

**ELK MOUNTAIN PUD- PHASE 1-B
FINAL PLAT AMENDMENT
CITY COUNCIL MEETING
MARCH 18, 2010**

The Elk Mountain PUD developers had approached the Planning Commission last month with a proposal to replace the 25 Single Family Dwellings with 25 Twin Homes in Phase 1-B. The Planning Commission recommended against that proposal and suggested that they bring in a different request that would maintain the Single Family dwellings on the perimeter of this development. Elk Mountain has adjusted their request for increased density to adding four lots to the Single Family Dwellings around the perimeter and asking for twelve Twin Homes in the interior part of the development in phase 1-B.

The Single Family Dwellings around the perimeter are mostly in the range of 9500 to 10,500 square feet with around 80 feet of frontage. They are proposing to maintain the perimeter of the development with Single Family Dwellings as was suggested.

Again they are proposing building material similar to the Town Homes with no vinyl siding to be used. They are proposing a landscape berm along the perimeter of the development (along 300 south and the west property line). This part of the development will be under Elk Mountain's CC&R's and all Twin Home front yards will be maintained by the HOA.

They would like to divide Phase 1-B into two parts so that they can make use of the existing completed asphalt roads. This would allow them to begin construction on a Twin Home soon after approval on phase 1-B1. The City Engineer does not see any big issues with allowing this change.

Public Hearings were held with the Planning Commission in February and March. In February a half a dozen people spoke against the change they proposed at that meeting. In March no one attended the public hearing to speak. We received one letter, one phone call, and another survey signed by 20 people, all expressing support for Elk Mountain's new proposal.

The Planning Commission recommended approval with the following conditions:

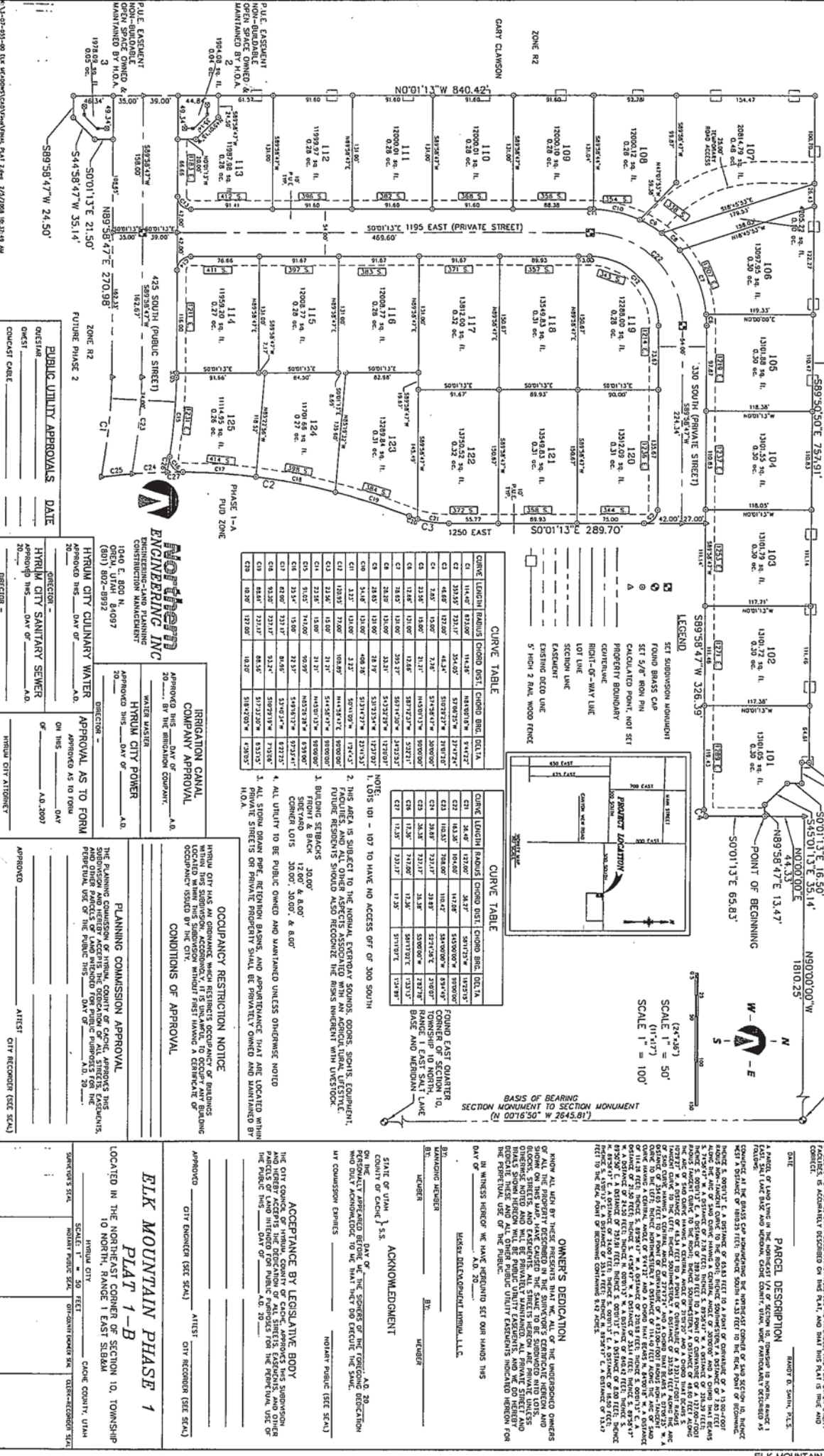
1. Regular lots are required to have 1 tree & corner lots 3 trees with a minimum 2 inch caliper trunk.
2. Have different plan options available for Twin Homes so that there is some variety in appearance of buildings in development.
3. Developmental schedule proposed by the developer followed closely and Green strip along 300 south to begin sooner if utility installation will allow.

