

CONCEPT PLAN
GREEN MEADOW VILLAS
291 WEST MAIN STREET
CITY COUNCIL MEETING
SEPTEMBER 3, 2015

Utilities:

All are available in this area. A sewer line runs down the West side of this development. Water and electrical are available on the Highway. The utility layout will be dealt with during the preliminary plat process.

Roads:

These will be private roads within the development. They will need to update their UDOT access permit for this change of use.

Other:

This is the property where the Valley Event Center is currently located. (2.5 acres) They have also acquired the property directly to the north which has also been added to this parcel. (1.3 acres)

This development will be individually owned condominium units. The buildings proposed seem to meet the cities multifamily design standards. Each unit will have a two car garage. Playground area is being proposed with large grass area. The Planning Commission held a public hearing. The room was about a third full with it being about evenly split for those that spoke for and against. The concerns that those that lived around the development had mostly dealt with the ground water issues, access to the back of their property, fencing, and concern about the density. A few people that lived several blocks away said they didn't think the city needed or wanted this type of housing because of the increased traffic & crime, low income of residents, too close to highway, and it would

PART OF THE NORTH WEST QUARTER OF SECTION 5,
TOWNSHIP 10 NORTH, RANGE 1 EAST, SLB&M

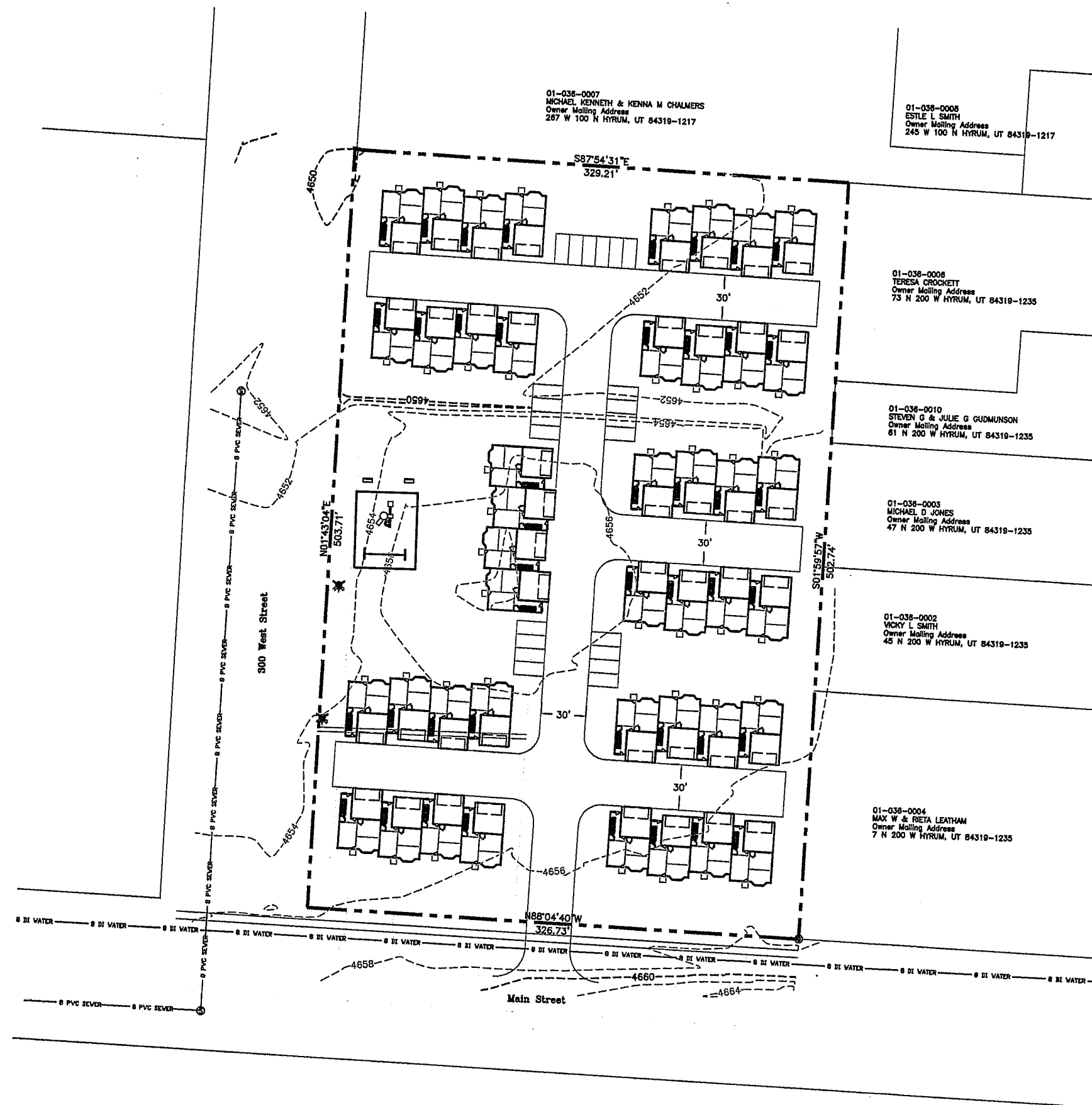
NOTES:

