

ELK MOUNTAIN PUD  
REVISED CONCEPT PLAN  
CITY COUNCIL MEETING  
MARCH 17, 2016

Kartchner Homes has entered into a contract to purchase the remaining Elk Mountain PUD property. The whole project is 80 acres with almost 70 acres left to be developed.

<u>This development was approved for:</u>	<u>Now asking for:</u>
158 Townhomes (50 Completed)	59 to be constructed (109 total)
24 Twin Homes (10 units built+ 2 lots)	12 Twin Homes Units
106 Single Family lots	144 Single Family Lots
	<u>150 Apartments</u>
<hr/> Total- 288	415

**History of this property**

Mayor Olsen put the city on notice in his tenure that this area would be designated as a prime spot for a mixed use development that would have multi-family housing. With this in mind this area was originally approved in 2007 for the Elk Mountain Townhome development. Twin Homes were later added to the plan. The new proposal has a density of 5.2 units per acre. This area was promised a clubhouse, pavilions, playground equipment, signage, landscaping features and possibly a pool, by the original Elk Mountain developers.

**New Proposal**

The church site was removed so this has given them 3.8 more acres to work with. The biggest change they are making is they are asking to build apartments in one of the areas that Townhomes were originally planned. There will be a clubhouse built with a pool. This will be available to all those in the Elk Mountain Community that want to participate in that HOA. Our ordinance will require that they add playground equipment. They will also need to meet the landscaping requirements of our Multi Family code. They will need to have a minimum 50% landscaped areas. It appears all areas have been designed to meet the requirement outside of the apartments. The apartments appear to be close to that standard but we need to verify that if it goes to preliminary plat. They will need to meet the specific detailed landscaping requirements indicating number of trees, type, size, etc. They are planning some signage features which they can explain. More information is needed to know how they will address phasing, especially the apartments, to make sure the demand is there for what is built. The

apartments should also be required to have a fence on the south & west sides where they come up against residential backyards. The lots on 300 South should be addressed. City Staff is recommending that the homes across from the park face the street. There are 8 lots West of 1300 East that are already locked into the design of having backyards on 300 South. Those need to be addressed as to how they are going to be maintained. Some landscaping by the road, along with a maintenance agreement, would be in order for those lots. They also should make sure their roads lineup with the approved Mountain View Subdivision to the South. We will want to have the Mountain View Subdivision and Elk Mountain match the most eastern road shown. It will be best to match Mountain View's 1410 East Road. Both developers have agreed to look at that alignment. They are showing varied lot sizes for the single family homes. Almost all of the lots would meet the normal area requirement for a regular subdivision. All the single family building sites meet the frontage requirements of a regular subdivision. You may want to require some other extras such as: sand volleyball, benches, small pavilions, basketball court, pickle ball, etc.

The Mountain View subdivision owners have expressed some concern to having apartments up against their one row of homes. There could be some benefit to move the apartment complex east of 1300 East as it enters Elk Mountain. This would put it up against 300 South and 1300 East creating better traffic flow and keeping this traffic off of the subdivision streets. This also solves part of the problem of having all those homes facing 300 South. The City would be required to build 300 South since this road is included in the transportation impact fee that is collected on the East end of town. The City would need to do that portion of the road as soon as the apartments were started. Kartchner's said they have looked at the option of moving it to the north side of the development but don't feel like it works as well to keep the clubhouse and pool centrally located. They prefer the shown location.

They are planning to build all utilities and streets to city standards. The city would then take them over as in most areas. The round-a-bout will also need a landscaping plan. The apartment complex area would be private and road maintenance would be handled by the property owner. The HOA would continue to maintain the parks and other open space.

