

HARVEST VALLEY COURT, P.U.D.

43 NORTH 300 EAST

CITY COUNCIL MEETING

MARCH 17, 2022

SUMMARY: Terra Alta Ventures is seeking Concept Plan approval of a Planned Unit Development at 43 North 300 East. The proposed development is located on approximately 3.75 acres. This is proposed as a senior living community.

ZONING: R-2 Residential

UTILITIES:

| | |
|-------------|---|
| Power: | Available on 300 East |
| Culinary: | Needs upsized to handle added demand, to be looped through development |
| Sewer: | Available on 300 East |
| Irrigation: | Available on 300 East A piped irrigation canal runs through the property and will need to be coordinated with the canal company. |

PARKING & ROADS: Curb, gutter, sidewalk, road to be built to full width on the west side of 300 East. Road to be built to 68-foot width, 18.5 feet of pavement from the centerline of 300 East. Sidewalk along 300 E will be 5 feet wide.

NOTES:

The Planning Commission received public comment for this development. Concerns were:

1. 37 units will create increased traffic.
 - a. For reference (*Single family homes 9.57 trips/unit, senior housing attached 3.48 trips/unit, Care facility 2.02 trips/unit*)
2. Parking creating pedestrian vehicle conflicts.
3. Lighting spilling into adjacent properties. (*City requires dark sky compliant lighting*)

4. Some neighbors are favorable to the development without the apartment building.
5. Long-term maintenance of the facility. Who will take over management?
6. How will this be restricted in the future to seniors only. Will there be a shift in the age restriction?
7. What mechanisms will be available to keep this affordable for seniors?
8. Would there be restrictions on children living in the community?

Discussion with the developer:

1. Developer stated that they expect seniors in apartments to produce fewer trips. Seniors tend to drive together more and if retired, would not be adding to congestion due to not driving to work at the same time as neighbors.
2. Developer is interested in working with CVTD to move or add a bus stop near the apartments.
3. Apartments would range from 600 to 900 square feet.
4. Building will have an elevator.
5. Apartment building would have a home like exterior.
6. Common rooms for gathering and exercise would be provided to building occupants only.
7. Outdoor open space and recreational areas would be open to the entire development.
8. Fencing was recommended to the developer along Main Street.
9. Apartment building would be located on the lower portion of the slope where the hill starts to flatten out.

Staff Recommendations:

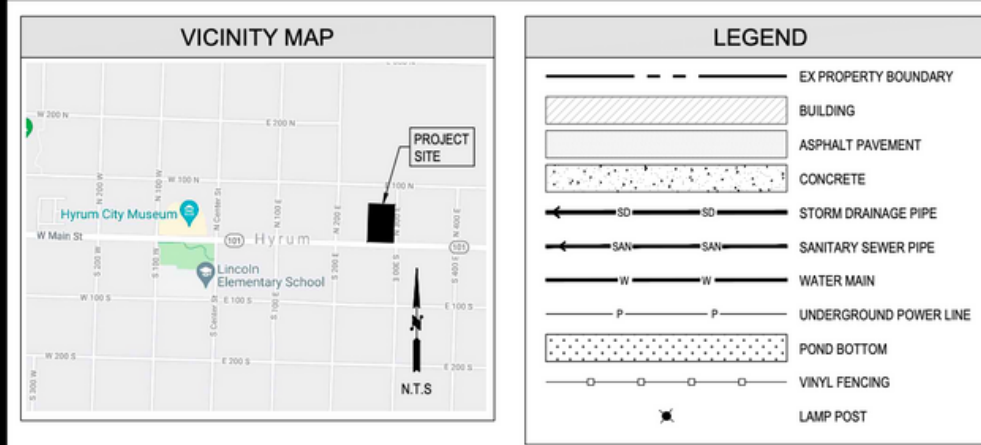
1. Ground water conditions should be properly investigated. Infiltration rates need to be established for the stormwater pond if it is to be used for retention. If to be used as a detention pond, routing of water will need to be determined. Overflow for pond as retention or detention will need to be provided.
2. Fire department access and number of hydrants will need to be coordinated. Density and size of structures requires additional consideration.
3. Plan for ownership of apartment/HOA/community to be bound to land.

