



## PLANNING COMMISSION- AMENDED

Thursday, March 13, 2025 at 6:30 PM  
Council Chambers, 60 West Main, Hyrum, Utah

### AGENDA

Public notice is hereby given of a Hyrum Planning Commission- AMENDED to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, March 13, 2025. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
  - A. February 13, 2025
5. **AGENDA APPROVAL**
6. **PUBLIC HEARING**
  - A. To receive public comment regarding a Planned Unit Development located at approximately 470 West 400 North. The development proposes a mix of nineteen (19) single and twin-family homes on approximately 2.8 acres.
  - B. To receive public comment concerning a request for a conditional use permit for indoor pickleball located at 220 North Center Street. The requested hours of operation are 24 hours of operation, Sunday through Saturday.
7. **SCHEDULED DELEGATIONS**
  - A. Todd Horman, Country Living PUD - To request a recommendation for concept plan approval for Country Living Planned Unit Development for 19 single and twin family houses on approximately 2.8 acres located 470 West 400 North. 25-006A
  - B. Heather Godfrey, Sunrise Properties - To request approval of Conditional Use Permit for The Paddle Pickleball LLC. located at 220 North Center for indoor pickleball courts in the Light Manufacturing Zone (M-1). 25-011A
  - C. Kirk Wilcox (Wilcox Landscaping) - To request site plan amendment approval at 1673 Anvil Road in Blacksmith Fork Industrial Park.
  - D. Colter Leishman - To request approval for a three (3) lot single-family residential Mini Subdivision located at approximately 200 North 150 East.
  - E. Floyd Faucette (Miller Companies) - To request site plan approval for a building addition located at 1836 West 4600 South to expand business operations.

**8. ADJOURNMENT**

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**Shara Toone**  
**Secretary**

Commission Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the Commission Member will be on speakerphone. The speakerphone will be amplified so that the other Commission Members and all other persons present in the Commission Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

**CERTIFICATE OF POSTING** - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 12th day of March, 2025. Shara Toone, Secretary





**PLANNING COMMISSION  
STAFF EVALUATION  
FIRST REVIEW**

**APPLICATION NO:** 25-006A  
**APPLICANT:** County Living PUD / Todd Horman  
**PROPERTY OWNER:** 2x Investments LLC  
**PROPERTY ADDRESS:** 460, 472, 488 West 400 North  
**PARCEL NUMBER:** 03-221-0003, 03-221-0002, 03-221-0001  
**PARCEL AREA:** 0.96, 1.15, 0.75 (2.86 Acres)  
**ZONE:** Residential Zone R-2  
**DATE:** March 6, 2025

**PLANNING COMMISSION MEETING:** March 13, 2025  
**PLANNING COMMISSION ROLE:** Recommending Body to City Council  
**APPLICATION TYPE:** Planned Unit Development – Concept Plan

**NATURE OF REQUEST:**  
 Permitted Use: Planned Unit Development – Concept Plan

**CURRENT ZONING DISTRICT:**  
**Residential Zone R-2.** The R-1/ R-2 Zone is a mixed density residential zone. Its minimum lot size is 9,900 square feet for a single-family dwelling. This zone is eligible for appropriately located Planned Unit Developments

**OVERVIEW:**  
 The applicant Todd Horman is seeking concept plan approval for County Living Planned Unit Development located at approximately 470 West 400 North. The development proposes a mix of nineteen (19) single and twin-family homes on approximately 2.8 acres.

County Living PUD was originally submitted to Hyrum City and scheduled for a Public Hearing on May 9, 2024, as a proposed Planned Unit Development located at approximately 470 West 400 North to include twenty-four (24) twin-family homes on approximately 2.8 acres. The application triggered a petition for opposition of the development with one hundred (100) signatures, and the applicant determined to pull the application from the meeting after have spoken with a few of the adjacent owners with their understanding of their concerns.

As of recent, the applicant revised the previous application proposal of twenty-four (24) twin-family homes to a mix of nineteen (19) single and twin-family homes for consideration of approval for the Country Living Planned Unit Development.

**PLANNED UNIT DEVELOPMENT:**

A planned unit development (PUD) allows some deviations from the Concept Plan and platting requirements of HCC Title 16. These are usually seen as smaller lot sizes and greater density in exchange for open space, attractive building designs, and other amenities such as playgrounds, swimming pools, parks and meeting facilities. No PUD shall have an area of less than two and one half (2½) acres. Maximum density allowed for multi-family developments is 10 units per acre. Assisted living facilities are not included in this maximum density limit. Consideration should be given to disperse large multi-family PUD developments throughout the city instead of concentrating them in one central area.

A PUD is a subdivision and follows the path of HCC Title 16 for all reviews and approvals. In addition to that, there are several added requirements concerning the overall look of the project, both of the buildings and the general layout of the buildings and the amenities. The Planning Commission may recommend, and the City Council may impose such conditions on a PUD as it may deem appropriate to meet the goals and objectives of this chapter and the City's General Plan.

**UTILITIES:** Existing Power, Sewer, Water, Irrigation.

**STAFF COMMENTS:****Planning and Zoning:**

1. On March 4, 2025, following a staff site visit, the property owner was issued a Code Violation and corrective action notice to comply with Hyrum City Code Title 8 Health and Safety, Chapter 16 Nuisances, Section 090 Shafts and Well – Fencing Requirements. Specifically, there are open shafts on the site that are imminent risk to health, safety and welfare to the public. (see attached exhibits)
2. There is a spring on the property dating back to 1860. Staff observed a network of open shafts with running water, a network of underground and above ground pipes and open standing water. Staff recommends the property owner demonstrate a plan for the spring to mitigate long term corrections for the open shafts, network of underground and above ground pipes, and standing water. (see attached exhibits)
3. Staff received notice from the adjacent neighbor north of the project proposal. The neighbor installed a retaining wall in efforts to mitigate the impacts of the spring flooding and migrating silt and soils onto his property, however, the neighbors investments do not fully protect his property. Staff recommends the property owner voluntarily resolve the impacts of the spring against the neighbor regardless the outcome of the project proposal.
4. Staff recommends the property owner consult with Utah Department of Natural Resources Division of Water Rights to verify the condition of the spring and water rights ownerships are in compliance with the regulations of the agency. (see attached exhibits)
5. Recommend the developer demonstrates to the Planning Commission how the concept plan intends to connect the private road to the public street as these details were not invested into the concept plan design. The developer will be responsible for the design and installation of the sidewalk, landscaped park strip, curb and gutter, pavement to the appropriate half width of both 400 North and 500 West, and the transitions of the public right of way improvements to the existing right of way infrastructure conditions.
6. Recommend the developer consult with the Hyrum City Water Department to address the conflict of the proposed east private road access location with the underground PRV Vault and Vent that exists at that location. (see attached exhibits)

7. Recommend the concept provides internal common area connectivity for all residents of the PUD to the open space amenities.
8. Recommend the concept demonstrate snow removal storage as the proposed driveway accesses on the private road appear to impact all potential areas of snow storage.
9. Recommend the developer address any potential inequities for association fees as the private roadway maintenance and utility infrastructure fees do not benefit Lots 1 and 2 of the PUD.
10. The private roadway is providing the minimum asphalt for the fire truck and does not allow on-street parking. Recommend the developer evaluate anticipated guest parking counts and determine if the private driveways will be sufficient or if guest parking should be provided. Any overflow/guest parking that is not accommodated within the PUD will be displaced to the public street where winter parking restrictions apply.
11. Recommend Lots 1 and Lot 2 be regulated to the lot area, frontage, and yard regulations for a detached single-family dwelling in the Residential Zone R-2 in efforts to minimize the impacts of obstructing the site triangle and backing of motor vehicles at the intersection of 450 North and 500 West.
12. The applicant did not provide an overall site area breakdown for percentage of hardscape and landscape. Staff was able to calculate the approximated percentage of 75% private area to 25% open space (not excluding detention area).

**Engineering:**

1. See notes on the pdf copy of the site plan.

**Fire Department:**

1. A fire hydrant will be required at the east entrance of the private road.
2. The minimum width of the asphalt private road for the fire truck is 26 feet (27 feet provided). An asphalt width for on-street parking on the private roadway must be 42 feet wide if parking is allowed on the private roadway.

**Parks Department:**

1. No comments or concerns.

**Power Department:**

1. All new services, feeders, and equipment needs to meet Hyrum City Electrical Standards and meet NEC requirements.
2. Must maintain right-of-way access to existing overhead lines and structures.
3. Provide future conduits to be stubbed to property edges.
4. Work with Power and Light department to address any needs or concerns.

**Road / Stormwater Department:**

1. Staff would like to see drawings of asphalt tie into the roadway along with curb and gutter tie in on apron frontage.
2. Staff has concerns inside of the PUD for snow storage.
3. Staff has concerns with parking on the roadway.
4. Staff would like to see the storm water pond design and overflow options for emergencies.

**Sewer Department:**

1. There is nothing in place to hold subdivisions accountable to clean sewer mains for private roads/rows, nor a way to track it currently.
2. There is potential for overflow if the lines are not cleaned.
3. Does not recommend private roads unless an easement is added for Hyrum City to clean the lines.
4. Need to comply to construction standards

**Water / Irrigation Department**

1. Staff would like to see an overall concept with utilities through the planned unit development and in the public roadway.
  2. Staff is concerned with the east entrance having curb and gutter covering the PRV Vault.
- 

**PLANNING COMMISSION RESPONSIBILITY:**

1. The Planning Commission shall 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.
2. The Planning Commission may recommend approval, approval with conditions or denial of the Concept Plan.
3. The Planning Commission is a recommending body to the City Council and should be specific in their motion to the City Council.

**STAFF RECOMMENDATION:**

1. Staff recommends the Planning Commission should have a thorough discussion of the concept plan, staff comments, and specifying conditions and requirements for approval.

**STIPULATIONS:**

1. The property owner will compel compliance with HCC 8.16.090.
2. The Concept plan shall not constitute a development permit.
3. The Concept plan is an informal discussion document designed to allow the identification of City policies, development issues, application procedures, development standards, requirements of this Code and other items that may be considered in the review and approval processes of the City once a formal development application is received.
4. The Preliminary Plat drawings may refine and/or alter the Concept Plan based on changed circumstances, hearing input, compliance with City, State or other codes, infrastructure requirements, technical data, and interactions with adjacent properties and roads. Substantial deviations from the approved Concept Plan may require a new Concept review by the Staff, Planning Commission and Council.
5. The City Council, following review of the Concept Plan and the Planning Commission's recommendations may approve, amend and approve, approve with conditions, remand the application back to the Planning Commission for further discussion, or deny approval of the Concept Plan.

**FINDINGS OF FACT:**

1. The property is located in the Residential Zone R-2.
  2. A Planned Unit Development is a Permitted Use in the Residential Zone R-2.
-

**ATTACHMENTS:**

1. Exhibit of open shafts.
2. Exhibit of the underground and above ground piping network and standing water.
3. Exhibit of the Water Right Details for the spring on the site.
4. Cache County Parcel and Zoning Viewer – Vicinity Map
5. Cache County Parcel and Zoning Viewer – Zoning Map
6. Cache County Parcel and Zoning Viewer – Aerial Image
7. Country Living PUD Concept Plan and Details
8. Country Living PUD Concept Building Elevations
9. Country Living PUD Concept Floor Plans



Open Shafts







Surface Water / Piping Network





Surface Water / Piping Network





PRV Vault and Vent  
at Proposed East Private Road Access



## Water Right Details for 25-524

Utah Division of Water Rights

3/5/2025 12:48 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-524

Application/Claim:

Certificate:

**Owners:**

Name: Dewey H. Nielsen  
Address: Hyrum UT 84319

Interest: 100%

Remarks:

**General:**

Type of Right: Diligence Claim

Source of Info.: Proposed Determination

Status:

Quantity of Water: 0.223 CFS

Source: Nielsen Spring

County: Cache

Common Description: Hyrum

Proposed Det. Book: 25-8C

Map: 5c LB

Pub. Date: 06/01/1955

Land Owned by Appl.:

County Tax Id#:

**Dates:**

Filing:

Filed:

Priority: / /1860

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action:

Action Date:

Recon. Req. Date:

Recon. Req Type:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Cert./WUC Date: 11/20/1951

Lapsed, Etc. Date:

Lap. Ltr. Date:

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

**Points of Diversion:**

Points of Diversion - Surface:

Stream Alteration Required:

(1) N 1072 ft. W 1855 ft. from S4 corner, Sec 32 T 11N R 1E SLBM

Diverting Works:

Source: Nielsen Spring

Elevation:

UTM: 427661.587, 4610662.708 (NAD83)

**Water Uses:**

Water Uses - Group Number: 21006

Water Use Types:

Irrigation-Beneficial Use Amount: 0.76 acres Group Total: 0.76

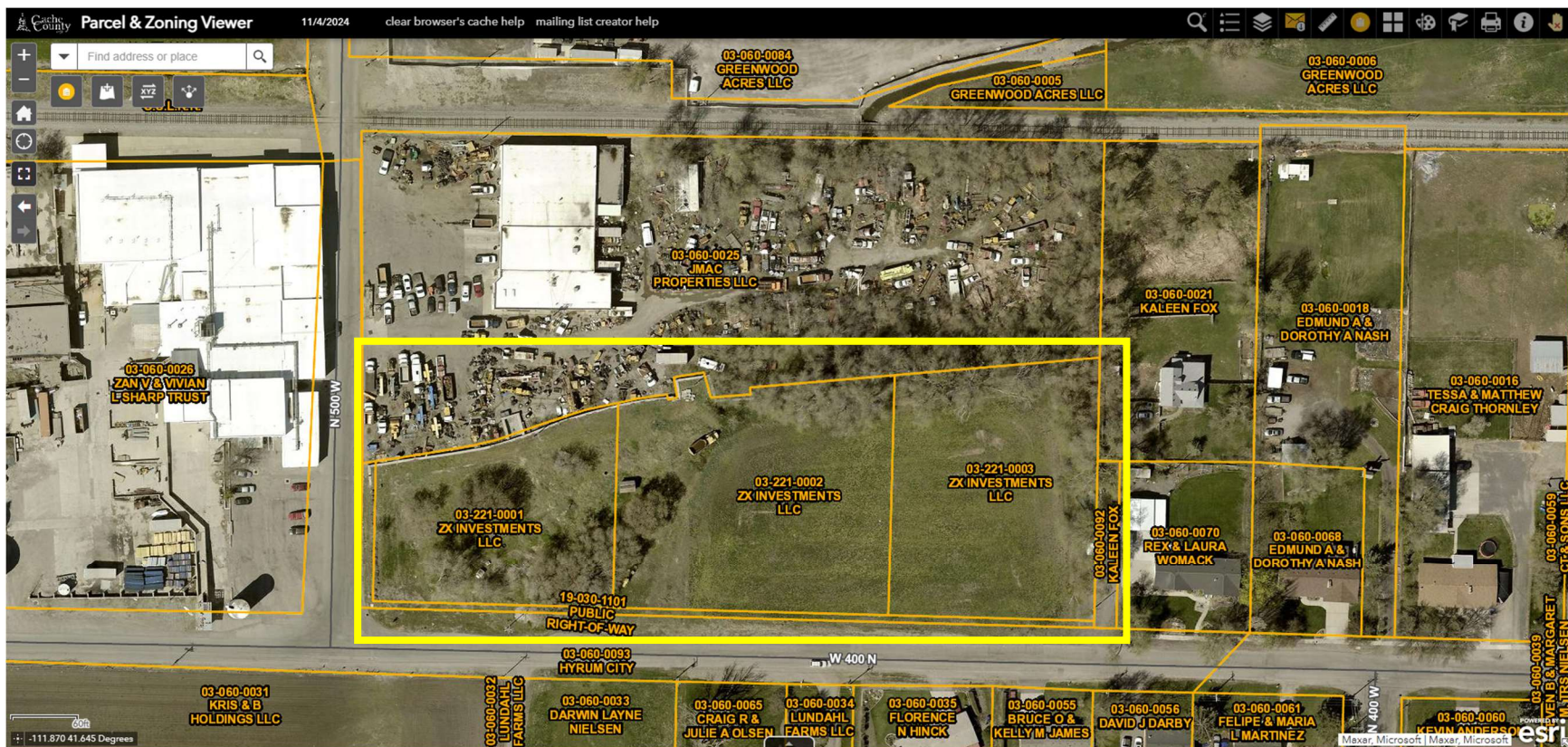
Period of Use: 04/01 to 09/30

<b>Stock Water</b> -Beneficial Use Amount: 45 ELUs Group Total: 45																Period of Use: 01/01 to 12/31				
<b>Domestic</b> -Beneficial Use Amount: 1 EDUs Group Total: 1																Period of Use: 01/01 to 12/31				
<b>Other:</b> For cooling system & cleaning of the killing plant of Tri-Miller																Period of Use: 01/01 to 12/31				
Acre Feet Contributed by this Right for this Use: Unevaluated																				
<b>Other:</b> Used for the cooling of 100 gallons of milk per day.																Period of Use: 01/01 to 12/31				
Acre Feet Contributed by this Right for this Use: Unevaluated																				
<b>Place of Use (which includes all or part of the following legal subdivisions):</b>																				
				North West				North East				South West				South East				Section
				NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 32 T 11N R 1E SLBM														0.76						0.76
Group Acreage Total :																	0.76			

<b>Place of Use Stock:</b>																			
				North West				North East				South West				South East			
				NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 32 T 11N R 1E SLBM														X					

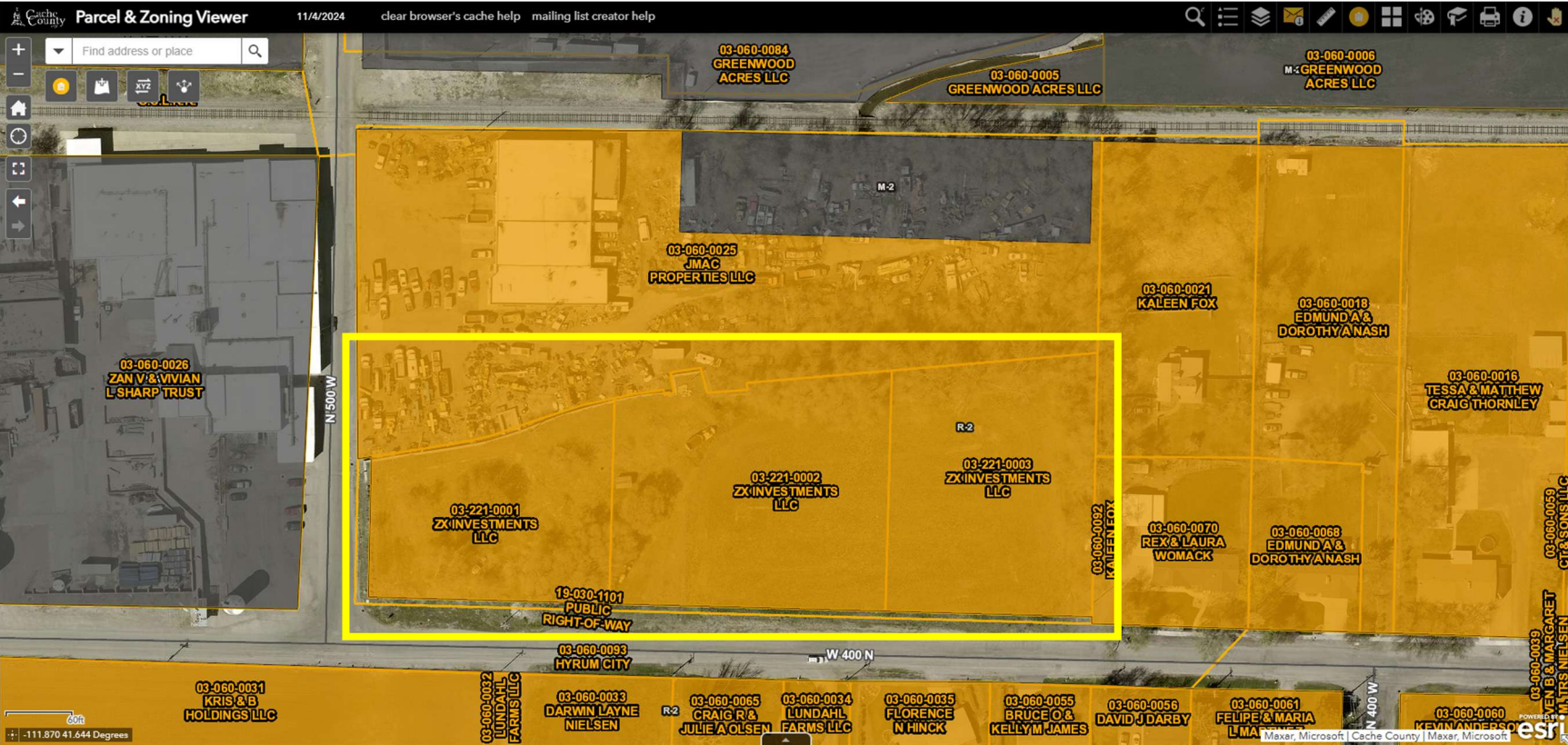
<b>Use Totals:</b>																	
Irrigation sole-supply total: 0.76 acres for a group total of: 0.76 acres																	
Stock Water sole-supply total: 45 ELUs for a group total of: 45 ELUs																	
Domestic sole-supply total: 1 EDUs for a group total of: 1 EDUs																	
Other sole-supply total: Unevaluated acft																	

### Cache County Parcel and Zoning Viewer – Vicinity Map

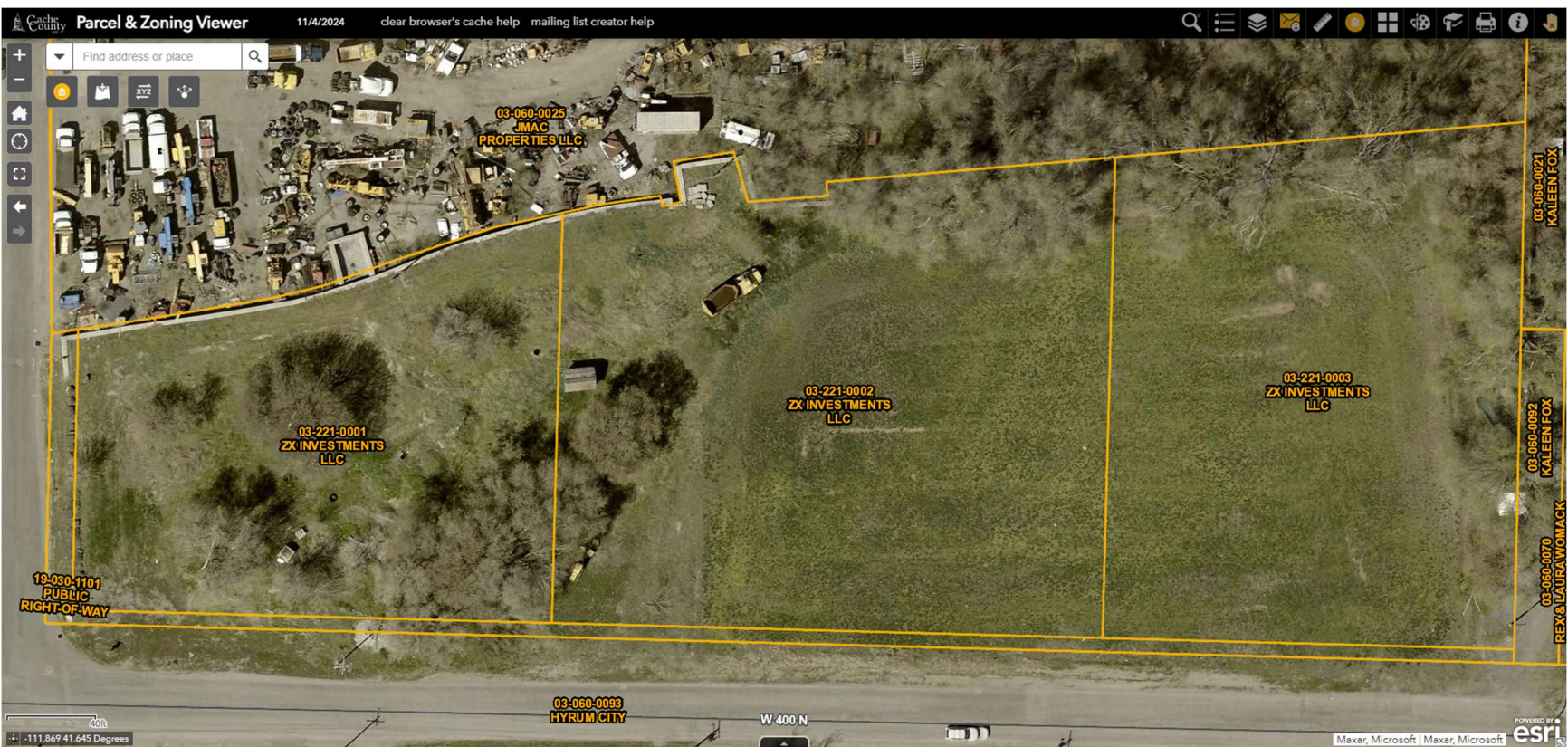




### Cache County Parcel and Zoning Viewer – Hyrum City Zoning Map



### Cache County Parcel and Zoning Viewer – Aerial Image







435-515-0126  
jackson@whitepineeng.com  
tom@whitepineeng.com  
P.O. BOX 669  
HYDE PARK, UTAH  
84318

NO.	DESCRIPTION	DATE

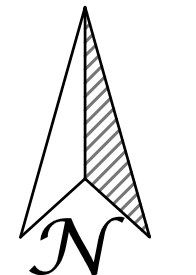
MISSING OWNER INFORMATION  
16.10.050

HORMAN HOMES HYRUM DEVELOPMENT

488 WEST 400 NORTH  
HYRUM, UTAH

IS THIS THE NAME OF THE DEVELOPER OR THE DEVELOPER? IS THIS NOT COUNTRY LIVING?

REVIEW SET ONLY  
NOT FOR CONSTRUCTION



CONCEPT IS REQUIRED TO BE 24X36  
SCALE: 11"X17": 1" = 60'  
22"X34": 1" = 30'

DESIGNED BY: T. HILL  
CHECKED BY: J. SAGERS  
SHEET TITLE:

SITE CONCEPT

C-101

**HCC 16.10.050 REQUIRES**

NAME OF SUBDIVISION  
NAME AND ADDRESS OF OWNER  
ACREAGE OF THE DEVELOPMENT  
DESCRIPTION OF WATER SYSTEM PROPOSED  
DESCRIPTION OF SEWER SYSTEM PROPOSED

A VICINITY MAP SHOULD BE INCLUDED  
CONTOURS SHOULD BE NOTED WITH ELEVATIONS

SOILS MAP IS NOT INCLUDED  
WRITTEN STATEMENT FROM SUBDIVIDER NOT INCLUDED. THIS SHOULD CONTAIN A STATEMENT REGARDING THE FEASIBILITY, WHAT CRITERIA WAS CONSIDERED WHILE DESIGNING THE PLAN, AND HOW THIS WILL IMPACT THE NEIGHBORHOOD. E.G., HOW WILL THIS AFFECT TRAFFIC, HOW MUCH WATER WILL THIS PRODUCE, HOW MUCH SEWAGE, ETC. IT WOULD ALSO BE GOOD TO DISCUSS HOW THE ADJACENT INDUSTRIAL ACTIVITY WILL AFFECT THE NEW RESIDENTS.

THIS WALL WAS PROBABLY NOT ENGINEERED. WHAT IS BEING DONE TO EVALUATE, DESIGN, ENSURE THAT THIS WILL NOT COLLAPSE WITH ADDITIONAL LOADING, WATER, VIBRATIONS FROM DEVELOPMENT ACTIVITY?

