

ELK MOUNTAIN PUD
REVISED CONCEPT PLAN
CITY COUNCIL MEETING
MAY 19, 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. Approvals have since expired.

This development was approved for:

158 Town homes (50 Existing)

24 Twin Homes (12 existing)

106 Single Family lots

Now asking for:

109 Owned Town Homes 59 yet to be built

24 Twin Homes Units- 12 Retirement yet to be built

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

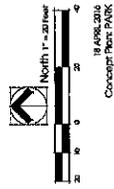
The current Elk Mountain residents mostly have expressed support for the development. They cited their reasons for support: Trust in Karchner's as the developer because of their local ties, this project has the potential to bring stability to a stagnant development, glad to see the promised amenities 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. They plan to start construction on the West end and move to the East. They would complete the dog park and other small existing park with the first phase.

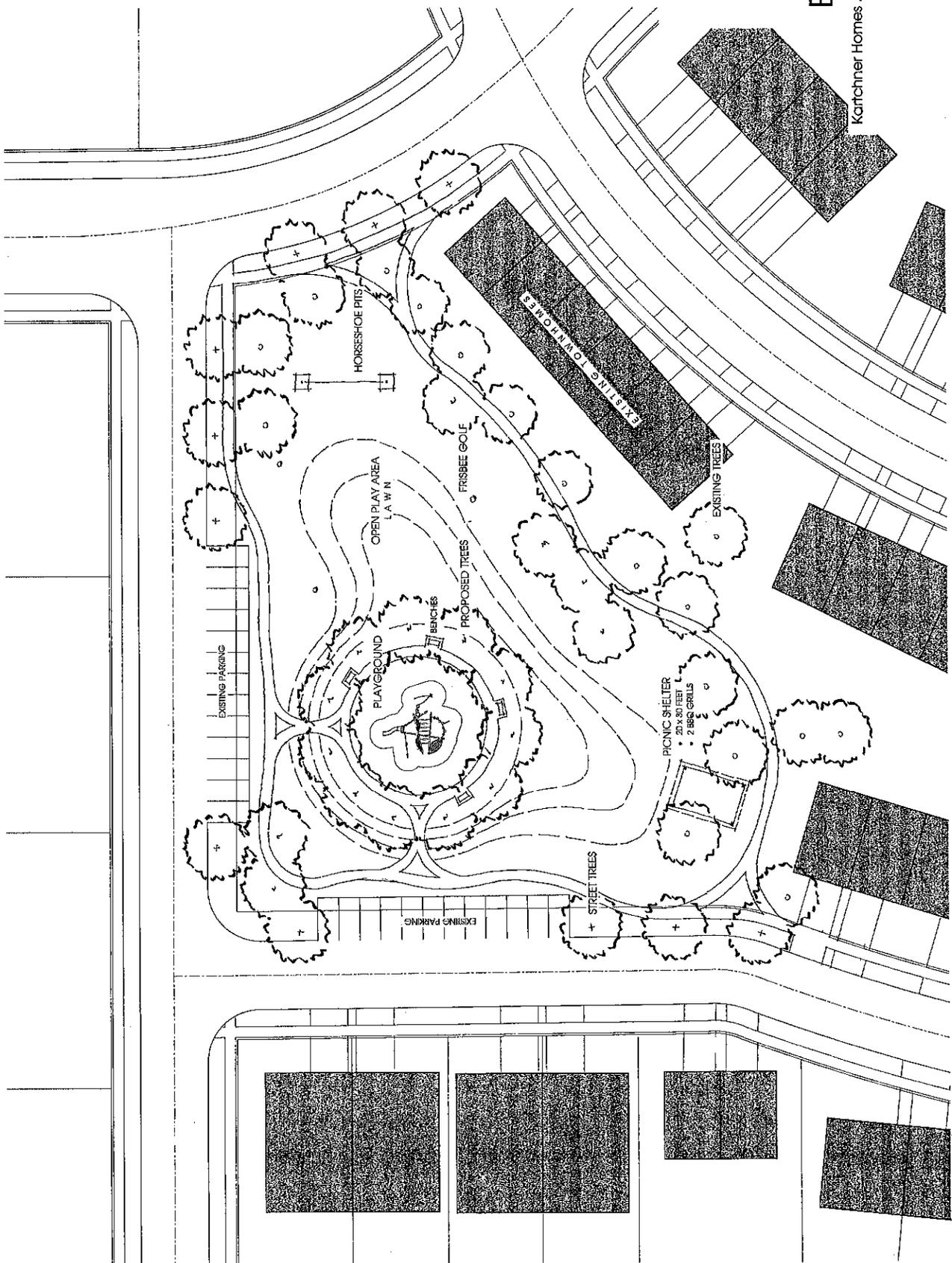
The Planning Commission held a public hearing. The main comments against were keeping the rural feeling, traffic, and if the city needed apartments. There were concerns about how the current HOA would be affected. Kartchner's has been unable to get a complete accounting from the current owners on the state of the current HOA. Kartchner's felt like the bigger HOA should be able to be run more economically because of the economy of scale. Kartchner's indicated that it was to their advantage to keep the HOA fees as low as possible because that will also affect their marketing of the dwelling units in the development. Most people spoke in favor of the new layout, including the Neighborhood Non-Profit Housing. The Elk Mountain residents appear to be very favorable with the proposed development. The Planning Commission discussed all of the issues presented. They felt like the new layout addresses the traffic issues and buffer zone. They thought the area was as good as there is in the city and expressed that they believed there was a need for apartments and the economics of it would determine how many and how fast they would be built. There was also support expressed for the retirement component of the plan. They discussed the requirement of the landscaping and building design. This would need to be laid out in detail with the preliminary plat and they would be required to meet the standards in the code.

