ELK MOUNTAIN PUD
REVISED CONCEPT PLAN
PLANNING COMMISSION MEETING
MAY 12, 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.

This development was approved for:	Now asking for:
158 Town homes (50 Existing)	109 Owned Town Homes 59 yet to be built
24 Twin Homes (12 existing)	24 Twin Homes Units- 12 Retirement yet to be built
106 Single Family lots	99 Single Family Lots
	10 Retirement Single Family Lots
	182 Town Homes for rent
	14 Retirement Town Homes for Rent

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 5.5 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 for rent Town Homes in the East area of the development. There will be a clubhouse built with a pool & spa. This will be available to all those in the Elk Mountain Community that want to participate in that HOA. They are proposing two playground areas, basketball court, Frisbee golf, horse shoe pits, small pavilion, BBQ grills, dog parks, winter ice rink, & walking paths. 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 those requirements. The detailed landscaping plan will be required with the preliminary plat. They will need to meet the specific detailed landscaping requirements indicating number of trees, type, size, etc. They are planning

some signage features. (see attachments) There are 10 lots West of 1300 East that are already locked into the design of having backyards on 300 South. Those need to be addressed as to how they are going to be maintained. Some landscaping by the road, along with a maintenance agreement, would be in order for those lots. They also should make sure their roads lineup with the approved Mountain View Subdivision to the South. We will want to have the Mountain View Subdivision and Elk Mountain match the most eastern road shown. They are showing varied lot sizes for the single family homes.

The City would be required to build 300 South since this road is included in the transportation impact fee that is collected on the East end of town. The City would need to do that portion of the road when the apartments were started. The small section of Hammer Road that runs by the park to the North would need to be completed also.

They are planning to build all utilities and streets to city standards. The city would then take them over as in most areas. The round-a-bout will also need a landscaping plan. The town home rental area would be private and road maintenance would be handled by the property owner. The HOA would continue to maintain the parks and other open space.

Kartchner's has indicated that this would probably be a ten year or more build out. Here is a couple of examples for the time it has taken to build out other projects on the east side of the city:

Wasatch View Subdivision
Phase 1- approved 1998
Phase 6- approved 2014
SouthRidge Subdivision
Phase 1- approved 2003
Phase 5- approved 2015

The current Elk Mountain residents mostly have expressed support for the development. They cited their reasons for support: Trust in Karchner's as the developer because of their local ties, this project has the potential to bring stability to a stagnant development, glad to see the promised amenities coming back into the development, need for this type of housing done right, etc. Those that have been opposed to the project said some of their concerns were; Increased traffic, not sufficient utilities available, potential for increased crime, impact on schools, don't want to change the rural feeling of Hyrum, total number of rentals, waterline thru property be addressed, etc. The Neighborhood Non-profit Housing Directors expressed concerns about their development having to be built next to the apartments. They wanted the apartment complex portion moved to the North. This new layout attempts to address the traffic flow by spreading out the effect to all roads. This also alleviates the Neighborhood Non-Profit Housing concerns over having two story apartments in the backyards of their homes and moves it to the North as recommended. You may want to consider putting a limit on the "for sale" town homes being used as rentals. A similar restriction like was put on the Green Meadow

Villas might be appropriate. The total number of rental units in the total development may also need to be discussed.
Troy Karchner said they would be building the rental town homes in phases, as the market warrants. They will do background and credit checks on tenants. He said they would build the clubhouse, spa, and pool up front with the initial construction of the first phase of rental town homes.

Site Summary . Elk Mountain . Hyrum, Utah . Kartchner Homes . ALTERNATIVE E

	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 Town Homes for Rent	13.0 Acres	182	14.0 u/ac.
Proposed Single Family Lots	27.6 Acres	99	3.5 u/ac.
Proposed Retirement SF Lots	1.7 Acres	10	5.8 u/ac.
Proposed Retirement Twin Homes	2.0 Acres	12	6.0 u/ac.
Proposed Retirement for Rent	1.5 Acres	14	9.3 u/ac.
Proposed Clubhouse/Park	1.9 Acres		
Open space at NW corner	0.4 Acres		
Streets	20.4 Acres		
TOTAL SITE	80.0 Acres	438	5.47 u/ac.