Note: **Electrical component delays are estimated to be 2.5 years.**

NW 1/4 SECTION 4 TOWNSHIP 10 N, RANGE 1 E

Harvest Valley Court

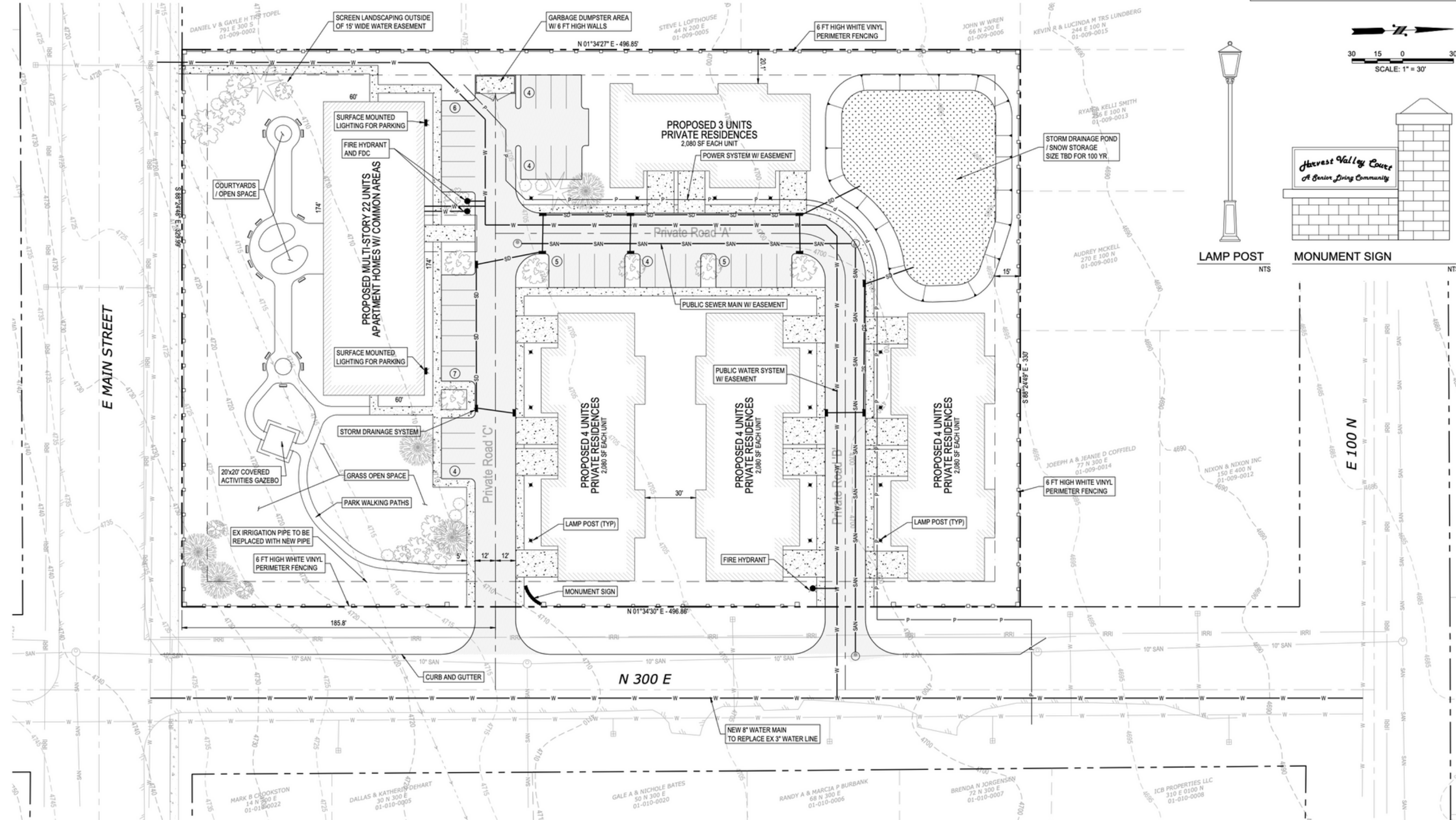
A Senior Living Community
Parcel #01-009-0001



| SITE DATA | |
|----------------|--|
| PARCEL NUMBER: | 01-009-0001 |
| SITE ADDRESS: | 43 N 300 E HYRUM CITY, UT 84319 |
| SITE AREA: | 3.75 ACRES |
| OPEN SPACE: | 82,803 SF (1.90 AC)(50%) |
| ZONING: | R-2, RESIDENTIAL, MULTI-FAMILY |
| PARKING: | ON STREET PARKING 39 STALLS GARAGE PARKING 30 STALLS DRIVEWAY PARKING 30 STALLS TOTAL PARKING 99 STALLS |

