

HARVEST VALLEY COURT, P.U.D.
43 NORTH 300 EAST
PLANNING COMMISSION MEETING
APRIL 14, 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: City Council referred this project back to Planning Commission with the understanding that this would not be accepted for consideration with apartments. City Council also directed the Planning Commission to make any recommendations that they feel would make this a project that will fit with the spirit of a planned unit development in Hyrum. The Planning Commission is allowed to make adjustments to the requirements in the Code as they deem appropriate for senior housing.

Electrical component delays for equipment not already ordered are estimated to be 2.5 years.

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)*

17.30.070 Duplexes, Triplexes, Fourplexes/All Multi-Family Housing

Multi-family housing, unless approved as a PUD, will be limited to four (4) family units per City block (the full area of the block not linear). This can consist of two (2) duplexes or one (1) triplex or one (1) fourplex. The following criteria must be met for all multi-family housing of new construction, and conversion of existing structures into multi-family housing: (The City Council, with Planning Commission recommendation, may make adjustments to these requirements, as they deem appropriate, for senior housing developments)

- A. Front setback shall be a minimum of thirty (30) feet and shall be landscaped.*
- B. Side yards must have landscaped strips a minimum of ten (10) feet in width.*
- C. The front of the multi-family housing units shall face the street unless otherwise approved by the Planning Commission.*
- D. Multi-family housing developments may not be located closer than 660 feet, as measured from the midpoint of the platted front property line to the midpoint of the*

platted front property line to any other duplex, triplex, or fourplex. Measurements are made from City plats following front property lines and include distances to cross streets at right angles as required.

- E. In considering a recommendation to the City Council for approval for multi-family housing, the Planning Commission will also act as an Architectural Review Committee, and will evaluate the Site Plan for meeting the following standards:*

1. Buildings.

- a. A building's modulation, articulation, details, and materials shall be arranged to give the building the appearance of a large single-family detached home.*
- b. Multi-family residential buildings require the exterior building walls to be composed of the required brick or stone, equal to a minimum of one (1) times the square feet of the exterior building perimeter.*
- c. Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high-quality materials and require minimal maintenance. Exterior materials allowed for use on visual (from street) elevations of the building are: stone, cast stone, brick, synthetic stone, stucco, water-managed EIFS, cement board, and wood. Use of other materials is subject to approval by the Planning Commission.*
- d. Walls of buildings are to have relief features with a variety of different wall planes and roof planes, which may include pop-outs, recesses, columns, variation in materials, etc. Relief is to be seen at a minimum of every twenty-five feet (25') of wall length.*
- e. All exterior building material colors shall be earth tones.*
- f. Buildings shall have consistent detailing on all four elevations; a building shall have building details and proportions to ensure a "four-sided" architectural quality for the building with emphasis on the street visual sides.*
- g. Building design shall respect the context of adjacent residential neighborhoods, including the height, scale, form, and character of surrounding development.*
- h. Residential buildings shall limit the use of long, monotonous facades. The maximum length of multi-family buildings shall be 200 (two hundred) feet.*
- i. Roofs shall have a minimum 6" fascia, minimum 6/12 pitch on over 80% of roofs, no pitch flatter than 4½ /12.*
- j. Building roofs shall be attractive and durable. To ensure this, roofs shall be constructed of high-quality materials and require minimal maintenance. Pitched roofs shall be finished with wood shingles, slate, clay tiles, concrete tiles, standing-seam metal, or composition shingles. Use of other materials is subject to approval by the Planning Commission.*
- k. Roofs shall be simple hip, shed, or gable configurations. Roofline offsets shall be provided to lend architectural interest and variety to the*

building and to relieve the effect of a single, long roof. The use of alternating dormers, stepped roofs, gables, or other roof elements can be used to add visual relief and articulation to the overall building form.

