



## MEMORANDUM

---

TO: Planning Commission  
FROM: Jon Lundell, P.E., City Engineer  
RE: **Amendment to Salisbury Home's Mass Grading Conditional Use Permit for The Hills @ Summit Ridge Development**

---

### **Planning Commission Actions Needed**

Review and approve a modification to the current mass grading permit for The Hills @ Summit Ridge development to accommodate the construction of a potential new church building.

### **Background**

In early 2019, Salisbury Homes received approval for a conditional use permit to do some mass grading for The Hills @ Summit Ridge development. In early 2021, that conditional use permit was renewed. A request to modify the conditional use permit has been made to change the grading in phase G. These changes will prepare the area for the construction of a potential church that will replace 22 residential lots.

### **Current Status**

The Contractor is current with all required reports, has followed the approved grading plan for the project, and is making continual process toward completion of the approved mass grading plans. The engineering department is unaware of any complaints regarding the work that has been completed on the site.

### **Proposed Changes:**

Proposed grading modification: Salisbury Homes has requested a modification to the currently approved grading plan (see attached). They will be processing an additional 177,748 cubic yards (approximately) of material on the west side of the current work site.

Estimated Completion: Salisbury Homes estimates that the grading in this area will be completed by the end of the 2021 calendar year.

**Staff Recommendation**

City staff recommends that the modifications to the Salisbury Home mass grading conditional use permit be approved based on the following findings and conditions:

**Findings:**

1. Sufficient progress is continually being made on the site.
2. The previously approved grading plan is in compliance.
3. As operations move further south, less heavy truck traffic will impact Summit Ridge Parkway.

**Conditions:**

1. That conditions of approval for the original permit and the subsequent renewal continue to be met.