Kartchner's has indicated that this would probably be a ten year or more build out. Here is a couple of examples for the time it has taken to build out other projects on the east side of the city:

Wasatch View Subdivision

Phase 1- approved 1998

Phase 6- approved 2014

SouthRidge Subdivision

Phase 1- approved 2003

Phase 5- approved 2015

## Public Hearing

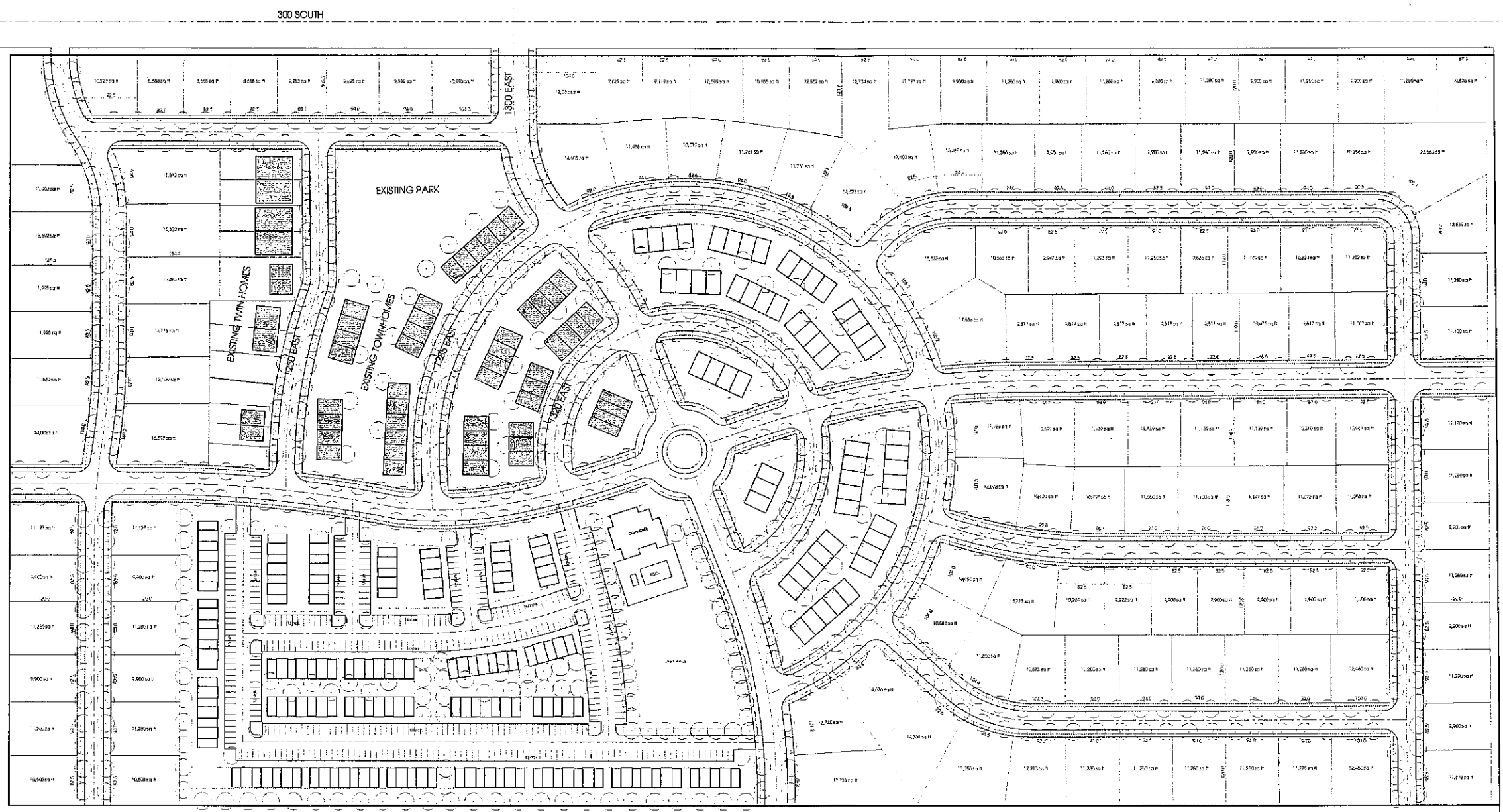
A public hearing was held with the planning commission. It was well attended with most of the seats filled in the council room. There was a large attendance from residents of the Elk Mountain development. All but one of these residents spoke in favor of the development. They cited their reasons for support: Trust in Karchner's as the developer because of their local ties, this project has the potential to bring stability to a stagnant development, glad to see the promised amenities coming back into the development, need for this type of housing done right, etc.