| UTILITIES | |
|-----------|-------------------------------------|
| WATER: | HYRUM CITY CULINARY WATER AUTHORITY |
| SEWER: | GRAVITY HYRUM CITY SEWER AUTHORITY |
| POWER: | HYRUM CITY POWER |

| PROJECT INFO | |
|---|--|
| <u>APPLICANT/CLIENT:</u> DAVID MADSEN HURUM, UT 84319 TEL: 801-916-3366 | <u>ENGINEER:</u> BEYLER CONSULTING 5920 100TH ST SW, STE 25 LAKEWOOD, WA 98499 CONTACT: RANDON BEYLER, P TEL: 253-984-2900 |
| BUILDING INFORMATION | |
| SINGLE STORY TOWNHOMES - 15 UNITS APARTMENT HOMES - 22 UNITS | |
| APARTMENT BUILDING WILL INCLUDE AMENITY SPACE FOR ALL RESIDENCIES SUCH AS A GATHERING SPACE, THEATRE, EXERCISE ROOM | |
| LEGAL DESCRIPTION | |
| LOTS 1, 7, 8 BLK 22 PLAT A HYRUM CITY SVY NW1/4 SEC 4 T 10N R 1E A | |



CONCEPT SITE PLAN

Harvest Valley Court
A Senior Living Community

UTAH
HYRUM CITY
A SENIOR LIVING COMMUNITY

УТАН

9/8/2011

JOB NUMBER

TBD

SHEET

C-1



BEYLER
CONSULTING

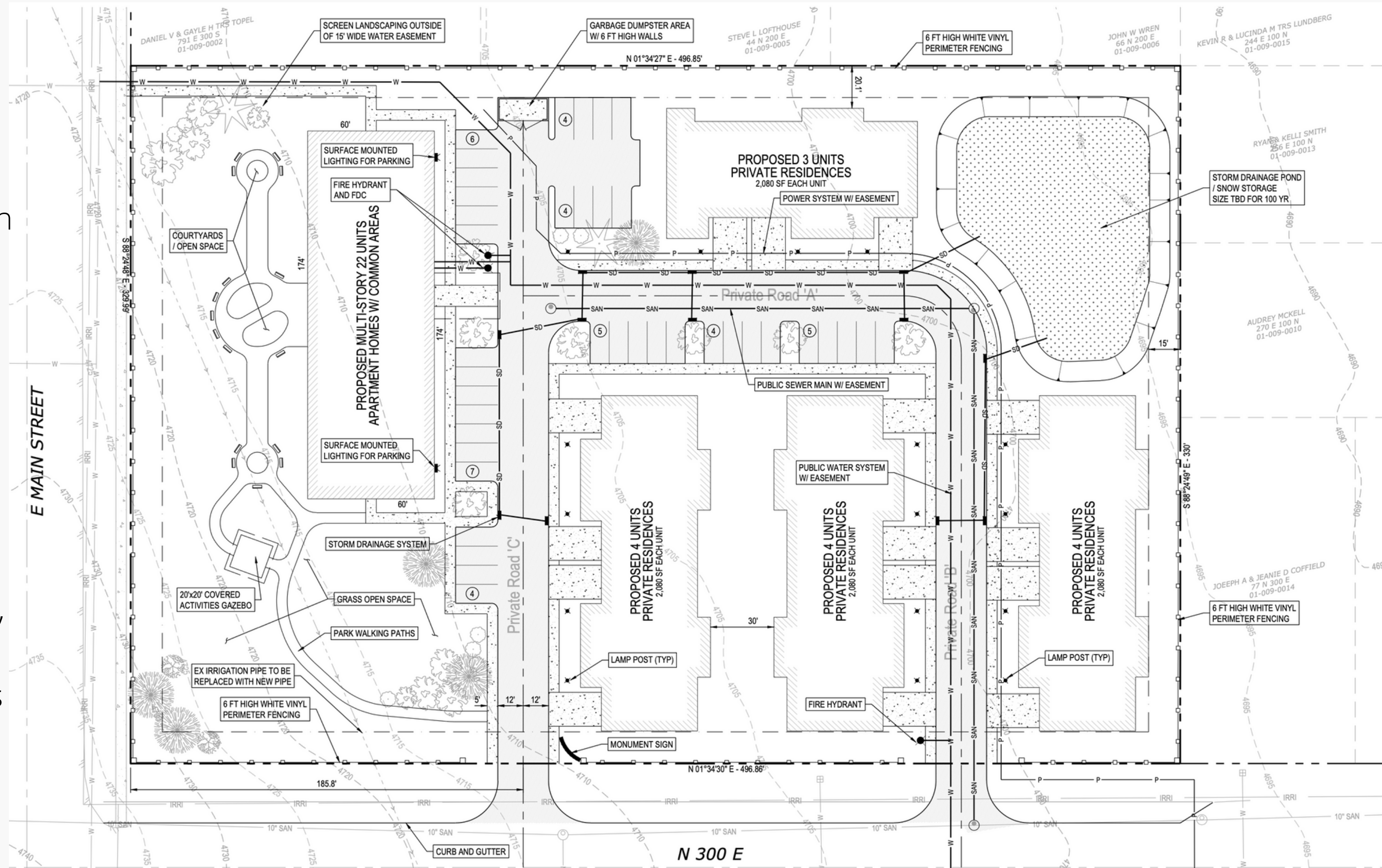
Plan. Design. Manage
CIVIL & STRUCTURAL ENGINEERING | LAND SURVEYING
PROJECT MANAGEMENT | PLANNING & FEASIBILITY
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT



Site Plan Overview

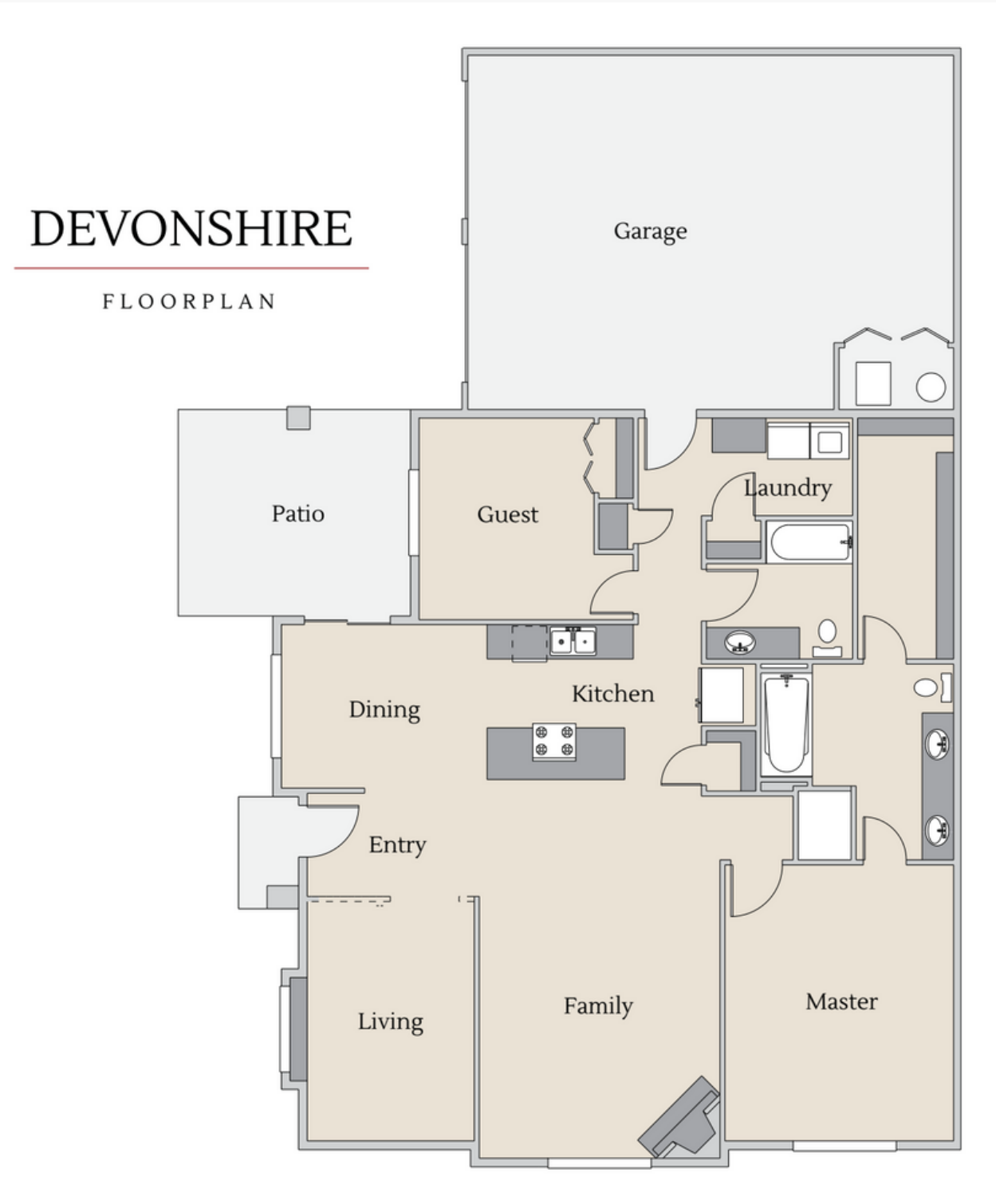
Site features:

