

HARVEST VALLEY COURT, P.U.D.
43 NORTH 300 EAST
PLANNING COMMISSION MEETING
FEBRUARY 24, 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.

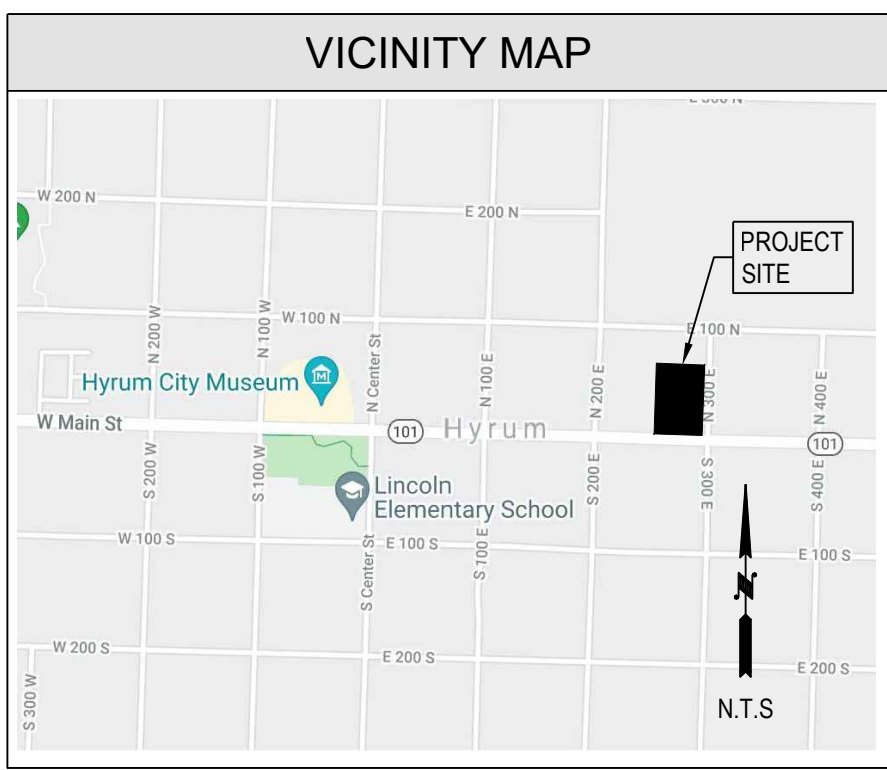
NOTES:

17.60.070 Commission Requirements and Recommendations

Follows the requirements of HCC 16.10.090, but adds: The Planning Commission will also act as an Architectural Review Committee and will evaluate the Site Plan and drawings for:

- A. A good mix of building materials, colors and architectural features to create an attractive, well-planned development;*

- B. Sufficient public open spaces and amenities that will provides a safe, comfortable and pleasant environment;*
- C. Appropriate building types in terms of density, site relationship and spacing.*
- D. Well-planned site signage;*
- E. Well-planned exterior lighting;*
- F. Preservation of natural features including trees, drainage areas, and views.*
- G. Good vehicular and pedestrian movement;*
- H. Integrated parking;*
- I. Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site;*
- J. Placement of fencing/walls and solid waste enclosures.*
- K. PUD's with multi-family units to follow Multi-family Housing Design Standards requirements of HCC 17.30.070. (Ord. 13-02; Ord. 13-04)*



LEGEND

---	EX PROPERTY BOUNDARY
[Hatched Box]	BUILDING
[Solid Grey Box]	ASPHALT PAVEMENT
[Dotted Box]	CONCRETE
SD	STORM DRAINAGE PIPE
SAN	SANITARY SEWER PIPE
W	WATER MAIN
P	UNDERGROUND POWER LINE
[Dotted Box]	POND BOTTOM