A smaller number of residents from outside of Elk Mountain spoke also. More were against in that group. Some of their concerns were; Increased traffic, not sufficient utilities available, potential for increased crime, impact on schools, don't want to change the rural feeling of Hyrum, waterline thru property be addressed, ect.

The Neighborhood Non-profit Housing Directors were there also. They expressed concerns about their development having to be built next to the apartments. They wanted the apartment complex portion moved to the North.

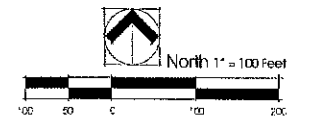
After the public hearing portion Troy Karchner presented to the planning commission some further details of the proposal. He said they would be building the apartments in phases, as the market warrants. They will do background and credit checks on tenants. He said they would build the clubhouse and pool up front with the initial construction of the first phase of apartments. He also indicated they planned playground equipment, benches, etc. We will want to specifically list those things with the preliminary plat if approved. He also indicated that they intended to market single family homes with the first phases.

The Planning Commission unanimously recommended approval with the following conditions: The waterline concerns to Clawson's property be worked out, Amenity improvements be built with first phase of apartment development, add another connection to Hammer Road, and fences to be required on boundary line on the west side of development and on the west and south sides of the apartment complex.



**Site Summary** - Elk Mountain - Hyrum, Utah - Karchner Homes - OPTION 1

Existing Town Homes	50
Existing Twin Homes	10 + 2 lots available
Proposed Town Homes	59
Proposed Apartments	150
Proposed Single Family Lots	144
<b>TOTAL</b>	<b>415</b>



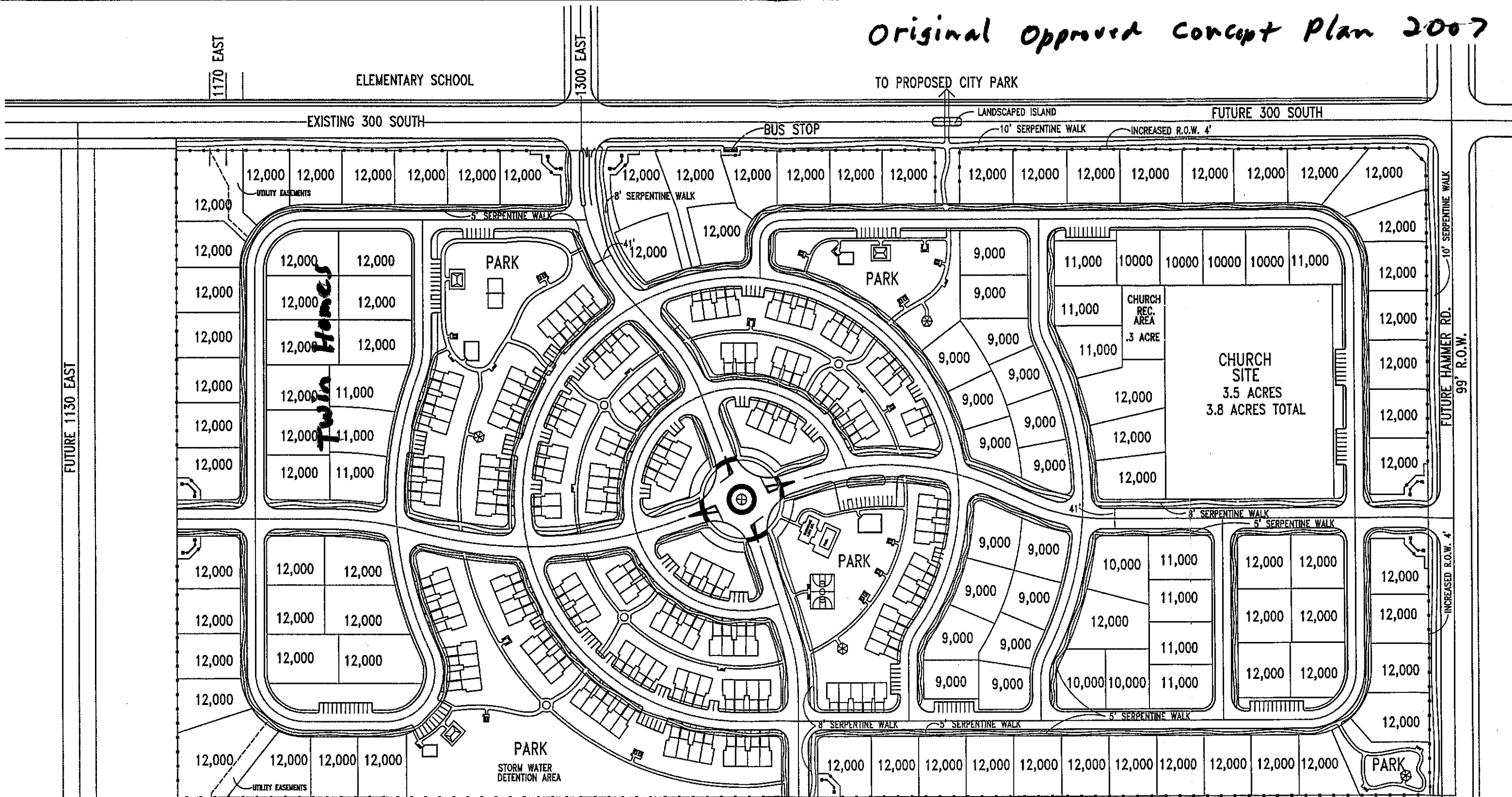
REVISED 18 FEBRUARY 2016  
16 FEBRUARY 2016  
Concept Plan

# ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah  
Karchner Homes . 601 West 1700 South . Logan, Utah

  
R. MICHAEL KELLY  
CONSULTANTS  
LAND PLANNING • LANDSCAPE ARCHITECTURE

# Original Approved Concept Plan 2007



### SYMBOL DATA

- |  |  |  |                                      |  |                                       |
|--|--|--|--------------------------------------|--|---------------------------------------|
|  | COMMUNITY CLUBHOUSE<br>W/ POOL (OPTIONAL)                        |  | VOLLEY BALL COURT                    |  | PICNIC TABLE W/ GRILL<br>SEATING AREA |
|  | PROJECT ENTRY FEATURE<br>(ROCK COLUMNS, WOOD &<br>STUCCO PANELS) |  | BASKETBALL COURT                     |  | PAVILION                              |
|  | BUS STOP SHELTER W/ BENCHES                                      |  | PEDESTRIAN NODE<br>W/ TREE IN CENTER |  | PLAY GROUND OR TOT-LOT                |
|  | PERIMETER FENCING  |  | GAZEBO                               |  | BENCH                                 |

### DEVELOPMENT DATA

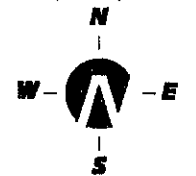
SITE ACREAGE:	80 ACRES	CHURCH SITE	3.5 ACRES
RESIDENTIAL UNITS		PARKS/ OPEN SPACE	11.7 ACRES (SITE: 14.63%)
LOTS	118		
TOWNHOME UNITS	158		
TOTAL UNITS	276		
DENSITY	3.45 UNITS/ACRE		

JUNE 26, 2007

0 50 100 200 300

(24"x36")  
SCALE 1" = 100'

(11"x17")  
SCALE 1" = 200'



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED BY:	DATE:
1		GOOD FILE:	DATE:
NO.	REVISIONS	BY	DATE



**Northern**  
ENGINEERING INC  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**ELK MOUNTAIN**  
300 SOUTH ST. & 1300 EAST ST.

SITE CONCEPT PLAN  
HYRUM, UTAH

JOB NO.  
3-07-055-00  
SHEET NO.  
SC-1



KARTCHNER HOMES  
601 W. 1700 S.  
LOGAN, UT 84321  
(435) 755-7080  
WWW.KARTCHNERHOMES.COM

DATE:  
2-24-2016

REVISIONS:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

KARTCHNER HOMES  
TOWNHOMES



7-PLEX  
FRONT ELEVATION



5-PLEX  
FRONT ELEVATION