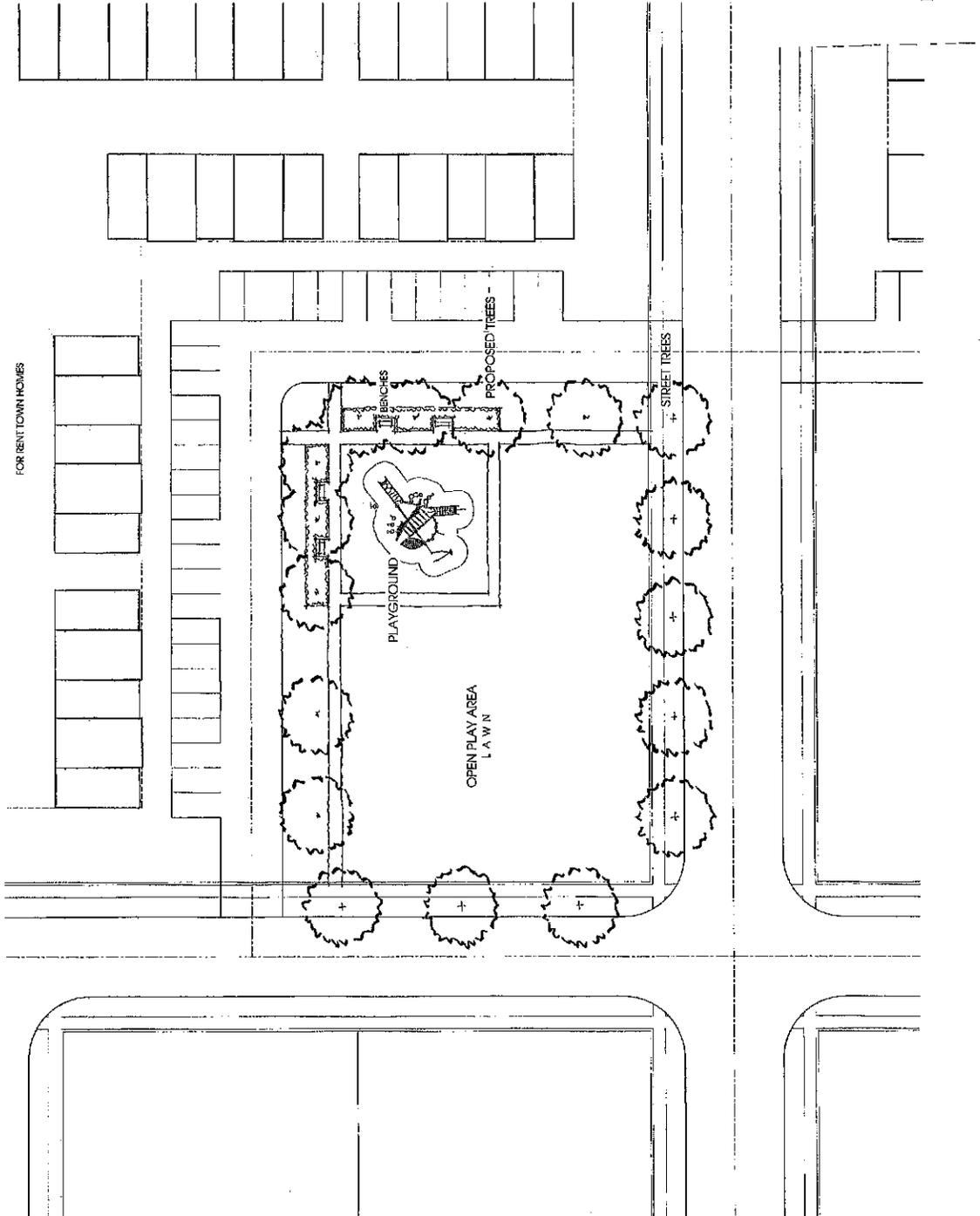
The Planning Commission voted unanimously to recommend approval of the Concept plan with the following conditions: That they design the roads in coordination with the approved Neighborhood Non-Profit Housing development, that they work towards putting an agreement together to address getting the road built to the South, and that they provided a fence on the West end of the development as may be needed.