- l. Distinctive architectural features that positively enhance the structures, such as porches, patios, balcony, wrought iron railings, porticos, quoins, eaves, overhangs, canopies, etc. shall be included in the building design.*
- m. Mechanical equipment on rooftops to be architecturally screened from view.*
- n. Any portion of a building closer than 50 feet from a common property line that abuts a property developed as a single-family home shall be no higher than twelve (12) feet above the highest point of the closest existing residential structure.*

2. Parking.

- a. A minimum 2.5 parking spaces per unit.*
- b. Garages have 4 walls, roof, doorway at least 9 feet in width, and door that is lockable, and minimum interior dimension of 22 feet x 12 feet.*
- c. Parking structures shall be made of similar materials and design as buildings.*
- d. Parking lot to be asphalt or cement, to have poured concrete bumpers and curbs.*
- e. Driveways and uncovered parking areas shall be paved and striped.*
- f. Parking lot shall be located at rear of dwelling units. The Planning Commission may approve garages with front entrances for multi-family buildings.*
- g. No tandem parking permitted unless both spaces reserved for the same dwelling unit.*
- h. No recreational vehicle parking permitted on site whether inside or outside of a garage.*
- i. No surface parking permitted within required setback or buffer, except access driveways.*
- j. Bicycle parking racks to park bikes in the amount of minimum two (2) spaces per unit.*

3. Landscaping.

- a. A landscape plan is required to be approved with the project site plan.*
- b. A minimum of 50% of the lot must be open and landscaped.*
- c. A minimum of 10% of the lot shall be provided as a children's playground, such as, a sandbox, open grass area, etc.*
- d. All areas in the front, side, and rear yards that are not developed shall be landscaped, unless a unique natural vegetation or wetlands area is included, subject to approval.*
- e. A minimum landscaped street buffer area shall be provided at a width of 30 feet.*

- f. Landscaped street buffer area may not include paved surfaces, except for sidewalks, driveways, or trails.*
 - g. A minimum of 1 tree shall be planted per 1,000 square feet of required landscaped areas. At least 30% shall be evergreens.*
 - h. Landscaping shall include a mix of deciduous and evergreen trees, ground cover, and shrubs.*
 - i. Minimum plant sizes shall be as follows:*
 - (1). Deciduous trees, 2-inch caliper*
 - (2). Evergreen trees, 7 feet in height*
 - (3). Shrubs, 5-gallon container*
 - (4). Grass or ground cover, 10-foot square area*
 - (5). Existing trees, native vegetation and rare plants shall be retained wherever possible.*
 - j. Maximum height of berms, fences, signs or ground cover within a clear vision sight triangle is 3 feet.*
 - k. Maintenance and replacement of required landscaping and screening shall be the responsibility of the property owner.*
- 4. Other Features.*
 - a. Dumpsters shall be located behind a sight obscuring enclosure, built of materials complimenting the architectural style of the buildings.*
 - b. When practical, a minimum 5-foot landscaping area will be required around dumpster enclosures.*
 - c. A solid, sight obscuring fence or wall with a minimum height of six (6) feet shall be installed on all sides of the parking lot facing neighboring properties.*
 - d. The City may require the inclusion of a wall, fence or screen to mitigate noise or unsightly uses.*
 - e. Visual area (usually front yard) perimeter fencing shall match the building design, i.e., masonry columns or piers with same brick or stone as the buildings.*
 - f. Walls or fences with lengths greater than 100 feet shall be interrupted with offsets, landscaping or accents.*
 - g. Any areas which are to be screened shall be done with a solid, sight-obscuring fence or wall, and landscaping to soften fence appearance.*
 - h. Utilities shall be located underground and above ground boxes screened.*
 - i. Exterior lighting fixtures that match the architectural design theme shall be included for street, walkways, parking areas, entrances and building exteriors. Exterior up lighting is encouraged to accent the structures and provide additional safety. Exterior lighting shall be dark-sky sensitive.*
 - j. Any developments with more than 12 dwelling units, such as PUD's, shall include playground equipment and may require other recreational amenities for residents, which may include swimming pools, spas,*

sports courts, barbecue grills and picnic facilities, etc. (Adjustments to these requirements may be made to fit the needs of retirement communities, etc.)

- k. Any project signage shall be built of materials complimenting the architectural style of the buildings. (Must comply with existing sign ordinance requirements found in HCC 17.72).*
- l. Curb, gutter, planting strip, and sidewalk shall be installed along public roadways where adjacent to existing curb, gutter, and sidewalks. (Ord. 13-04)*

F. HISTORY

Amended by Ord. 19-04 on 3/7/2019