

**CITY COUNCIL MEETING
AUGUST 7, 2014
BLACKSMITH FORK VILLAS
RETIREMENT COMMUNITY PUD
FINAL 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 utilities are being built to city standards with the city taking over maintenance and operation of utilities when completed. The electrical, 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- UDOT has approved access as shown. 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- As shown. They will be responsible for maintenance of ponds.

LANDSCAPPING- As previously proposed.

FENCING- Fencing will be installed around development.

BUILDINGS- Elevations and floor plans as previously proposed.

HOA-

NOTES- The Final Plat has been reviewed by city staff and recommended for approval. The construction drawings are being reviewed by the city engineer for his approval. The developer is also asking to be able to begin construction of three condo buildings while utilities and roads are under construction. No occupancy permits will be issued until PUD is accepted. The assisted living building will need to come before the Planning Commission and City Council for approval before construction of that structure.