TABLE
 AREA IN LOTS = 9.42 ACRES
 AREA IN LOTS = 7.44 ACRES
 ROAD WIDTH = 0.75 ACRES
 OPEN SPACE = 0.75 ACRES
 LANE WIDTH OF ROAD = 0.52 MILES

AREA IN LOTS = 9.42 ACRES
 AREA IN LOTS = 7.44 ACRES
 ROAD WIDTH = 0.75 ACRES
 OPEN SPACE = 0.75 ACRES
 LANE WIDTH OF ROAD = 0.52 MILES

P.L.E. EASEMENT NON-BUILDING
 OPEN SPACE OWNED & MAINTAINED BY H.O.A.

EXISTING 300 SOUTH C.
 CHASE COUNTY
 SCHOOL DISTRICT



CURVE TABLE

CHORD LENGTH	RADIUS	CHORD DIST.	CHORD BEG.	CHORD END.
C1	114.40'	82.00'	114.40'	82.00'
C2	32.95'	22.17'	34.55'	22.17'
C3	14.60'	12.60'	14.60'	12.60'
C4	1.80'	1.80'	1.80'	1.80'
C5	31.50'	15.00'	31.50'	15.00'
C6	12.80'	12.80'	12.80'	12.80'
C7	18.00'	12.00'	18.00'	12.00'
C8	28.80'	12.00'	28.80'	12.00'
C9	38.40'	12.00'	38.40'	12.00'
C10	48.00'	12.00'	48.00'	12.00'
C11	57.60'	12.00'	57.60'	12.00'
C12	67.20'	12.00'	67.20'	12.00'
C13	76.80'	12.00'	76.80'	12.00'
C14	86.40'	12.00'	86.40'	12.00'
C15	96.00'	12.00'	96.00'	12.00'
C16	105.60'	12.00'	105.60'	12.00'
C17	115.20'	12.00'	115.20'	12.00'
C18	124.80'	12.00'	124.80'	12.00'
C19	134.40'	12.00'	134.40'	12.00'
C20	144.00'	12.00'	144.00'	12.00'

CURVE TABLE

CHORD LENGTH	RADIUS	CHORD DIST.	CHORD BEG.	CHORD END.
C21	34.00'	12.00'	34.00'	12.00'
C22	68.00'	12.00'	68.00'	12.00'
C23	102.00'	12.00'	102.00'	12.00'
C24	136.00'	12.00'	136.00'	12.00'
C25	170.00'	12.00'	170.00'	12.00'
C26	204.00'	12.00'	204.00'	12.00'
C27	238.00'	12.00'	238.00'	12.00'
C28	272.00'	12.00'	272.00'	12.00'
C29	306.00'	12.00'	306.00'	12.00'
C30	340.00'	12.00'	340.00'	12.00'

