

HARVEST VALLEY COURT, P.U.D.

43 NORTH 300 EAST

CITY COUNCIL MEETING

MAY 5, 2022

SUMMARY: Terra Alta Ventures is seeking Concept Plan approval of a Planned Unit Development at 43 North 300 East. The development proposes 28 single story attached homes and 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 is proposed to be rerouted in coordination 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. Lighting spilling into adjacent properties. *(City requires dark sky compliant lighting)*
2. Long-term maintenance of the facility. Who will take over management?
3. How will this be restricted in the future to seniors only. Will there be a shift in the age restriction?

4. What mechanisms will be available to keep this affordable for seniors?
5. Would there be restrictions on children living in the community?

Discussion with the developer:

1. Developer is interested in working with CVTD to move or add a bus stop near the apartments.
2. Outdoor open space and recreational areas would be open to the entire development.
3. Fencing type was discussed and proposed as a mix of rail and panel fencing around the entire site.
4. Lighting on site would be short and screened by buildings to prevent spilling to neighbors' properties.
5. Canal will be piped with cleanouts for the canal company to maintain the system.
6. Homes will have individual trash bins and a dumpster will not be provided.
7. 43 percent of area will be maintained as open space.
8. Developer does not permit rentals in covenants and if residents take an extended leave of absence, the home may not be rented out. A caretaker/manager will be required to check on property status during absence.

At submission of the preliminary plat, the Planning Commission will require:

1. Landscape plan with renderings. A walking path for the open space along Main Street to connect to the west sidewalk
2. Full building elevations for all sides, showing depth and contour of the side facing Main Street.

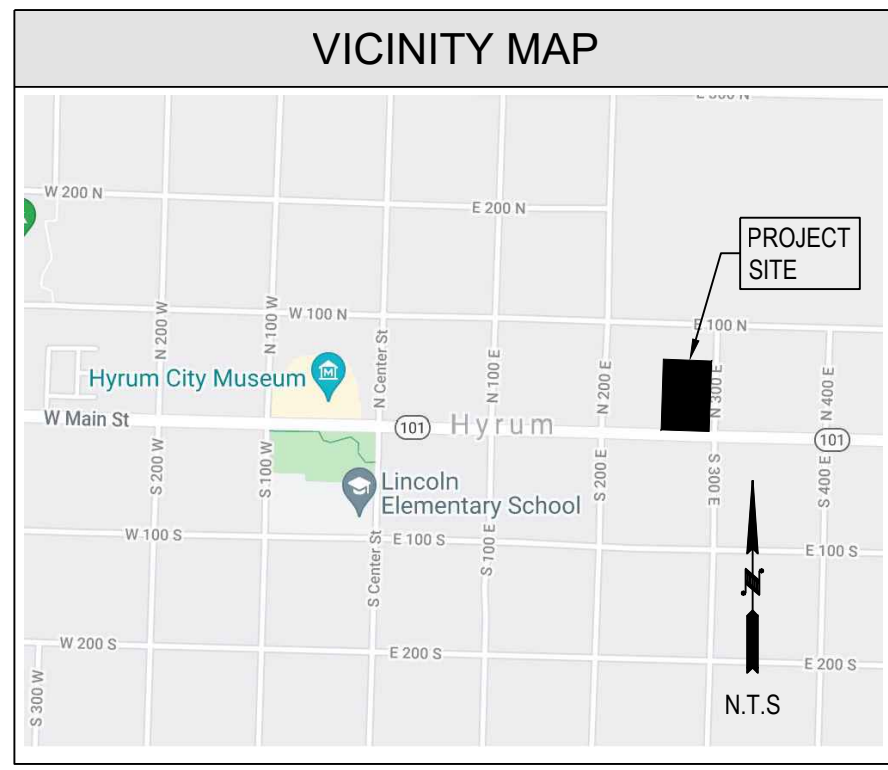
Note: **Electrical component delays are estimated to be 2.5 years.**

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

Harvest Valley Court

A Senior Living Community

Parcel #01-009-0001



LEGEND	
	EX PROPERTY BOUNDARY
	BUILDING
	ASPHALT PAVEMENT
	CONCRETE
	STORM DRAINAGE PIPE
	SANITARY SEWER PIPE
	WATER MAIN
	UNDERGROUND POWER LINE
	POND BOTTOM
	6' HORSE FARM FENCE
	LAMP POST