03-060-0026  
ZAN V & VIVIAN L  
SHARP TRUST

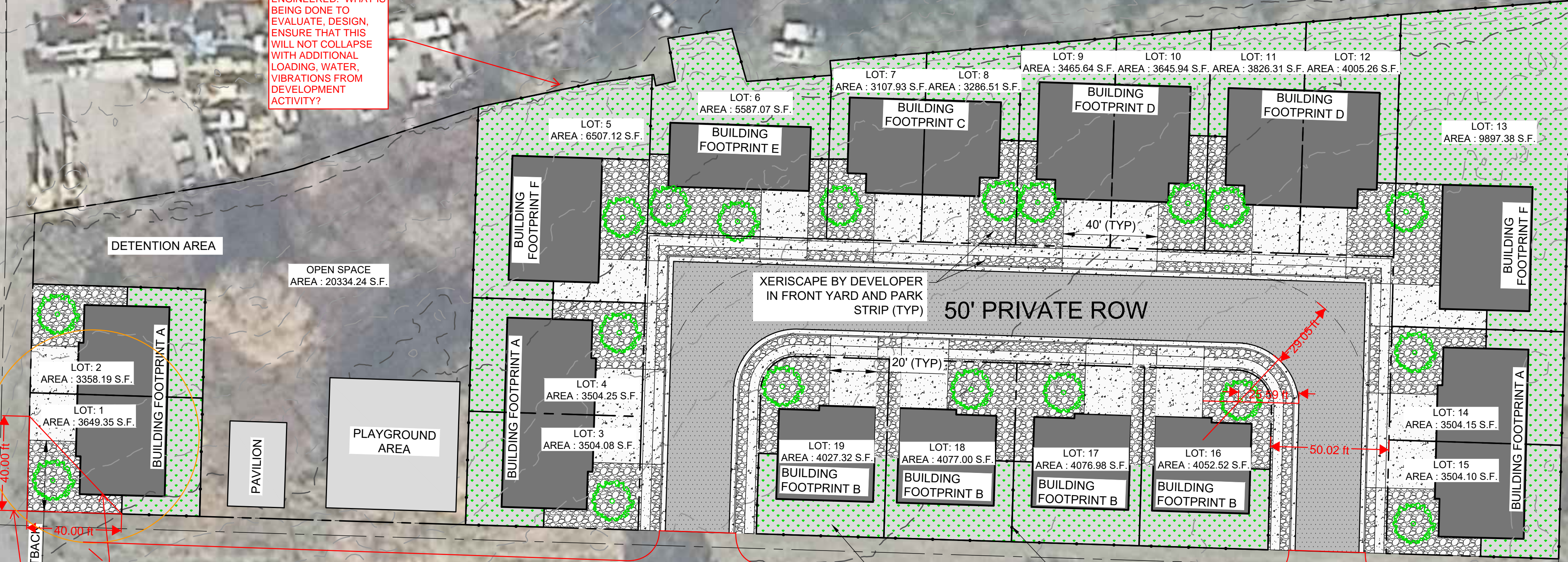
03-060-0025  
JMAC  
PROPERTIES LLC

03-060-0021  
KALEEN FOX

03-060-0070  
REX & LAURA  
WOMACK

1500 WEST

400 NORTH



THIS INTERSECTION SEES A GOOD AMOUNT OF COMMERCIAL TRAFFIC. IS THIS LOCATION REASONABLE FOR A HOUSE AND A PRIVATE DRIVEWAY?

TYPICAL TURNING RADIUS FOR A TRUCK IS 45 FEET. THIS NEEDS TO BE CONSIDERED WHEN CURB AND SIDEWALK IS REQUIRED.

40-FOOT CLEAR ZONE CANNOT HAVE ANY OBSTRUCTIONS AS DESCRIBED IN 17.28.170

CURB, GUTTER, SIDEWALK ARE REQUIRED WITH THIS PROJECT. THIS SHOULD SHOW HOW THIS WILL BE INCLUDED AS WELL AS TRANSITIONS TO THE ROAD.

03-060-0031  
KRIS & B  
HOLDINGS LLC

03-060-0033  
DARWIN LAYNE  
NIELSEN

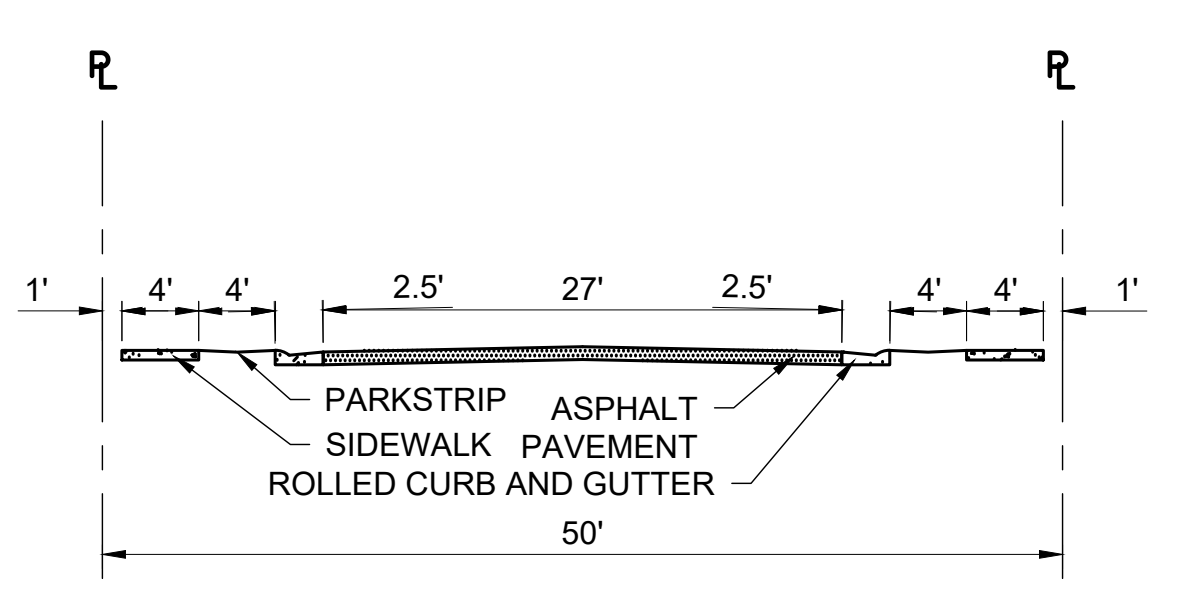
03-060-0065  
CRAIG R & JULIE  
A OLSEN

03-060-0034  
LUNDAHL FARMS  
LLC

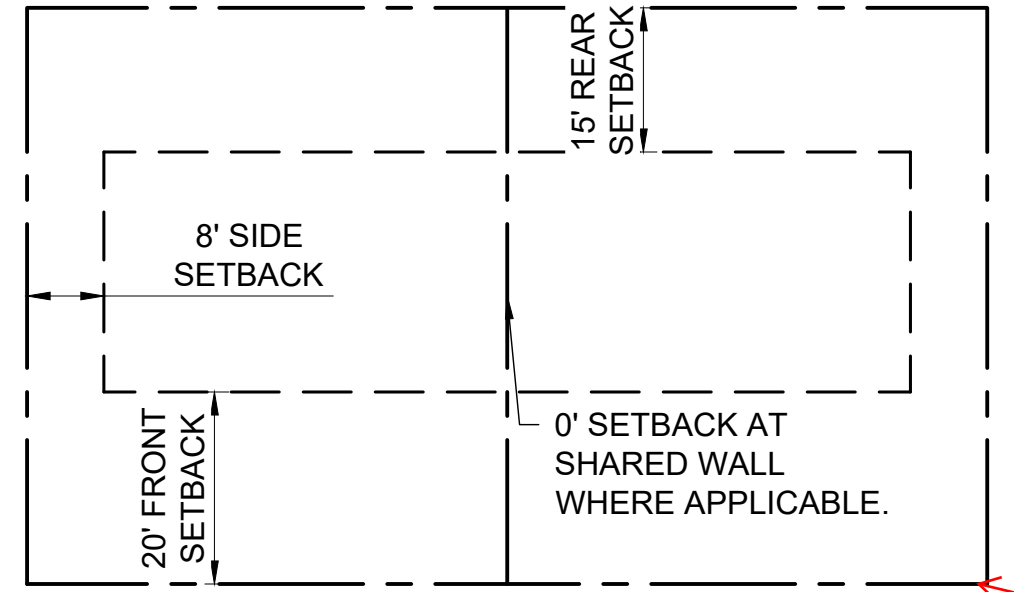
03-060-0035  
FLORENCE N  
HINCK

03-060-0055  
BRUCE O & KELLY  
M JAMES

03-060-0056  
DAVID J DARBY



A 50' PRIVATE ROW ROAD SECTION  
NOT TO SCALE



B LOT SETBACKS (TYP)  
NOT TO SCALE

PART OF THE DESIGN CRITERIA TO BE PROVIDED IS:  
HOW WERE THESE SETBACKS DETERMINED?  
HOW WAS THE SIZE OF THE ROAD DETERMINED?  
HOW WERE THE OVERALL LOT SIZES DETERMINED?  
ETC.

GENERAL NOTES:

1. WATER WILL BE PROVIDED BY HYRUM CITY CULINARY WATER.
2. SEWER WILL BE SERVICED BY HYRUM CITY SEWER.
3. SEE C-201 FOR HOME FOOTPRINT DIMENSIONS.





**WHITE PINE ENGINEERING**  
- CIVIL STRUCTURAL -  
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jackson@whitepineeng.com  
tom@whitepineeng.com

P.O. BOX 669  
HYDE PARK, UTAH  
84318

NO.	DESCRIPTION	DATE

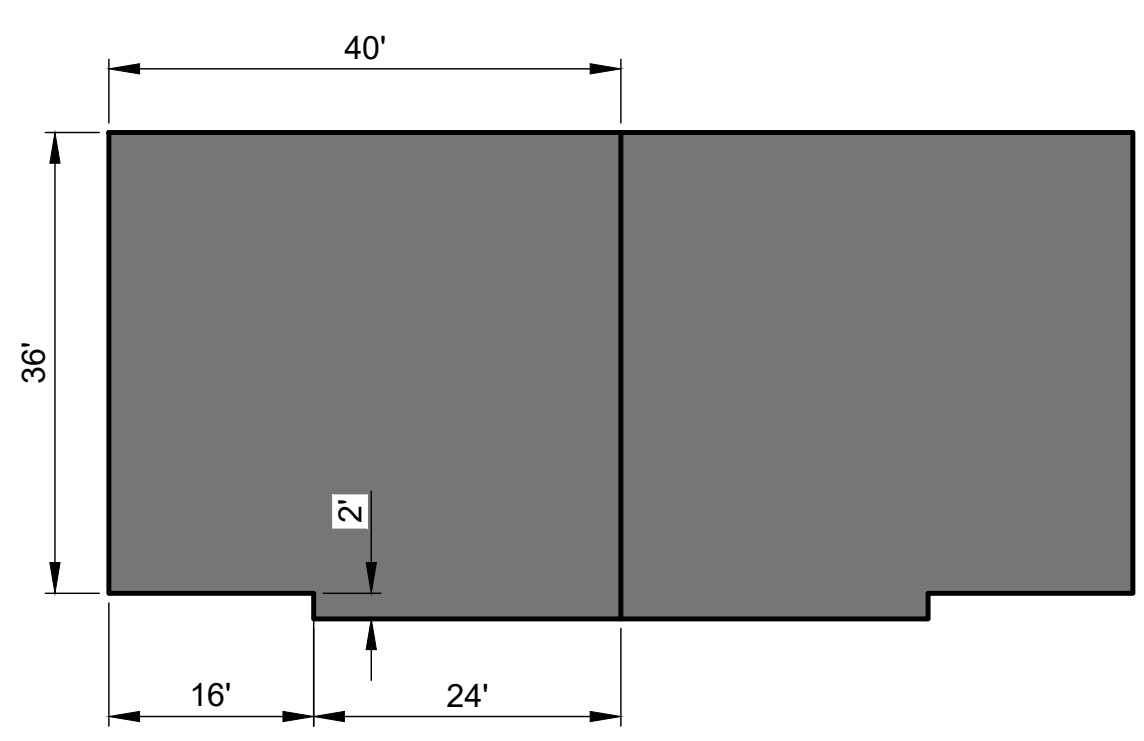
**HORMAN HOMES HYRUM DEVELOPMENT**  
488 WEST 400 NORTH  
HYRUM, UTAH

REVIEW SET ONLY  
NOT FOR  
CONSTRUCTION

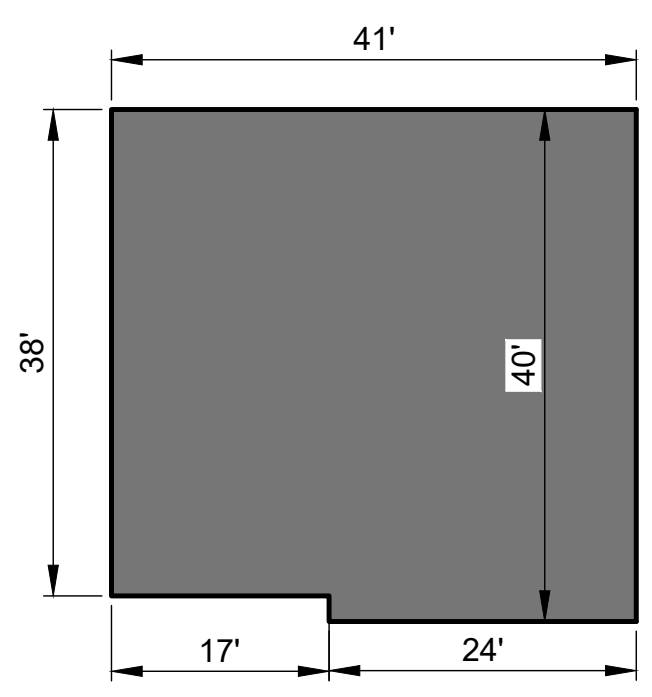
DESIGNED BY: T. HILL  
CHECKED BY: J. SAGERS  
SHEET TITLE:

DETAILS

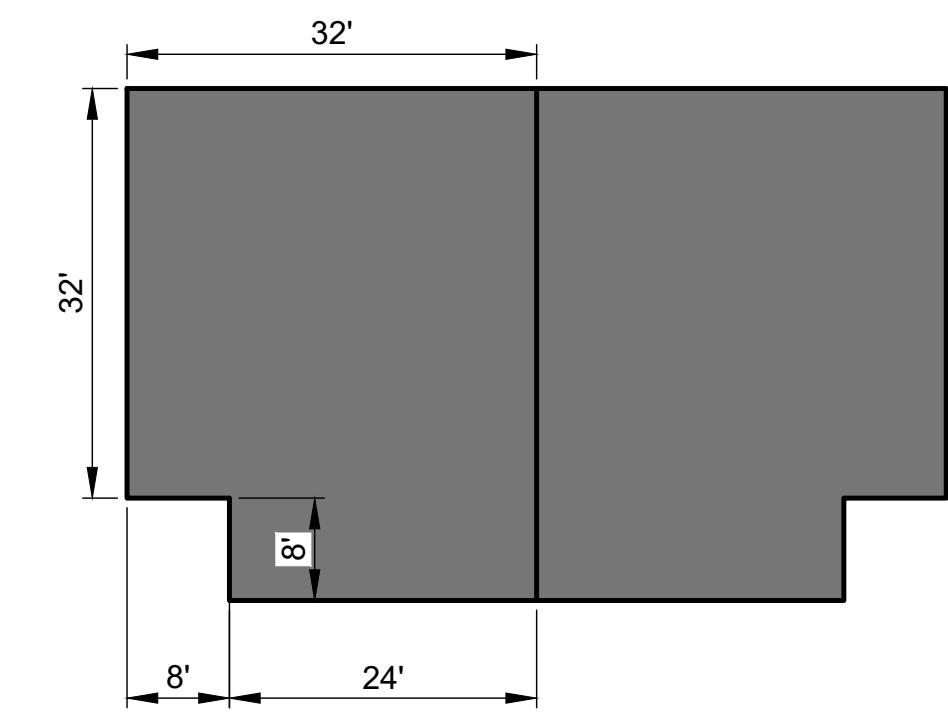
**C-201**



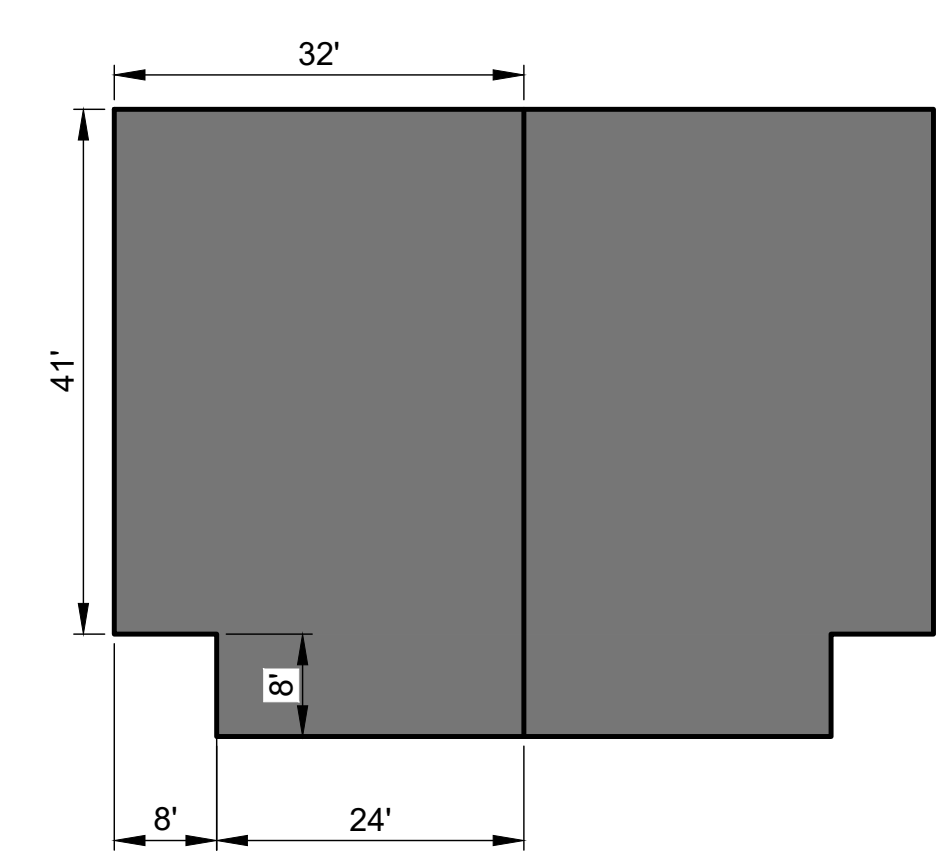
**A** BUILDING FOOTPRINT A  
NOT TO SCALE



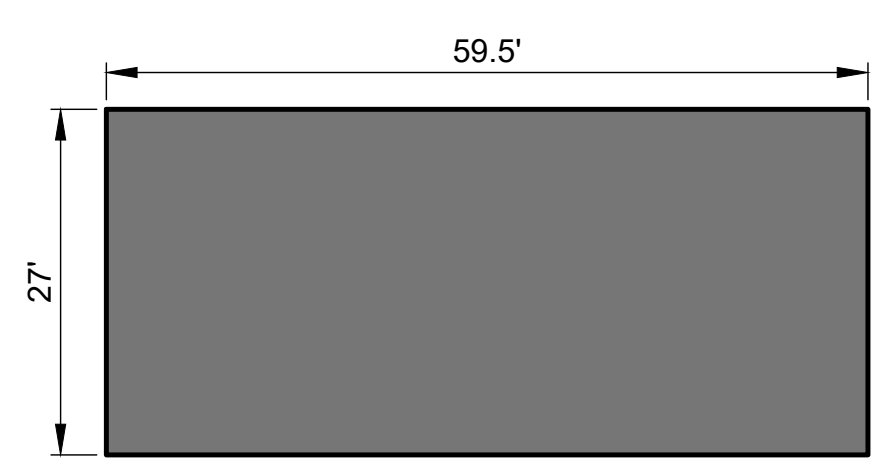
**B** BUILDING FOOTPRINT B  
NOT TO SCALE



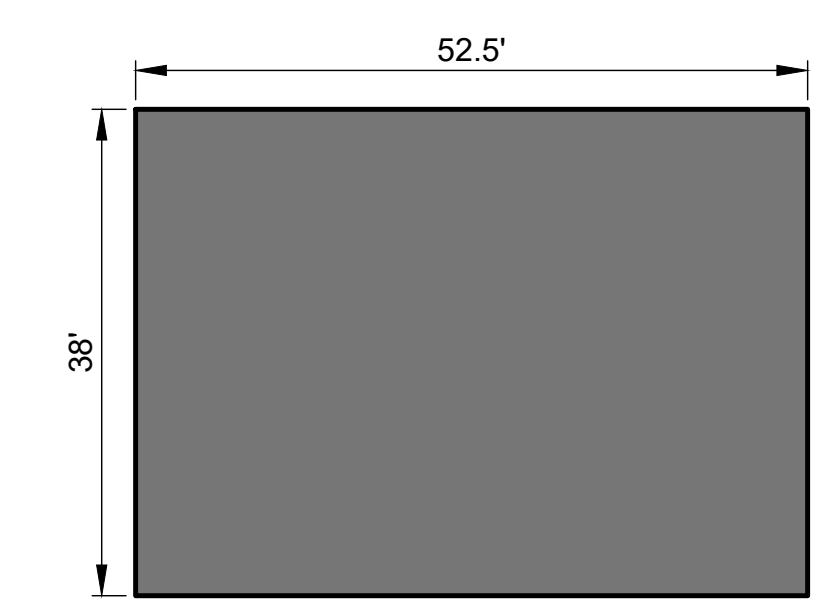
**C** BUILDING FOOTPRINT C  
NOT TO SCALE



**D** BUILDING FOOTPRINT D  
NOT TO SCALE



**E** BUILDING FOOTPRINT E  
NOT TO SCALE



**F** BUILDING FOOTPRINT F  
NOT TO SCALE



COUNTRY LIVING PUD CONCEPT BUILDING ELEVATIONS



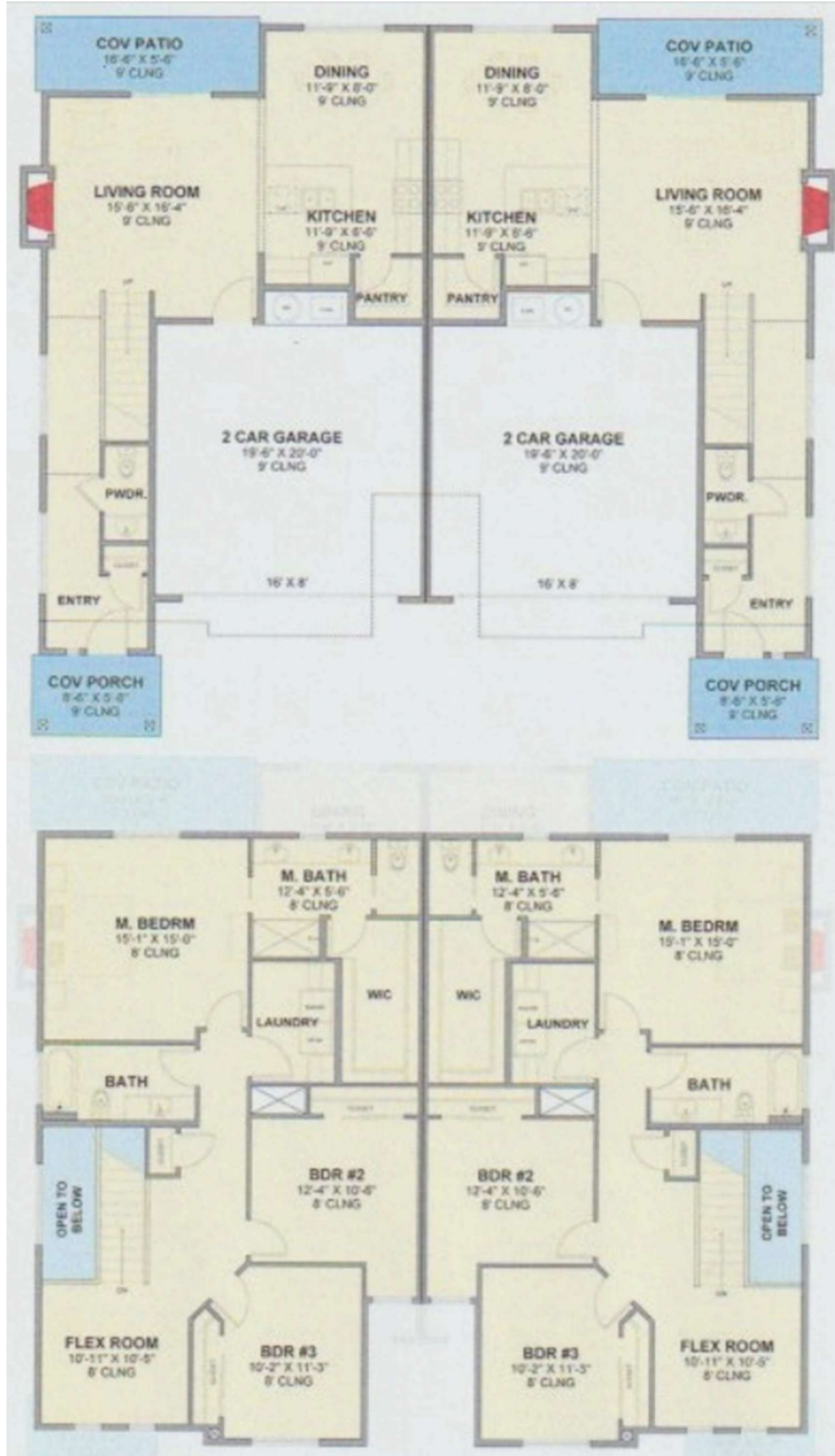


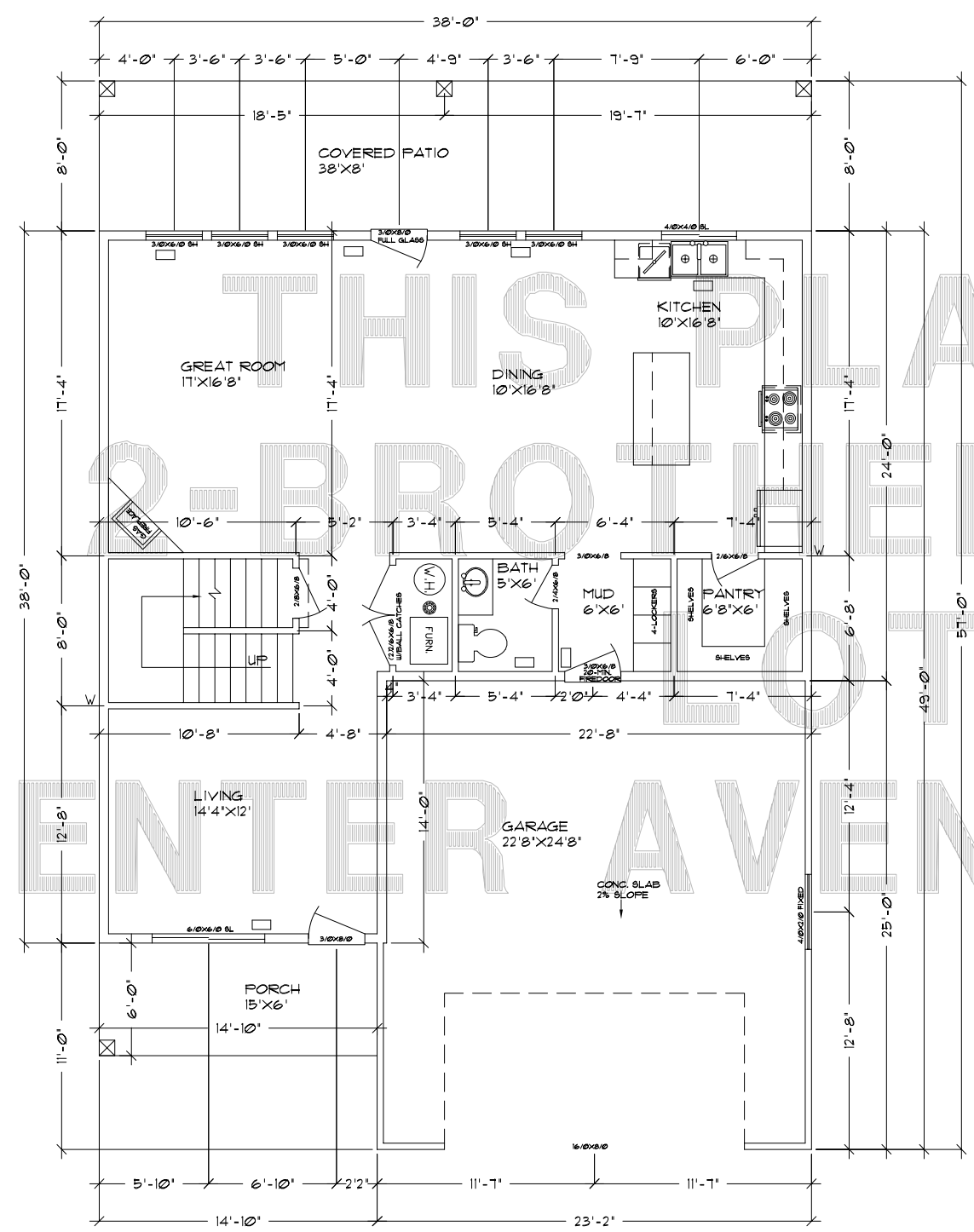
COUNTRY LIVING PUD CONCEPT BUILDING ELEVATIONS





### COUNTRY LIVING PUD CONCEPT FLOOR PLANS

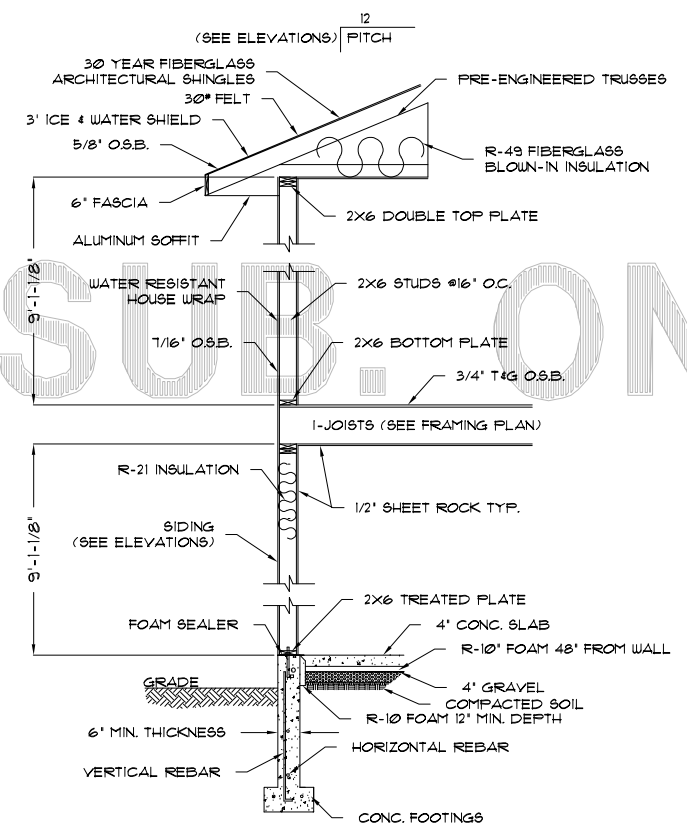




(1127 SQ. FT.)  
 MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'

