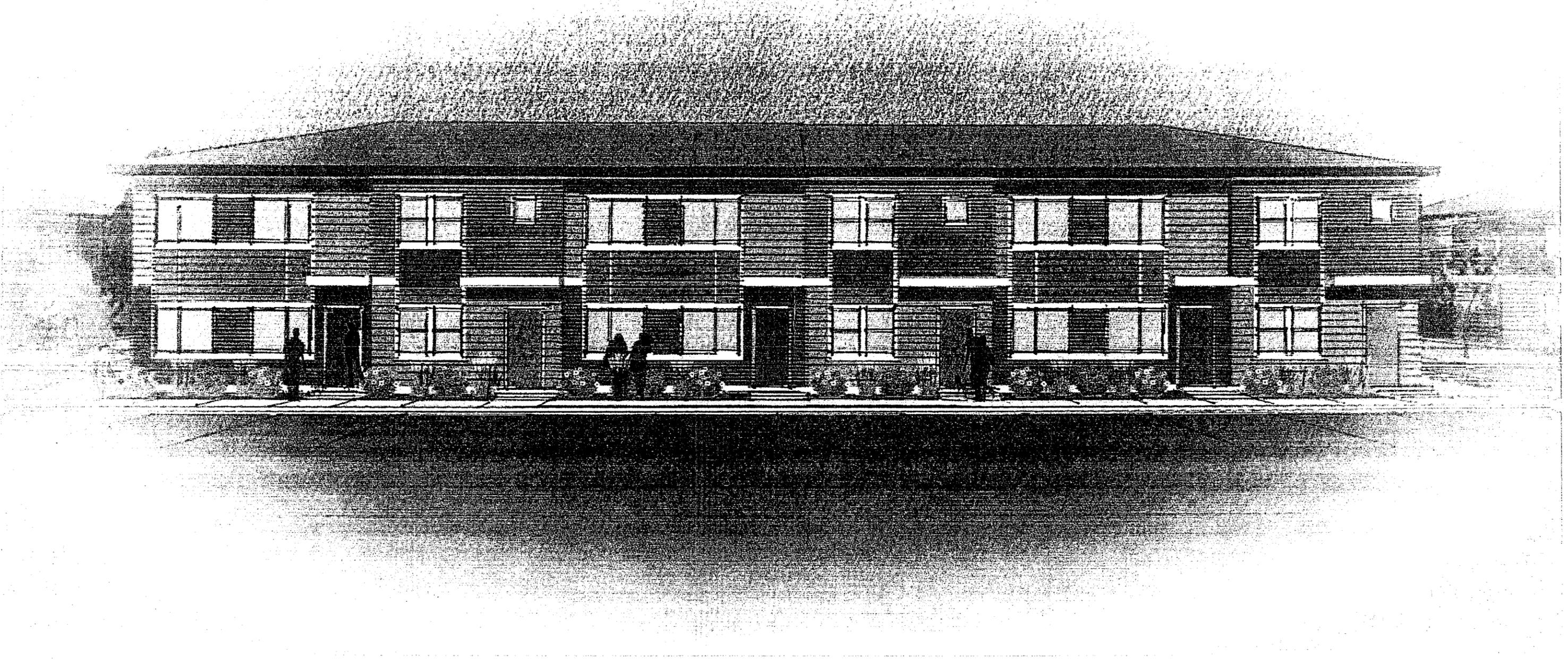
