

CONCEPT PLAN
COBBLECREEK TOWNHOMES
~230 NORTH 800 EAST
PLANNING COMMISSION MEETING
JANUARY 11, 2018

Utilities:

All are available in this area. A sewer and irrigation main runs down the West side of the highway. Water and electrical lines are available on the East side of 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 get a UDOT access permit for this change of use.

Signage:

May want to require a nice entrance sign.

HOA: There needs to be a discussion on how this will be governed. What is the expected monthly fee? Is this development big enough to provide the HOA fees for the future? (Already the Blacksmith Fork Villas is telling the city they can't raise the needed funds to maintain their HOA. This HOA has the same number of units.)

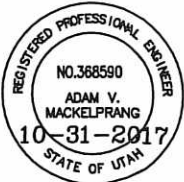
Other:

This is a continuation of last month's meeting. Jake is to bring back changes and be more specific as required at last month's meeting. The layout was to be changed putting the larger park in the back, iron fence location and pictures shown, more detail for buildings- elevations/pictures, added parking, landscape areas by the buildings, dumpster plans, etc. (See attached initial new layout. He said he will have more detailed drawings at the meeting)

COBBLECREEK TOWNHOMES

PART OF THE NORTHWEST OF SECTION 3,
TOWNSHIP 10 NORTH, RANGE 1 EAST, SLB&M

CONCEPT



SCALE 1"=30' for 24"x36"
1"=60' for 11"x17"

- NOTES:
- PROPERTY OWNER:
SCOTT A & KIM S TRS NYDEGGER
380 W CENTER ST
LOGAN, UT 84321-4444
- DEVELOPER:
JAKE THOMPSON
2990 NORTH 1600 EAST
NORTH LOGAN, UTAH 84321
435-784-2418
1. AREA: 3.01 ACRES
 2. TOTAL LOTS: 2
 3. TOTAL UNITS ON LOT 1: 24
REQUIRED PARKING SPACES: 60
PROVIDED PARKING SPACES: 48 COVERED, 12 UNCOVERED
 4. WATER PROVIDED BY HYRUM CITY
 5. SEWER PROVIDED BY HYRUM CITY
 6. INTENT-PROVIDED AFFORDABLE HOUSING OPTIONS IN AN AREA THAT WILL STIMULATE COMMERCIAL GROWTH IN HYRUM.

--- PROJECT BOUNDARY
--- PROJECT SETBACK
--- EXISTING 1' CONTOUR

PROJECT
COBBLECREEK TOWNHOMES
PART OF THE NORTHWEST OF SECTION 3, TOWNSHIP 10
NORTH, RANGE 1 EAST, SLB&M
HYRUM, UTAH

ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH STUIE P
LOGAN, UTAH 84321
(435) 755-5121



SHEET
1
OF
1 SHEETS

01-003-0060
EMMANUEL BAPTIST CHURCH
PO BOX 318
HYRUM, UT 84319

01-003-0058-REMAINDER
SCOTT A & KIM S TRS NYDEGGER
380 W CENTER ST
LOGAN, UT 84321-4444

01-003-0042
JACK B PARSON COMPANIESPO 2350
S 1800 W STE 100
OGDEN, UT 84401-3481

01-003-0050
ELK MEADOW STORAGE LLC
380 W CENTER ST
LOGAN, UT 84321-4444

* 31 guest = 3.3 per
* 38 potential guest = 3.6