

From: [Dirk Burton](#)
To: [Tangee Sloan](#)
Cc: [Josh Chandler](#)
Subject: Ordinance No. 24-53 Major Variation for GEM Apartments
Date: Thursday, December 19, 2024 4:52:55 PM

This Veto will allow the Council to bring it back and allow staff time to review and provide options without being rushed during the pressure of a public meeting. The Council's decision went beyond the scope of the original application. Upon review, additional concerns have become apparent which may not have been fully considered during the Council meeting.

These concerns include:

- Because this was not included in the original application, additional neighbors in the Echo Ridge development were not provided notice of the potential of the cul-de-sac and were not able to comment regarding the impact of a cul-de-sac or their potential concerns.
- The decision to eliminate the through road will require an 80' diameter cul-de-sac (city standard), this will reduce the amount of parking that is currently planned for the park by up to 28 stalls.
- The park parking lot will only be accessible from the existing neighborhood, requiring the new development residents to drive around the neighborhood to park in the new lot.
- When the smaller parking lot gets full, this could cause overflow into the Echo Ridge development.

This application was taken to the city council on November 20, 2024 as a "Major Variation" to a previously approved Master Development Plan (MDP). Per 13-7I of the city code. A "Major Variation" request has a focused purpose (scope) and is measured against criteria outlined in 13-7I-5. The focused scope of the application and notice to residents was to determine if the east-west road running through the development should be straight or should be routed around some of the buildings. The question was not about the dead-ending this east-west road. Therefore, it is my opinion that this action was outside the scope of the application.

- Title 14-5-5 of the city code states,
"Streets in new subdivisions shall connect to existing stub streets from

adjacent subdivisions. If adjacent land is undeveloped, stub streets shall be provided at reasonable locations to provide convenient access for future development.”

This code section applies to all land uses. Road connectivity is a critical component to building community, promoting the efficiency of emergency response personnel, reliable utility systems, and mitigating traffic congestion.

- The traffic study produced for this development (and reviewed by the city’s traffic engineer) indicates few trips from the apartments will go through the Echo Ridge subdivision but supports that likely some of the units in Echo Ridge might go through GEM apartments.
- This may set a precedent affecting other existing stub streets. Across the city (we have preserved stub streets for connectivity) and other developers may say they don’t need to connect, as we did not require a connection in this case.

Thank you,



Dirk Burton
Mayor

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