NOTE:
 1. LOTS 101 - 107 TO HAVE NO ACCESS OFF OF 300 SOUTH.
 2. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, SMELLS, SPILLS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 3. BUILDING SETBACKS:
 FRONT & BACK 30.00'
 SIDE 12.00' & 8.00'
 4. ALL UTILITY TO BE PUBLIC OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 5. ALL SIGN, DECK, POLE, RESIGN, BASSIN, AND APPURTENANCE THAT ARE LOCATED WITHIN PRIVATE STREETS OR PRIVATE PROPERTY SHALL BE PRIVATELY OWNED AND MAINTAINED BY H.O.A.

IRRIGATION CANAL COMPANY APPROVAL
 APPROVED THIS _____ DAY OF _____ A.D. _____
 BY THE IRRIGATION COMPANY.

HYRUM CITY WATER
 APPROVED THIS _____ DAY OF _____ A.D. _____
 BY THE CITY ENGINEER.

HYRUM CITY SANITARY SEWER
 APPROVED THIS _____ DAY OF _____ A.D. _____
 BY THE CITY ENGINEER.

HYRUM CITY ATTORNEY
 APPROVED _____ A.D. _____
 BY THE CITY ATTORNEY.

OCCUPANCY RESTRICTION NOTICE
 HYRUM CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS LOCATED WITHIN THIS SUBDIVISION WHICH FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PLANNING COMMISSION APPROVAL
 THE PLANNING COMMISSION OF HYRUM, COUNTY OF CACHE, APPROVES THIS AND OTHER PARCELS OF LAND WITHIN FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. _____

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF HYRUM, COUNTY OF CACHE, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DECISION OF ALL STREET EXEMPTIONS, AND OTHER THE PUBLIC THIS _____ DAY OF _____ A.D. _____

OWNER'S DEDICATION
 I, _____ OF THE COUNTY OF _____ STATE OF UTAH, DO HEREBY DEDICATE TO THE PUBLIC THE FOLLOWING DESCRIBED PROPERTY FOR THE PERPETUAL USE OF THE PUBLIC:

ACKNOWLEDGMENT
 I, _____ OF THE COUNTY OF _____ STATE OF UTAH, DO HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I HAVE VOLUNTARILY DEDICATED THE SAME TO THE PUBLIC.

PARCEL DESCRIPTION
 A portion of Lot 101, Block 1, Elk Mountain Phase 1, Subdivision, as shown on the attached plat, and more particularly described as follows:

Original - Approved Plat

ELK MOUNTAIN PHASE 1 PLAT 1-B
 LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST S184M

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF HYRUM, COUNTY OF CACHE, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DECISION OF ALL STREET EXEMPTIONS, AND OTHER THE PUBLIC THIS _____ DAY OF _____ A.D. _____

ACKNOWLEDGMENT
 I, _____ OF THE COUNTY OF _____ STATE OF UTAH, DO HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I HAVE VOLUNTARILY DEDICATED THE SAME TO THE PUBLIC.

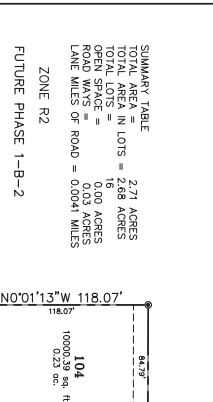
OWNER'S DEDICATION
 I, _____ OF THE COUNTY OF _____ STATE OF UTAH, DO HEREBY DEDICATE TO THE PUBLIC THE FOLLOWING DESCRIBED PROPERTY FOR THE PERPETUAL USE OF THE PUBLIC:

ACKNOWLEDGMENT
 I, _____ OF THE COUNTY OF _____ STATE OF UTAH, DO HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I HAVE VOLUNTARILY DEDICATED THE SAME TO THE PUBLIC.