ELK MOUNTAIN
 300 South and Hammer Road, Hyrum, Utah
 Karchner Homes, 601 West 1700 South, Logan, Utah

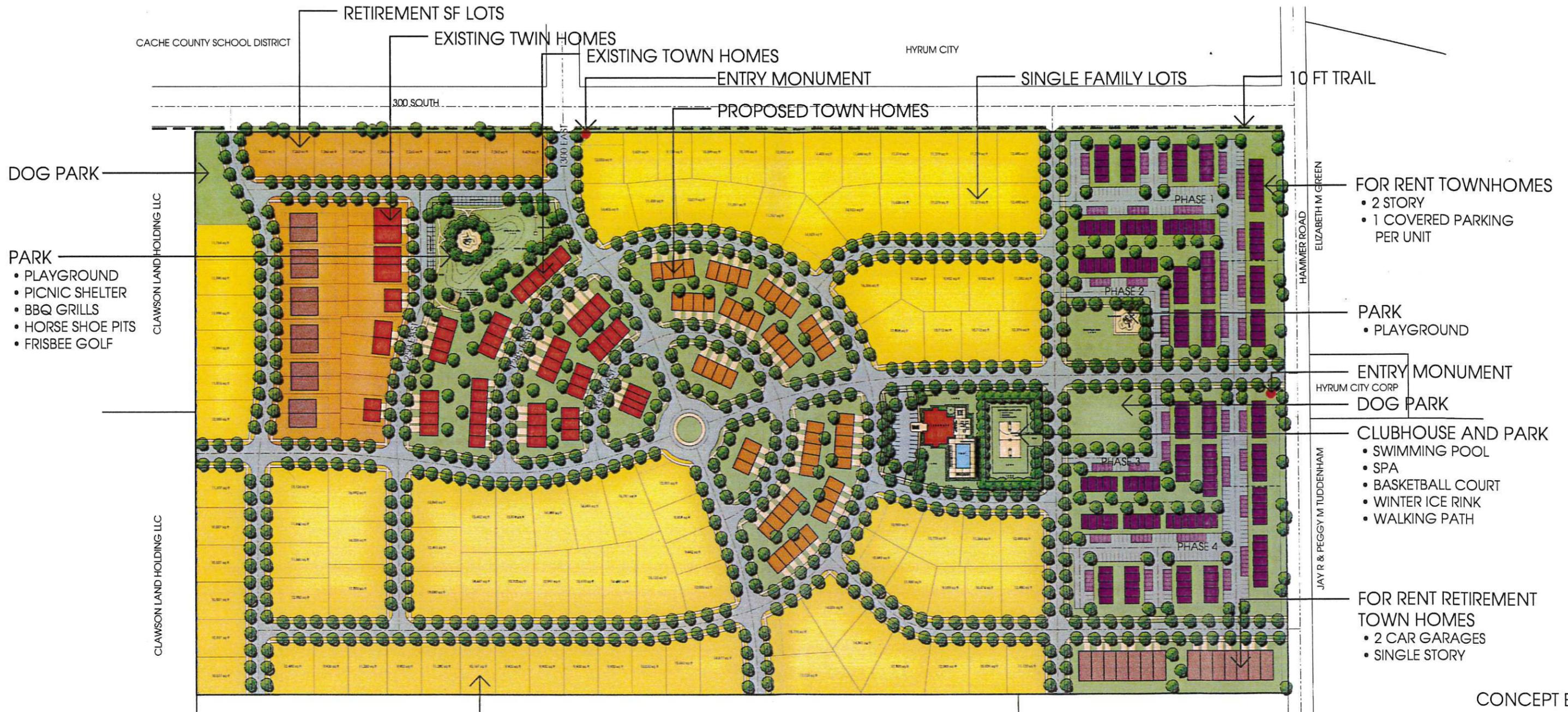
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ELK MOUNTAIN
 330 South and Hamner Road, Hyrum, Utah
 Kartchner Homes, 601 West 1700 South, Logan, Utah