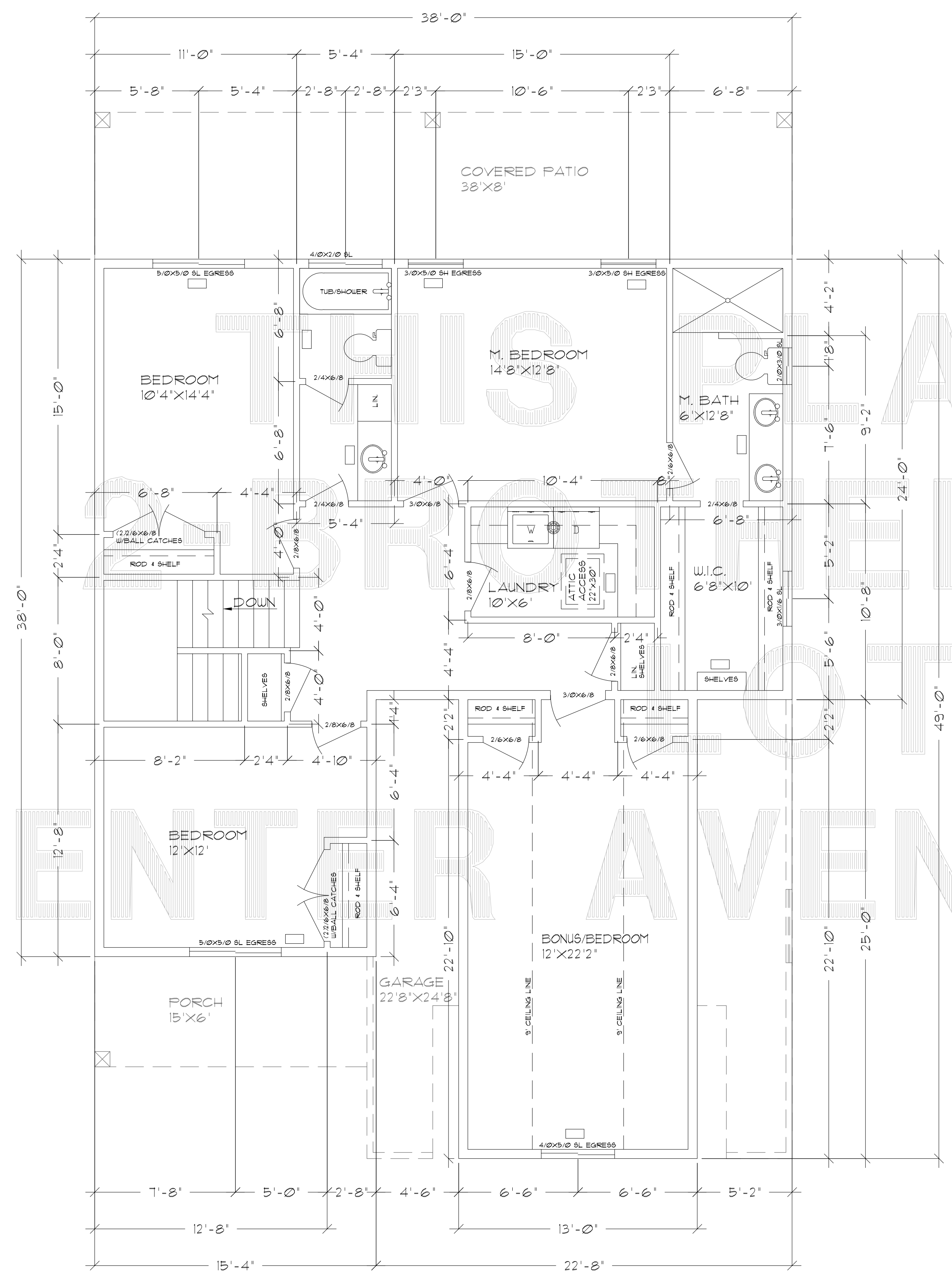
SYMBOLS:  
 W WATER FAUCET  
 □ HEAT VENT  
 ● FLOOR DRAIN

- GENERAL NOTES:**
1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND STATE AND LOCAL CODES.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE ANY WORK PROCEEDS.
  3. GAS/PROPANE FORCED AIR HEAT THRU-OUT. SUBCONTRACTOR TO SUPPLY GENERAL CONTRACTOR WITH COMPLETE SHOP DRAWINGS AND HEAT LOSS CALCULATIONS. ALL WARM AIR DUCTS AND COLD AIR RETURNS SHOWN ARE FOR REFERENCE ONLY.
  4. FLOOR JOISTS ARE TO BE AS PER FRAMING PLAN OR COMPATIBLE. FLOOR DEFLECTION MUST BE 1/480 OR BETTER.
  5. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS.
  6. RESIDENCE ENERGY COMPLIANCE TO MEET PRESCRIPTIVE REQUIREMENTS OF 2015 IRC AND IECC WITH STATE AMENDMENTS.
  7. WIRE FOR TELEPHONE AND TELEVISION JACKS (UL LISTED) GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH OWNER. ALL ELECTRICAL PARTS SHOWN ARE FOR REFERENCE ONLY. CHECK WITH OWNER FOR EXACT LOCATION.
  8. CONTRACTOR SHALL VERIFY ALL BEAM AND JOISTS SIZES AND SPACING.
  9. GENERAL CONTRACTOR TO VERIFY WITH OWNER ALL EXTERIOR DOOR AND WINDOW TYPES AND MANUFACTURER PRIOR TO THE STARTING OF ANY FRAMING.
  10. PROVIDE ATTIC VENTILATION 1 SQ. FT. FOR EVERY 300 SQ. FT. OR 1 SQ. FT. FOR 150 SQ. FT. IF UTILIZING SOFFIT VENTING NOT MORE THEN 80% AND NOT LESS THAN 50% SHALL BE ROOF VENTING.
  11. CONTRACTOR SHALL PROVIDE ENGINEERED TRUSS PLAN. BEAMS MAY NEED TO BE REEVALUATED.
  12. DESIGN NOTE:  
 ROOF LOADS LIVE - 40 P#F  
 DEAD - 12 P#F  
 FLOOR LOADS LIVE - 40 P#F  
 DEAD - 15 P#F  
 DECK LOADS LIVE - 40 P#F  
 DEAD - 15 P#F



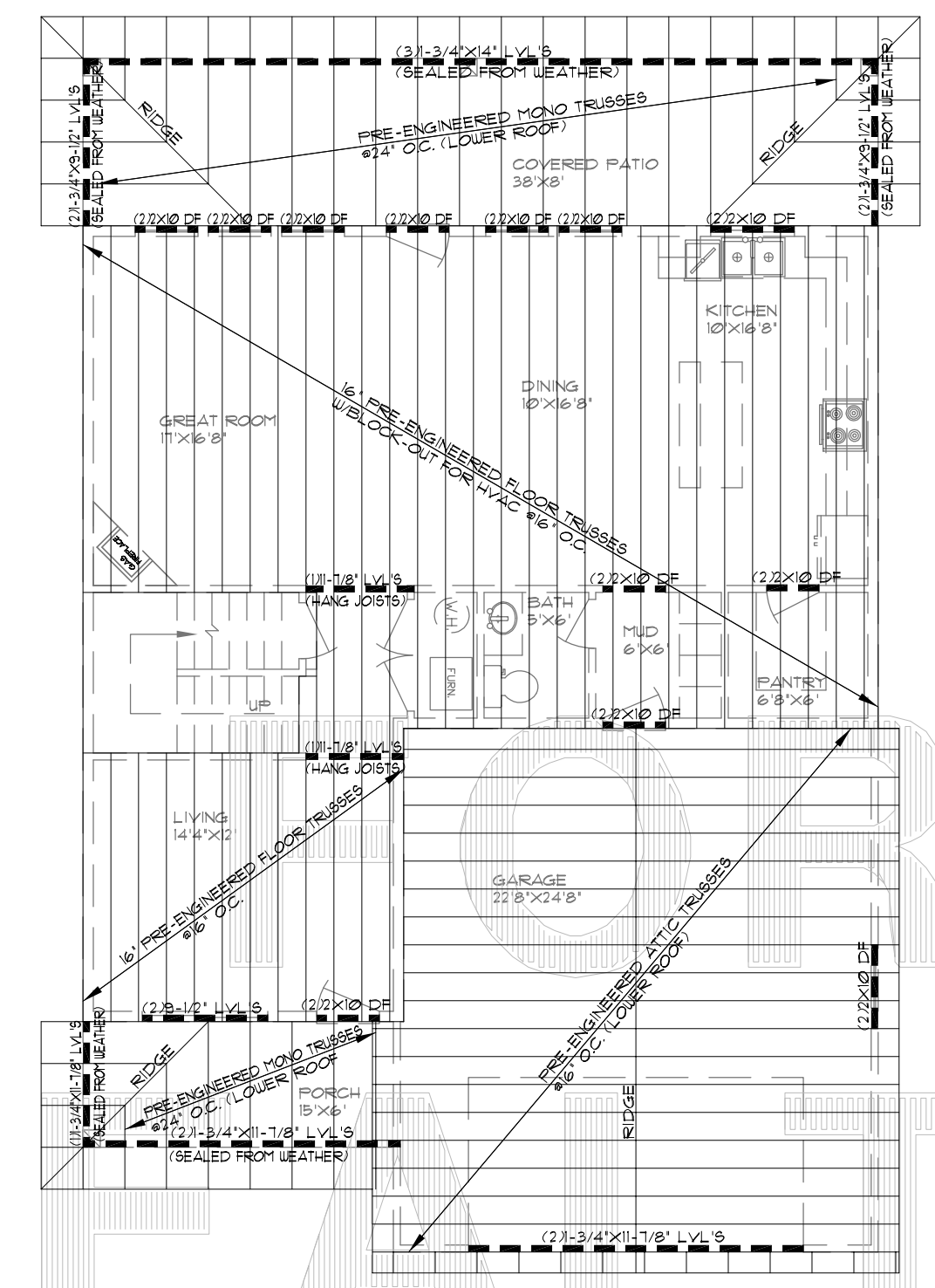
TYPICAL WALL DETAIL  
 SCALE: 3/8" = 1'

**FINELINE DESIGN & DRAFTING**  
 TITLE: MAIN FLOOR PLAN  
 DRAWN BY: D. CROSSLEY (435)755-6647  
 DATE: 1/23/25  
 DRWG #: 3 OF 6  
 COPYRIGHT © 2023

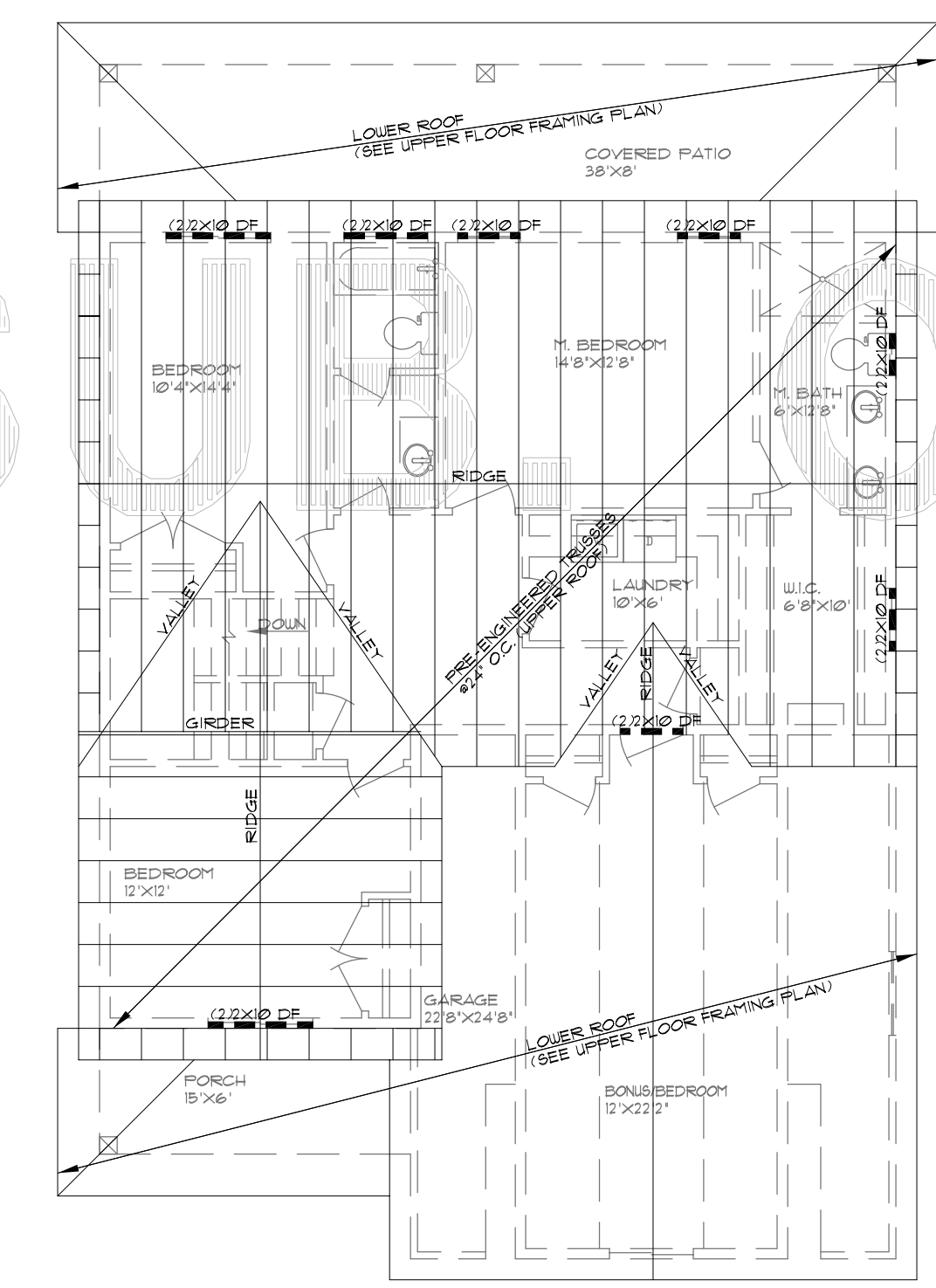


(1452 SQ. FT.)  
UPPER FLOOR PLAN  
SCALE: 1/4" = 1'

SYMBOLS:  
 □ HEAT VENT  
 ● FLOOR DRAIN



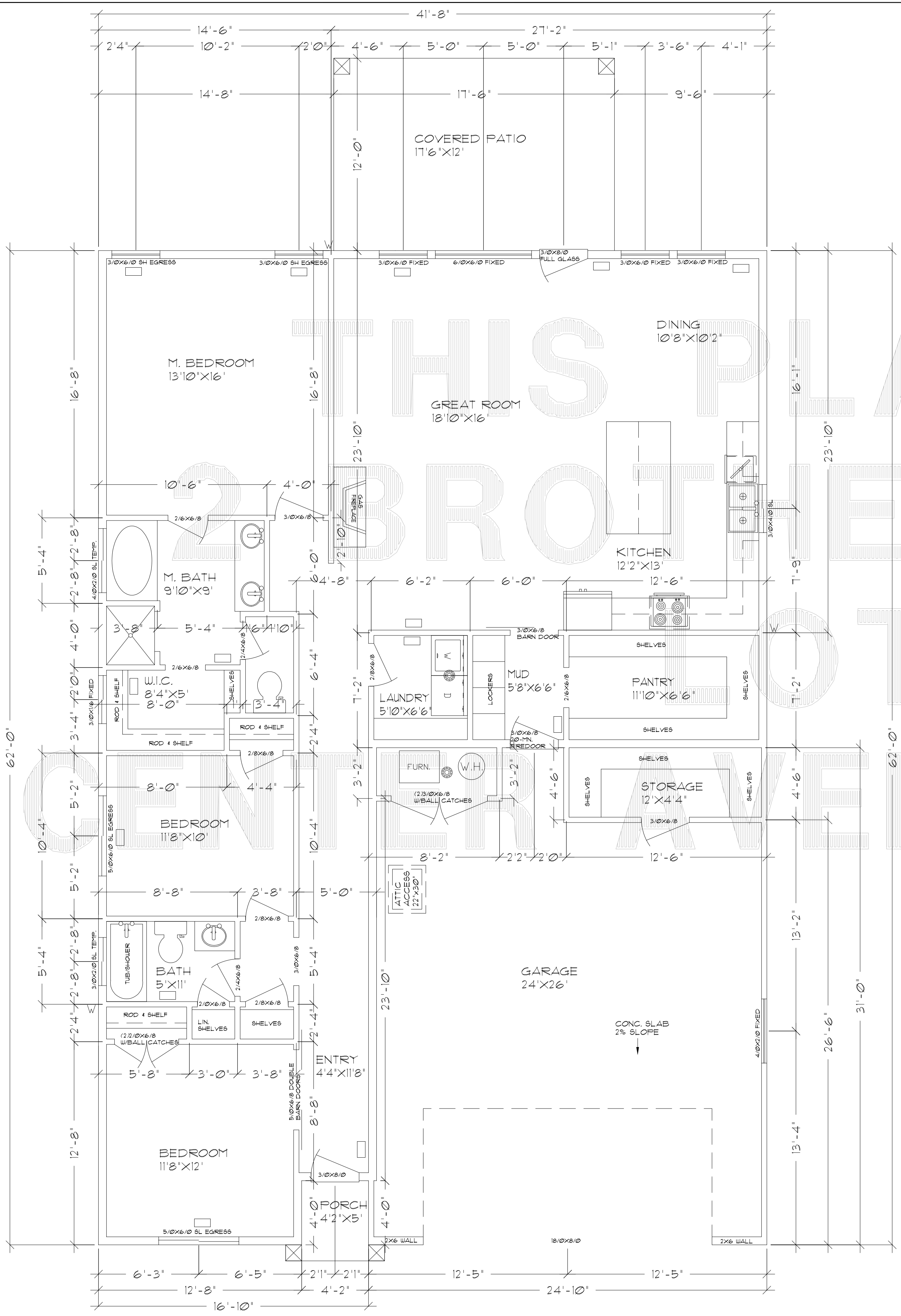
UPPER FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'



ROOF FRAMING PLAN  
SCALE: 1/8" = 1'

**FINELINE DESIGN & DRAFTING**  
 TITLE: UPPER FLOOR PLAN  
 DRWG. SIZE: D DATE: 1/23/25  
 DRAWN BY: D. CROSSLEY (435)755-6647  
 DRWG. #: 4 OF 6 COPYRIGHT © 2023

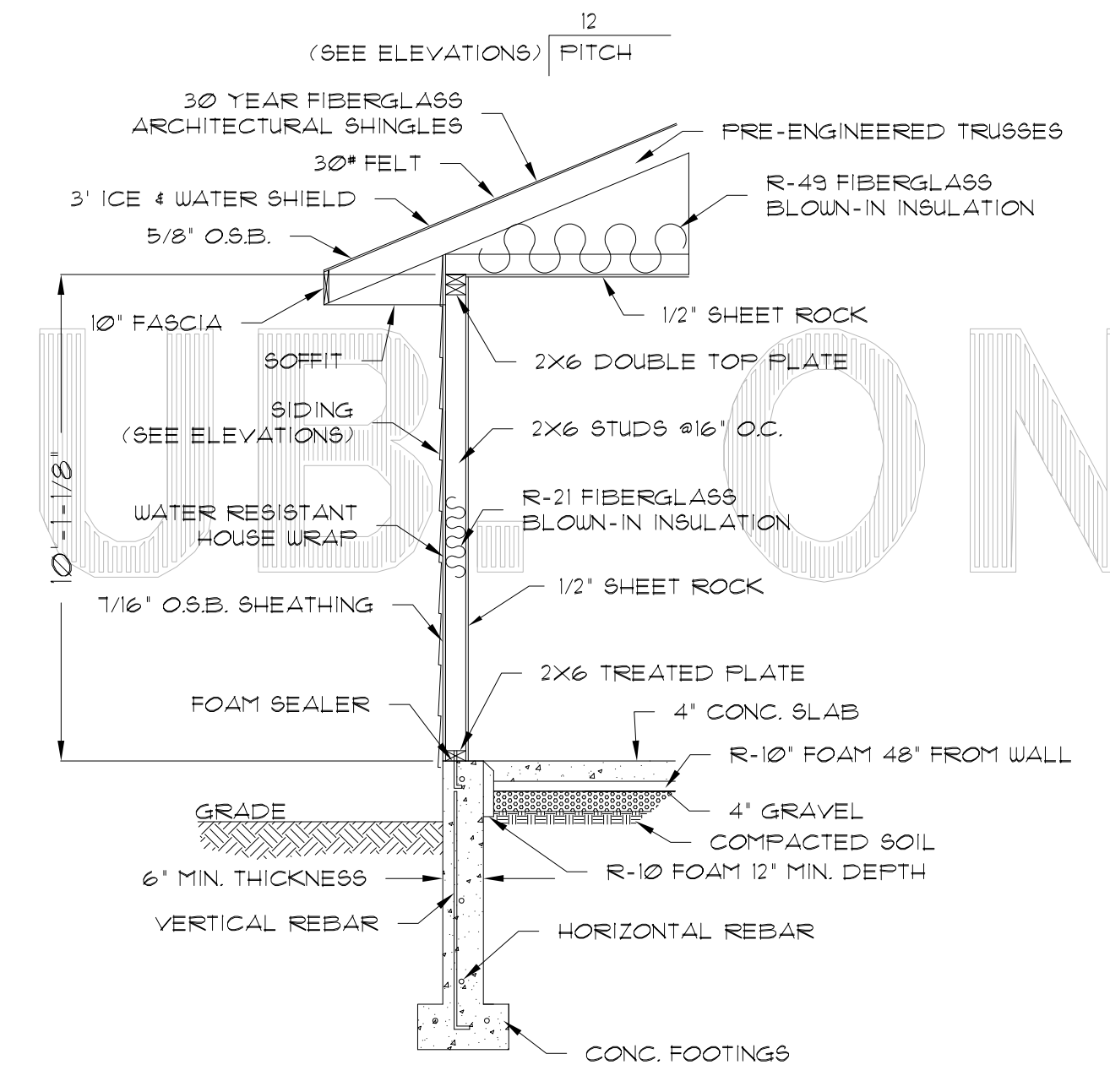
THIS PROJECT IS NOT A PLAN IS REALTY  
 CENTER AVENUE #2 SUB ONLY



GENERAL NOTES:

1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND STATE AND LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE ANY WORK PROCEEDS.
3. GAS/PROPANE FORCED AIR HEAT THRU-OUT. SUBCONTRACTOR TO SUPPLY GENERAL CONTRACTOR WITH COMPLETE SHOP DRAWINGS AND HEAT LOSS CALCULATIONS. ALL WARM AIR DUCTS AND COLD AIR RETURNS SHOWN ARE FOR REFERENCE ONLY.
4. FLOOR JOISTS ARE TO BE AS PER FRAMING PLAN OR COMPATIBLE. FLOOR DEFLECTION MUST BE 1/480 OR BETTER.
5. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS.
6. RESIDENCE ENERGY COMPLIANCE TO MEET PRESCRIPTIVE REQUIREMENTS OF 2015 IRC AND IECC WITH STATE AMENDMENTS.
7. WIRE FOR TELEPHONE AND TELEVISION JACKS (UL LISTED) GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH OWNER. ALL ELECTRICAL PARTS SHOWN ARE FOR REFERENCE ONLY. CHECK WITH OWNER FOR EXACT LOCATION.
8. CONTRACTOR SHALL VERIFY ALL BEAM AND JOISTS SIZES AND SPACING.
9. GENERAL CONTRACTOR TO VERIFY WITH OWNER ALL EXTERIOR DOOR AND WINDOW TYPES AND MANUFACTURER PRIOR TO THE STARTING OF ANY FRAMING.
10. PROVIDE ATTIC VENTILATION 1 SQ. FT. FOR EVERY 300 SQ. FT. OR 1 SQ. FT. FOR 150 SQ. FT. IF UTILIZING SOFFIT VENTING NOT MORE THEN 80% AND NOT LESS THAN 50% SHALL BE ROOF VENTING.
11. CONTRACTOR SHALL PROVIDE ENGINEERED TRUSS PLAN. BEAMS MAY NEED TO BE REEVALUATED.
12. DESIGN NOTE:

ROOF LOADS	LIVE - 40 PSF
	DEAD - 12 PSF
FLOOR LOADS	LIVE - 40 PSF
	DEAD - 15 PSF
DECK LOADS	LIVE - 40 PSF
	DEAD - 15 PSF



TYP. WALL DETAIL  
SCALE: 3/8" = 1'

- SYMBOLS:
- W WATER FAUCET
  - HEAT VENT
  - ⊙ FLOOR DRAIN

(1808 SQ. FT.)  
MAIN FLOOR PLAN  
SCALE: 1/4" = 1'

**FINELINE DESIGN & DRAFTING**

TITLE: MAIN FLOOR PLAN  
 DRWG. SIZE: D DATE: 12/27/24  
 DRAWN BY: D. CROSSLEY (435)755-6647  
 DRWG. #: 3 OF 5 COPYRIGHT © 2023



**PLANNING COMMISSION  
STAFF EVALUATION  
FIRST REVIEW**

---

**APPLICATION NO:** 25-011A  
**APPLICANT:** The Paddle Pickleball LLC / Heather Godfrey  
**PROPERTY OWNER:** Sunray Properties LLC  
**PROPERTY ADDRESS:** 220 North Center Street  
**PARCEL NUMBER:** 01-041-0002  
**PARCEL AREA:** 5.25 Acres  
**ZONE:** Light Manufacturing Zone M-1  
**DATE:** March 6, 2025

---

**PLANNING COMMISSION MEETING:** March 13, 2025  
**PLANNING COMMISSION ROLE:** Land use Authority  
**APPLICATION TYPE:** Conditional Use Permit

**NATURE OF REQUEST:**  
 Conditional Use: Health Club

**CURRENT ZONING DISTRICT:**  
**Light Manufacturing M-1.** The purpose of this zone is to provide an area where light manufacturing can reside in close proximity to residences without being detrimental to the quality of life of the residents. The manufacturing facilities should emit a minimum of noise, dust, smoke or odor.

