Anazasi Commons Annexation Proposal

Sensitive Lands

- Hillsides – Yes, if zoned LDR, possibly not if zoned something else
- Class A Ridgelines – No, per my evaluation
- Class B Ridgelines – Possibly depending on SLC
- Habitat Conservation Area - No
- Lava Fields and Rock Outcroppings – No, pending SLC to confirm
- Areas of know Geologic Hazards – Yes

- Sensitive Lands does not appear to protect the gully – pending SLC to confirm.

Sensitive Lands – Hillside Protection

- The purpose of hillside protection is viewshed preservation.

This



Not This



More of This







Not this

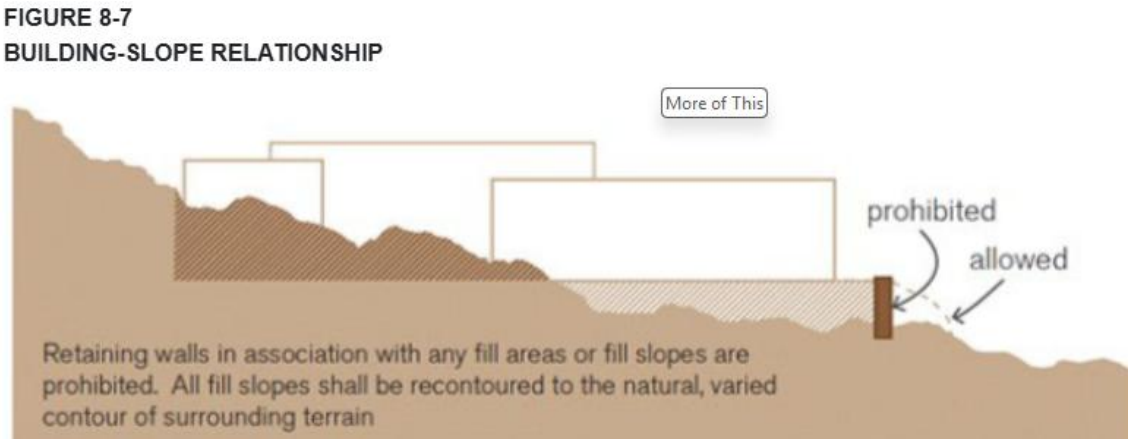






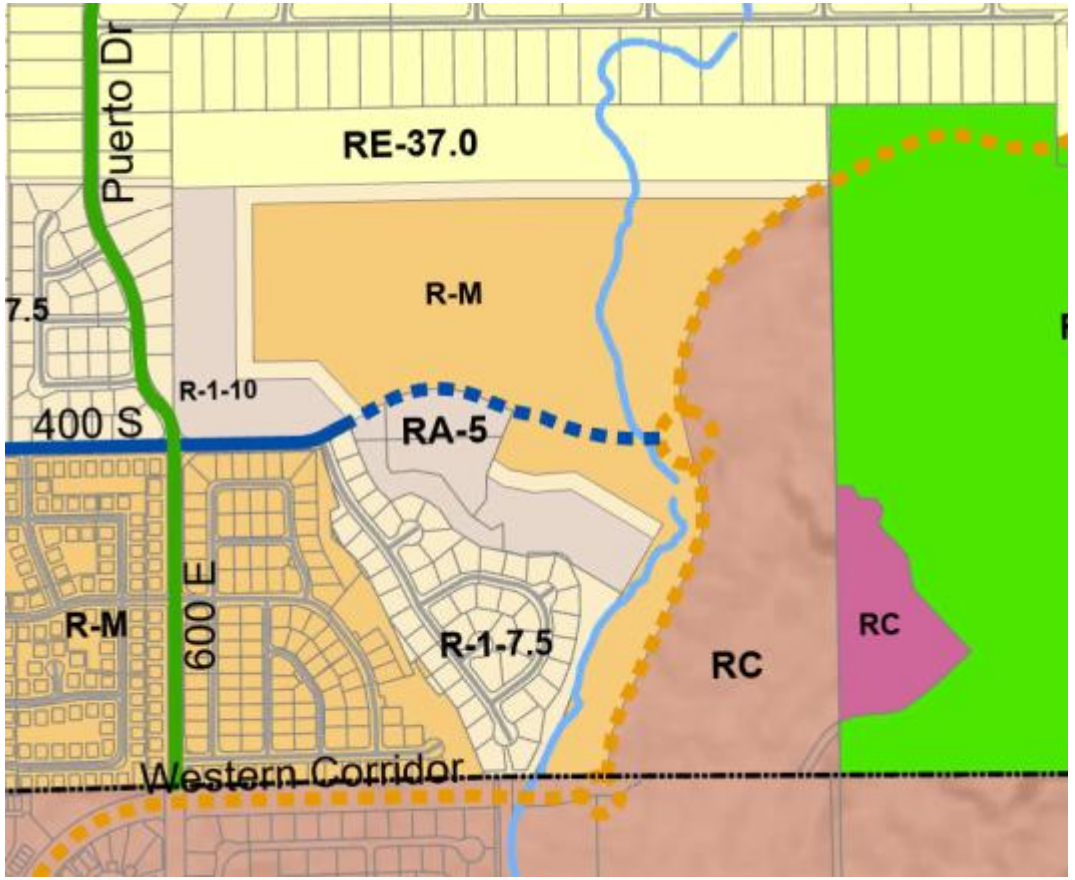
Principles of Sensitive Lands Hillside Protections

- Buildings dug into the hillside, cuts preferred over fills
- Fills no greater than 3’ and must be sloped.
- Retaining walls not allowed on fill areas, and no greater than 3’ in cut areas.
- Height restricted to 18’
- Notice that vegetation and building colors greatly impact the view of the hillside.
- Transition area at bottom of hill



Compatibility and Buffering

- City Council has often used buffering to reduce impacts of higher density housing or commercial adjacent to existing residential homes.
- Adjacent property is Indigo Trails, zoned RE-15.0 with a subdivision enhancement overlay.
- High Density housing seems incompatible with the Indigo Trails subdivision.



MDR
MDR
LDR
HDR
Highway 91

Discuss viability, quantity, types, features of affordable housing

- High Density Single Family
- High Density Two Family
- High Density Multi Family
- Independent feasibility study of affordability
- Discuss a way to create binding affordability
- Discuss occupancy requirements

Discuss architecture, landscaping, colors and building heights

Discuss public park facilities

Financial Considerations

- Long Range Plan
- Financial Impacts to the City

Identify Vision and Goals for Project

Annexation Policy Plan Requirements

- PUD-R, Site Plan approval process
- Sensitive Lands Requirements
- Visualization Requirements
- Independent Reviews
- Development Agreement Provisions
- Land Use Mapping and Zoning
- Future Meetings and Public Hearings