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- DOG PARK
- PARK
- PLAYGROUND
 - PICNIC SHELTER
 - BBQ GRILLS
 - HORSE SHOE PITS
 - FRISBEE GOLF

- FOR RENT TOWNHOMES
- 2 STORY
 - 1 COVERED PARKING PER UNIT

- PARK
- PLAYGROUND

- ENTRY MONUMENT
- DOG PARK

- CLUBHOUSE AND PARK
- SWIMMING POOL
 - SPA
 - BASKETBALL COURT
 - WINTER ICE RINK
 - WALKING PATH

- FOR RENT RETIREMENT TOWN HOMES
- 2 CAR GARAGES
 - SINGLE STORY

NEIGHBORHOOD NONPROFIT HOUSING CORP

SINGLE FAMILY LOTS

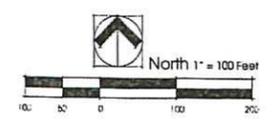
NEIGHBORHOOD NONPROFIT HOUSING CORP

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

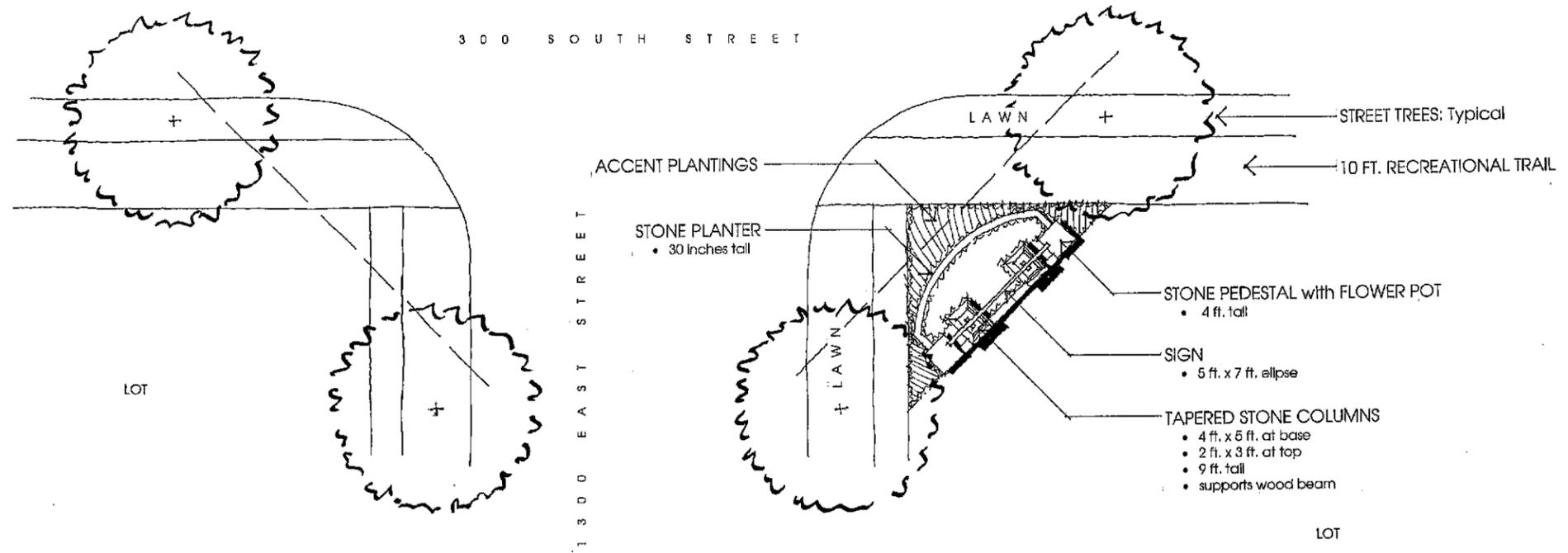


28 APRIL 2016
Concept Plan

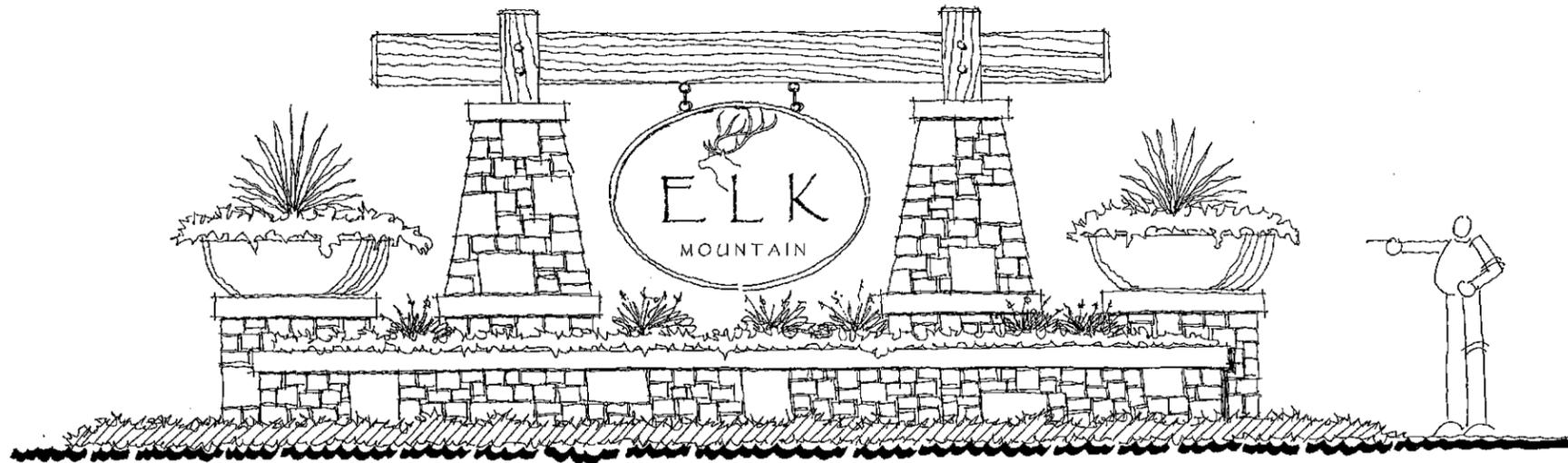
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ENTRY MONUMENT
PLAN
 1" = 10 FEET



ENTRY MONUMENT
ELEVATION
 1/2" = 1 FOOT

20 FEBRUARY 2016
 Concept Plan: ENTRY MONUMENT

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