**OVERVIEW:**  
 The applicant is requesting a Conditional Use Permit to operate indoor pickleball within an existing building facility located at 220 North Center Street in Suites #1 and #2. The Paddle Pickleball will begin with three (3) courts with the possibility of expanding with two (2) additional courts. There are 120 parking spaces on the site with the area on the site to expand parking if needed. The applicant is anticipating 24 hours of operation Sunday through Saturday.

**STAFF COMMENTS:**  
**Planning and Zoning:**

1. Recommend the applicant contact the Fire Department to resolve any discrepancies concerning fire hydrant requirements prior to the issuance of a Conditional Use Permit.
2. Recommend the Planning Commission discuss the proposed 24 hours of operation Sunday through Saturday with consideration to the abutting residential properties.
3. HCC 17.48.060 Off-Street Parking – Specific Requirements. Commercial, recreation, and amusement uses in the M-1 Zone are required to provide one (1) parking space for every two hundred and fifty (250) square feet in use where business is transacted (does

not include restrooms, office, office areas, etc.) The approximate play area for the pickleball is 6600 square feet and will require a minimum of 26 parking stalls. This approximation does not include any potential tournament type events.

4. Recommend this Conditional Use Permit will only approve the proposed three (3) courts, and any expansion of courts will require a future Conditional Use Permit.
5. A sign permit will be required through a separate application.
6. A business license will be required through a separate application.

**Engineering:**

1. All building improvements will need a building permit.
2. Business signs will need a permit.

**Fire Department:**

1. Waiting on drawings to show added sprinklers. We are working with Rapid Fire, they are planning on adding required sprinkler heads and we will be inspecting it.

**Parks Department:**

1. No comments or concerns.

**Power Department:**

1. No comments or concerns.

**Road / Stormwater Department:**

1. No comments or concerns.

**Sewer Department:**

1. No comments or concerns.

**Water / Irrigation Department:**

1. Staff would like some clarification from the property owner on a water line and fire hydrant install on 200 North from Center Street to 100 East. This would be an 8" water main, and Hyrum City would approve the plans and pay the cost to run it from the east property line to 100 east.

**PLANNING COMMISSION RESPONSIBILITY:**

1. The Planning Commission shall consider the following:
  - A. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
  - B. That the proposed use will comply with the regulations of Conditional Uses as may be applicable.
  - C. That the proposed use is in harmony with the intent of the zone in which it is located.
  - D. That the infrastructure will support the new facility.
  - E. In setting conditions, the Planning Commission shall show relationship to the broad area of concern to which each condition applies. These areas include Traffic; Noise; Odor; Pollution; Hours of operation; Design criteria; Lighting; Visual blight; and Safety conditions not related to one of these broad areas that may not be imposed.
2. The Planning Commission may approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
3. The Planning Commission may deny a Conditional Use if the reasonably anticipated detrimental effects of a proposed Conditional Use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.



**STAFF RECOMMENDATION:**

1. Staff recommends the Planning Commission have a thorough discussion and include in their motion staff comments and any additional specifying conditions and requirements.

**STIPULATIONS:**

1. The applicant will comply with the letter of intent, staff comments, and any additional specifying conditions and requirements by the Planning Commission.

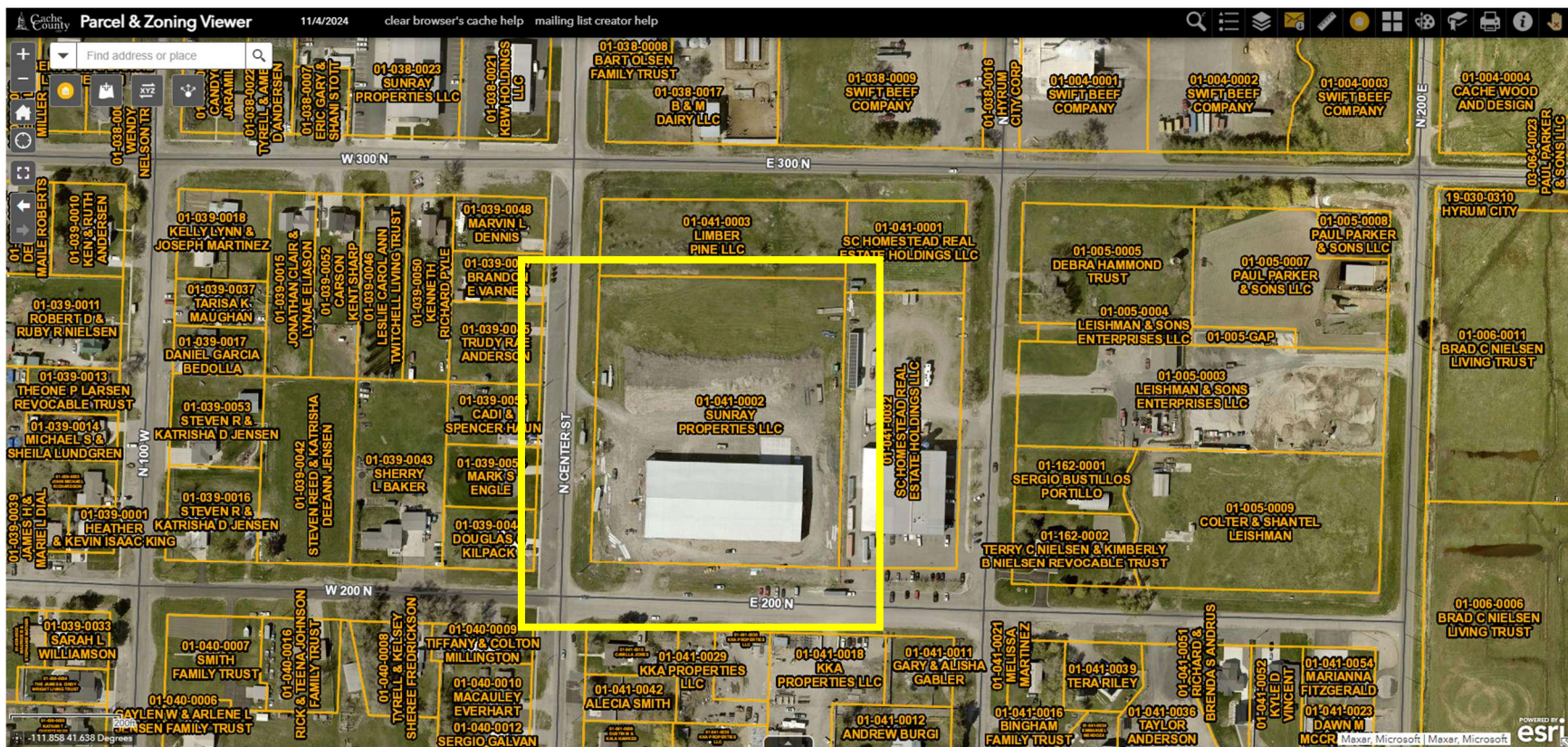
**FINDINGS OF FACT:**

1. The property is located in the Light Manufacturing Zone M-1.
  2. Health Club is a Conditional Use in the Light Manufacturing Zone M-1.
- 

**ATTACHMENTS:**

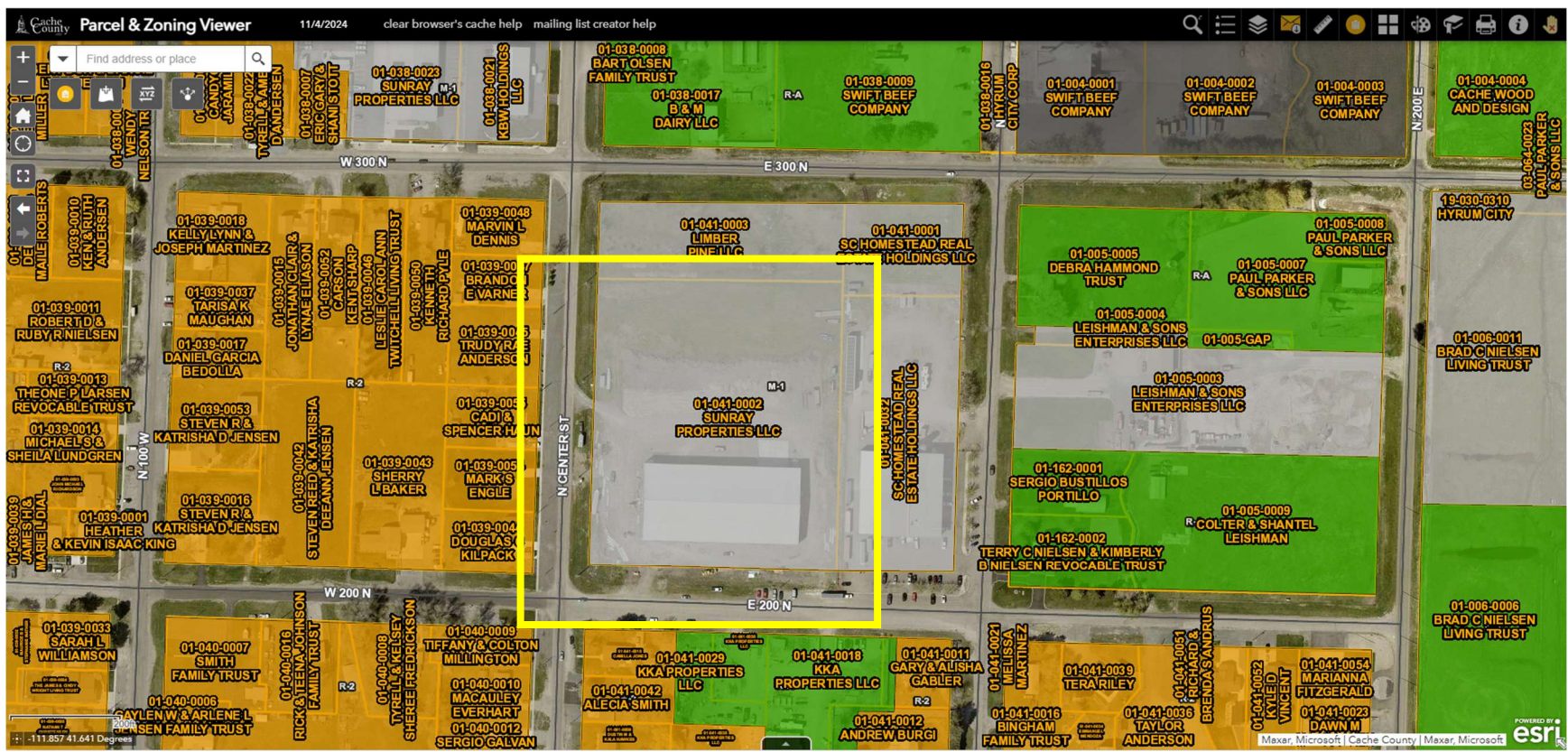
1. Cache County Parcel and Zoning Viewer – Vicinity Map
2. Cache County Parcel and Zoning Viewer – Zoning Map
3. Applicant Provided Letter of Intent
4. Applicant Provided Project Location Exhibit
5. Applicant Provided Floor Plan

### Cache County Parcel and Zoning Viewer – Vicinity Map

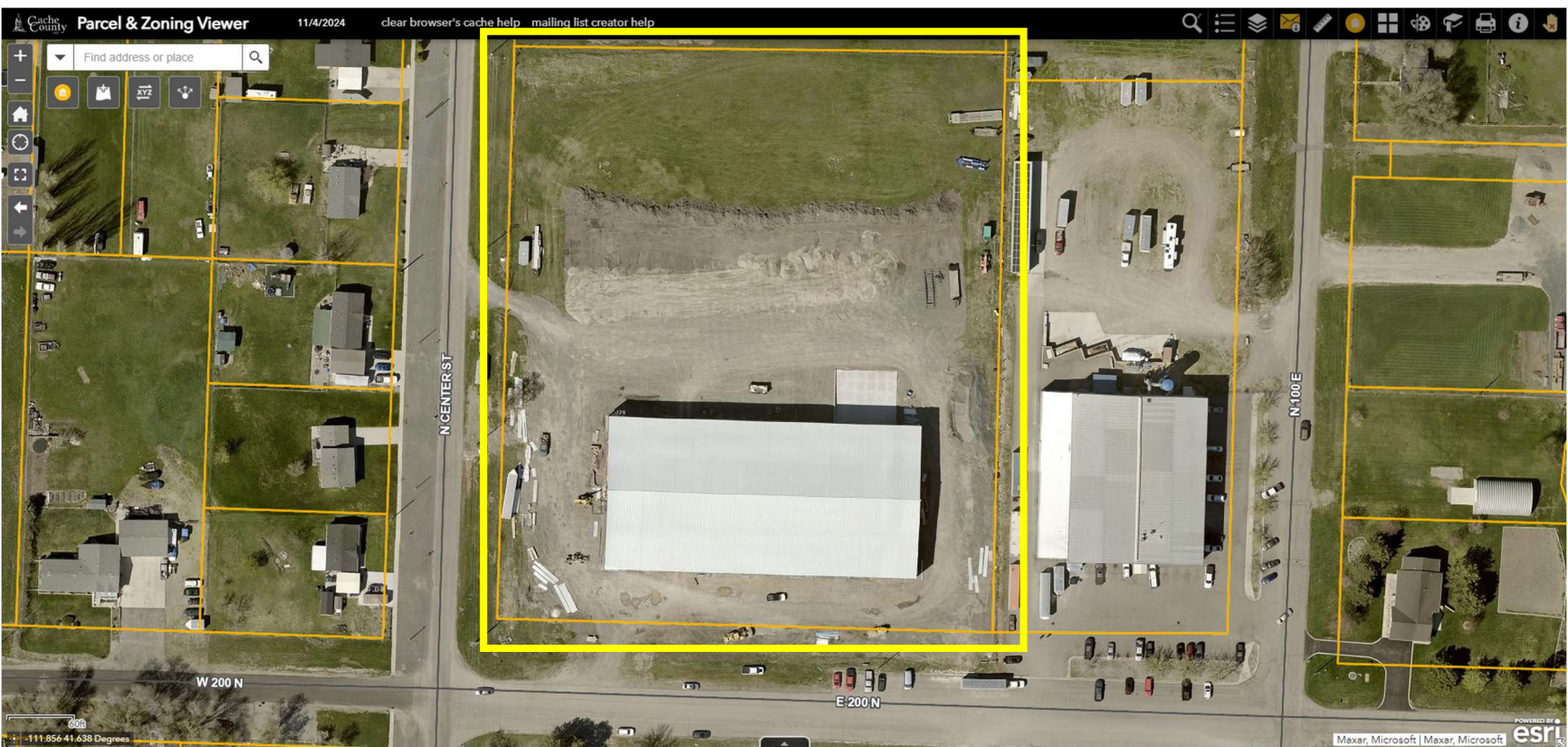




### Cache County Parcel and Zoning Viewer – Hyrum City Zoning Map



Cache County Parcel and Zoning Viewer – Aerial Image







The Paddle Pickleball LLC  
 PO BOX 430  
 Paradise, UT 84328

02/26/2025

Hyrum City Planning and Zoning Commission  
 To Whom It May Concern:

It is our intent as The Paddle Pickleball LLC to open and operate an indoor pickleball facility at 220 N. Center St. #1,2 Hyrum, UT 84319 and as such are requesting a conditional permit as a Health Club as defined by Hyrum City definitions.

In consideration of the Hyrum code 17.84.060 please review the following information and purpose as outlined in response to listed items A-F, and 1-9.

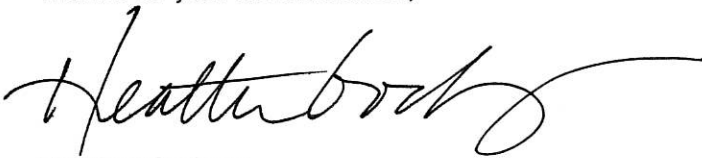
- A. The use of an indoor pickleball facility will increase the health and wellness of all members of the Hyrum City community. It offers a close and inviting building to continue playing during the winter months and also gives residents an opportunity to stay in their hometown without traveling outside city boundaries. During the summer months it offers air conditioning and a chance to continue playing. This facility will also offer students of all ages an opportunity to learn a new sport, and help the local high schools have access for their Pickleball clubs.
- B. The use of this facility will not be detrimental to the health or safety or general welfare of any nearby residents or workers. This will be an enclosed facility. The parking lot is generous in size to accommodate players. There is insulation on all walls to muffle the noise of the ball hitting the ground. The outside of the building is aesthetically pleasing and will not have any significant changes made to it.
- C. The proposed use of this TI is solely for an indoor pickleball facility and as such complies with the zoning conditional use of Health Clubs as defined by Hyrum City.
- D. This location is in a great location for residents, students, and visitors to make use of the Pickleball facility. It is close to two High Schools, a middle school and a major road out of Hyrum. It is in harmony with the intent of the zone it is located in.
- E. The infrastructure will easily support this facility. The parking lot and building itself have been created with open space and 120 parking spaces. The lot itself is 5.25 acres with 2.00 acres undeveloped for additional parking if needed.

F. See the following for 1-9

1. There are two entrances and exits on the West and South of this property. The driveways have been extended to allow for extra cars entering and exiting. There are 120 Parking spaces on site completed with room for more parking as needed. 3 courts currently with the possibility of 2 more courts allows for 20 people at a time.
2. The building that will house the indoor pickleball facility is well insulated and the doors and windows are adequate and meet code.
3. There will not be any odor from any activities from the Pickleball facility.
4. There will not be any pollution from any activities at the Pickleball facility.
5. The Paddle Pickleball anticipates 24 hr. opening Sunday through Saturday.
6. The Paddle Pickleball will operate indoors, and a previous layout has been submitted.
7. The Lighting on the exterior of the building at 220 N Center will not be impacted. We will be applying for a sign for the exterior that will be a cabinet sign with lighting.
8. There will be a sign on the exterior for The Paddle but no other changes to the exterior of the building, or landscaping.
9. All safety conditions are met and complied with.

If you have any further questions please contact Heather Godfrey 435-512-0959.

Thanks for your consideration,

A handwritten signature in black ink, appearing to read "Heather Godfrey", with a long, sweeping flourish extending to the right.

Heather Godfrey  
The Paddle Pickleball LLC



# SUNRAY PROPERTIES BUILDING II

## INDOOR PICKLEBALL FACILITY - T.I.

### 250 N. CENTER ST. - BAYS 1 & 2

### HYRUM, UTAH

JOSEPH T. BECK ARCHITECT, INC.  
660 NORTH 400 WEST  
SMITHFIELD, UTAH  
(435) 764-6742



DATE  
NOV 2024

SUNRAY PROPERTIES II  
INDOOR PICKLEBALL FACILITY - T.I.  
250 N. CENTER ST, BAYS 1 & 2  
HYRUM, UTAH

REF. SITE PLAN  
CODE REVIEW  
SHEET LEGEND

PROJECT NUMBER  
-

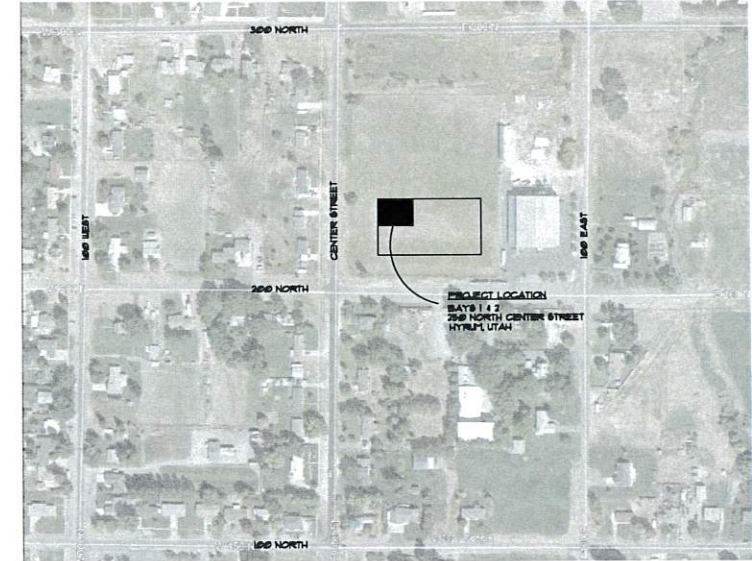
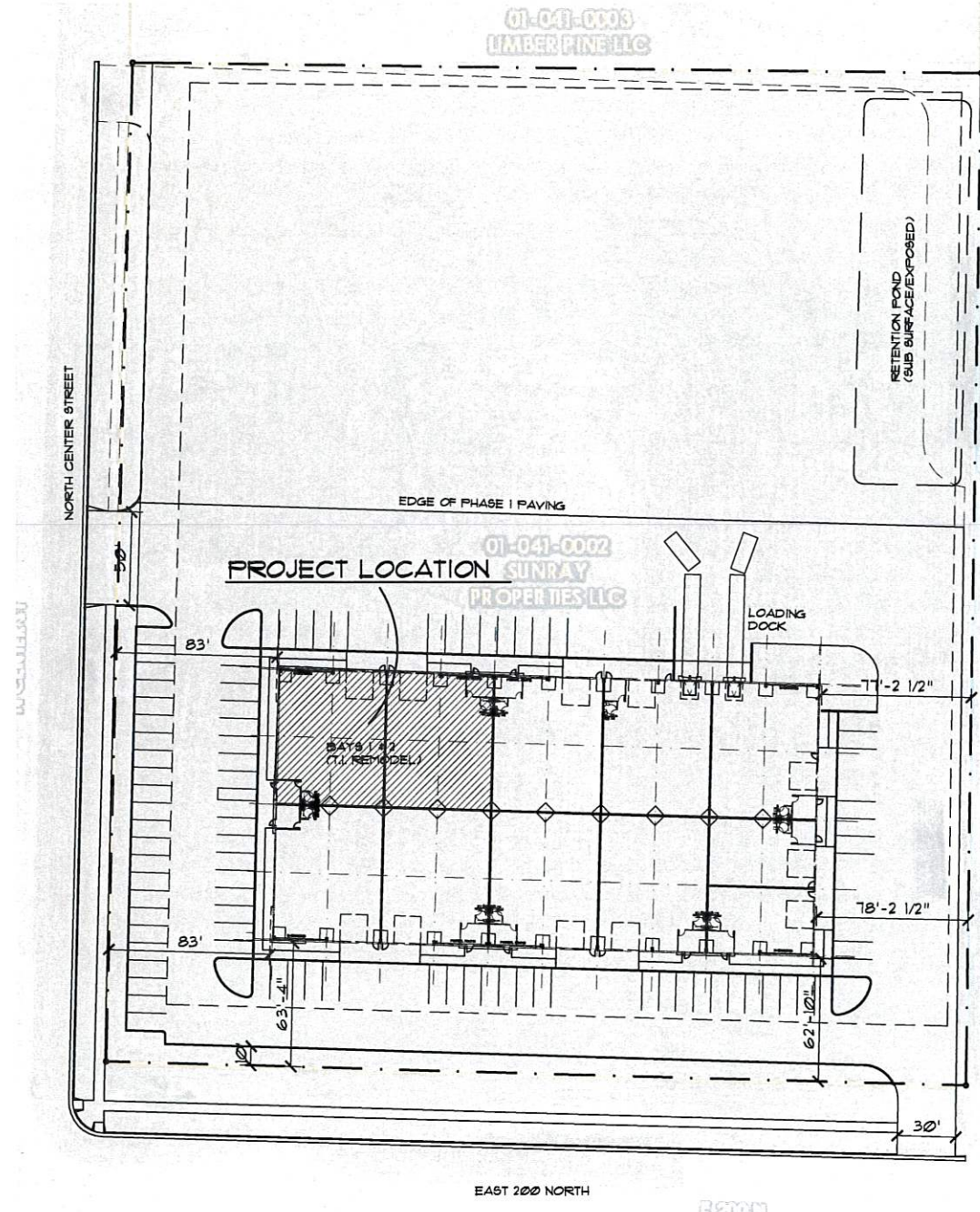
REVISIONS  
#1 - 11-20-24  
(plan review)

SHEET NUMBER

A0.0

### CODE REVIEW I.B.C. 2021

DESCRIPTION	IBC REFERENCE	REMARKS
OCCUPANCY INDOOR TENNIS COURTS PICKLEBALL COURTS	A-3 Chapter 3 SECTION NO. 303.4	
BASIC ALLOWABLE BUILDING HEIGHT, FLOOR AREA AND STORY IN HEIGHT MAX HEIGHT IN FEET (ALL W/ A3/S/VB) 60' MAX ALLOWED MAXIMUM # OF FLOORS (A3/S/VB) 2 STORY ALLOWED A-3 OCCUPANCIES BASIC FLOOR AREA (ALLOWED - A-3/S/VB) 24,000 SF.	Chapter 5 Table No. 504.3 Table No. 504.4 Table No. 506.2	Provided: PROVIDED HT = 30'-2" PROVIDED STORIES = 1 (W/ OPEN MEZZANINE) ACTUAL SF = 7917 SF. (BAYS 1 & 2)
ALLOWABLE AREA	SECTION NO. 706	
TYPE OF CONSTRUCTION Fire Resistive Requirements Building Element 1. Structural Frame 2. Exterior Bearing Walls Interior Bearing Walls 3. Non-Bearing Walls - Exterior 4. Non-Bearing Walls - Interior 5. Floor Construction - Beams and Joists 6. Roof Construction - Beams and Joists	Chapter 6 Table No. 601	Comply
INTERIOR FINISHES SPRINKLERED - 5-1 for A3 OCCUPANCY EXIT ENCLOSURES AND PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES	Chapter 8 TABLE 803.13	WILL COMPLY WILL COMPLY WILL COMPLY
FIRE PROTECTION AUTOMATIC SPRINKLER SYSTEM - REQUIRED FOR OVERALL BUILDING AREA - SEPARATED A3 OCCUPANCY ALSO REQUIRED. FIRE ALARM SYSTEM - NOT REQUIRED MEANS OF EGRESS ILLUMINATION	Chapter 9 SECTION 903.2.9 SECTION 907.2 SECTION 1006.3	NOT REQUIRED LESS THAN 300 OCC EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT
OCCUPANT LOAD INDOOR TENNIS COURTS - A-3 EXERCISE ROOM - 6,916 SF / 50/OCC. = 140 OCCUPANTS	Chapter 10 Table No. 1004.5	TOTAL OCCUPANTS = 140
EXITING TWO EXITS REQ'D PER FLOOR GREATER THAN 49 OCCS (A) ACCESSIBLE MEANS OF EGRESS	Chapter 10 TABLE 1004.5 SECTION 1007	4 EXITS PROVIDED 4 ACCESSIBLE = 100%
ACCESSIBILITY GROUP A-3 GOODS AND SERVICES WILL BE ACCESSIBLE TO PERSONS WITH DISABILITIES *FURNITURE LAYOUT SHALL BE PLACED TO PROVIDE ACCESSIBILITY THROUGHOUT THE SPACE.	Chapter 11	COMPLY
PLUMBING SYSTEMS A-3 OCCUPANCIES - INDOOR SPORTING MALE = 10 OCCUPANTS FEMALE = 10 OCCUPANTS TOTAL FIXTURES REQUIRED	Chapter 29 TABLE 2902.1 TOILET # 1 LAV # 1 TOILET # 2 LAV # 1 TOILET # 3 LAV # 2	SERVICE SINK # 1 D.FOUNTAIN # 1
TOTAL FIXTURES PROVIDED	TOILETS # 4 LAV # 4	SERVICE SINK # 1 D.FOUNTAIN # 1