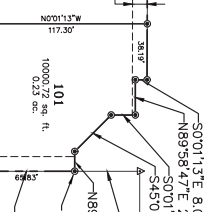
PARCEL DESCRIPTION
 A portion of Lot 101, Block 1, Elk Mountain Phase 1, Subdivision, as shown on the attached plat, and more particularly described as follows:

EASTING 300 SOUTH CL

330 SOUTH (PRIVATE STREET)



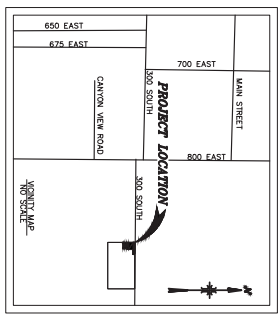
SUMMARY TABLE
TOTAL AREA = 2.71 ACRES
TOTAL LOTS = 4
TOTAL LOTS IN LOTS = 16
OPEN SPACE = 0.00 ACRES
ROAD WAYS = 0.00 ACRES
LINE MILES OF ROAD = 0.0084 MILES
ZONE R2
FUTURE PHASE 1-B-2



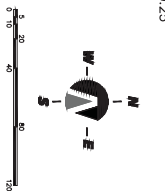
CURVE TABLE

CURVE LENGTH	RADIUS	CHORD DIST.	CHORD BEG. BEG. DIST.
C1	46.02	127.00	46.04
C2	28.27	73.317	29.59
C3	104.07	747.00	104.31
C4	7.85	15.00	7.92
C5	28.54	15.00	22.97
C6	17.55	73.317	17.55
C7	23.56	15.00	21.91
C8	6.84	127.00	6.84
C9	38.98	127.00	39.79
C10	46.17	73.317	46.17
C11	50.88	73.317	50.87
C12	45.07	73.317	45.04
C13	33.67	73.317	33.67
C14	41.06	747.00	41.06
C15	91.07	747.00	90.99
C16	17.55	747.00	17.55

LEGEND
SET SUBDIVISION MONUMENT
FOUND BRASS CAP
SET 5/8\"/>



SCALE
SCALE 1" = 40'
(1/4" = 10')
SCALE 1" = 80'



FOUND NORTHEAST CORNER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN 1810.25'



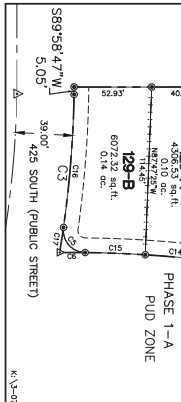
NOTES:
1. LOTS 101 - 104 TO HAVE NO ACCESS OFF OF 300 SOUTH
2. THIS AREA IS SUBJECT TO THE NORMAL, EXORATORY SOUNDS, VOICES, SIGNS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. BUILDING SETBACKS SHOULD BE OTHERWISE NOTED
FRONT & REAR 25.00' & 5.00'
CORNER LOTS 25.00' (DRIVEWAYS), 20.00' (NON DRIVEWAY)
4. ALL UTILITY TO BE PUBLIC OWNED AND MAINTAINED UNLESS OTHERWISE NOTED
5. ALL STORM DRAIN PIPE, RETENTION BASIN, AND APPURTENANCE THAT ARE LOCATED WITHIN PRIVATE STREETS OR PRIVATE PROPERTY SHALL BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER.
FOUND EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

OCCUPANCY RESTRICTION NOTICE
HYUM CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WORKING IN SUBDIVISIONS. OCCUPANCY RESTRICTIONS WILL BE ENFORCED IN ACCORDANCE WITH THE CITY OF HYUM CITY ORDINANCE.
CONDITIONS OF APPROVAL

APPROVED BY THE CITY ENGINEER
DATE
APPROVED BY THE CITY ATTORNEY
DATE
APPROVED BY THE CITY PLANNING COMMISSION
DATE
APPROVED BY THE CITY PUBLIC WORKS
DATE