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

Harvest Valley Court

A Senior Living Community

Parcel #01-009-0001

LEGAL DESCRIPTION

LOTS 1, 7, 8 BLK 22 PLAT A HYRUM CITY SVY NW/4 SEC 4 T 10N R 1E A1075

SITE DATA

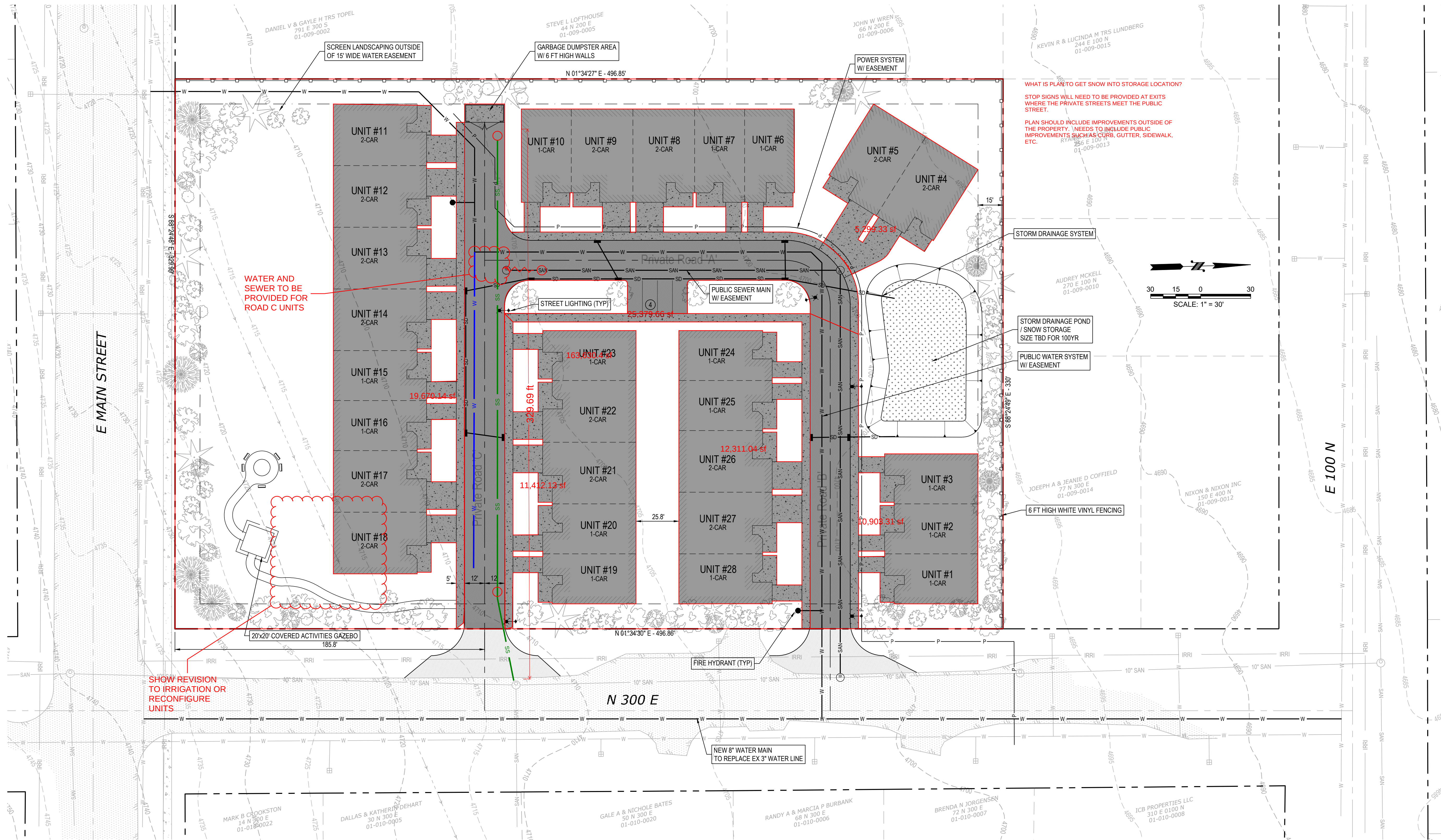
PARCEL NUMBER:	01-009-0001
OWNER INFORMATION HAS NOT BEEN INCLUDED	
SITE ADDRESS:	43 N 300 E HYRUM CITY, UT 84319
SITE AREA:	3.75 ACRES
OPEN SPACE:	70,559 SF (1.62 AC)(43%)
ZONING:	R-2, RESIDENTIAL, MULTI-FAMILY
PARKING:	ON STREET PARKING 4 STALLS GARAGE PARKING 42 STALLS DRIVEWAY PARKING 42 STALLS TOTAL PARKING 88 STALLS

PROJECT INFO

APPLICANT/CLIENT:	ENGINEER:
DAVID MADSEN HURUM, UT 84319 TEL: 801-916-6366	BEYLER CONSULTING 5920 100TH ST SW, STE 25 LAKEWOOD, WA 98499 CONTACT: LANDON BEYLER, PE TEL: 253-984-2900

UTILITIES

WATER:	HYRUM CITY CULINARY WATER AUTHORITY
SEWER:	GRAVITY HYRUM CITY SEWER AUTHORITY
POWER:	HYRUM CITY POWER



NO.	DESCRIPTION	DATE
INIT		

CONCEPT SITE PLAN

Harvest Valley Court

A Senior Living Community

HYRUM CITY

DESIGNED: LCB/LPL
DRAWN: LPL
CHECKED: LCB
SCALE: HORIZ: 1"=30'
VERT: 1"=30'

DATE: 1/19/2022

JOB NUMBER

TBD

SHEET

ALT-5

1/19/2022

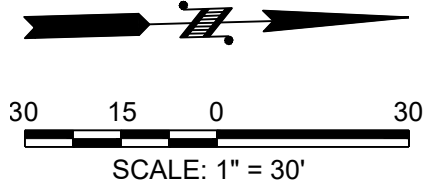
BEYLER CONSULTING
Plan. Design. Manage
CORPORATE OFFICE
5920 100TH ST SW, Ste #25
Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