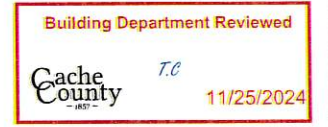


### SHEET INDEX

<b>ARCHITECT</b> JOSEPH T. BECK ARCHITECT, INC. 491 EAST 570 SOUTH SMITHFIELD, UTAH 84335 435-764-6742 JTBARCHITECT@GMAIL.COM		#1 - 11-20-24
<b>STRUCTURAL</b> JLB STRUCTURAL 3162 N 1030 W PLEASANT VIEW, UTAH 84414 801-624-9044 JOSEPH.L.BINGHAM@GMAIL.COM		A0.0 COVER SHEET/SITE PLAN/CODE REVIEW A1.0 OVERALL FLOOR PLAN/WALL TYPES/GLAZING TYPES A11 ENLARGED PLANS/INT ELEVATIONS/RATED WALL SECTION SCHEDULES A12 FOOTINGS / FRAMING PLAN / DETAILS A2.0 SECTIONS
<b>MECHANICAL ENGINEERING</b> MORTENSEN ENGINEERING, INC. 291 SOUTH 930 EAST SMITHFIELD, UTAH 84335 435-710-5534 LORINMORTENSEN@COMCAST.NET		M0.0 MECHANICAL NOTES / SPECIFICATIONS M1.0 MECHANICAL PLAN M11 LARGE SCALE MECHANICAL PLANS M2.0 TYP MECHANICAL PLANS/DETAILS/SCHEDULES M21 PLUMBING NOTES AND SPECIFICATIONS M22 PLUMBING PLAN M23 LARGE SCALE PLUMBING PLANS M24 PLUMBING DETAILS AND SCHEDULES
<b>ELECTRICAL ENGINEERING</b> SINE SOURCE ENGINEERING 95 WEST GOLF COURSE RD, SUITE 102 LOGAN, UTAH 84301 435-781-1445 WWW.SINESOURCE.COM		E0.0 ABBREVS, GPN, LEGEND, SHEET INDEX E01 SPECIFICATIONS E02 SPECIFICATIONS E03 SPECIFICATIONS E04 ELECTRICAL SITE PLAN E05 LIGHTING PLAN E06 POWER PLAN E07 ELECTRICAL DETAILS E08 ELECTRICAL ONE-LINE DIAGRAM
<b>FIRE SUPPRESSION ENGINEERING</b>		"DEFERRED SUBMITTAL" (UNDER SEPARATE COVER)

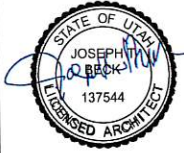


Cache County Permit #13774





JOSEPH T. BECK ARCHITECT, INC.  
 650 NORTH 400 WEST  
 SMITHFIELD, UTAH  
 (435) 764-6742



DATE  
 NOV, 2024

PROJECT TITLE  
 SUNRAY PROPERTIES II  
 INDOOR PICKLEBALL FACILITY - TI  
 250 N. CENTER ST, BAYS 1 & 2  
 HYRUM, UTAH

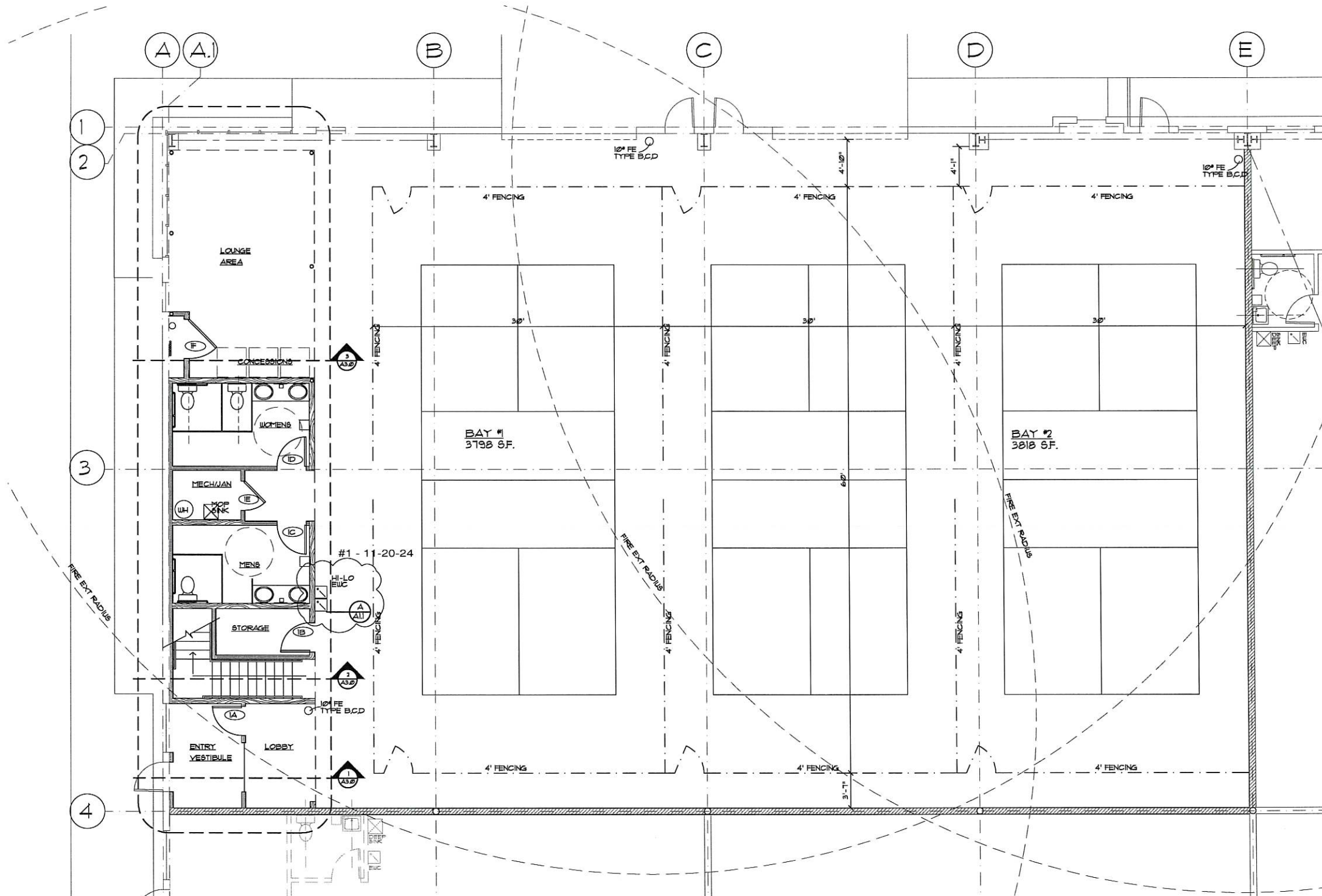
SHEET TITLE  
 OVERALL  
 FLOOR PLAN  
 WALL TYPES

PROJECT NUMBER  
 -

REVISIONS  
 #1 - 11-20-24  
 (plan review)

SHEET NUMBER

A1.0

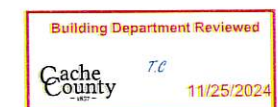


**FLOOR PLAN**  
 SCALE: 3/16" = 1' - 0"  
 1611 SF.

THIS FLOOR PLAN FOR "OVERALL" REFERENCE. SEE ENLARGED PLAN FOR ACTUAL TI SPACE REMODEL & REQUESTED.

**WALL TYPES LEGEND**

- NEW INTERIOR NON-BEARING WALL**  
 2X6 STUDS AT 16" O.C. W/ FINISHED GYP. BD. EACH SIDE (WR GYP. BD. AT LET WALL LOCATIONS). PROVIDE SOUND INSULATION THROUGHOUT
- INTERIOR NON-BEARING WALL**  
 2X4 STUDS AT 16" O.C. W/ FINISHED GYP. BD. EACH SIDE (WR GYP. BD. AT LET WALL LOCATIONS). PROVIDE SOUND INSULATION THROUGHOUT
- INTERIOR SHEAR WALL**  
 2X6 STUD WALL AT 16" O.C. W/ 1/2" OSB SHEATHING (ONE SIDE). PROVIDE 6d NAILS AT 6" THROUGHOUT. FINISHED GYP. BD EACH SIDE (PAINTED). PROVIDE SOUND INSULATION THROUGHOUT
- INTERIOR SEPARATION WALL (1 HOUR RATED)**  
 8" MTL STUD WALL AT 16" O.C. W/ TYPE 2X 5/8" GYP BD (EACH SIDE). PROVIDE SOUND INSULATION THROUGHOUT. SEE DETAIL SHEET A11
- EXISTING EXTERIOR WALLS**  
 EXISTING MTL BLDG EXTERIOR WALLS TO REMAIN







**PLANNING COMMISSION  
STAFF EVALUATION  
FIRST REVIEW**

---

**APPLICATION NO:** 25-006A  
**APPLICANT:** County Living PUD / Todd Horman  
**PROPERTY OWNER:** 2x Investments LLC  
**PROPERTY ADDRESS:** 460, 472, 488 West 400 North  
**PARCEL NUMBER:** 03-221-0003, 03-221-0002, 03-221-0001  
**PARCEL AREA:** 0.96, 1.15, 0.75 (2.86 Acres)  
**ZONE:** Residential Zone R-2  
**DATE:** March 6, 2025

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**PLANNING COMMISSION MEETING:** March 13, 2025  
**PLANNING COMMISSION ROLE:** Recommending Body to City Council  
**APPLICATION TYPE:** Planned Unit Development – Concept Plan

**NATURE OF REQUEST:**  
 Permitted Use: Planned Unit Development – Concept Plan

**CURRENT ZONING DISTRICT:**  
**Residential Zone R-2.** The R-1/ R-2 Zone is a mixed density residential zone. Its minimum lot size is 9,900 square feet for a single-family dwelling. This zone is eligible for appropriately located Planned Unit Developments

**OVERVIEW:**  
 The applicant Todd Horman is seeking concept plan approval for County Living Planned Unit Development located at approximately 470 West 400 North. The development proposes a mix of nineteen (19) single and twin-family homes on approximately 2.8 acres.

County Living PUD was originally submitted to Hyrum City and scheduled for a Public Hearing on May 9, 2024, as a proposed Planned Unit Development located at approximately 470 West 400 North to include twenty-four (24) twin-family homes on approximately 2.8 acres. The application triggered a petition for opposition of the development with one hundred (100) signatures, and the applicant determined to pull the application from the meeting after have spoken with a few of the adjacent owners with their understanding of their concerns.

As of recent, the applicant revised the previous application proposal of twenty-four (24) twin-family homes to a mix of nineteen (19) single and twin-family homes for consideration of approval for the Country Living Planned Unit Development.

**PLANNED UNIT DEVELOPMENT:**

A planned unit development (PUD) allows some deviations from the Concept Plan and platting requirements of HCC Title 16. These are usually seen as smaller lot sizes and greater density in exchange for open space, attractive building designs, and other amenities such as playgrounds, swimming pools, parks and meeting facilities. No PUD shall have an area of less than two and one half (2½) acres. Maximum density allowed for multi-family developments is 10 units per acre. Assisted living facilities are not included in this maximum density limit. Consideration should be given to disperse large multi-family PUD developments throughout the city instead of concentrating them in one central area.

A PUD is a subdivision and follows the path of HCC Title 16 for all reviews and approvals. In addition to that, there are several added requirements concerning the overall look of the project, both of the buildings and the general layout of the buildings and the amenities. The Planning Commission may recommend, and the City Council may impose such conditions on a PUD as it may deem appropriate to meet the goals and objectives of this chapter and the City's General Plan.

**UTILITIES:** Existing Power, Sewer, Water, Irrigation.

**STAFF COMMENTS:****Planning and Zoning:**

1. On March 4, 2025, following a staff site visit, the property owner was issued a Code Violation and corrective action notice to comply with Hyrum City Code Title 8 Health and Safety, Chapter 16 Nuisances, Section 090 Shafts and Well – Fencing Requirements. Specifically, there are open shafts on the site that are imminent risk to health, safety and welfare to the public. (see attached exhibits)
2. There is a spring on the property dating back to 1860. Staff observed a network of open shafts with running water, a network of underground and above ground pipes and open standing water. Staff recommends the property owner demonstrate a plan for the spring to mitigate long term corrections for the open shafts, network of underground and above ground pipes, and standing water. (see attached exhibits)
3. Staff received notice from the adjacent neighbor north of the project proposal. The neighbor installed a retaining wall in efforts to mitigate the impacts of the spring flooding and migrating silt and soils onto his property, however, the neighbors investments do not fully protect his property. Staff recommends the property owner voluntarily resolve the impacts of the spring against the neighbor regardless the outcome of the project proposal.
4. Staff recommends the property owner consult with Utah Department of Natural Resources Division of Water Rights to verify the condition of the spring and water rights ownerships are in compliance with the regulations of the agency. (see attached exhibits)
5. Recommend the developer demonstrates to the Planning Commission how the concept plan intends to connect the private road to the public street as these details were not invested into the concept plan design. The developer will be responsible for the design and installation of the sidewalk, landscaped park strip, curb and gutter, pavement to the appropriate half width of both 400 North and 500 West, and the transitions of the public right of way improvements to the existing right of way infrastructure conditions.
6. Recommend the developer consult with the Hyrum City Water Department to address the conflict of the proposed east private road access location with the underground PRV Vault and Vent that exists at that location. (see attached exhibits)



7. Recommend the concept provides internal common area connectivity for all residents of the PUD to the open space amenities.
8. Recommend the concept demonstrate snow removal storage as the proposed driveway accesses on the private road appear to impact all potential areas of snow storage.
9. Recommend the developer address any potential inequities for association fees as the private roadway maintenance and utility infrastructure fees do not benefit Lots 1 and 2 of the PUD.
10. The private roadway is providing the minimum asphalt for the fire truck and does not allow on-street parking. Recommend the developer evaluate anticipated guest parking counts and determine if the private driveways will be sufficient or if guest parking should be provided. Any overflow/guest parking that is not accommodated within the PUD will be displaced to the public street where winter parking restrictions apply.
11. Recommend Lots 1 and Lot 2 be regulated to the lot area, frontage, and yard regulations for a detached single-family dwelling in the Residential Zone R-2 in efforts to minimize the impacts of obstructing the site triangle and backing of motor vehicles at the intersection of 450 North and 500 West.
12. The applicant did not provide an overall site area breakdown for percentage of hardscape and landscape. Staff was able to calculate the approximated percentage of 75% private area to 25% open space (not excluding detention area).

**Engineering:**

1. See notes on the pdf copy of the site plan.

**Fire Department:**

1. A fire hydrant will be required at the east entrance of the private road.
2. The minimum width of the asphalt private road for the fire truck is 26 feet (27 feet provided). An asphalt width for on-street parking on the private roadway must be 42 feet wide if parking is allowed on the private roadway.

**Parks Department:**

1. No comments or concerns.

**Power Department:**

1. All new services, feeders, and equipment needs to meet Hyrum City Electrical Standards and meet NEC requirements.
2. Must maintain right-of-way access to existing overhead lines and structures.
3. Provide future conduits to be stubbed to property edges.
4. Work with Power and Light department to address any needs or concerns.

**Road / Stormwater Department:**

1. Staff would like to see drawings of asphalt tie into the roadway along with curb and gutter tie in on apron frontage.
2. Staff has concerns inside of the PUD for snow storage.
3. Staff has concerns with parking on the roadway.
4. Staff would like to see the storm water pond design and overflow options for emergencies.

**Sewer Department:**

1. There is nothing in place to hold subdivisions accountable to clean sewer mains for private roads/rows, nor a way to track it currently.
2. There is potential for overflow if the lines are not cleaned.
3. Does not recommend private roads unless an easement is added for Hyrum City to clean the lines.
4. Need to comply to construction standards

**Water / Irrigation Department**

1. Staff would like to see an overall concept with utilities through the planned unit development and in the public roadway.
  2. Staff is concerned with the east entrance having curb and gutter covering the PRV Vault.
- 

**PLANNING COMMISSION RESPONSIBILITY:**

1. The Planning Commission shall 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.
2. The Planning Commission may recommend approval, approval with conditions or denial of the Concept Plan.
3. The Planning Commission is a recommending body to the City Council and should be specific in their motion to the City Council.

**STAFF RECOMMENDATION:**

1. Staff recommends the Planning Commission should have a thorough discussion of the concept plan, staff comments, and specifying conditions and requirements for approval.

**STIPULATIONS:**

1. The property owner will compel compliance with HCC 8.16.090.
2. The Concept plan shall not constitute a development permit.
3. The Concept plan is an informal discussion document designed to allow the identification of City policies, development issues, application procedures, development standards, requirements of this Code and other items that may be considered in the review and approval processes of the City once a formal development application is received.
4. The Preliminary Plat drawings may refine and/or alter the Concept Plan based on changed circumstances, hearing input, compliance with City, State or other codes, infrastructure requirements, technical data, and interactions with adjacent properties and roads. Substantial deviations from the approved Concept Plan may require a new Concept review by the Staff, Planning Commission and Council.
5. The City Council, following review of the Concept Plan and the Planning Commission's recommendations may approve, amend and approve, approve with conditions, remand the application back to the Planning Commission for further discussion, or deny approval of the Concept Plan.

**FINDINGS OF FACT:**

1. The property is located in the Residential Zone R-2.
  2. A Planned Unit Development is a Permitted Use in the Residential Zone R-2.
-



**ATTACHMENTS:**

1. Exhibit of open shafts.
2. Exhibit of the underground and above ground piping network and standing water.
3. Exhibit of the Water Right Details for the spring on the site.
4. Cache County Parcel and Zoning Viewer – Vicinity Map
5. Cache County Parcel and Zoning Viewer – Zoning Map
6. Cache County Parcel and Zoning Viewer – Aerial Image
7. Country Living PUD Concept Plan and Details
8. Country Living PUD Concept Building Elevations
9. Country Living PUD Concept Floor Plans



Open Shafts







Surface Water / Piping Network





Surface Water / Piping Network





PRV Vault and Vent  
at Proposed East Private Road Access



## Water Right Details for 25-524

Utah Division of Water Rights

3/5/2025 12:48 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-524

Application/Claim:

Certificate:

**Owners:**

Name: Dewey H. Nielsen  
Address: Hyrum UT 84319

Interest: 100%

Remarks:

**General:**

Type of Right: Diligence Claim

Source of Info.: Proposed Determination

Status:

Quantity of Water: 0.223 CFS

Source: Nielsen Spring

County: Cache

Common Description: Hyrum

Proposed Det. Book: 25-8C

Map: 5c LB

Pub. Date: 06/01/1955

Land Owned by Appl.:

County Tax Id#:

**Dates:**

Filing:

Filed:

Priority: / /1860

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action:

Action Date:

Recon. Req. Date:

Recon. Req Type:

Certification:

Proof Due Date:

Extension Filed Date:

Election or Proof:

Election/Proof Date:

Cert./WUC Date: 11/20/1951

Lapsed, Etc. Date:

Lap. Ltr. Date:

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

**Points of Diversion:**

Points of Diversion - Surface:

Stream Alteration Required:

(1) N 1072 ft. W 1855 ft. from S4 corner, Sec 32 T 11N R 1E SLBM

Diverting Works:

Source: Nielsen Spring

Elevation:

UTM: 427661.587, 4610662.708 (NAD83)

**Water Uses:**

Water Uses - Group Number: 21006

Water Use Types:

Irrigation-Beneficial Use Amount: 0.76 acres Group Total: 0.76

Period of Use: 04/01 to 09/30



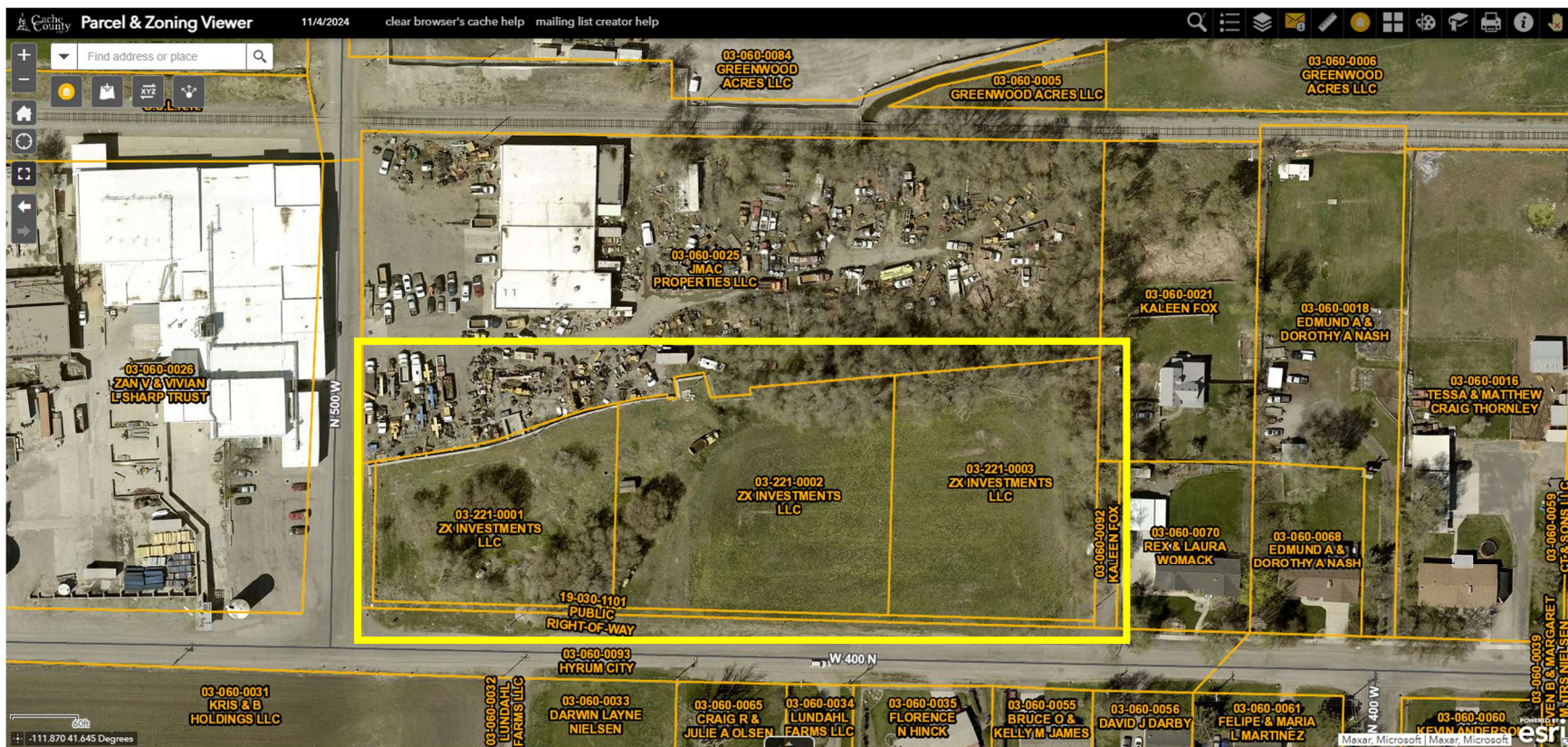
<b>Stock Water</b> -Beneficial Use Amount: 45 ELUs Group Total: 45																Period of Use: 01/01 to 12/31				
<b>Domestic</b> -Beneficial Use Amount: 1 EDUs Group Total: 1																Period of Use: 01/01 to 12/31				
<b>Other:</b> For cooling system & cleaning of the killing plant of Tri-Miller																Period of Use: 01/01 to 12/31				
Acre Feet Contributed by this Right for this Use: Unevaluated																				
<b>Other:</b> Used for the cooling of 100 gallons of milk per day.																Period of Use: 01/01 to 12/31				
Acre Feet Contributed by this Right for this Use: Unevaluated																				
<b>Place of Use (which includes all or part of the following legal subdivisions):</b>																				
				North West				North East				South West				South East				Section
				NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 32 T 11N R 1E SLBM														0.76						0.76
Group Acreage Total :																0.76				

<b>Place of Use Stock:</b>																			
				North West				North East				South West				South East			
				NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 32 T 11N R 1E SLBM														X					

<b>Use Totals:</b>																	
Irrigation sole-supply total: 0.76 acres for a group total of: 0.76 acres																	
Stock Water sole-supply total: 45 ELUs for a group total of: 45 ELUs																	
Domestic sole-supply total: 1 EDUs for a group total of: 1 EDUs																	
Other sole-supply total: Unevaluated acft																	

