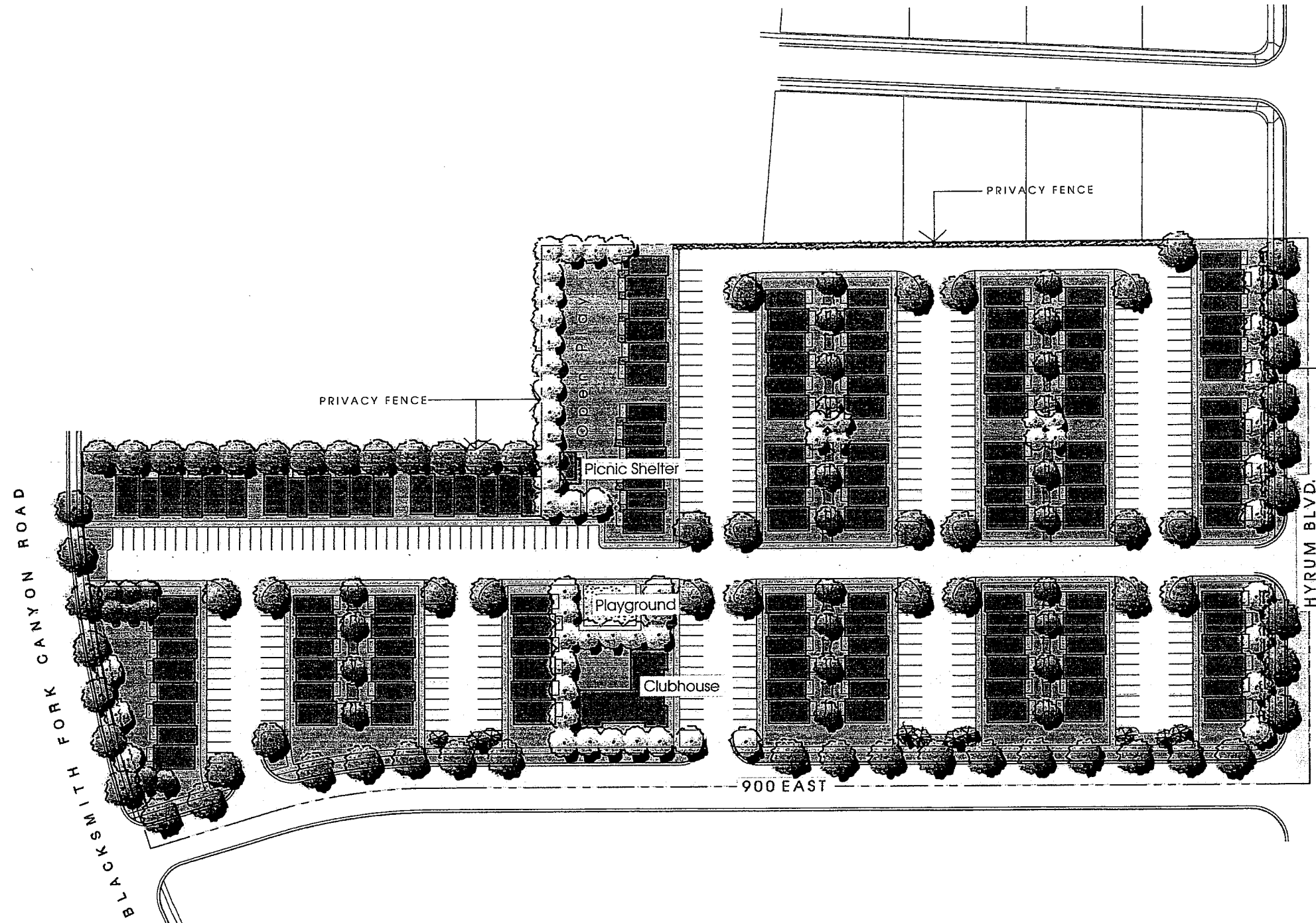


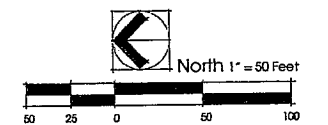
**THE HEIGHTS APARTMENT COMPLEX PUD  
CONCEPT PLAN  
KARCHNER HOMES  
(900 EAST BETWEEN HWY 101 AND HYRUM BLVD)  
CITY COUNCIL MEETING  
AUGUST 6, 2015**

Dan Larsen, form Kartchner Homes, would like to discuss a possible apartment complex to be located west of the current Countryside Manor Apartments. The developer is proposing a 138 apartment rental complex. Some of the amenities proposed are a clubhouse of approximately 3400 square feet, playground, and a covered pavilion next to a larger landscaped area. They are also proposing a large number of trees and other landscaping features as well as fencing between this development and other residential properties. A public Hearing was held. The council room was about 3/4 full. Almost all of the comments were opposing the development. Some of the reasons expressed where concerns about low income, transient nature of the people in the development, higher crime, impact on schools and roads, moved to Hyrum to get away from high density, didn't like it in this location, etc. Some of the other items discussed by the Planning Commission were their concerns about the developer being able to fill this many units, increasing the lawn area, maintaining the property, reducing the number of units, the design of the buildings, sign, & covered parking. This location has the benefit of being buffered by commercial, the School property, and other Apartments. After lengthy discussion several Planning Commission members expressed support for the layout of the development. The Planning Commission recommends approval by a 4-1 vote with the following conditions: Nice sign & entry feature be placed at entrance off of Hwy 101, reduce the total number of units by a minimum of 6 units (PC would like to see a larger grassed area by the pavilion), change the building designs to make the buildings look like large homes by following city multifamily standards, consider adding some covered parking, and require the club house to go in first before occupancy of apartments.