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

CONCEPT E

North 1" = 100 Feet

100 50 0 100 200

28 APRIL 2016
Concept Plan

ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah

Kartchner Homes . 601 West 1700 South . Logan, Utah

R. MICHAEL KELLY
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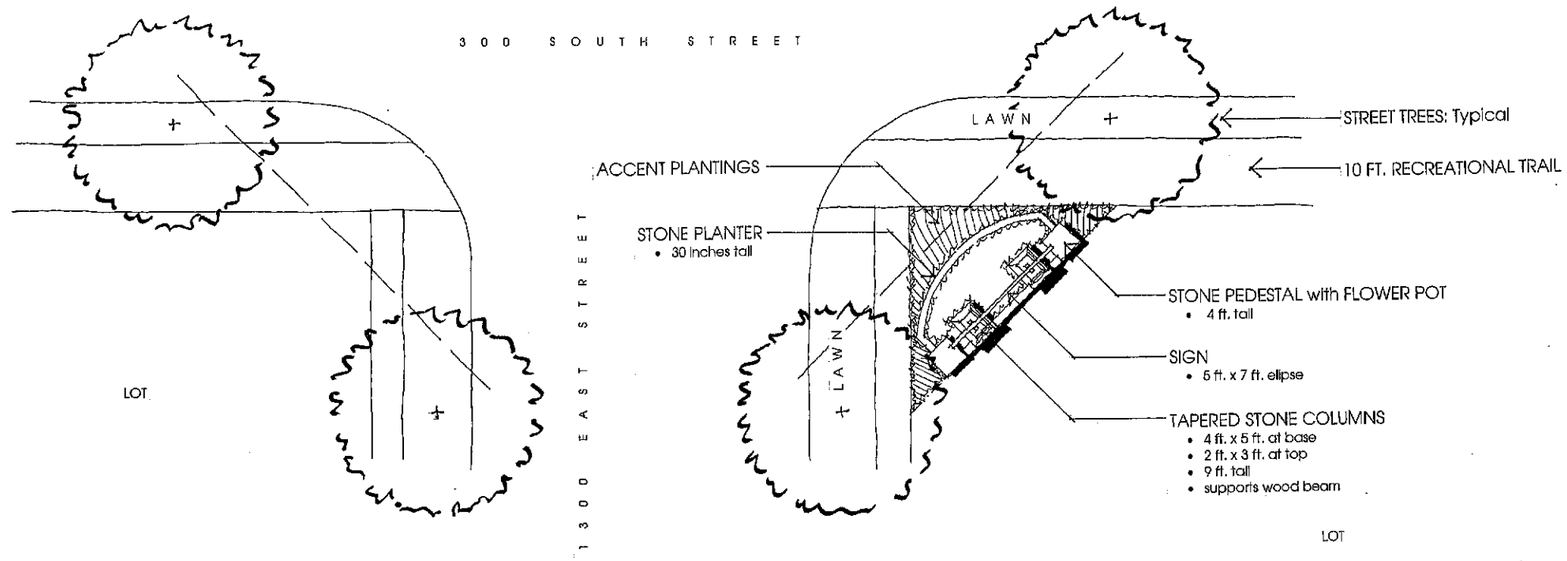
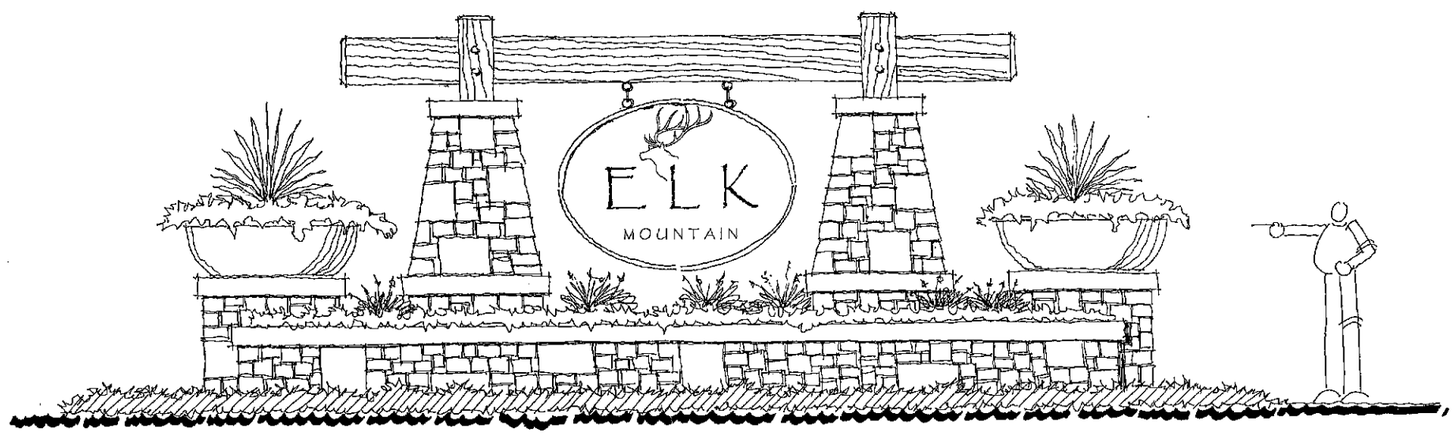