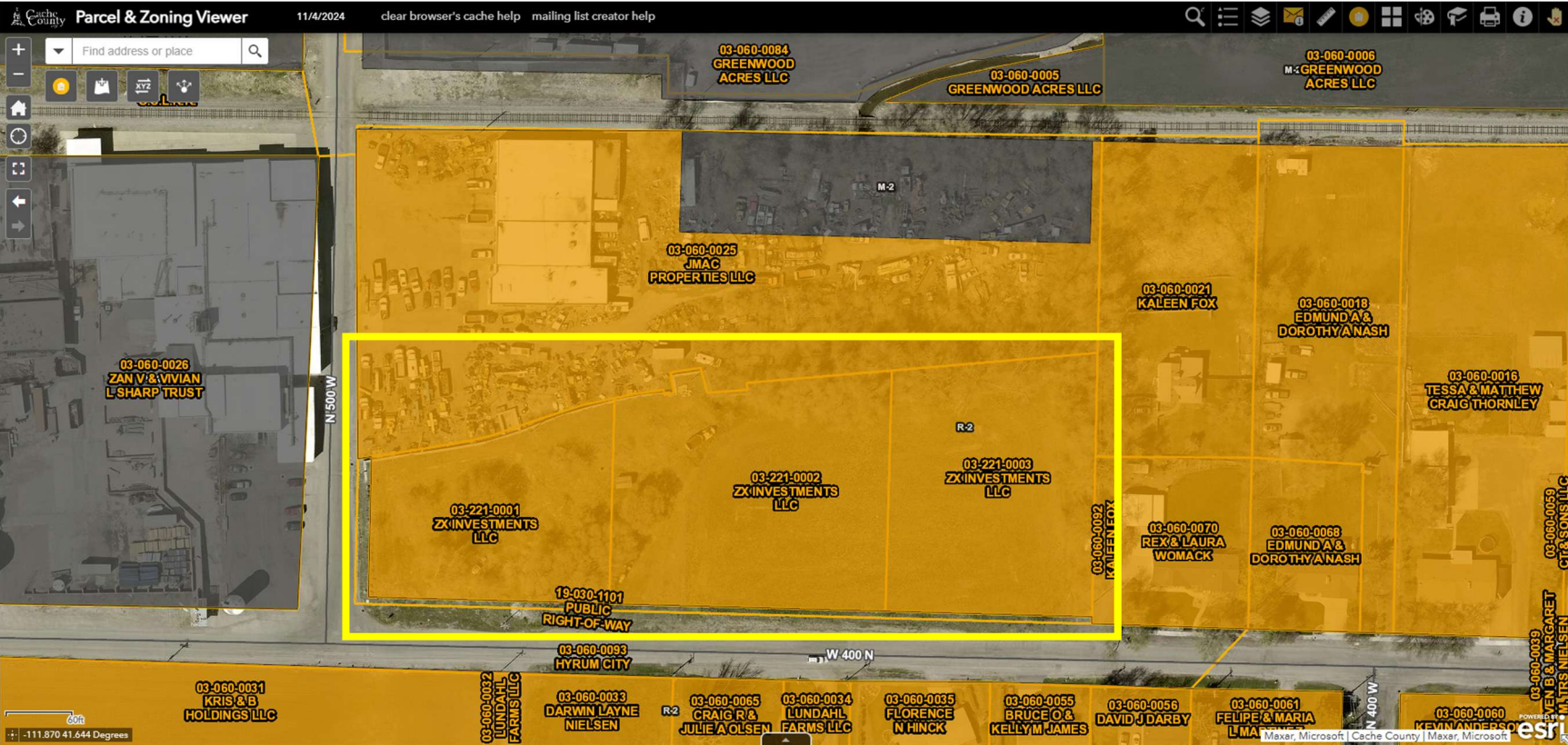


### Cache County Parcel and Zoning Viewer – Vicinity Map



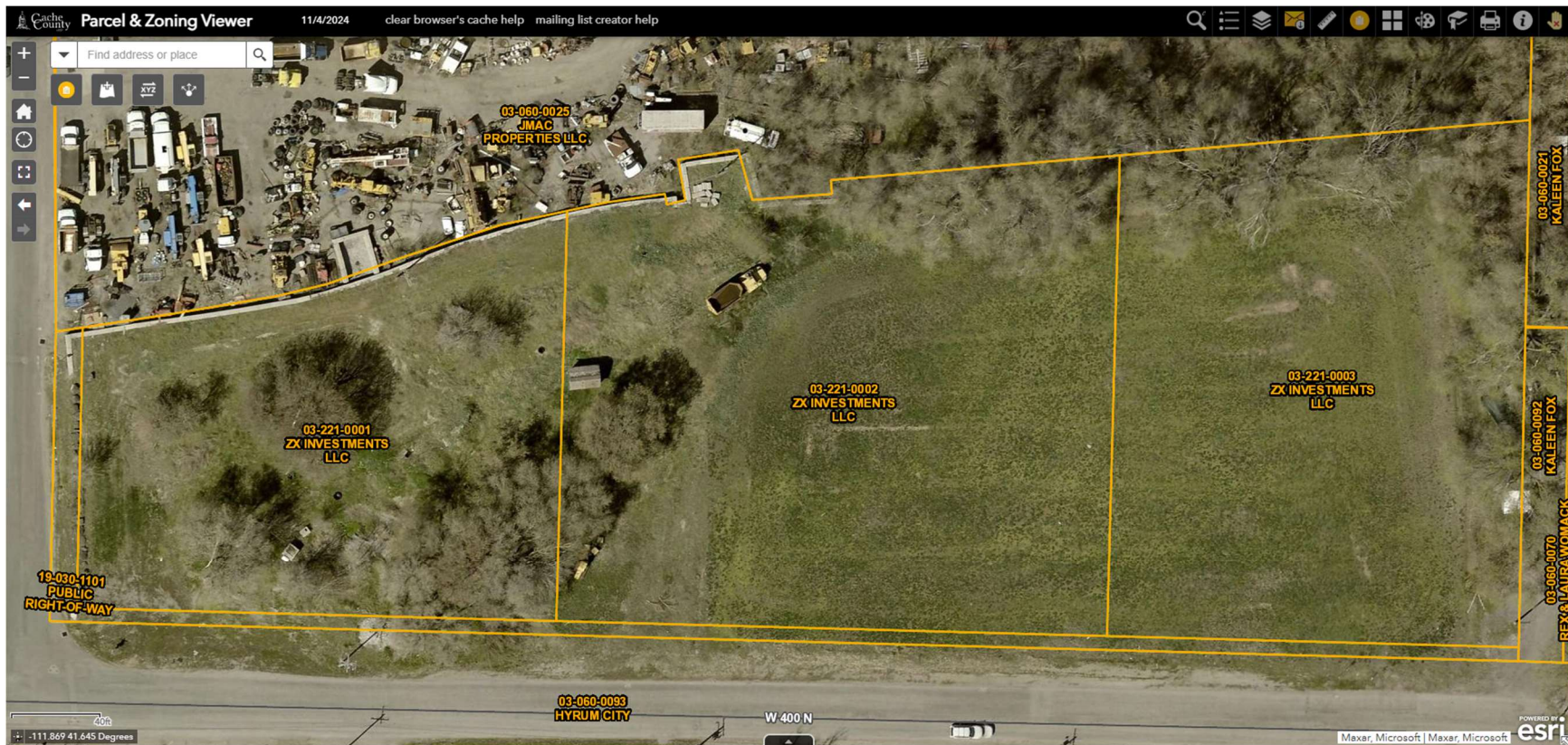


### Cache County Parcel and Zoning Viewer – Hyrum City Zoning Map





### Cache County Parcel and Zoning Viewer – Aerial Image







435-515-0126  
jackson@whitepineeng.com  
tom@whitepineeng.com  
P.O. BOX 669  
HYDE PARK, UTAH  
84318

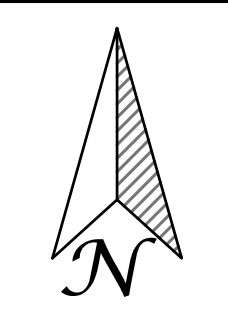
NO.	DESCRIPTION	DATE

MISSING OWNER INFORMATION  
16.10.050

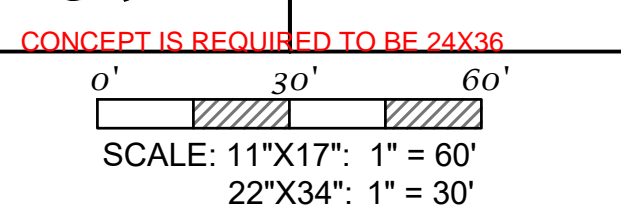
HORMAN HOMES HYRUM DEVELOPMENT

488 WEST 400 NORTH  
HYRUM, UTAH

IS THIS THE NAME OF THE DEVELOPER OR THE DEVELOPER? IS THIS NOT COUNTRY LIVING?



REVIEW SET ONLY  
NOT FOR CONSTRUCTION



DESIGNED BY: T. HILL  
CHECKED BY: J. SAGERS  
SHEET TITLE:

SITE CONCEPT

C-101

**HCC 16.10.050 REQUIRES**

NAME OF SUBDIVISION  
NAME AND ADDRESS OF OWNER  
ACREAGE OF THE DEVELOPMENT  
DESCRIPTION OF WATER SYSTEM PROPOSED  
DESCRIPTION OF SEWER SYSTEM PROPOSED

A VICINITY MAP SHOULD BE INCLUDED  
CONTOURS SHOULD BE NOTED WITH ELEVATIONS

SOILS MAP IS NOT INCLUDED  
WRITTEN STATEMENT FROM SUBDIVIDER NOT INCLUDED. THIS SHOULD CONTAIN A STATEMENT REGARDING THE FEASIBILITY, WHAT CRITERIA WAS CONSIDERED WHILE DESIGNING THE PLAN, AND HOW THIS WILL IMPACT THE NEIGHBORHOOD. E.G., HOW WILL THIS AFFECT TRAFFIC, HOW MUCH WATER WILL THIS PRODUCE, HOW MUCH SEWAGE, ETC. IT WOULD ALSO BE GOOD TO DISCUSS HOW THE ADJACENT INDUSTRIAL ACTIVITY WILL AFFECT THE NEW RESIDENTS.

THIS WALL WAS PROBABLY NOT ENGINEERED. WHAT IS BEING DONE TO EVALUATE, DESIGN, ENSURE THAT THIS WILL NOT COLLAPSE WITH ADDITIONAL LOADING, WATER, VIBRATIONS FROM DEVELOPMENT ACTIVITY?

03-060-0026  
ZAN V & VIVIAN L  
SHARP TRUST

03-060-0025  
JMAC  
PROPERTIES LLC

03-060-0021  
KALEEN FOX

03-060-0070  
REX & LAURA  
WOMACK

03-060-0031  
KRIS & B  
HOLDINGS LLC

03-060-0033  
DARWIN LAYNE  
NIELSEN

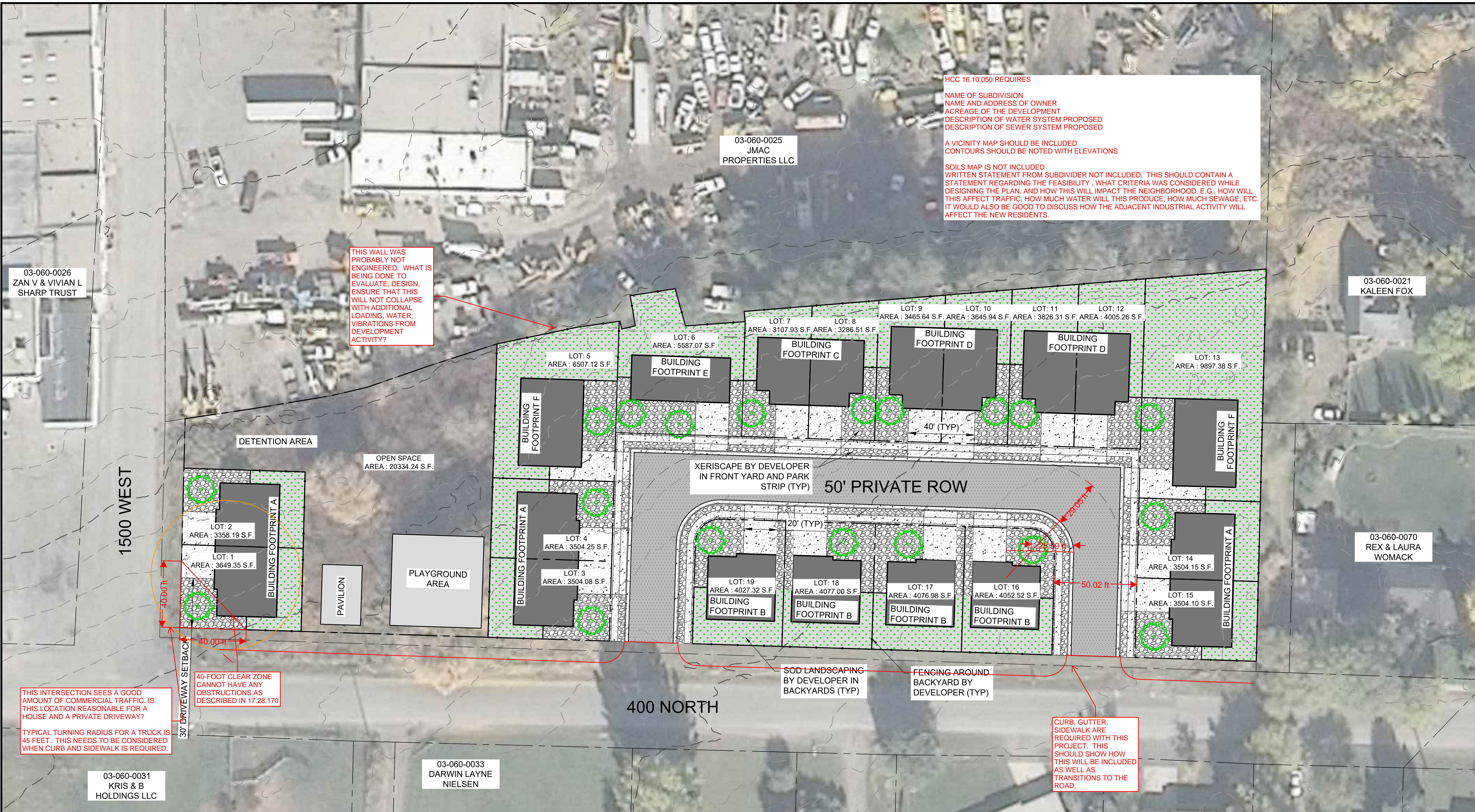
03-060-0065  
CRAIG R & JULIE  
A OLSEN

03-060-0034  
LUNDAHL FARMS  
LLC

03-060-0035  
FLORENCE N  
HINCK

03-060-0055  
BRUCE O & KELLY  
M JAMES

03-060-0056  
DAVID J DARBY



THIS INTERSECTION SEES A GOOD AMOUNT OF COMMERCIAL TRAFFIC. IS THIS LOCATION REASONABLE FOR A HOUSE AND A PRIVATE DRIVEWAY?

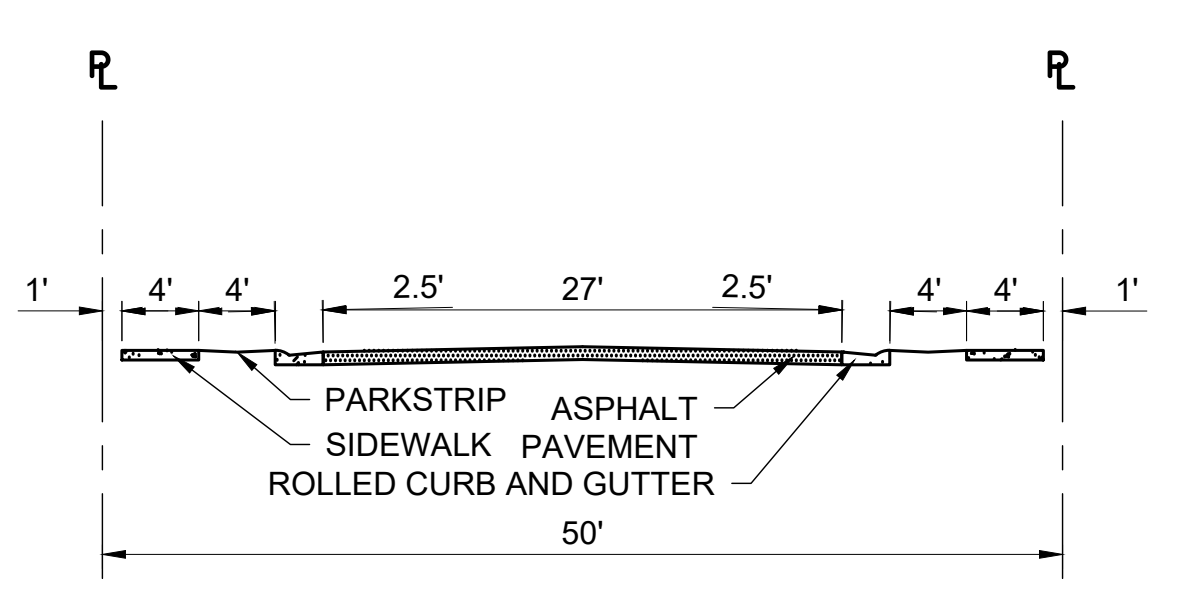
TYPICAL TURNING RADIUS FOR A TRUCK IS 45 FEET. THIS NEEDS TO BE CONSIDERED WHEN CURB AND SIDEWALK IS REQUIRED.

40-FOOT CLEAR ZONE CANNOT HAVE ANY OBSTRUCTIONS AS DESCRIBED IN 17.28.170

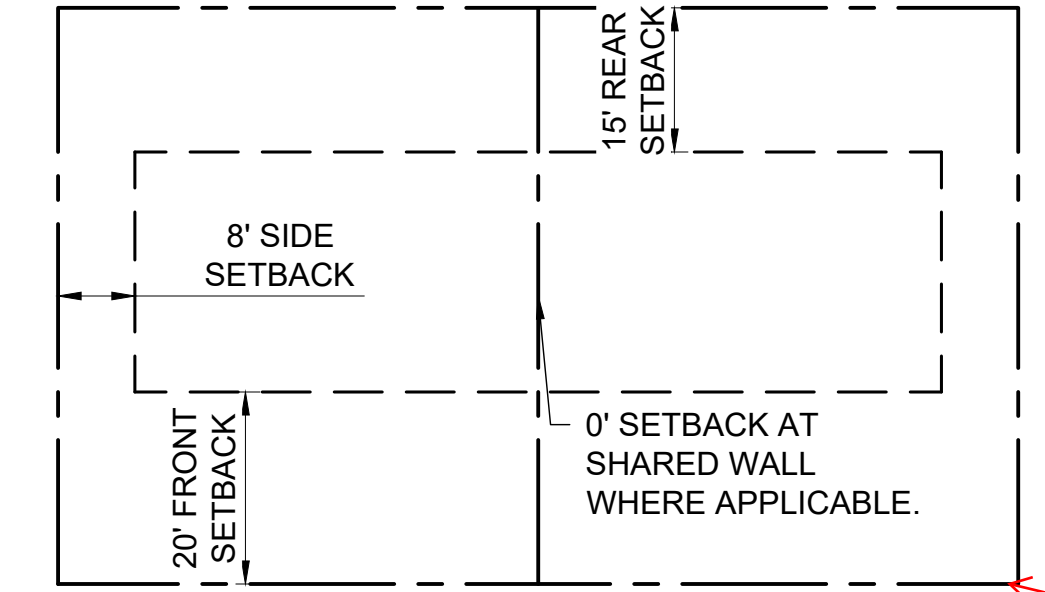
SOD LANDSCAPING BY DEVELOPER IN BACKYARDS (TYP)

FENCING AROUND BACKYARD BY DEVELOPER (TYP)

CURB, GUTTER, SIDEWALK ARE REQUIRED WITH THIS PROJECT. THIS SHOULD SHOW HOW THIS WILL BE INCLUDED AS WELL AS TRANSITIONS TO THE ROAD.



**A** 50' PRIVATE ROW ROAD SECTION  
NOT TO SCALE



**B** LOT SETBACKS (TYP)  
NOT TO SCALE

PART OF THE DESIGN CRITERIA TO BE PROVIDED IS:  
HOW WERE THESE SETBACKS DETERMINED?  
HOW WAS THE SIZE OF THE ROAD DETERMINED?  
HOW WERE THE OVERALL LOT SIZES DETERMINED?  
ETC.

- GENERAL NOTES:**
1. WATER WILL BE PROVIDED BY HYRUM CITY CULINARY WATER.
  2. SEWER WILL BE SERVICED BY HYRUM CITY SEWER.
  3. SEE C-201 FOR HOME FOOTPRINT DIMENSIONS.





**WHITE PINE ENGINEERING**  
- CIVIL STRUCTURAL -  
www.whitepineeng.com

435-515-0126  
jackson@whitepineeng.com  
tom@whitepineeng.com

P.O. BOX 669  
HYDE PARK, UTAH  
84318

NO.	DESCRIPTION	DATE

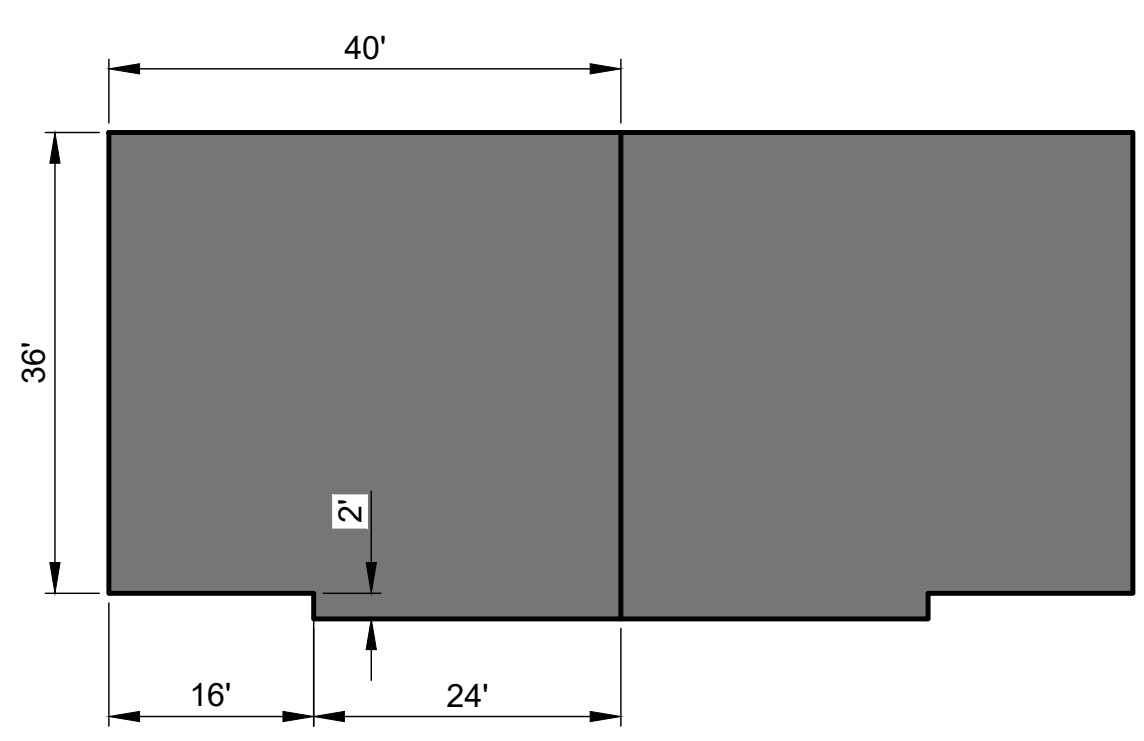
**HORMAN HOMES HYRUM DEVELOPMENT**  
488 WEST 400 NORTH  
HYRUM, UTAH

REVIEW SET ONLY  
NOT FOR  
CONSTRUCTION

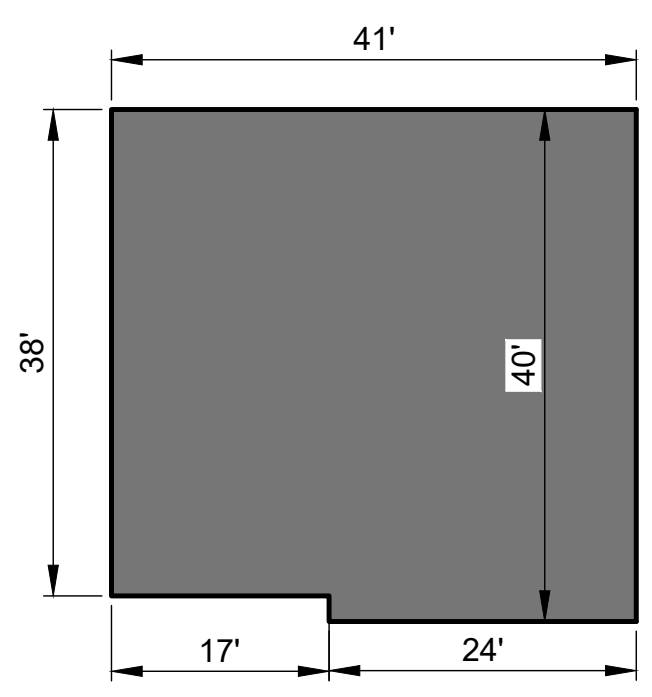
DESIGNED BY: T. HILL  
CHECKED BY: J. SAGERS  
SHEET TITLE:

DETAILS

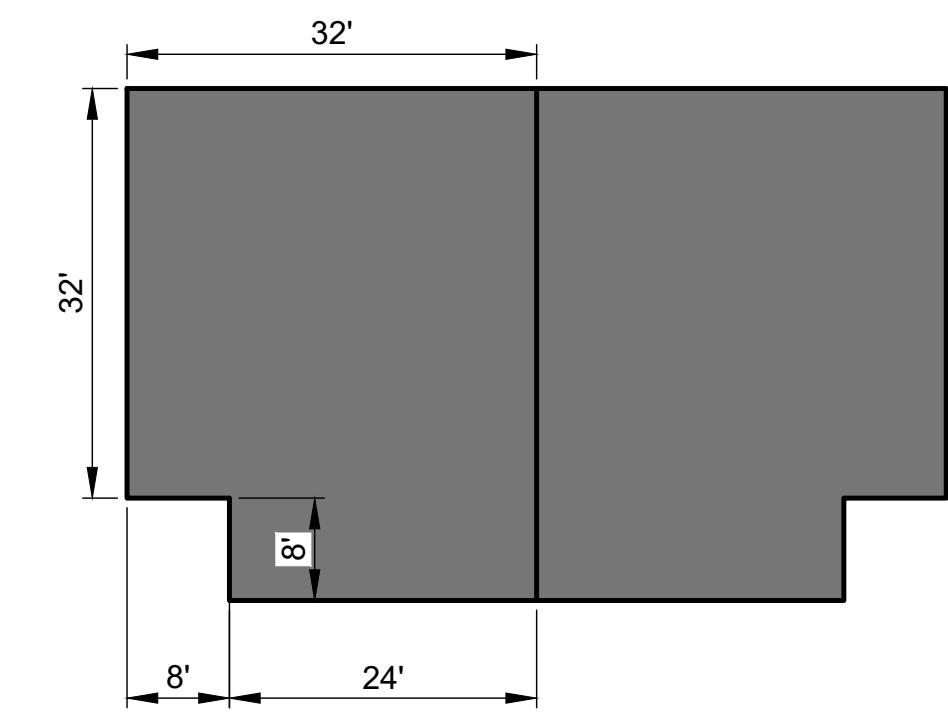
**C-201**



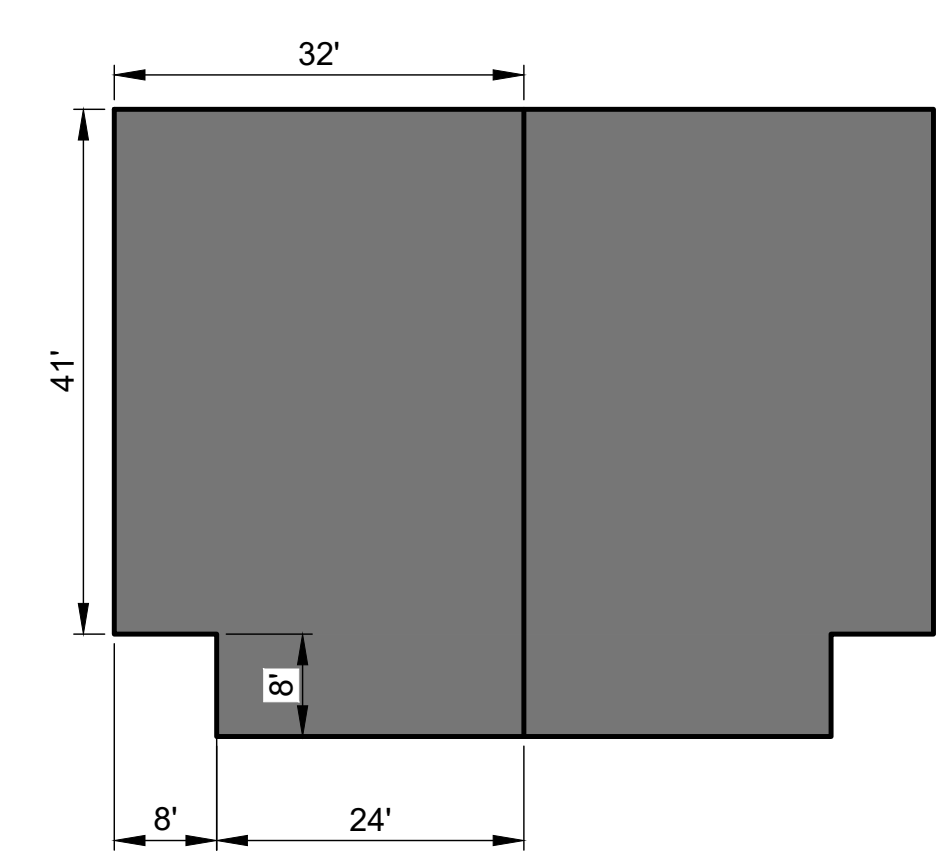
**A** BUILDING FOOTPRINT A  
NOT TO SCALE