**Site Summary** . The Heights . Hyrum, Utah . Karchner Homes

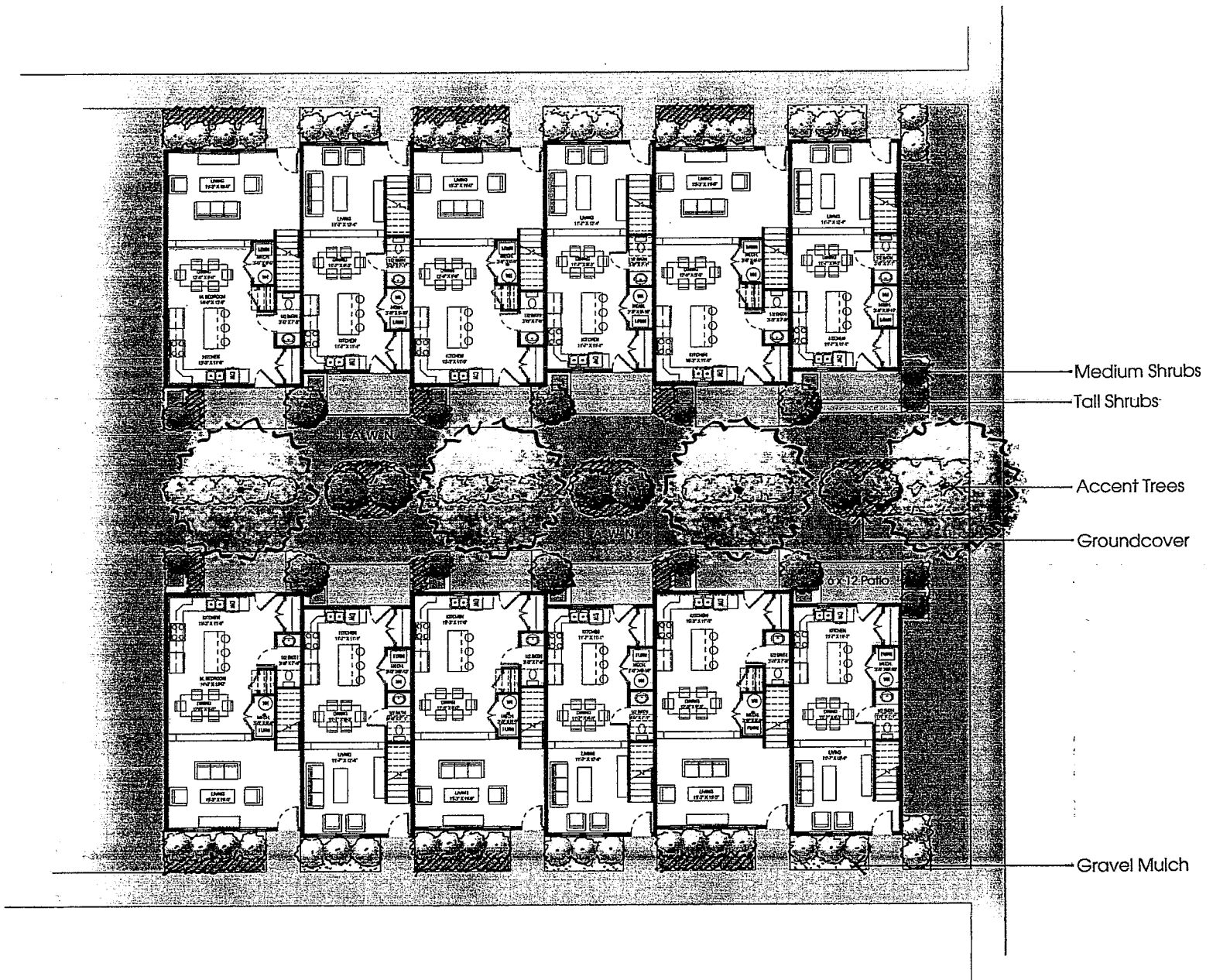
Site:	± 9.60 Acres	
Net site:	± 8.48 Acres	
Units: Townhomes	138 Units	
• 69 - 2 Bedroom/1.5 Bath		
• 69 - 3 Bedroom/2.5 Bath		
Gross Density:	14.4 units/acre	
Net Density:	16.3 units/acre	
Parking:	303 stalls	2.2 stalls/unit
• 9 x 19 ft. stalls		
• Aisle width: 26 ft.		
Driveway/Parking coverage:	± 3.06 Acres	
Building coverage:	± 2.1 Acres	
• 1 - 8-plex @ 5,114 s.f.		
• 19 - 6-plex @ 3,836 s.f.		
• 4 - 4-plex @ 2,557 s.f.		
• Clubhouse: shown is ± 3,400 s.f.		
Open Space:	± 3.32 Acres	39.1 %



20 JULY 2016  
Concept Plan

# THE HEIGHTS

900 East and Blacksmith Fork Canyon Road . Hyrum, Utah



20 JULY 2015  
 Concept Plan: DETAIL

# THE HEIGHTS

900 East and Blacksmith Fork Canyon Road . . . Hyrum, Utah

