

**CITY COUNCIL MEETING
FEBRUARY 20, 2014
HYRUM RETIREMENT COMMUNITY PUD
CONCEPT PLAN
~650 EAST MAIN STREET**

ZONING- R-2 Allows PUD- Also title 17.28.005 indicates that this area would be considered for a senior housing PUD. The General Plan also calls for a higher density senior development in this block.

UTILITIES-The city staff recommends all utilities be built to city standards with the city taking over maintenance and operation of utilities. Utility plans required with preliminary plat.

CURB, GUTTER, AND SIDEWALKS- Curb & gutter will be installed on all streets with sidewalks running in front of all houses.

ROADS- All roads within are proposed at a width of 26 feet. Highway access will need to be approved by UDOT. Preliminary approval will be required with preliminary plat. They have had an initial discussion with UDOT. Roads will need to meet fire official requirements. Roads in development to be maintained by owner.

PARKING- Each dwelling unit will have a garage and driveway. Proposed parking for assisted living area is 11 stalls. Planning Commission has asked them to add more in the preliminary plat.

STORM WATER- As shown. Need calculations for preliminary plat.

LANDSCAPPING- A detailed plan will be required with preliminary plat.

FENCING- Fencing will be installed around development.

BUILDINGS- They will be required to meet multi-family architectural standards. They will be required to have specific elevation drawings with the preliminary plat.

HOA- Require wording to insure senior housing. Outline will be required with preliminary plat.

NOTES- The developer has built several other senior housing developments in both large and small cities. The proposal is for nine condos with twenty six units. These buildings will be single level buildings. It is intended that the units will be individually owned. The assisted living building will have thirty six units and will be a two story building, slab on grade, so the height will be a few feet less then what a typical two story house that had a basement would be. This should be a proper location for this type of a development; it is close to the senior center, shopping, and the bus stop. It would be nice to have greater

options for residents of our city and others around Hyrum to be able to stay here and not be required to go to Providence or Logan for these facilities. The Planning Commission held a public hearing that was fairly well attended. Many did not speak. Those that did were split about evenly for or against or neutral. We also had heard from five others who could not be at the meeting. These five were all in favor of this proposal. Those against were concerned with the high density, the possibility of the development using the sixteen foot piece of property by Gary Lemon's as an access, and the short distance to the property line of the assisted living building to the neighbor to the South. Of the people who spoke against the proposal, two were there because Gary Lemon asked them to represent him and express his objection to using the sixteen foot access for the development. The meeting was very cordial, with no one being overly emotional about their opinions. Both the Planning Commission and the Developer assured those in attendance that the sixteen foot piece of property would not be used as an access for the development. The developer may sell the sixteen foot piece to Gary. The biggest concern the Planning Commission had was for trying to protect the privacy for the neighbor south of the assisted living building. The Planning Commission unanimously recommends approval with the conditions that the developer increase the parking for the assisted living center, possibly provide landscaping, fence, increased distance to property line, etc., for the assisted living building, that would help preserve the privacy of the neighbor to the south. The Planning Commission believes this is the type of development that has been provided for in the city code and the general plan for this location.



HYRUM,

UTAH

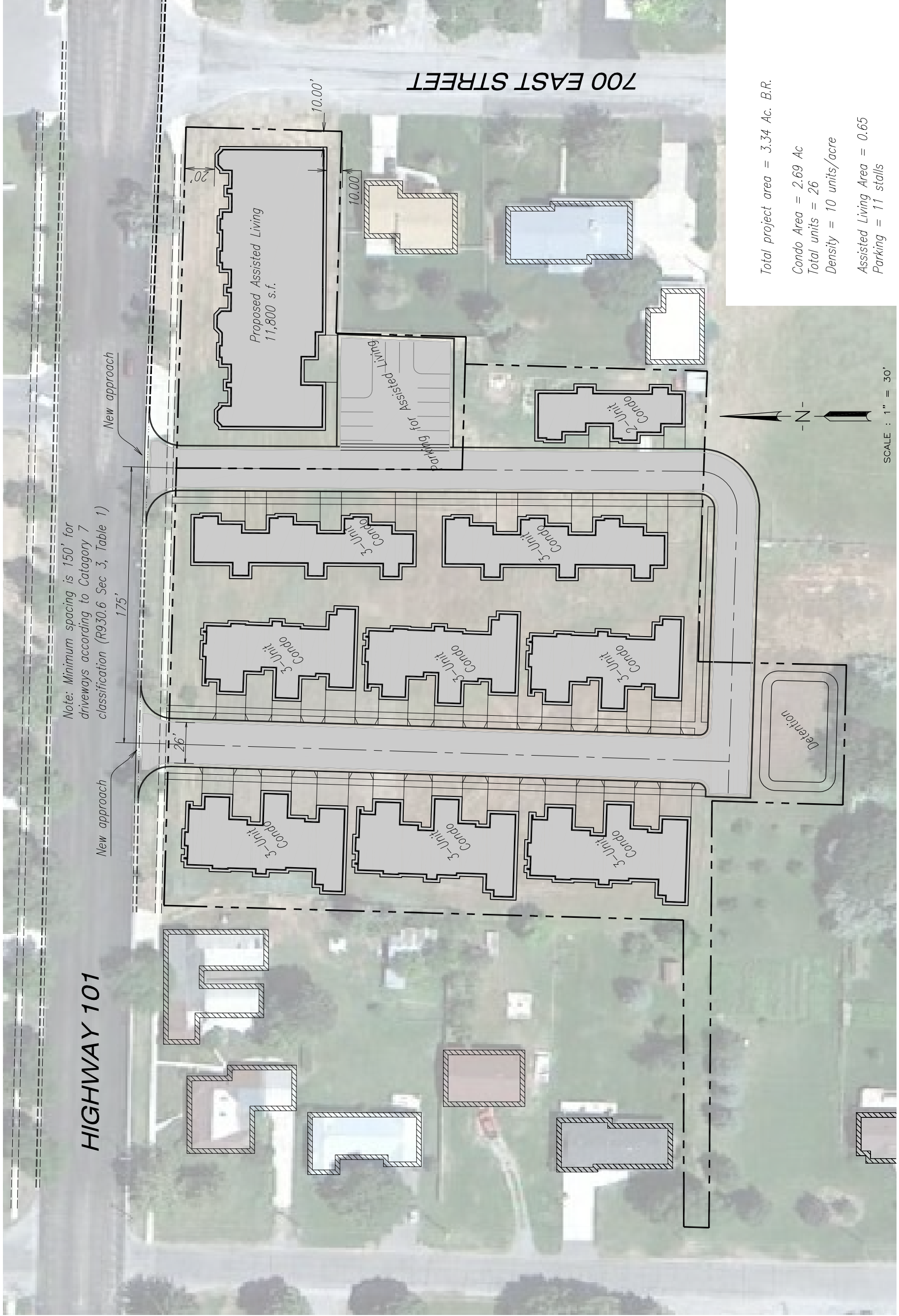
HYRUM PUD

SITE PLAN

Revisions

Feb 12, 2014
 Date
 1" = 30'
 Scale
 D.T.
 Designed by
 D.T.
 Drawn by

Job Number
 14-003
 Sheet
 1 of 1



Total project area = 3.34 Ac. B.R.
 Condo Area = 2.69 Ac
 Total units = 26
 Density = 10 units/acre
 Assisted Living Area = 0.65
 Parking = 11 stalls

Note: Minimum spacing is 150' for driveways according to Category 7 classification (R930.6 Sec 3, Table 1)

HIGHWAY 101

700 EAST STREET

SCALE : 1" = 30'