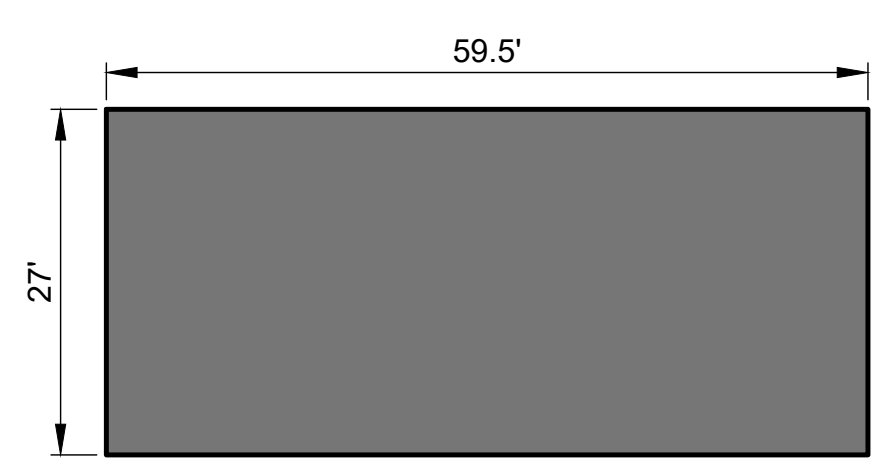
**B** BUILDING FOOTPRINT B  
NOT TO SCALE



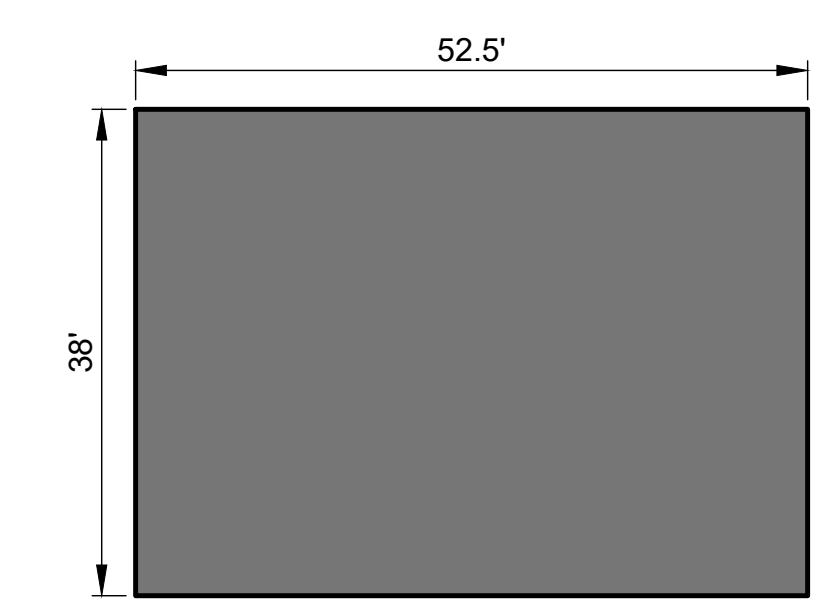
**C** BUILDING FOOTPRINT C  
NOT TO SCALE



**D** BUILDING FOOTPRINT D  
NOT TO SCALE



**E** BUILDING FOOTPRINT E  
NOT TO SCALE



**F** BUILDING FOOTPRINT F  
NOT TO SCALE



COUNTRY LIVING PUD CONCEPT BUILDING ELEVATIONS



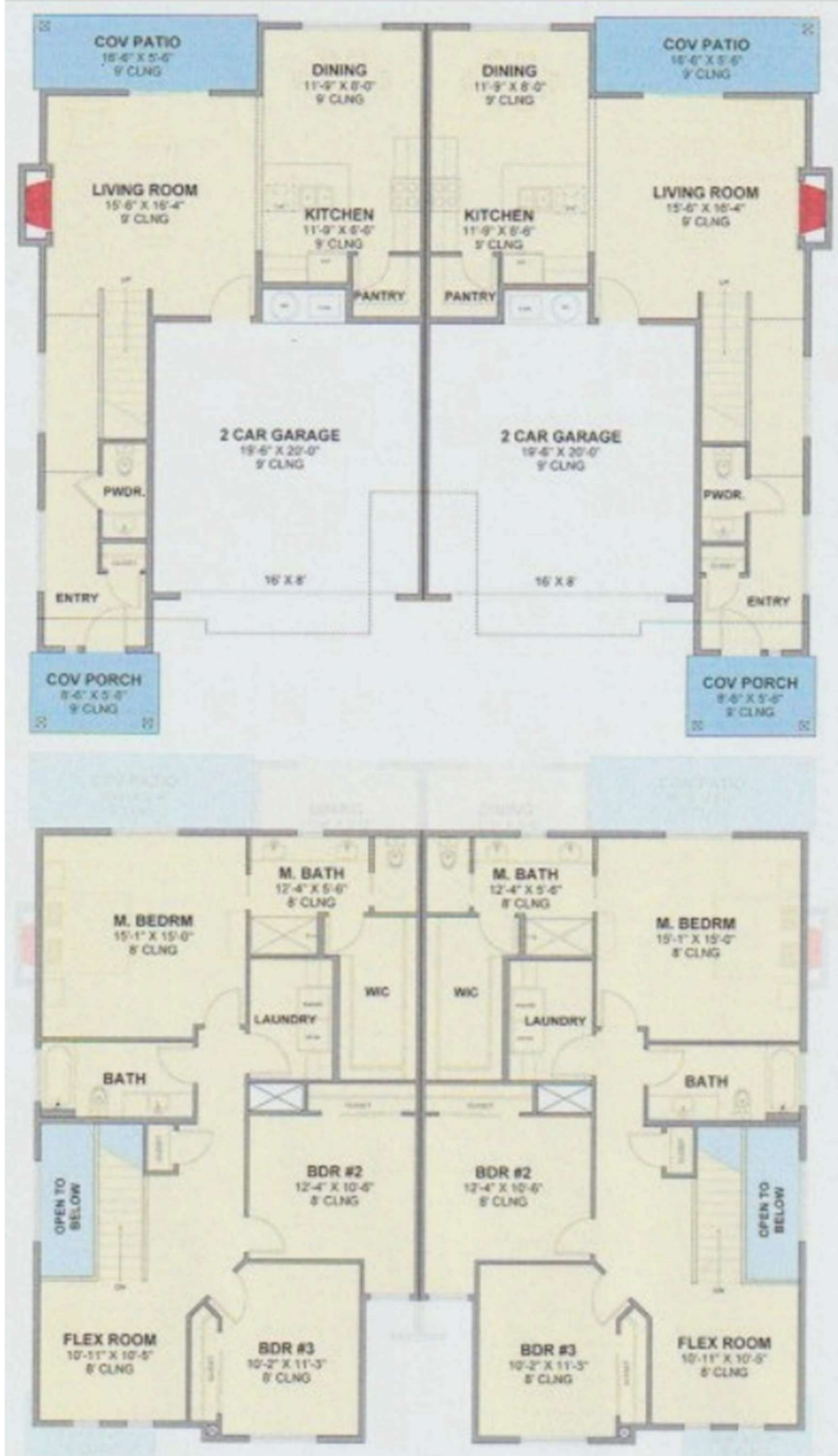


COUNTRY LIVING PUD CONCEPT BUILDING ELEVATIONS

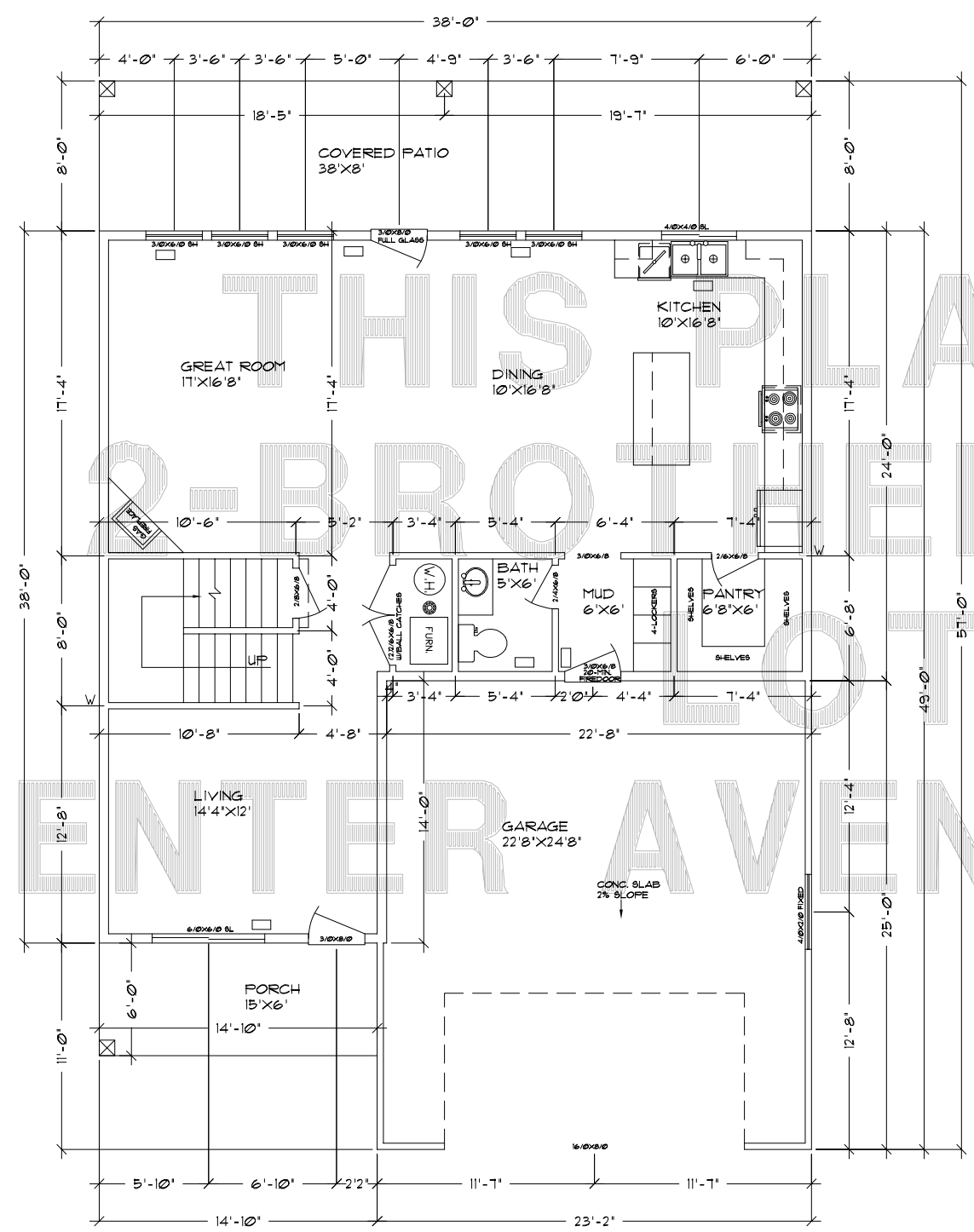




### COUNTRY LIVING PUD CONCEPT FLOOR PLANS





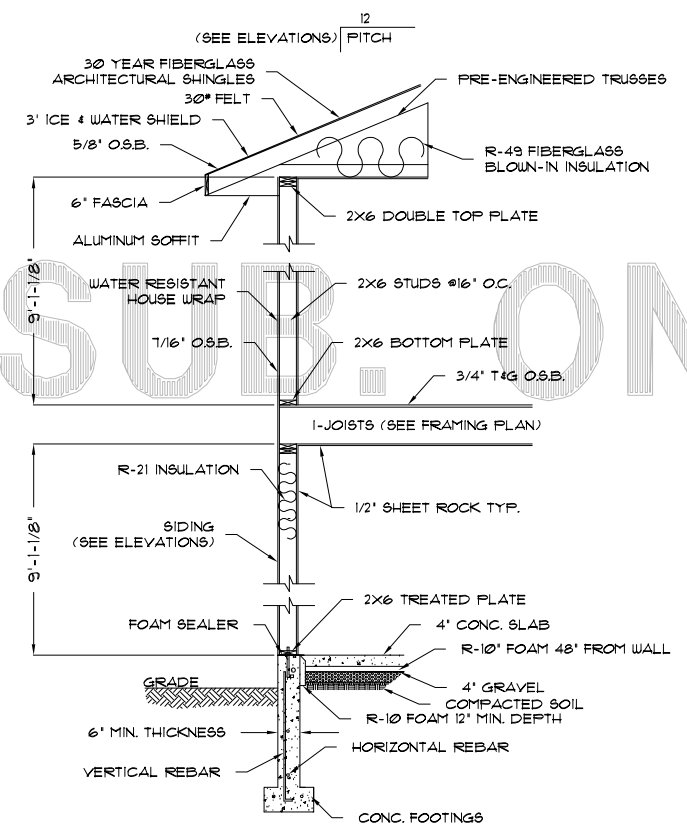


(1127 SQ. FT.)  
**MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'

- SYMBOLS:**
- W WATER FAUCET
  - HEAT VENT
  - ⊙ FLOOR DRAIN

**GENERAL NOTES:**

1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND STATE AND LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE ANY WORK PROCEEDS.
3. GAS/PROPANE FORCED AIR HEAT THRU-OUT. SUBCONTRACTOR TO SUPPLY GENERAL CONTRACTOR WITH COMPLETE SHOP DRAWINGS AND HEAT LOSS CALCULATIONS. ALL WARM AIR DUCTS AND COLD AIR RETURNS SHOWN ARE FOR REFERENCE ONLY.
4. FLOOR JOISTS ARE TO BE AS PER FRAMING PLAN OR COMPATIBLE. FLOOR DEFLECTION MUST BE 1/480 OR BETTER.
5. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS.
6. RESIDENCE ENERGY COMPLIANCE TO MEET PRESCRIPTIVE REQUIREMENTS OF 2015 IRC AND IECC WITH STATE AMENDMENTS.
7. WIRE FOR TELEPHONE AND TELEVISION JACKS (UL LISTED) GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH OWNER. ALL ELECTRICAL PARTS SHOWN ARE FOR REFERENCE ONLY. CHECK WITH OWNER FOR EXACT LOCATION.
8. CONTRACTOR SHALL VERIFY ALL BEAM AND JOISTS SIZES AND SPACING.
9. GENERAL CONTRACTOR TO VERIFY WITH OWNER ALL EXTERIOR DOOR AND WINDOW TYPES AND MANUFACTURER PRIOR TO THE STARTING OF ANY FRAMING.
10. PROVIDE ATTIC VENTILATION 1 SQ. FT. FOR EVERY 300 SQ. FT. OR 1 SQ. FT. FOR 150 SQ. FT. IF UTILIZING SOFFIT VENTING NOT MORE THEN 80% AND NOT LESS THAN 50% SHALL BE ROOF VENTING.
11. CONTRACTOR SHALL PROVIDE ENGINEERED TRUSS PLAN. BEAMS MAY NEED TO BE REEVALUATED.
12. DESIGN NOTE:  
 ROOF LOADS LIVE - 40 P&F  
 DEAD - 12 P&F  
 FLOOR LOADS LIVE - 40 P&F  
 DEAD - 15 P&F  
 DECK LOADS LIVE - 40 P&F  
 DEAD - 15 P&F

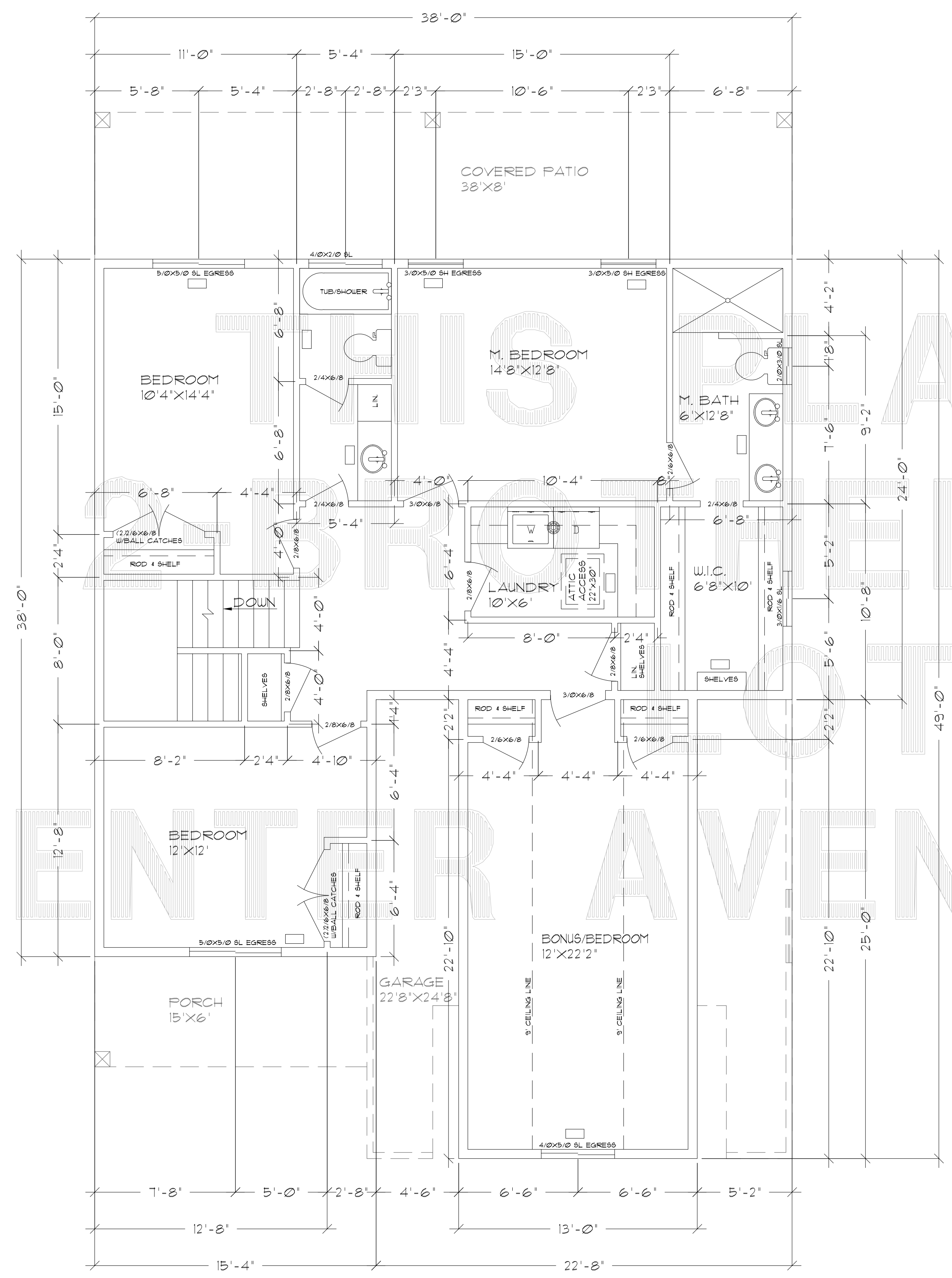


**TYPICAL WALL DETAIL**  
 SCALE: 3/8" = 1'

**FINELINE DESIGN & DRAFTING**

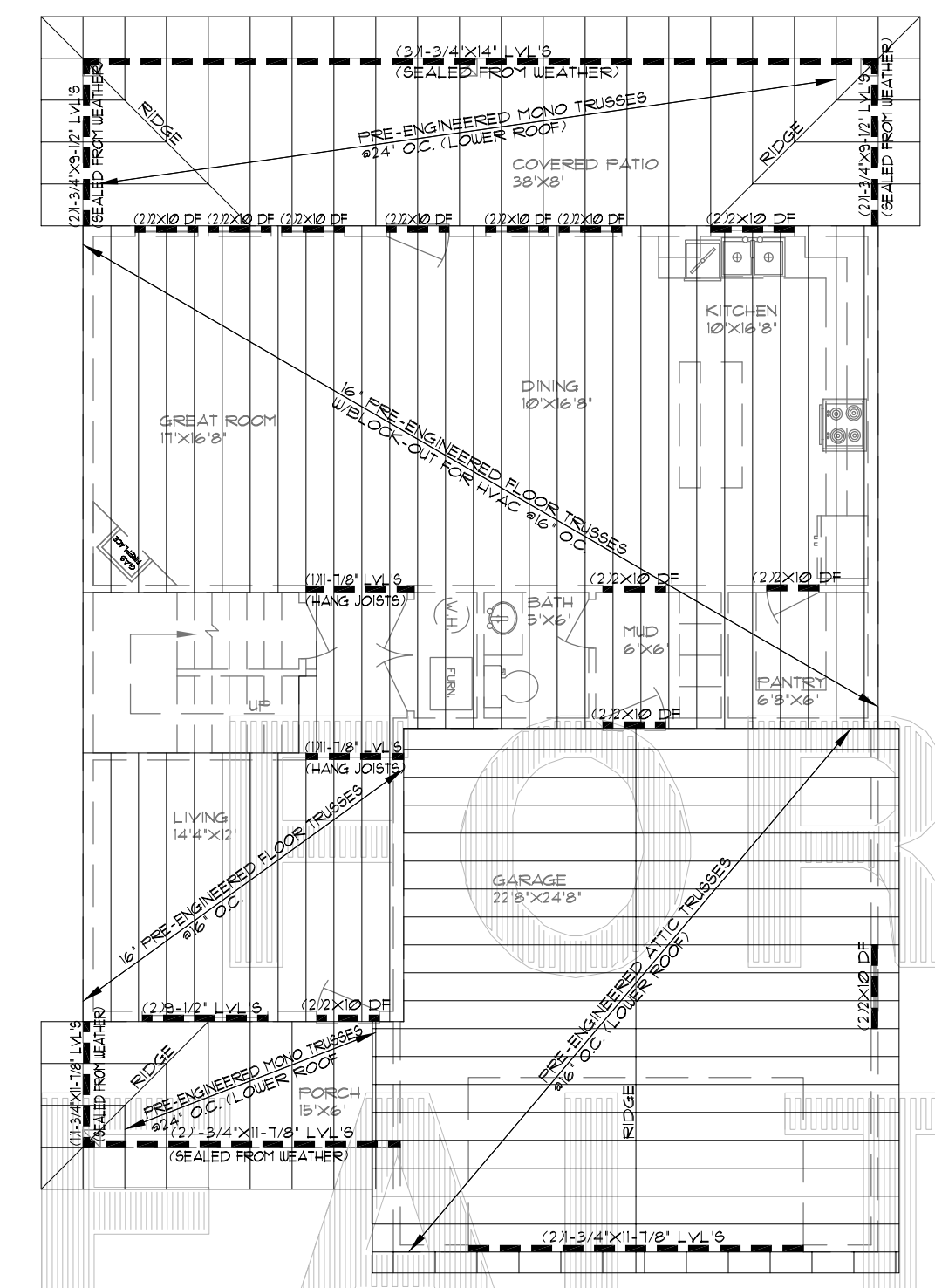
TITLE: MAIN FLOOR PLAN  
 DRAWN BY: D. CROSSLEY (435)755-6647  
 DATE: 1/23/25  
 DRWG #: 3 OF 6  
 COPYRIGHT © 2023



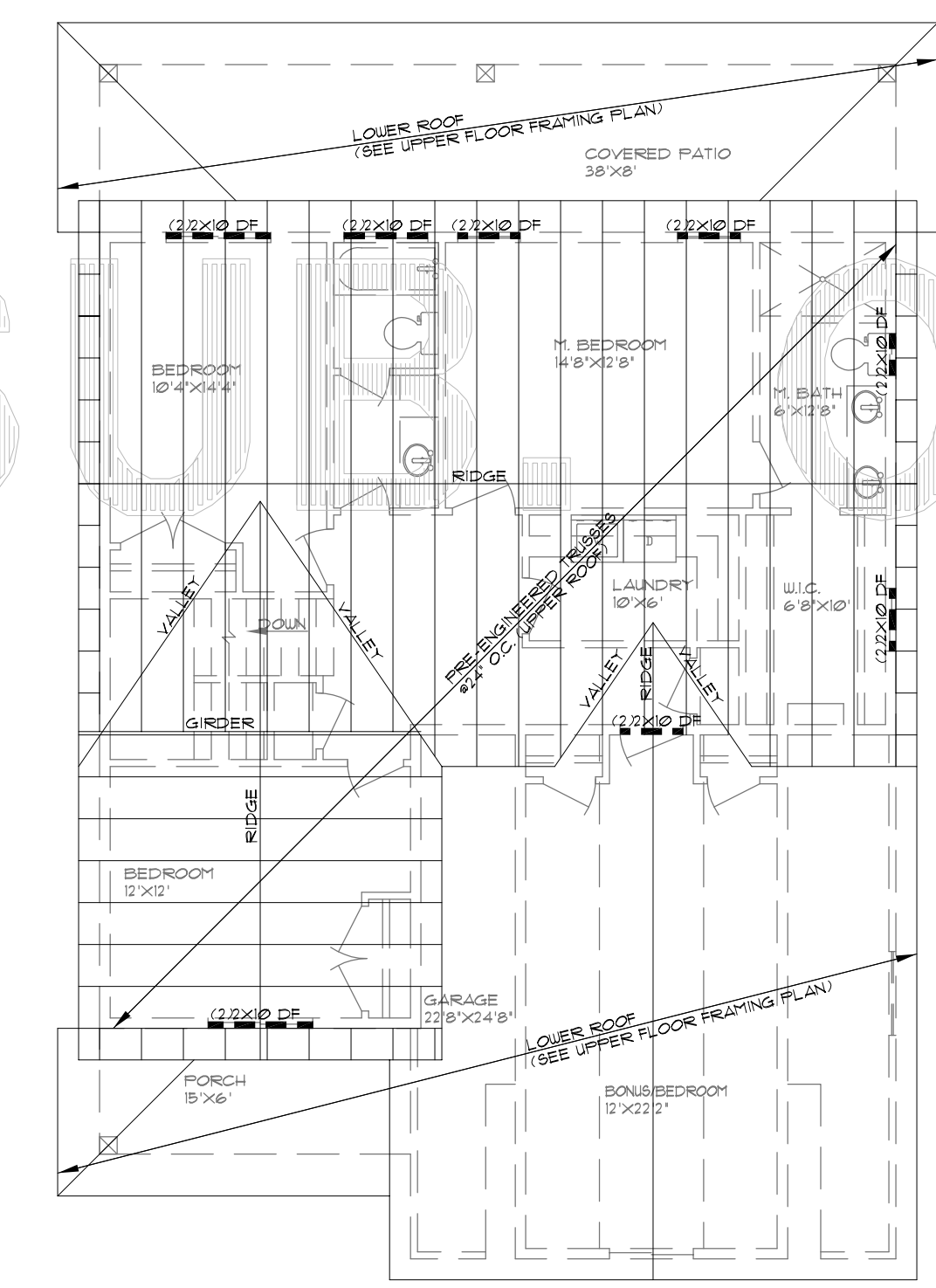


(1452 SQ. FT.)  
 UPPER FLOOR PLAN  
 SCALE: 1/4" = 1'

SYMBOLS:  
 □ HEAT VENT  
 ● FLOOR DRAIN



UPPER FLOOR FRAMING PLAN  
 SCALE: 1/8" = 1'