ENTRY MONUMENT

PLAN

1" = 10 FEET



ENTRY MONUMENT

ELEVATION

½" = 1 FOOT

20 FEBRUARY 2016
Concept Plan: ENTRY MONUMENT

ELK MOUNTAIN

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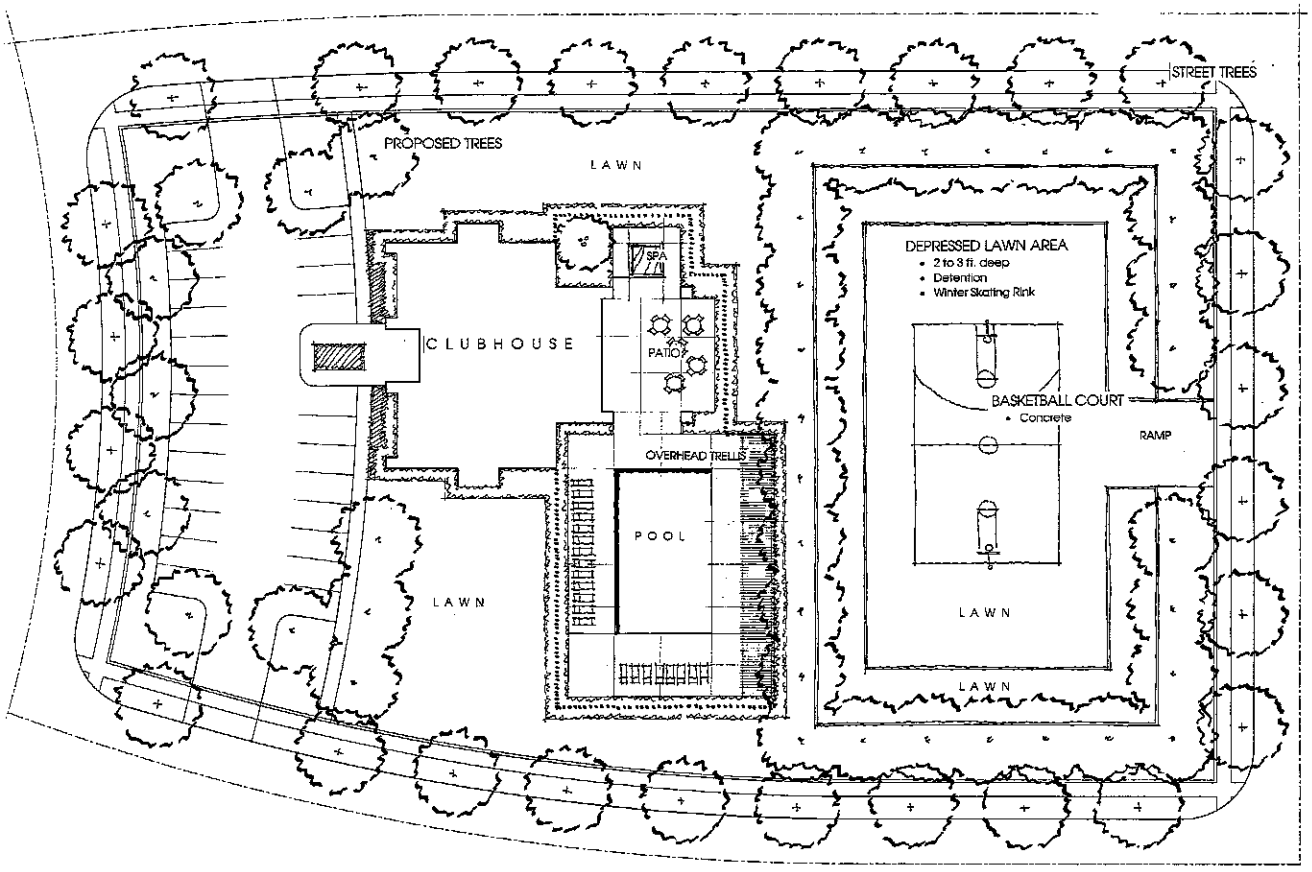