PLANNING COMMISSION APPROVAL
DATE
APPROVED AS TO FORM
DATE
APPROVED AS TO CITY RECORDS
DATE

SURVEYOR'S CERTIFICATE
I, ROBERT T. MULLIN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH THE 36 CODE R.S. 22, PROFESSIONAL ENGINEERING, CIVIL ENGINEERING, SURVEYING AND MAPPING. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE RECHECKED THE RECORDS AND HAVE CONFIRMED THE ACCURACY OF THE SURVEY. I HAVE ADEQUATE KNOWLEDGE OF THE LOCALITY AND HAVE PERSONALLY EXAMINED THE PLATS AND RECORDS AND HAVE DETERMINED THAT THE SURVEY IS ACCURATE AND CORRECT. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF FEBRUARY, 2007, AT 10:00 A.M. I HAVE BEEN ADVISED BY THE OWNER THAT THE SURVEY IS ACCURATE AND CORRECT.
PARCEL DESCRIPTION
A PORTION OF LAND, LOTS 101-104, RANGE 1 NORTH, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CHIEF COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
... (Detailed description of the parcel) ...
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF, AND ROCKS, STREETS, AND EASEMENTS, ALL STREETS HEREOF ARE PRIVATE UTILITY AND OTHERWISE NOTED AND WILL BE PERMANENTLY MAINTAINED, ALL PRIVATE STREETS AND EASEMENTS HEREON AND ALL OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREOF FOR THE PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.
_____ MARGO DEVELOPMENT (HYUM) LLC.
ACKNOWLEDGMENT
STATE OF UTAH,)
COUNTY OF CACHE,)
I, _____,)
COUNTY CLERK,)
DO HEREBY CERTIFY THAT THE SIGNERS OF THE FOREGOING DO NOT HAVE ANY INTEREST IN THE PROPERTY DESCRIBED IN THE FOREGOING THAT WOULD PREVENT THEM FROM MAKING SUCH A DEDICATION WHOSE DEDICATION WOULD BE FOR THE BENEFIT OF THE PUBLIC.
IN COMMISSION EXPIRES _____
ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COMMISSION OF CHIEF COUNTY, BY THE APPROVAL OF THIS SUBMISSION, HAS HEREBY ACCEPTED THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.
APPROVED _____ CITY ENGINEER (SEE SEAL) _____ CITY RECORDER (SEE SEAL)
ELK MOUNTAIN PHASE 1 PLAT 1-B-1
INCLUDING A VACATION OF LOTS 101 - 104 & 120 - 125 OF ELK MOUNTAIN PHASE 1 PLAT 1-B-1, LOCATED IN THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST SLBAM
HYUM CITY, CHIEF COUNTY, UTAH
SCALE: 1" = 50 FEET
SURVEYOR'S SEAL: _____ CHIEF COUNTY, UTAH



PUBLIC UTILITY APPROVALS
QUESTION
CONCAT CODE
DATE

PUBLIC UTILITY APPROVALS
DATE
APPROVED BY THE CITY ENGINEER
DATE
APPROVED BY THE CITY ATTORNEY
DATE
APPROVED BY THE CITY PLANNING COMMISSION
DATE
APPROVED BY THE CITY PUBLIC WORKS
DATE

APPROVED BY THE CITY ENGINEER
DATE
APPROVED BY THE CITY ATTORNEY
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APPROVED BY THE CITY PLANNING COMMISSION
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APPROVED BY THE CITY ENGINEER
DATE
APPROVED BY THE CITY ATTORNEY
DATE
APPROVED BY THE CITY PLANNING COMMISSION
DATE
APPROVED BY THE CITY PUBLIC WORKS
DATE

SURVEYOR'S CERTIFICATE
I, ROBBIN J. WILLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND...
ROBBIN J. WILLEN, P.L.L.C.
PARCEL DESCRIPTION
A PART OF LOTS 101 AND 102 OF THE ELK MOUNTAIN PHASE I PLAT 1-B-1...