- | | | |
|-----------------------|----------------|---------|
| SCALE
1"=40' | DATE
7-2015 | JOB NO. |
| DRAWING
HYRUM1.DWG | | |
| DRAWN BY
AVM | | |

PROJECT

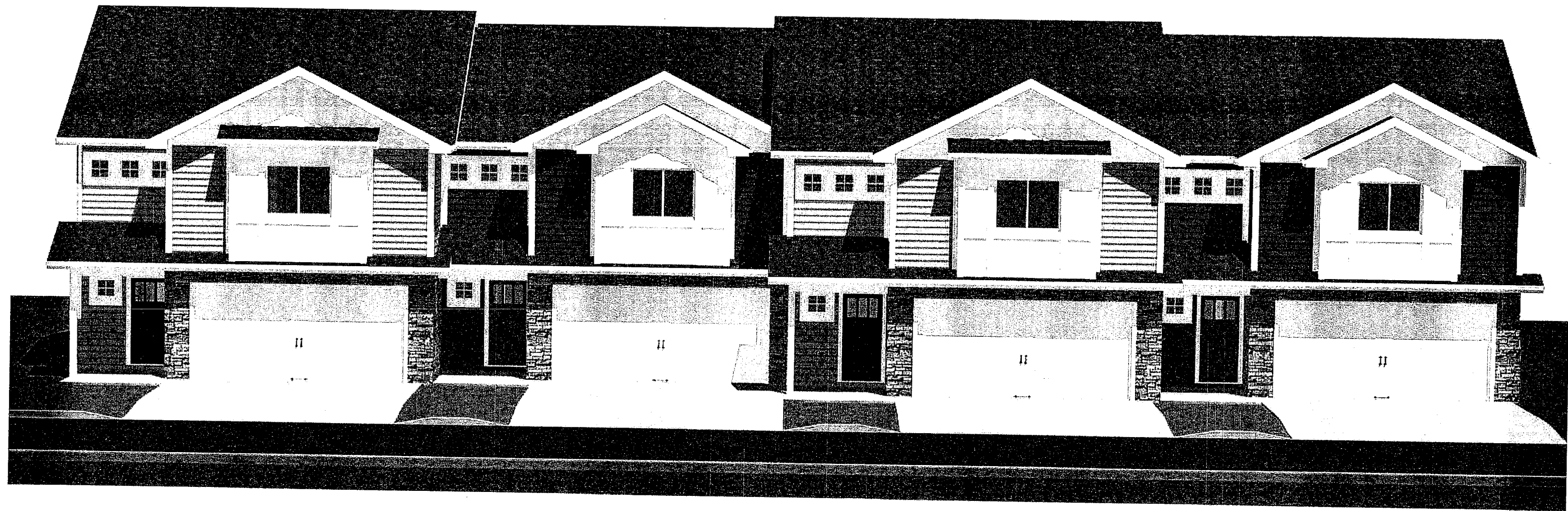


SHEET
1
OF
1 SHEETS





FRONT ELEVATION
SCALE: 1/4" = 1'



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PROJECT FOR:
DIRECT HOMES LLC.
GREEN MEADOW VILLAS

TITLE:
ELEVATION

DATE:
7/27/2015

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DO NOT SCALE 11"x17" PRINTS
THEY ARE NOT TO SCALE



REAR ELEVATION
SCALE: 1/4" = 1'



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