UTAH

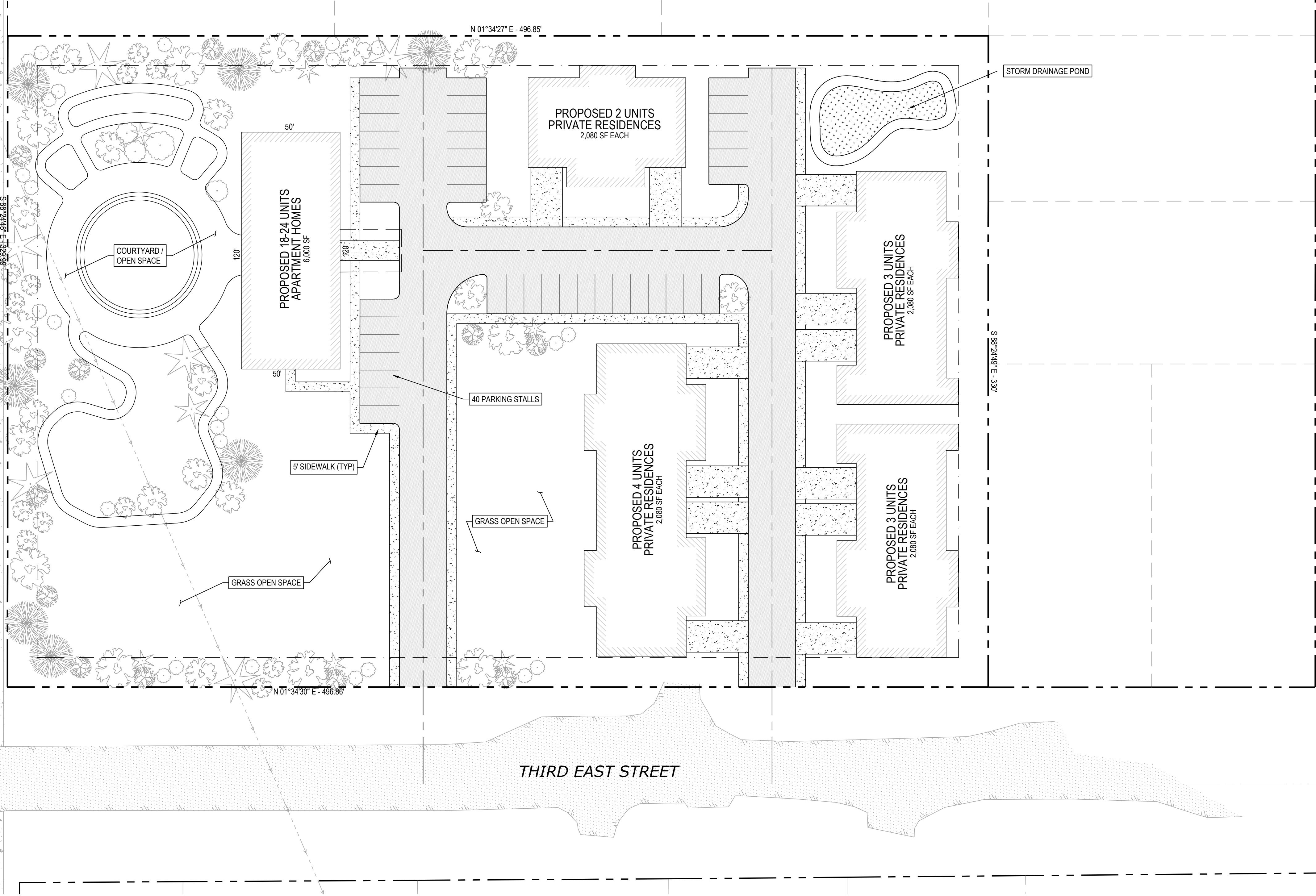
NW 1/4 SECTION 4 TOWNSHIP 10 N, RANGE 1 E

HYRUM CITY 43N300E

01-009-0001



MAIN STREET



FIRST NORTH STREET

THIRD EAST STREET

BUILDING LAYOUT 4				NO.	DESCRIPTION	INIT	DATE
HYRUM CITY 43N300E							
HYRUM CITY							
01-009-0001							
UTAH							
DATE: 12/15/2021							
SCALE: HORIZ: 1"=30' VERT: 1"=30'							
CHECKED: 12/15/2021							
DRAWN: 12/15/2021							
DESIGNED: 12/15/2021							
JOB NUMBER							
X							
SHEET							
SP-4							

BEYLER
CONSULTING
Plan. Design. Manage

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5920 100th St SW, Ste #25
Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

UTAH

DATE: 12/15/2021

SCALE: HORIZ: 1"=30' VERT: 1"=30'

CHECKED: 12/15/2021

DRAWN: 12/15/2021

DESIGNED: 12/15/2021

JOB NUMBER

X

SHEET

SP-4