- 50% Open space
- Native landscaping
- 100 yr storm retention
- Reroute canal
- 20'x20' covered activities gazebo
- Park walking paths
- Grass open space
- Outdoor courtyards and seating
- 39 on street parking stalls, 30 garage stalls, 30 driveway parking
- 10,440 SF apartments homes structure
- 15 patio homes



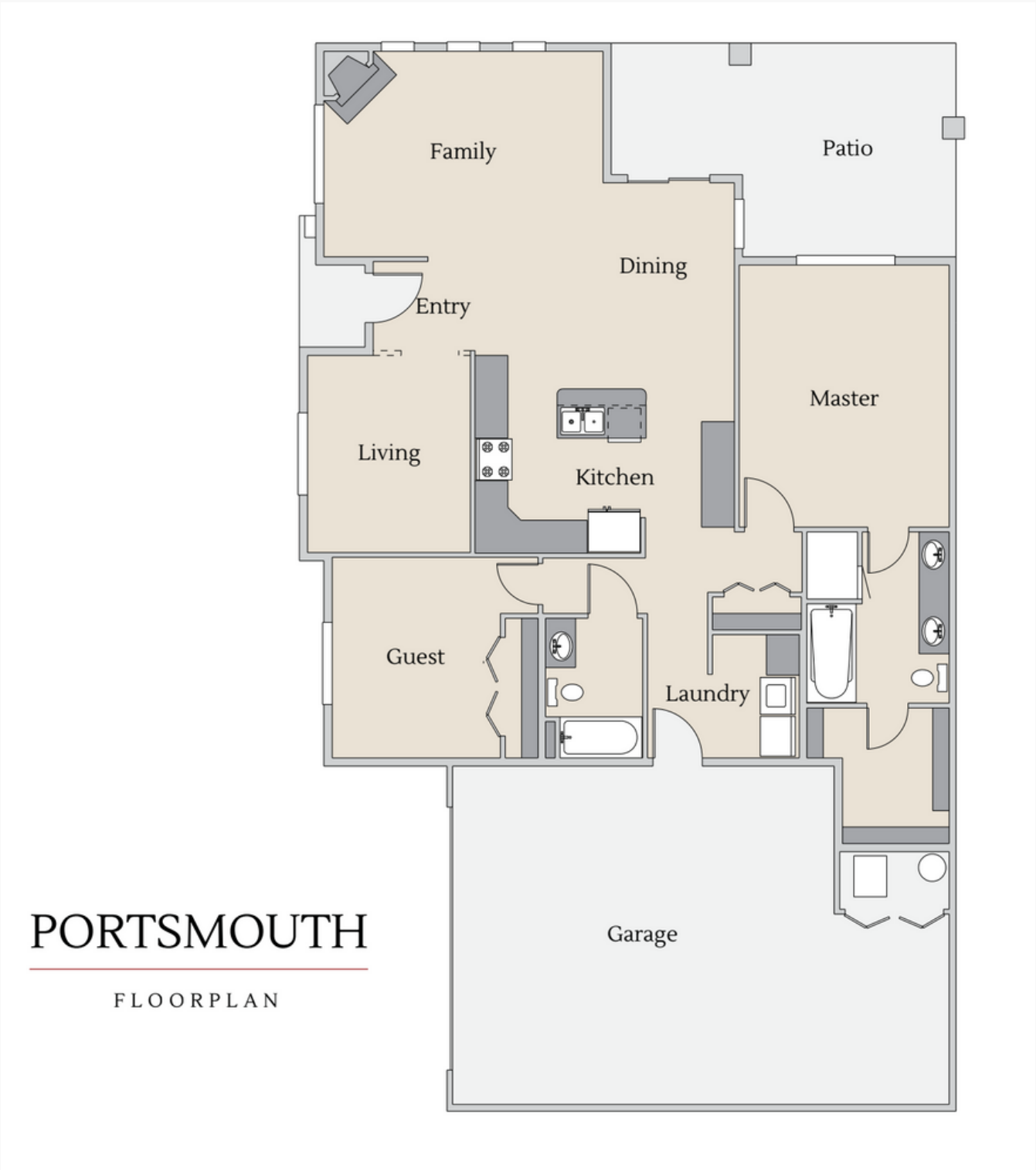
Patio Homes Elevations

Floor plan



Patio Homes Elevations

Floor plan

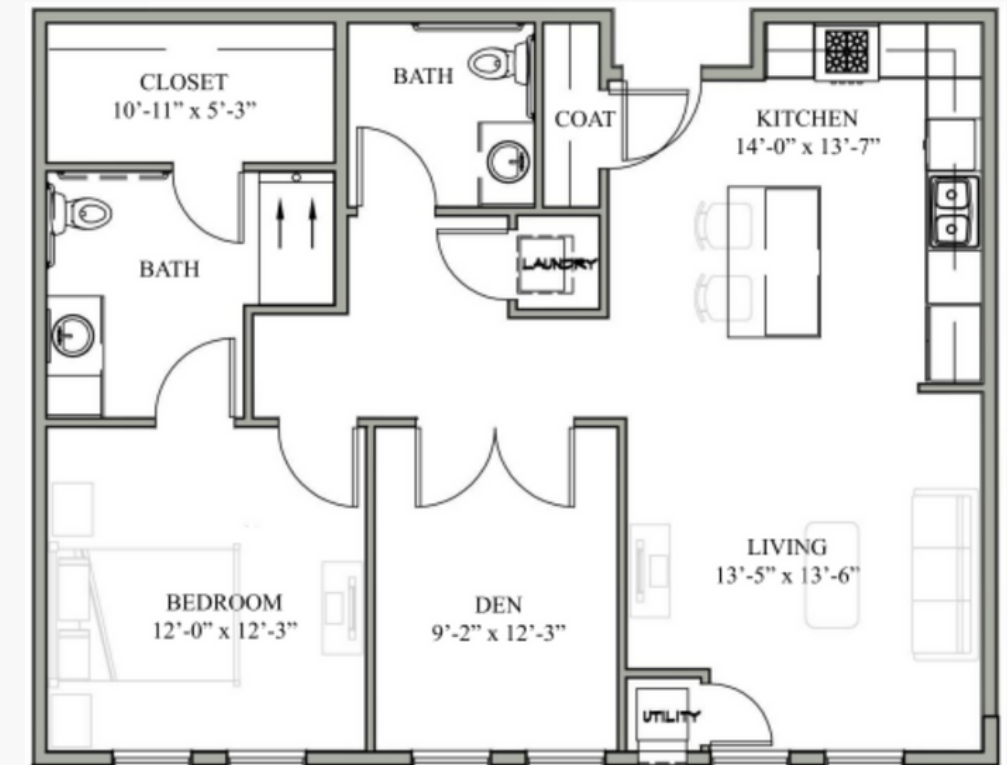


Two Story Apartment Building

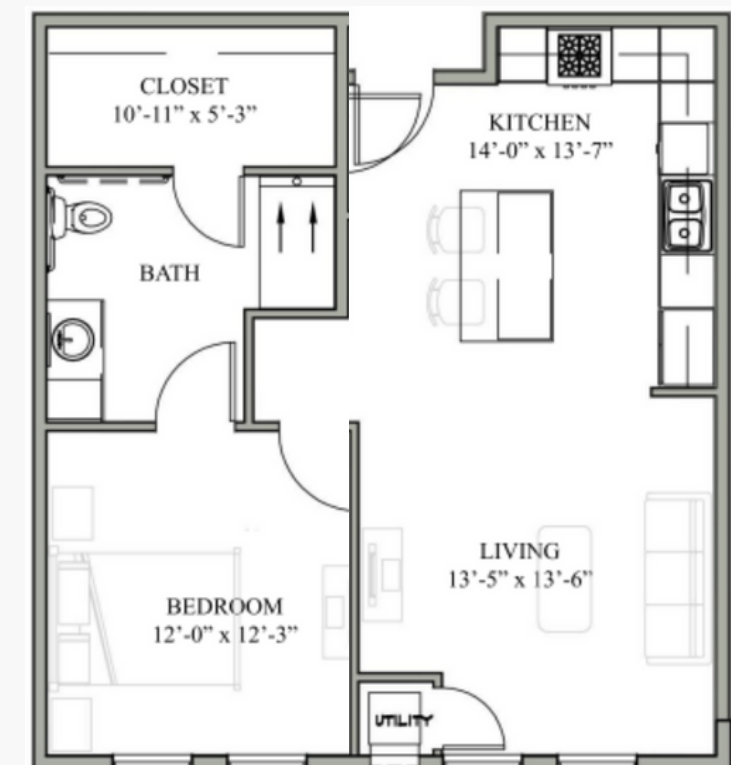


Apartment building will include amenity space for all residences such as a social hall, theatre, & exercise room.

836 sq ft 1-2
bedroom, 2
bath sample
floor plan



605 sq ft 1
bedroom
sample floor
plan



NW 1/4 SECTION 4 TOWNSHIP 10 N, RANGE 1 E

Harvest Valley Court

A Senior Living Community

- LEGEND**
- 1 BED 1 BATH UNITS
 - 2 BED 2 BATH UNITS
 - AMENITY SPACE



| NO. | DESCRIPTION | INIT | DATE |
|--|-------------|----------|----------|
| | | | |
| <div><div><div>CORPORATE OFFICE 3500 130th Ave SE Lakewood, WA 98459 (253) 984-2900 beylerconsulting.com</div><div><div>BEYLER CONSULTING</div><div>Plan. Design. Manage</div><div>CONSTRUCTION MANAGEMENT PROJECT MANAGEMENT PLANNING & FEASIBILITY PERMITTING SERVICES CONSTRUCTION MANAGEMENT</div></div></div></div> | | | |