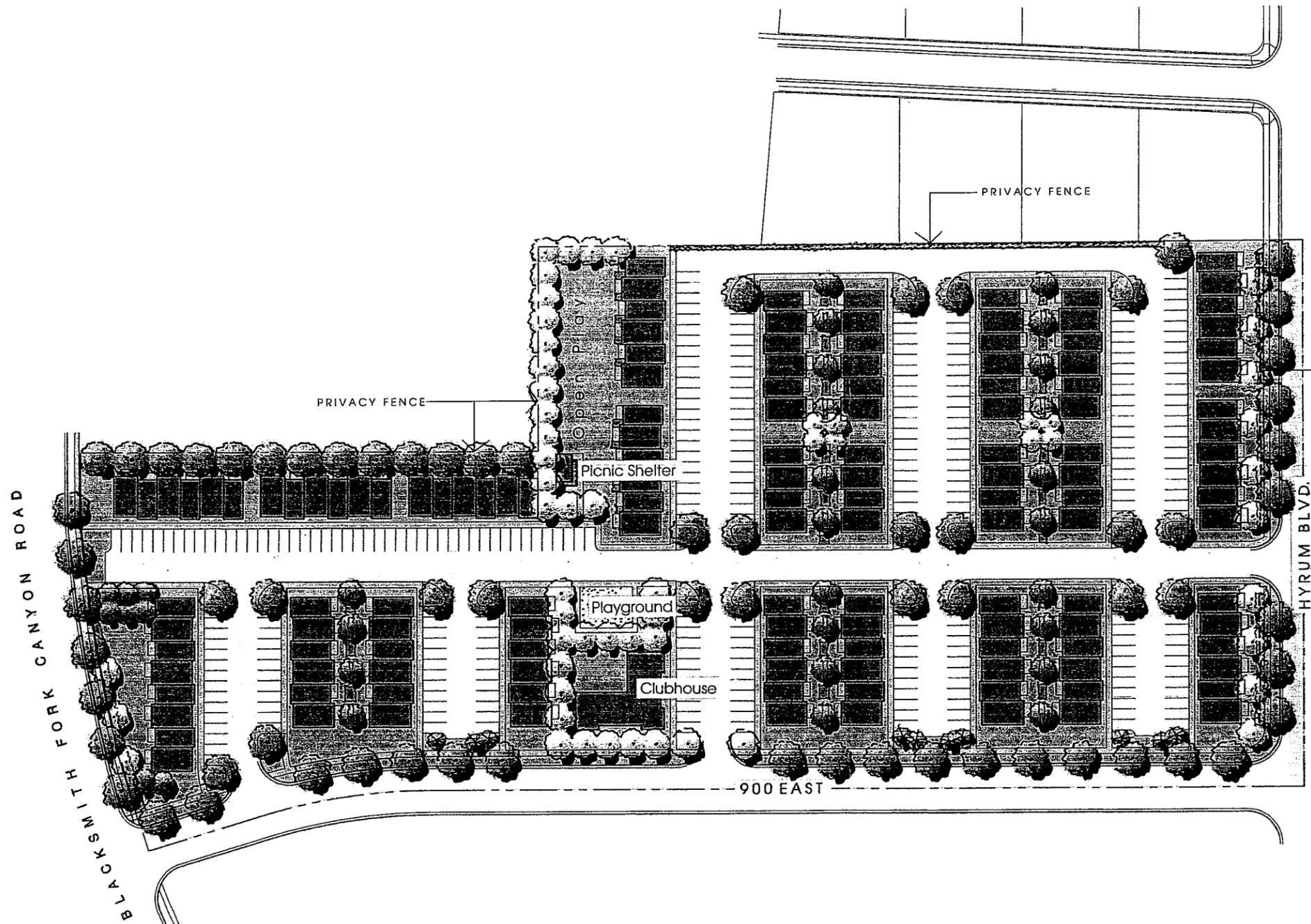


