

ELK MOUNTAIN PUD  
REVISED CONCEPT PLAN  
PLANNING COMMISSION MEETING  
MARCH 10, 2016

Kartchner Homes has entered into a contract to purchase the remaining Elk Mountain PUD property. The whole project is 80 acres with almost 70 acres left to be developed.

| <u>This development was approved for:</u> | <u>Now asking for:</u>           |
|---|----------------------------------|
| 158 Townhomes (50 Completed)              | 59 to be constructed (109 total) |
| 24 Twin Homes (10 units built+ 2 lots)    | 12 Twin Homes Units              |
| 106 Single Family lots                    | 144 Single Family Lots           |
|   | <u>150 Apartments</u>            |
| Total- 288                                | 415                              |

**History of this property**

Mayor Olsen put the city on notice in his tenure that this area would be designated as a prime spot for a mixed use development that would have multi-family housing. With this in mind this area was originally approved in 2007 for the Elk Mountain Townhome development. Twin Homes were later added to the plan. The new proposal has a density of 5.2 units per acre. This area was promised a clubhouse, pavilions, playground equipment, signage, landscaping features and possibly a pool, by the original Elk Mountain developers.

**New Proposal**

The church site was removed so this has given them 3.8 more acres to work with. The biggest change they are making is they are asking to build apartments in one of the areas that Townhomes were originally planned. There will be a clubhouse built with a pool. This will be available to all those in the Elk Mountain Community that want to participate in that HOA. Our ordinance will require that they add playground equipment. It probably should be required in both parks. They will also need to meet the landscaping requirements of our Multi Family code. They will need to have a minimum 50% landscaped areas. It appears all areas have been designed to meet the requirement outside of the apartments. The apartments appear to be close to that standard but we need to verify that. They will need to meet the specific detailed landscaping requirements indicating number of trees, type, size, etc. They are planning some signage features which they can explain. More information is needed to know how they will address phasing, especially the apartments, to make sure the demand is there for what is built.

CACHE COUNTY SCHOOL DISTRICT

HYRUM CITY

300 SOUTH

1300 EAST

ELIZABETH M GREEN

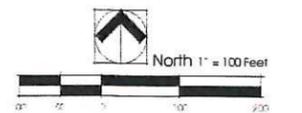
HAMMER ROAD

HYRUM CITY CORP

JAY R & PEGGY M TUDDENHAM

NEIGHBORHOOD NONPROFIT HOUSING CORP

NEIGHBORHOOD NONPROFIT HOUSING CORP



REVISED 18 FEBRUARY 2016  
16 FEBRUARY 2016  
Concept Plan

# ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah  
Kartchner Homes . 601 West 1700 South . Logan, Utah

R. MICHAEL KELLY  
CONSULTANTS

LAND PLANNING • LANDSCAPE ARCHITECTURE



### Site Summary

|                             | Area              | Units      | Density          |
|-----------------------------|-------------------|------------|------------------|
| Existing Town Homes         | 5.3 Acres         | 50         | 9.4 u/ac.        |
| Existing Twin Homes         | 1.7 Acres         | 12         | 7.0 u/ac.        |
| Proposed Town Homes         | 4.3 Acres         | 59         | 13.7 u/ac.       |
| Proposed Apartments         | 9.6 Acres         | 154        | 16.0 u/ac.       |
| Proposed Single Family Lots | 38.1 Acres        | 143        | 3.7 u/ac.        |
| Proposed Clubhouse/Park     | 1.9 Acres         |            |                  |
| Open space at NW corner     | 0.4 Acres         |            |                  |
| Streets                     | 18.7 Acres        |            |                  |
| <b>TOTAL SITE</b>           | <b>80.0 Acres</b> | <b>417</b> | <b>5.2 u/ac.</b> |

NOTES: Water will be provided by Hyrum City. Sewer service will be provided by Hyrum City.



KARTCHNER HOMES  
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LOGAN, UT 84321  
(435) 755-7080  
WWW.KARTCHNERHOMES.COM

DATE:  
2-24-2016

REVISIONS:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

KARTCHNER HOMES  
TOWNHOMES



7-PLEX  
FRONT ELEVATION



5-PLEX  
FRONT ELEVATION