North 1" = 100 Feet

28 APRIL 2016
Concept Plan: CLUBHOUSE / PARK

ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah

Kartchner Homes . 601 West 1700 South . Logan, Utah

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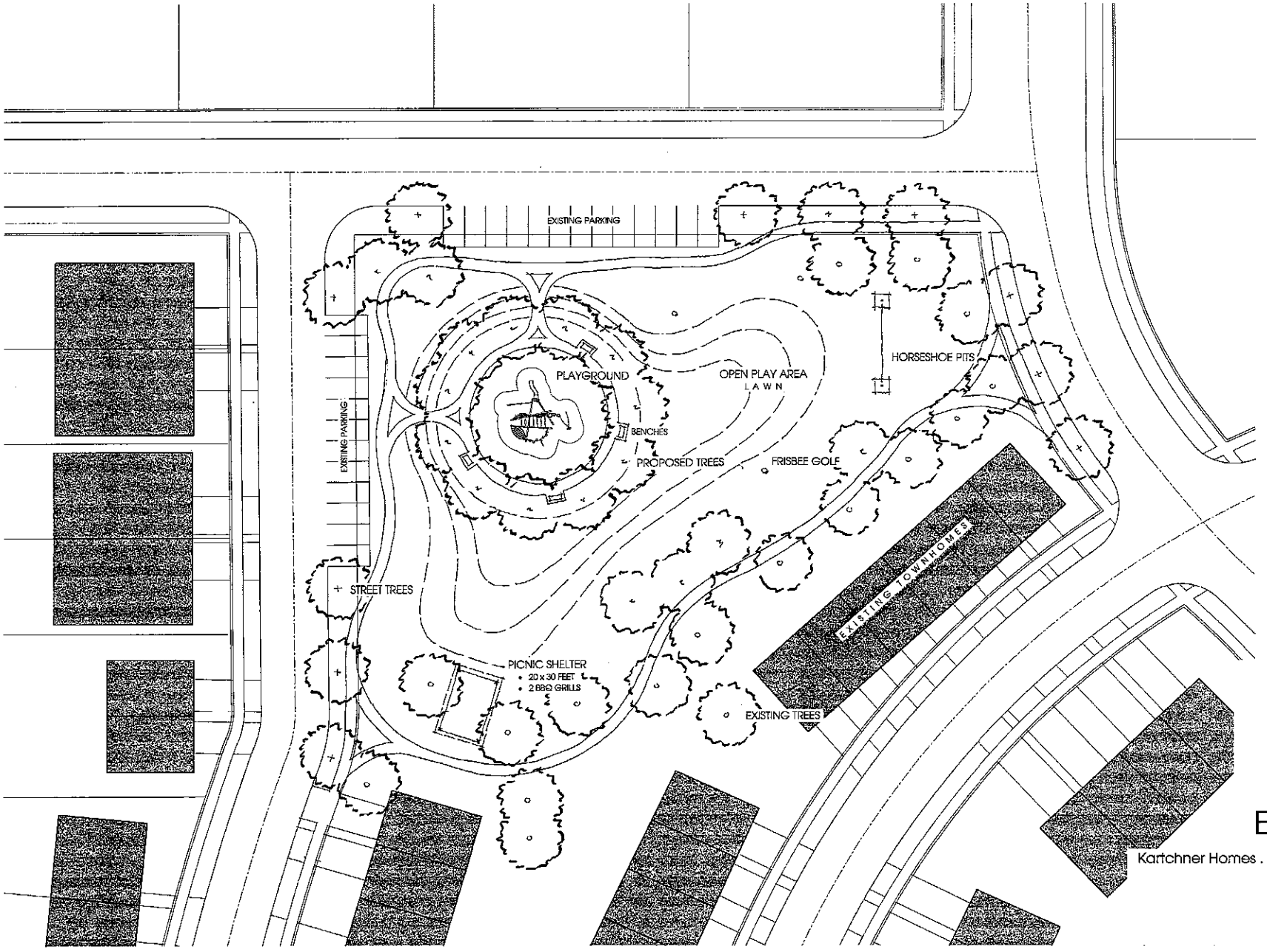

