCR's, so the developer would be responsible for ensuring compliance.

The developers are planning to build several of the residential units themselves and feel that the existing codes for building will be fine. Any lots that are sold the developers will require the buyer to submit a proposed building plan / site development plan with a schedule for construction, for their approval before the sell of the property. Additional need for an Architectural Concept is not needed. The developer will have CCR's for the site also.

(4) Landscaping, Street Trees, Fences, and Walls. No landscaping is planned for the development. Applicant is requesting a waiver for this requirement including the requirement to landscape Open Spaces and provide street trees within the development.

The "The Ridge" Master Plan's intent is to develop the site with as much natural setting as possible, because they are bordered by ranches on two sides there will need to be livestock fencing on the East and South property lines. They are not proposing any other fencing. Landscaping outside of the lots will be limited to grading of the trails, with as minimal impact as possible. No walls are proposed but, may be needed as part of the infrastructure construction and if needed will be included in the construction plans for approval by the City.

No street trees are proposed, it does not match the surrounding developments, would require more city time and water to maintain and does not fit the proposed street section. Typically, street trees are planted in landscape areas between the curb and sidewalk or tree wells along the sidewalk, none of these are proposed for this Master Plan.

(5) Parking. The applicant has requested a waiver for on-street parking requirements. In lieu of on-street parking, the proposal would include an increase on the number of parking spaces required per unit.

The Master Plans intent is to keep the streets as open passages for multi uses; motorized vehicles, bikes, pedestrians, etc. matching much of the street design of hillside developments in the city. To do this we are setting the number of parking spaces required per lot above the City's zoning requirements for "Residential General (RG)", for both single family and multi family sites.

(6) Cul-de-sacs. The applicant is requesting a modification to allow a cul-de-sac exceeding 600 feet in length.

The topography and lack of surrounding streets limit the ability to connect, and avoid cul-de-sac type streets. We reached out to the Public Works Department to see if they had any concerns or issues with the proposed street system. See attached email from Monte Legg.

(7) Street Light Standards. Applicant is requesting to have individual home owners put in street lights instead of the developer.

We are asking that no streetlights be required, there are several low density areas throughout the city currently developed that do not have overhead power lines and streetlights, nor is there lights at every driveway. (4th Street and Ironwood Phase 1 be a couple of places) The proposed requirement of having a light at each driveway will add emergency services and visitors, as well as

provide some lighting for users along the street without over-lighting the natural setting of the area.

(8) **Redevelopment Plan.** The applicant has requested the planning commission waive the future redevelopment plan requirements. Staff recommends waiving the requirement for a future redevelopment plan within the proposed lots since the future terrain has limited development capacity. A future redevelopment plan for the future phases should be required.

Sheet 02 has been revised to provide some redevelopment guidelines for each of the parcels that are part of "The Ridge" Master Plan, beyond the Preliminary Plat for Phase 1. Each parcel shows some approximate future lot lines, streets, and identifies the minimum/maximum number of lots for each parcel.

(9) **Access Improvements.** The Applicant is requesting to only gravel the streets in the beginning and that the City allow the remaining paving to be Bonded and completed once most of the lots have sold. City staff recommend this, provided the streets are paved within 24 months of project initiation, since it is uncertain how long it will take for them to sell. Recommended requiring paving within 24 months.

Based on the City Staff's recommendations and the unknown rate that these lots will develop/sell we propose that within 24 months of the Phase I final plat being signed that at a minimum a 2" lift of AC pavement will be installed, a second lift will still be Bonded and will be complete once the project is 80% completed.

(10) **Natural Resource Regulatory Agencies.** A riverine wetland is shown on the state maps bordering the western edge of phase 1- this was not addressed in the application materials. The planning commission should require further analysis of this as a condition of development approval.

The riverine wetland identified on the State wetland maps was impacted by the development proposed in Phase I of "The Ridge". The impact was only to construct a crossing with a turn-around the would stub to a future phase. To avoid any impacts on this wetland the development of Phase I limits have been revised (see sheet 03) to not impact it. Future development and extension of this street or any streets across this identified wetland will require further analysis and proper permits with DSL and US ACOE if deemed necessary. This will be addressed with any Future Phase Preliminary Plat application(s).

The wetland area will be preserved as Open Space in Phase I, at a minimum have a Drainage Easement to protect it in future phases.