

CITY COUNCIL MEETING
JULY 17, 2014
BLACKSMITH FORK VILLAS
RETIREMENT COMMUNITY PUD
AMENDED PRELIMINARY PLAT
~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. The sewer and water will be installed down the 16 foot strip of property going to the west to 600 East. They have agreed to restore this area after installation of utilities.

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

ROADS- All roads within are proposed at a width of 26 feet asphalt, 29 feet curb to curb. UDOT final approval will be required with final plat. Roads in the development to be maintained by owner.

PARKING- Each dwelling unit will have a small two car garage and driveway. Nine extra parking stalls and an unloading area are being proposed with the assisted living area. It appears that more parking could be added if needed.

STORM WATER- They have added an extra small pond to the north.

LANDSCAPPING- As previously proposed.

FENCING- Fencing will be installed around development.

BUILDINGS- Elevations and floor plans as previously proposed.

HOA- . Required at Final Plat.

NOTES- They have had to make a small adjustment to the layout for this development. UDOT would not approve two main roads in and out. They will allow one main entrance with a small driveway for the assisted living area. This has required them to adjust the northern portion of the development. They will now have 24 units instead of the originally proposed 25 units. The city staff has reviewed the amended plat and is comfortable with the proposed changes.