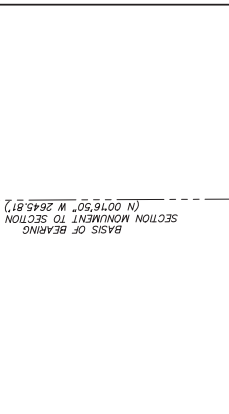
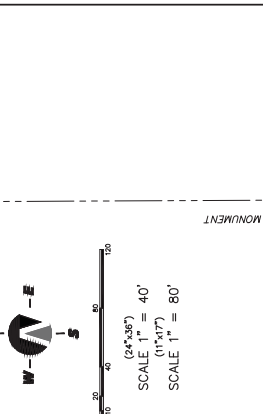
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS...
M&M DEVELOPMENT, L.L.C.
ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF HYRUM COUNTY OF CACHE, APPROVES THIS SUBDIVISION...
CITY ENGINEER (SEE SEAL)
ATTEST: CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL
THE PLANNING COMMISSION OF THE CITY OF HYRUM APPROVES THIS SUBDIVISION...
CITY ENGINEER (SEE SEAL)
ATTEST: CITY RECORDER (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE
HYRUM CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS...
CITY ENGINEER (SEE SEAL)
ATTEST: CITY RECORDER (SEE SEAL)

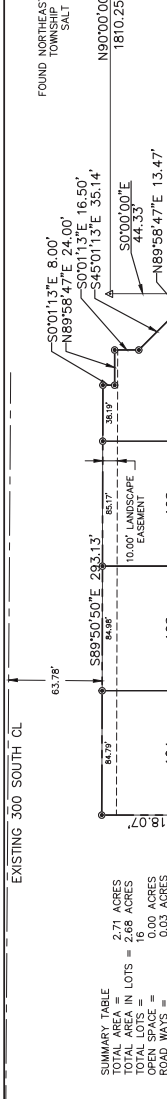
ELK MOUNTAIN PHASE 1
PLAT 1-B-1
INCLUDING A VACATION OF LOTS 101 - 104 & 120 - 125 OF...
SCALE: 1" = 50' FEET
CITY ENGINEER (SEE SEAL)
ATTEST: CITY RECORDER (SEE SEAL)

FOUND NORTHEAST CORNER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
N90°00'00"W 1810.25'



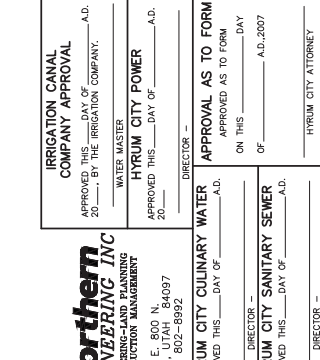
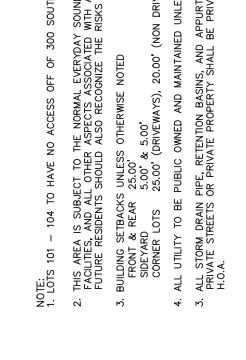
NOTE: 1. LOTS 101 - 104 TO HAVE NO ACCESS OFF OF 300 SOUTH...
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE...
3. BUILDING SETBACKS UNLESS OTHERWISE NOTED...
4. ALL UTILITY TO BE PUBLIC OWNED AND MAINTAINED UNLESS OTHERWISE NOTED...
5. ALL STORM DRAIN PIPE, RETENTION BASINS, AND APPURTENANCE THAT ARE LOCATED WITHIN THE STREETS OR PRIVATE PROPERTY SHALL BE PRIVATELY OWNED AND MAINTAINED BY H.O.A.

IRRIGATION CANAL COMPANY APPROVAL
APPROVED THIS DAY OF A.D. 2007 BY THE IRRIGATION COMPANY.
HYRUM CITY POWER
APPROVED THIS DAY OF A.D. 2007 BY THE CITY ENGINEER.
HYRUM CITY SANITARY SEWER
APPROVED THIS DAY OF A.D. 2007 BY THE CITY ENGINEER.



SUMMARY TABLE
TOTAL AREA = 2.71 ACRES
TOTAL AREA IN LOTS = 0.86 ACRES
TOTAL LOTS = 16
OPEN SPACE = 0.00 ACRES
ROAD SPACE = 0.03 ACRES
LANE MILES OF ROAD = 0.0044 MILES

CURVE TABLE
CURVE LENGTH, RADIUS, CHORD DIST., CHORD BRG., DELTA
C1 46.60' 127.00' 46.34' S102°02'27"W 217°01'20"



LEGEND
SET SUBDIVISION MONUMENT
FOUND BRASS CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
ZERO SETBACK LOT LINE