| <div><div>CONCEPT FLOOR PLANS</div><div>Harvest Valley Court</div><div>A Senior Living Community</div><div>UTAH</div></div> | | | |
| DESIGNED: | DRAWN: | CHECKED: | DATE: |
| LCB/LPL | LPL | LCB | 3/9/2022 |
| VERT: | SCALE: | HORZ: | |
| | | | |
| 3/9/2022 | | | |
| JOB NUMBER | | | |
| TBD | | | |
| SHEET | | | |
| A-1 | | | |

Landscape Design

Sample Shrub and Tree Selection:

- Karl Foerster Feather Reed Grass
- Russian Sage
- Dwarf Burning Bush Shrub
- Dogwood Shrub
- Weeping Blue Atlas Cedar
- Weeping blue spruce
- Weeping Norway
- Zelkova Green Vase Tree
- Pegal Columnar Oak
- Sunset Maple



Board Members

Patrick Jenkins-Chair

Cecelia Benson –Vice Chair

Mike Arnold

Shaun Bushman

Holly Broome-Hyer

Sue Sorenson

Mary Barrus

Ron Bushman

Bob Christensen

David Geary

Lieren Hansen

Paul James

Lyle Lundberg

Glen Schmidt

Gregory Shannon

Jeannie Simmonds

Jeff Turley

Abraham Verdoes

March 8, 2022

Dear Hyrum City Council,

Recently the Cache Valley Transit District received a request to install a bus stop at 250 east main in Hyrum. This request came from the developer of Harvest Valley Court senior living.

When CVTD receives such requests, we look to determine how the request would impact our current service in the area. We also reach out to city staff to understand what their level of support is for CVTD modifying or in this case, installing a stop.

In looking at this area, installing a bus stop is helpful in a couple of ways. First, this would shorten the distance between bus stops to approximately two blocks. We find this an effective distance for people walking to the bus stop. Second, locating a bus stop near senior housing is something that CVTD supports for ease of use by the potential residents.

CVTD also reached out to Ron Salvesen to understand what his level of support for installing a bus stop would be. Ron indicated that he had no concerns with installing a bus stop.

Based on this research, CVTD is supportive of installing a bus stop at approximately 250 east main as development occurs.

Should you have any questions please contact me at 435-713-6968.

Sincerely,



Todd Beutler
General Manager



Bringing Communities Together

754 West 600 North Logan, Utah 84321 • Phone: (435) 752-2877 • Fax: (435) 713-6991