**THE HEIGHTS APARTMENT COMPLEX PUD
CONCEPT PLAN
KARCHNER HOMES
(900 EAST BETWEEN HWY 101 AND HYRUM BLVD)
PLANNING COMMISSION MEETING
JULY 30, 2015**

Dan Larsen, from Karchner Homes, would like to discuss a possible apartment complex to be located west of the current Countryside Manor Apartments. They have now filed an official application. A public Hearing will be held. Since the previous discussion they have added more parking and increased the open space area. You will need to decide if you feel like this will now provide enough open space for those residing in this neighborhood. They are still proposing the apartments with a 4/12 pitch instead of the 6/12 pitch. Also the multi family design standards require some brick or stone. They are proposing a larger clubhouse of approximately 3400 sq. feet now. It would be good to make this a requirement that the clubhouse be built before any buildings are occupied. It might also be nice to require an attractive sign and entry feature off of Highway 101. If this is developed with higher standards this could fill a need for housing for this end of the valley. The utilities are all available in the area. This location is probably as good as there is in the city for this type of development. It is buffered by commercial, the High School, and other Apartments.

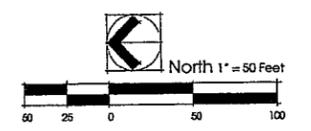






Site Summary - The Heights - Hyrum, Utah - Karchner Homes

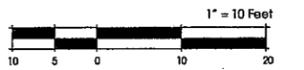
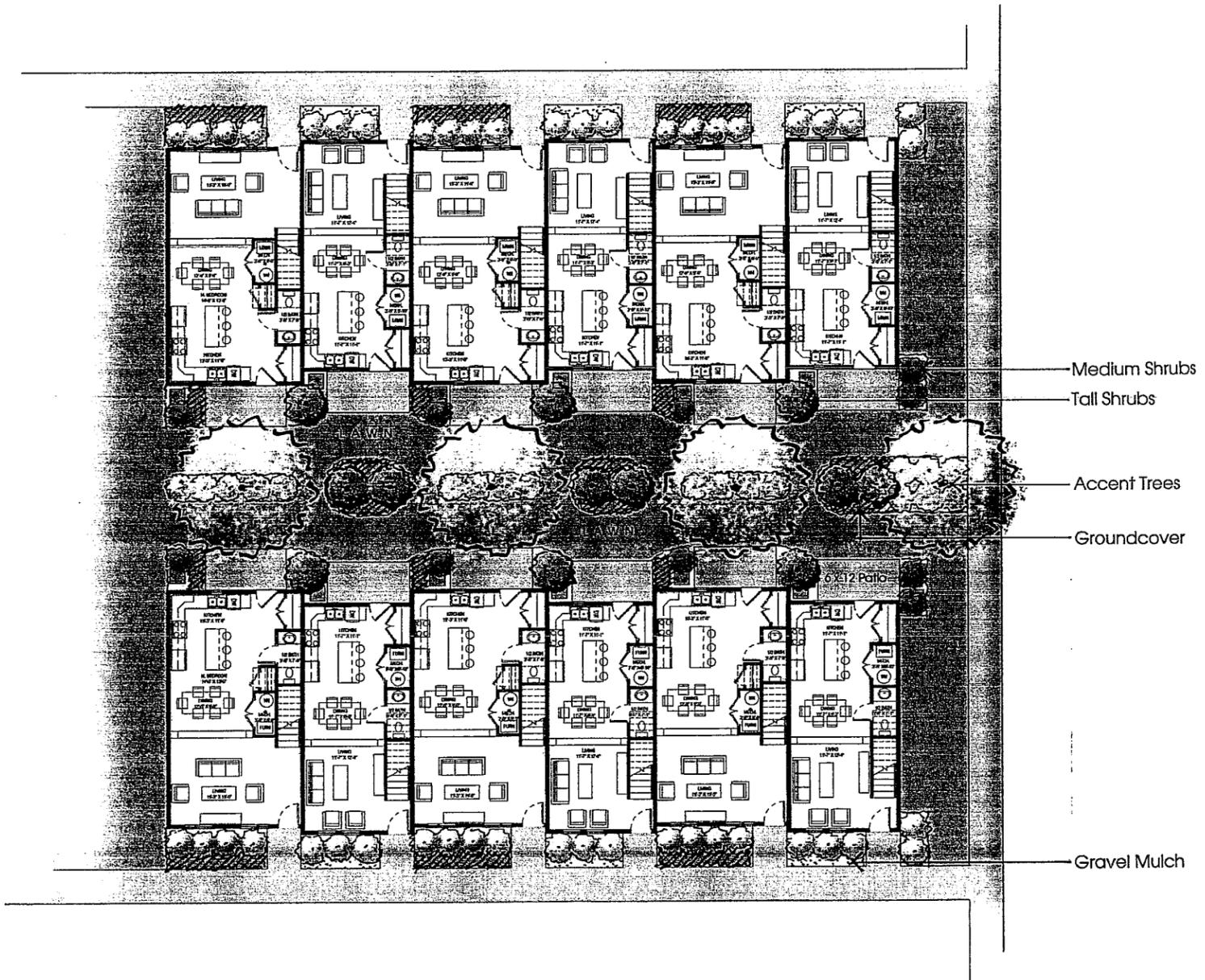
Site:	± 9.60 Acres	
Net site:	± 8.48 Acres	
Units: Townhomes	138 Units	
• 69 - 2 Bedroom/1.5 Bath		
• 69 - 3 Bedroom/2.5 Bath		
Gross Density:	14.4 units/acre	
Net Density:	16.3 units/acre	
Parking:	303 stalls	2.2 stalls/unit
• 9 x 19 ft. stalls		
• Aisle width: 26 ft.		
Driveway/Parking coverage:	± 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 %



THE HEIGHTS

900 East and Blacksmith Fork Canyon Road - Hyrum, Utah

20 JULY 2015
 Concept Plan



20 JULY 2015
 Concept Plan: DETAIL

THE HEIGHTS

900 East and Blacksmith Fork Canyon Road . Hyrum, Utah