North 1" = 20 Feet

18 APRIL 2016
Concept Plan: PARK

ELK MOUNTAIN

800 South and Hammer Road, Hyrum, Utah

Kartchner Homes . 601 West 1700 South . Logan, Utah

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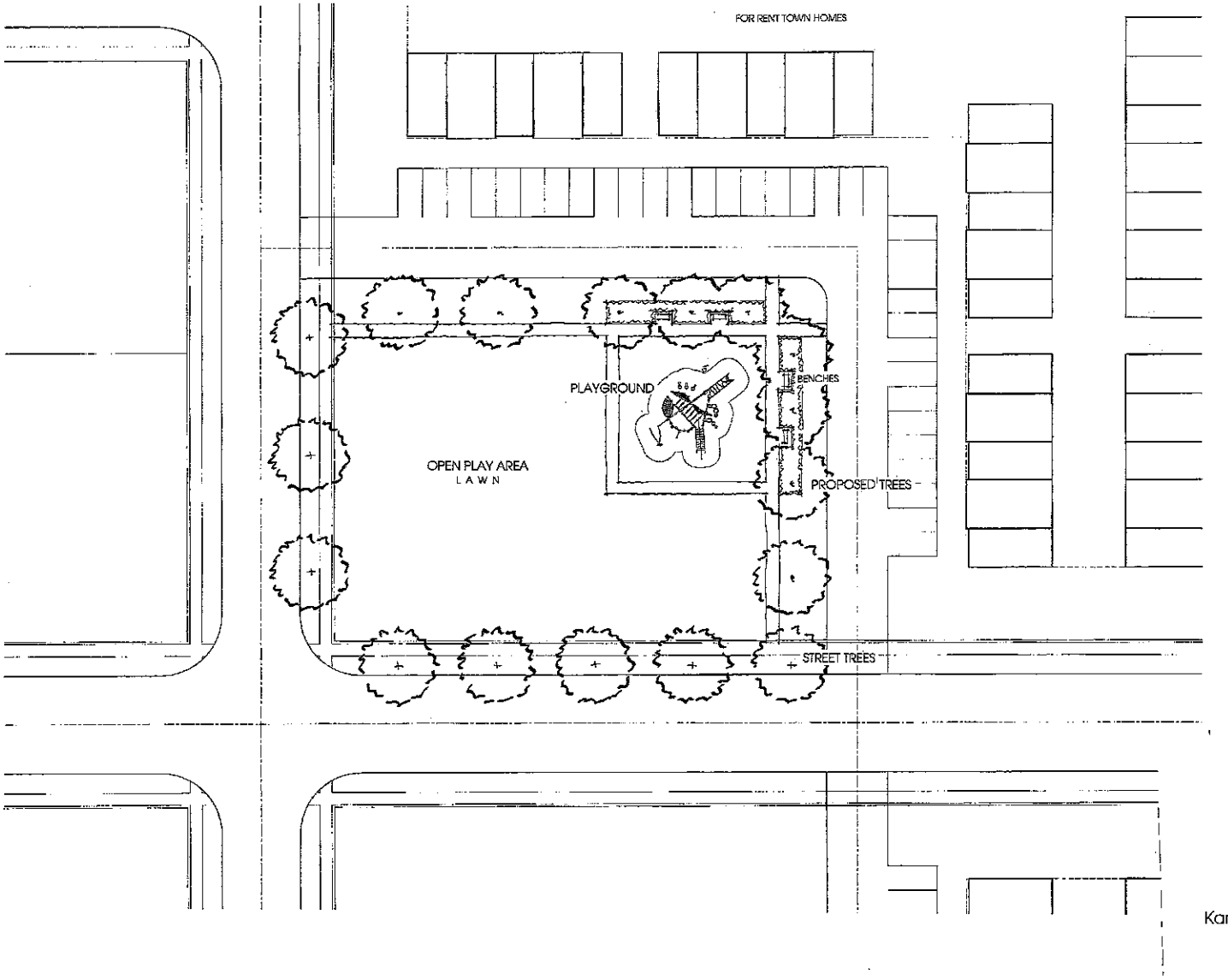

North 1" = 100 Feet

28 APRIL 2016
Concept Plan: EAST PARK

ELK MOUNTAIN

300 South and Hammer Road, Hyrum, Utah

Kartchner Homes . 601 West 1700 South . Logan, Utah

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