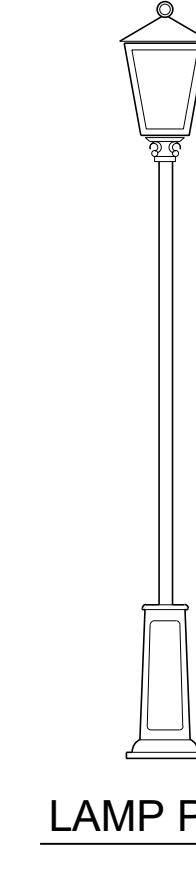
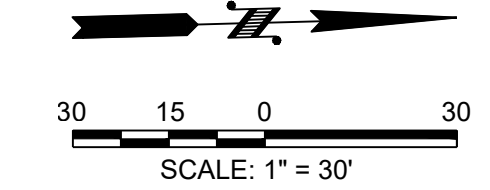
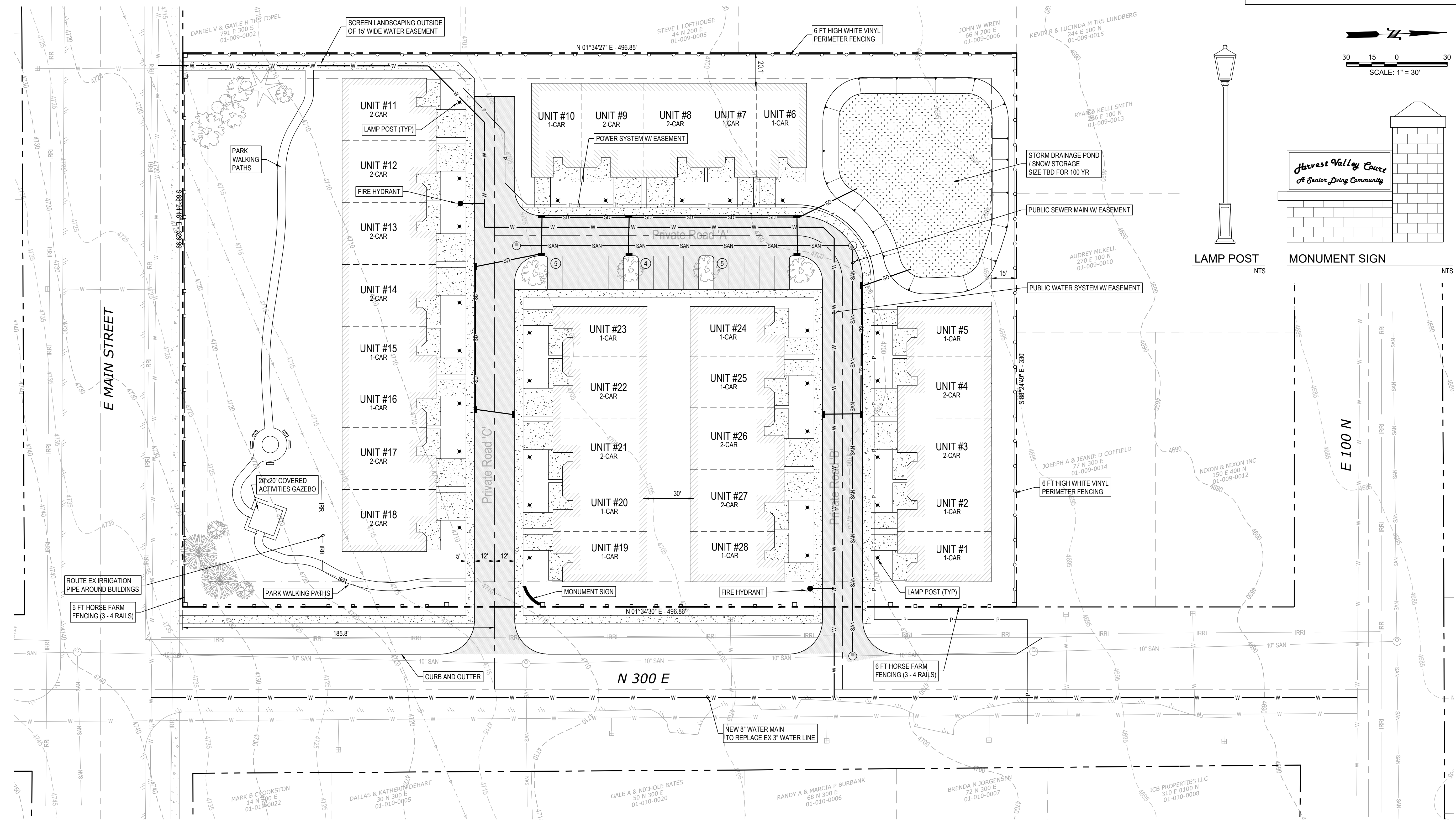
SITE DATA	
PARCEL NUMBER:	01-009-0001
SITE ADDRESS:	43 N 300 E, HYRUM CITY, UT 84319
SITE AREA:	3.75 ACRES
OPEN SPACE:	82,803 SF (1.90 AC)(50%)
ZONING:	R-2, RESIDENTIAL, MULTI-FAMILY
PARKING:	ON STREET PARKING 14 STALLS GARAGE PARKING 42 STALLS DRIVEWAY PARKING 42 STALLS TOTAL PARKING 98 STALLS

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

BUILDING INFORMATION	
SINGLE STORY 1-CAR TOWNHOMES - 14 UNITS	
SINGLE STORY 2-CAR TOWNHOMES - 14 UNITS	

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

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



NO.	DESCRIPTION	DATE

BEYLER CONSULTING
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beylerconsulting.com

Plan. Design. Manage
ARCHITECTURE | INTERIOR DESIGN | LANDSCAPE ARCHITECTURE
PROJECT MANAGEMENT | PLANNING & FEASIBILITY
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

CONCEPT SITE PLAN

Harvest Valley Court
A Senior Living Community

HYRUM CITY UTAH

DESIGNED: LCB/LPL DRAWN: LCB CHECKED: LCB SCALE: HORIZ: 1"=30' VERT: DATE: 4/21/2022

4/21/2022

JOB NUMBER
TBD

SHEET
C-1

CAD FILE: X:\Admin\Land\Leasey\Hyrum\Projects\Hyrum_Layouts.dwg PLOT DATE/TIME: 4/21/2022 4:52 PM