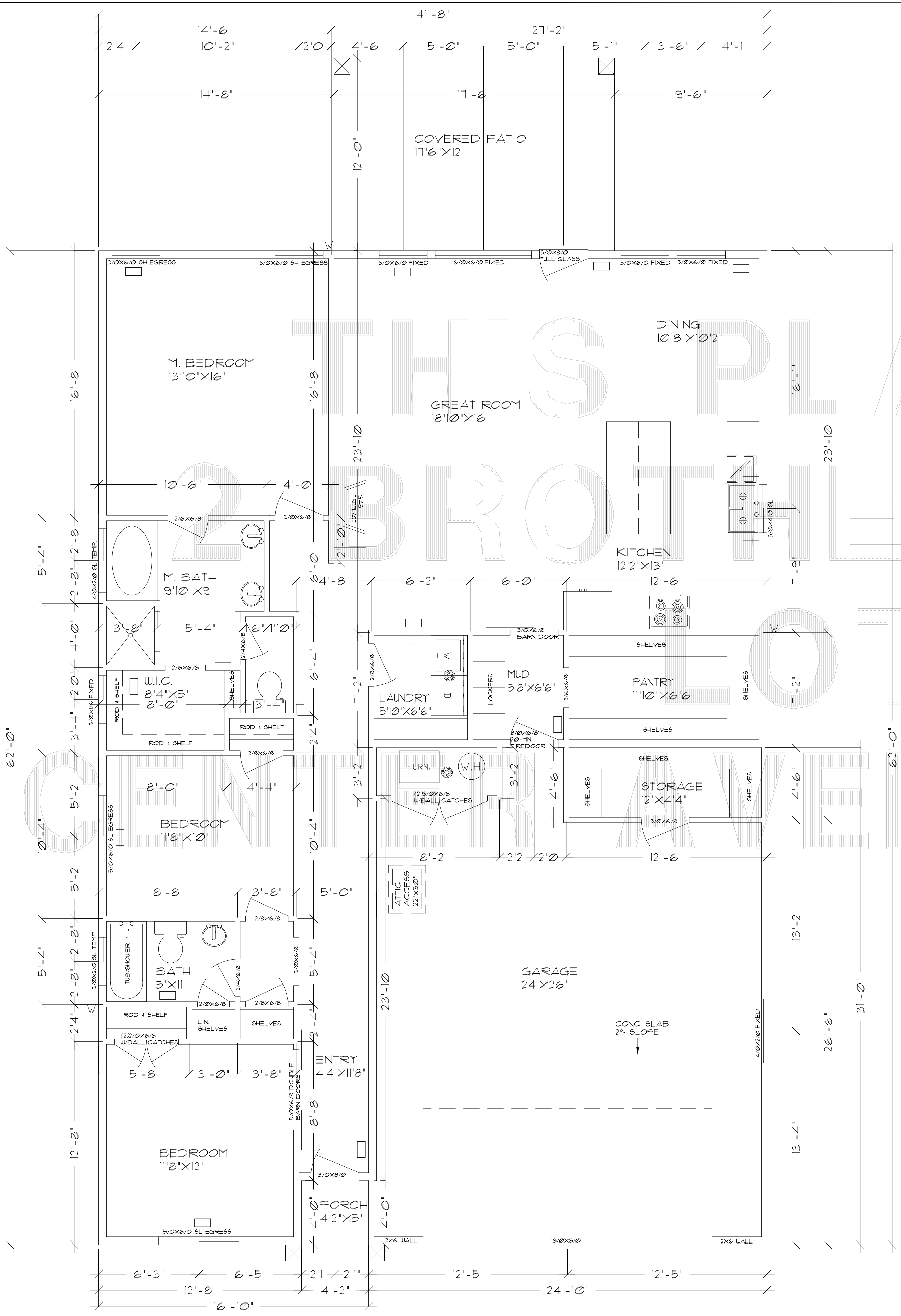


ROOF FRAMING PLAN  
 SCALE: 1/8" = 1'

**FINELINE DESIGN & DRAFTING**  
 TITLE: UPPER FLOOR PLAN  
 DRWG. SIZE: D DATE: 1/23/25  
 DRAWN BY: D. CROSSLEY (435)755-6647  
 DRWG. #: 4 OF 6 COPYRIGHT © 2023

THIS PROJECT IS REALTY ONLY  
 CENTER AVENUE #2

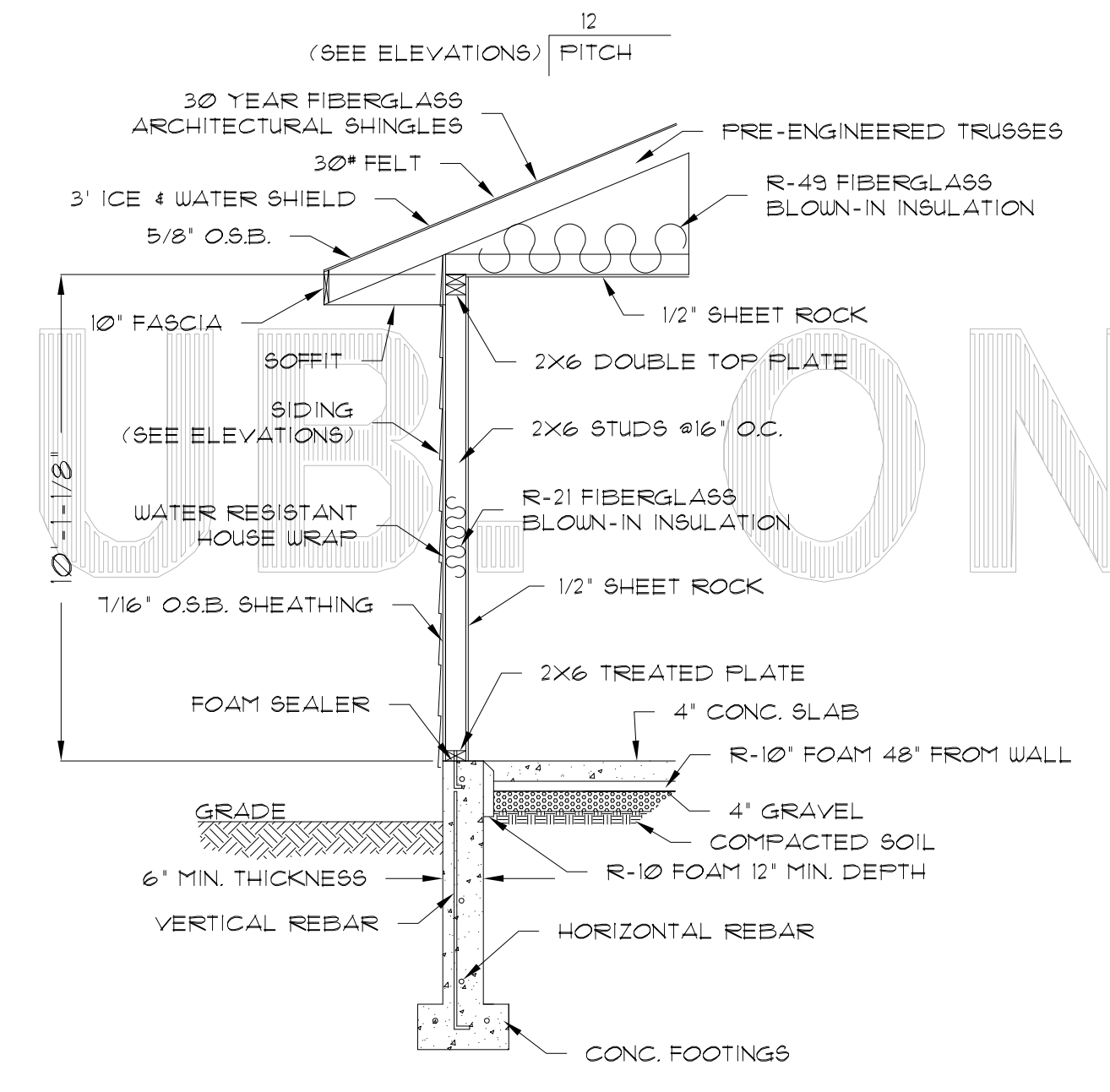




**GENERAL NOTES:**

1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND STATE AND LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE ANY WORK PROCEEDS.
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12. DESIGN NOTE:

ROOF LOADS	LIVE - 40 PSF
	DEAD - 12 PSF
FLOOR LOADS	LIVE - 40 PSF
	DEAD - 15 PSF
DECK LOADS	LIVE - 40 PSF
	DEAD - 15 PSF



TYP. WALL DETAIL  
SCALE: 3/8" = 1'

- SYMBOLS:**
- W WATER FAUCET
  - HEAT VENT
  - ⊙ FLOOR DRAIN

(1808 SQ. FT.)  
MAIN FLOOR PLAN  
SCALE: 1/4" = 1'

**FINELINE DESIGN & DRAFTING**

TITLE: MAIN FLOOR PLAN  
 DRWG. SIZE: D DATE: 12/27/24  
 DRAWN BY: D. CROSSLEY (435)755-6647  
 DRWG. #: 3 OF 5 COPYRIGHT © 2023





**PLANNING COMMISSION  
STAFF EVALUATION  
FIRST REVIEW**

---

**APPLICATION NO:** 25-011A  
**APPLICANT:** The Paddle Pickleball LLC / Heather Godfrey  
**PROPERTY OWNER:** Sunray Properties LLC  
**PROPERTY ADDRESS:** 220 North Center Street  
**PARCEL NUMBER:** 01-041-0002  
**PARCEL AREA:** 5.25 Acres  
**ZONE:** Light Manufacturing Zone M-1  
**DATE:** March 6, 2025

---

**PLANNING COMMISSION MEETING:** March 13, 2025  
**PLANNING COMMISSION ROLE:** Land use Authority  
**APPLICATION TYPE:** Conditional Use Permit

**NATURE OF REQUEST:**  
 Conditional Use: Health Club

**CURRENT ZONING DISTRICT:**  
**Light Manufacturing M-1.** The purpose of this zone is to provide an area where light manufacturing can reside in close proximity to residences without being detrimental to the quality of life of the residents. The manufacturing facilities should emit a minimum of noise, dust, smoke or odor.

**OVERVIEW:**  
 The applicant is requesting a Conditional Use Permit to operate indoor pickleball within an existing building facility located at 220 North Center Street in Suites #1 and #2. The Paddle Pickleball will begin with three (3) courts with the possibility of expanding with two (2) additional courts. There are 120 parking spaces on the site with the area on the site to expand parking if needed. The applicant is anticipating 24 hours of operation Sunday through Saturday.

**STAFF COMMENTS:**  
**Planning and Zoning:**

1. Recommend the applicant contact the Fire Department to resolve any discrepancies concerning fire hydrant requirements prior to the issuance of a Conditional Use Permit.
2. Recommend the Planning Commission discuss the proposed 24 hours of operation Sunday through Saturday with consideration to the abutting residential properties.
3. HCC 17.48.060 Off-Street Parking – Specific Requirements. Commercial, recreation, and amusement uses in the M-1 Zone are required to provide one (1) parking space for every two hundred and fifty (250) square feet in use where business is transacted (does



not include restrooms, office, office areas, etc.) The approximate play area for the pickleball is 6600 square feet and will require a minimum of 26 parking stalls. This approximation does not include any potential tournament type events.

4. Recommend this Conditional Use Permit will only approve the proposed three (3) courts, and any expansion of courts will require a future Conditional Use Permit.
5. A sign permit will be required through a separate application.
6. A business license will be required through a separate application.

**Engineering:**

1. All building improvements will need a building permit.
2. Business signs will need a permit.

**Fire Department:**

1. Waiting on drawings to show added sprinklers. We are working with Rapid Fire, they are planning on adding required sprinkler heads and we will be inspecting it.

**Parks Department:**

1. No comments or concerns.

**Power Department:**

1. No comments or concerns.

**Road / Stormwater Department:**

1. No comments or concerns.

**Sewer Department:**

1. No comments or concerns.

**Water / Irrigation Department:**

1. Staff would like some clarification from the property owner on a water line and fire hydrant install on 200 North from Center Street to 100 East. This would be an 8" water main, and Hyrum City would approve the plans and pay the cost to run it from the east property line to 100 east.

**PLANNING COMMISSION RESPONSIBILITY:**

1. The Planning Commission shall consider the following:
  - A. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
  - B. That the proposed use will comply with the regulations of Conditional Uses as may be applicable.
  - C. That the proposed use is in harmony with the intent of the zone in which it is located.
  - D. That the infrastructure will support the new facility.
  - E. In setting conditions, the Planning Commission shall show relationship to the broad area of concern to which each condition applies. These areas include Traffic; Noise; Odor; Pollution; Hours of operation; Design criteria; Lighting; Visual blight; and Safety conditions not related to one of these broad areas that may not be imposed.
2. The Planning Commission may approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
3. The Planning Commission may deny a Conditional Use if the reasonably anticipated detrimental effects of a proposed Conditional Use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.



**STAFF RECOMMENDATION:**

1. Staff recommends the Planning Commission have a thorough discussion and include in their motion staff comments and any additional specifying conditions and requirements.

**STIPULATIONS:**

1. The applicant will comply with the letter of intent, staff comments, and any additional specifying conditions and requirements by the Planning Commission.

**FINDINGS OF FACT:**

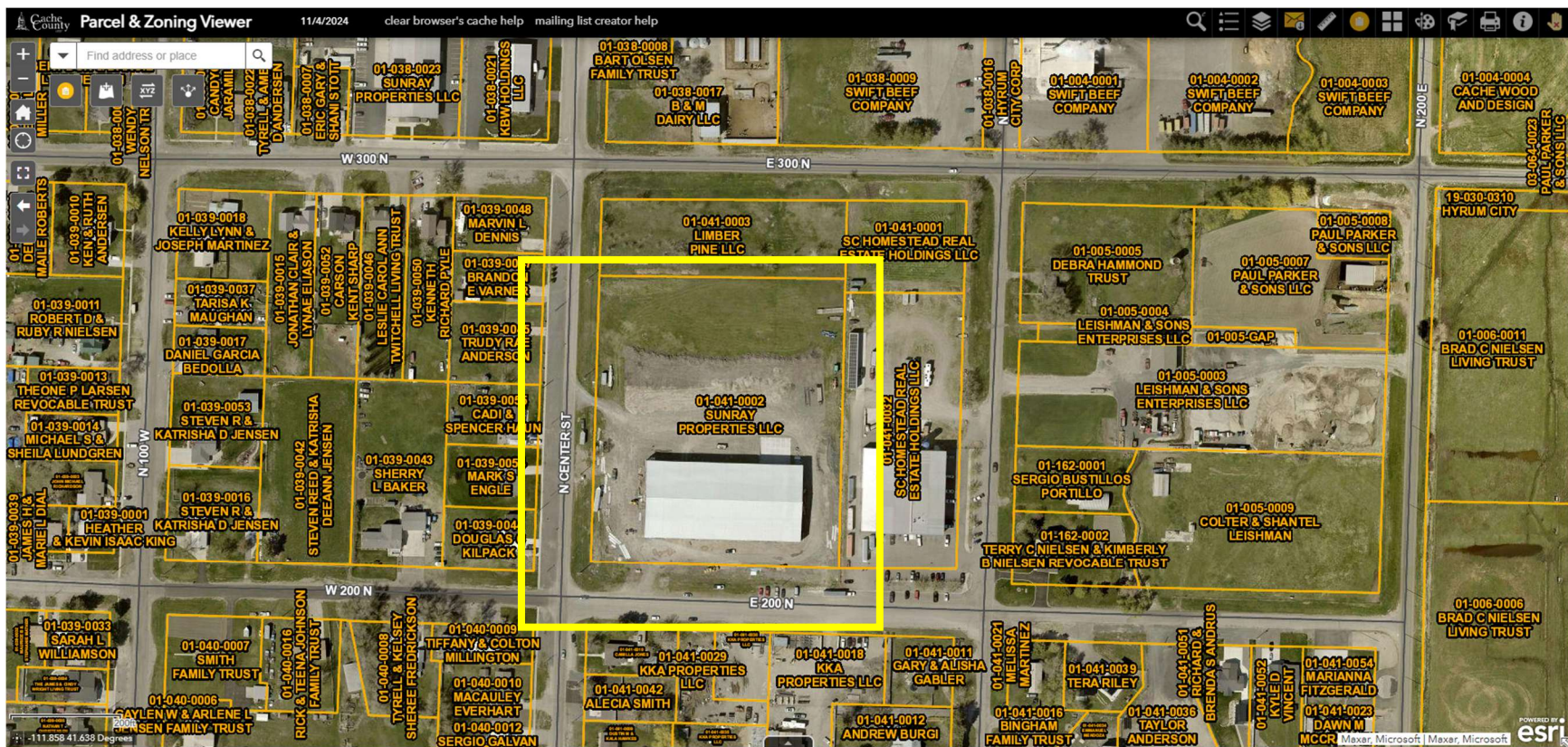
1. The property is located in the Light Manufacturing Zone M-1.
  2. Health Club is a Conditional Use in the Light Manufacturing Zone M-1.
- 

**ATTACHMENTS:**

1. Cache County Parcel and Zoning Viewer – Vicinity Map
2. Cache County Parcel and Zoning Viewer – Zoning Map
3. Applicant Provided Letter of Intent
4. Applicant Provided Project Location Exhibit
5. Applicant Provided Floor Plan

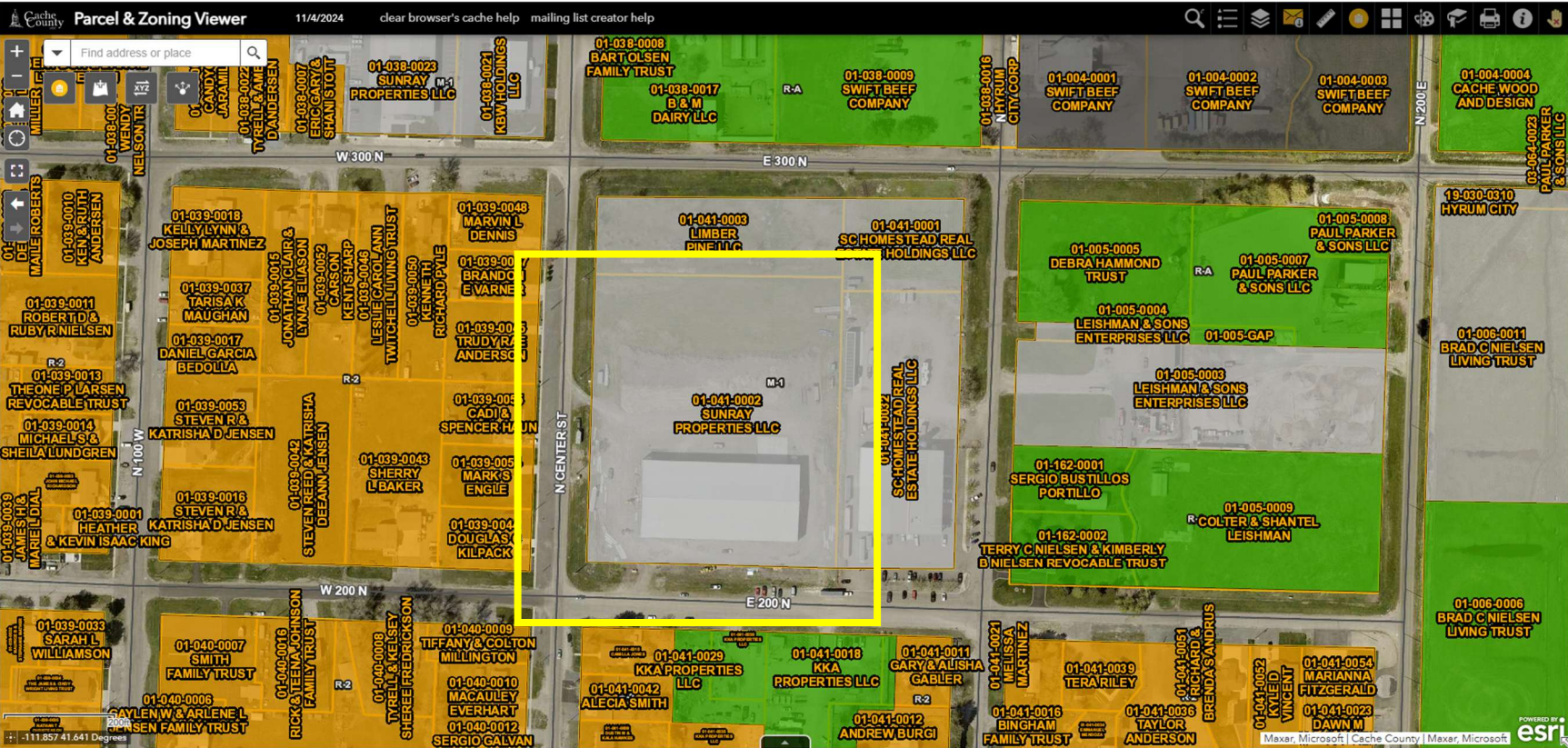


### Cache County Parcel and Zoning Viewer – Vicinity Map



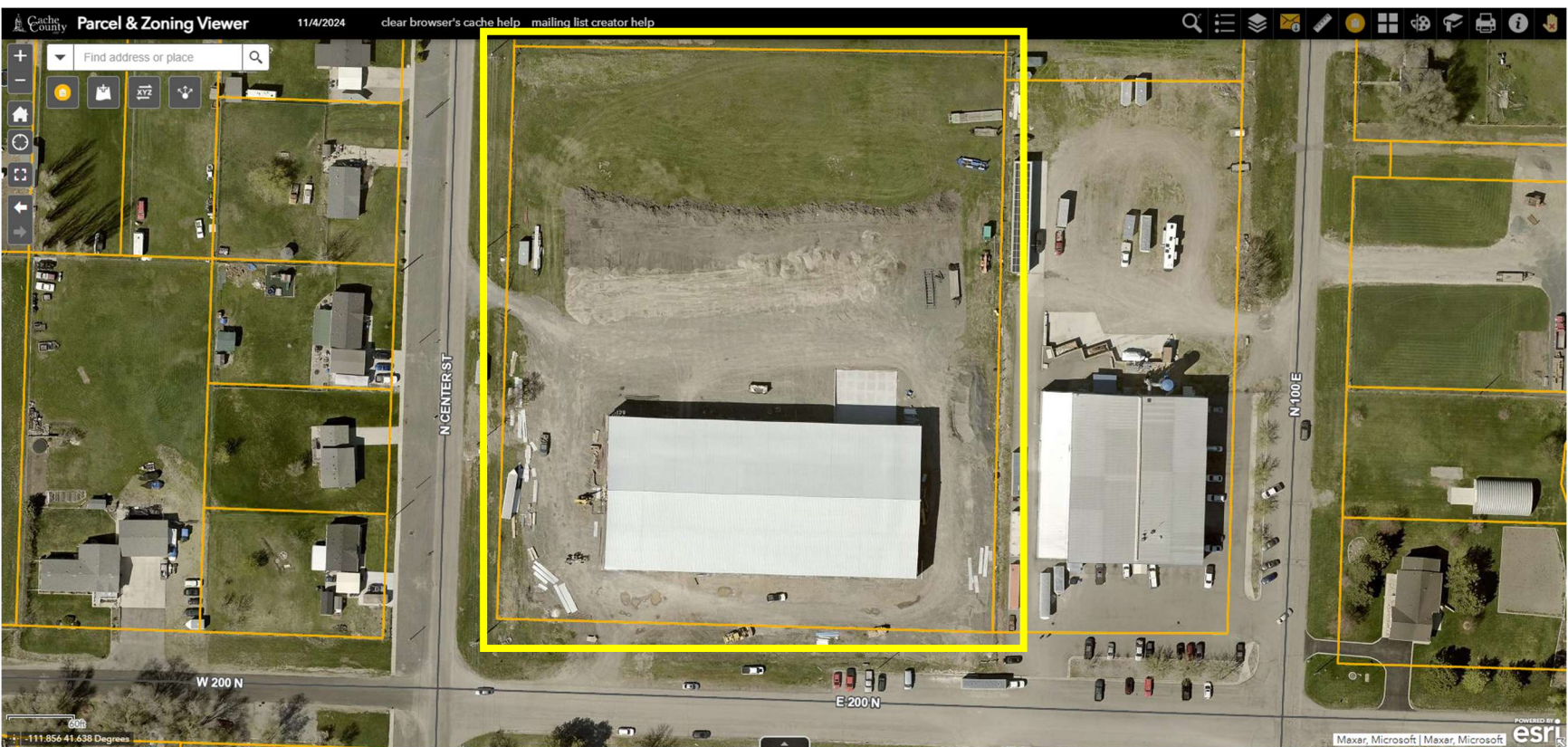


Cache County Parcel and Zoning Viewer – Hyrum City Zoning Map





Cache County Parcel and Zoning Viewer – Aerial Image







The Paddle Pickleball LLC  
 PO BOX 430  
 Paradise, UT 84328

02/26/2025

Hyrum City Planning and Zoning Commission  
 To Whom It May Concern:

It is our intent as The Paddle Pickleball LLC to open and operate an indoor pickleball facility at 220 N. Center St. #1,2 Hyrum, UT 84319 and as such are requesting a conditional permit as a Health Club as defined by Hyrum City definitions.

In consideration of the Hyrum code 17.84.060 please review the following information and purpose as outlined in response to listed items A-F, and 1-9.

- A. The use of an indoor pickleball facility will increase the health and wellness of all members of the Hyrum City community. It offers a close and inviting building to continue playing during the winter months and also gives residents an opportunity to stay in their hometown without traveling outside city boundaries. During the summer months it offers air conditioning and a chance to continue playing. This facility will also offer students of all ages an opportunity to learn a new sport, and help the local high schools have access for their Pickleball clubs.
- B. The use of this facility will not be detrimental to the health or safety or general welfare of any nearby residents or workers. This will be an enclosed facility. The parking lot is generous in size to accommodate players. There is insulation on all walls to muffle the noise of the ball hitting the ground. The outside of the building is aesthetically pleasing and will not have any significant changes made to it.
- C. The proposed use of this TI is solely for an indoor pickleball facility and as such complies with the zoning conditional use of Health Clubs as defined by Hyrum City.
- D. This location is in a great location for residents, students, and visitors to make use of the Pickleball facility. It is close to two High Schools, a middle school and a major road out of Hyrum. It is in harmony with the intent of the zone it is located in.
- E. The infrastructure will easily support this facility. The parking lot and building itself have been created with open space and 120 parking spaces. The lot itself is 5.25 acres with 2.00 acres undeveloped for additional parking if needed.



F. See the following for 1-9

1. There are two entrances and exits on the West and South of this property. The driveways have been extended to allow for extra cars entering and exiting. There are 120 Parking spaces on site completed with room for more parking as needed. 3 courts currently with the possibility of 2 more courts allows for 20 people at a time.
2. The building that will house the indoor pickleball facility is well insulated and the doors and windows are adequate and meet code.
3. There will not be any odor from any activities from the Pickleball facility.
4. There will not be any pollution from any activities at the Pickleball facility.
5. The Paddle Pickleball anticipates 24 hr. opening Sunday through Saturday.
6. The Paddle Pickleball will operate indoors, and a previous layout has been submitted.
7. The Lighting on the exterior of the building at 220 N Center will not be impacted. We will be applying for a sign for the exterior that will be a cabinet sign with lighting.
8. There will be a sign on the exterior for The Paddle but no other changes to the exterior of the building, or landscaping.
9. All safety conditions are met and complied with.

If you have any further questions please contact Heather Godfrey 435-512-0959.

Thanks for your consideration,

A handwritten signature in black ink, appearing to read "Heather Godfrey", with a long, sweeping flourish extending to the right.

Heather Godfrey  
The Paddle Pickleball LLC



# SUNRAY PROPERTIES BUILDING II

## INDOOR PICKLEBALL FACILITY - T.I.

### 250 N. CENTER ST. - BAYS 1 & 2

### HYRUM, UTAH

JOSEPH T. BECK ARCHITECT, INC.  
660 NORTH 400 WEST  
SMITHFIELD, UTAH  
(435) 764-6742



DATE  
NOV 2024

SUNRAY PROPERTIES II  
INDOOR PICKLEBALL FACILITY - T.I.  
250 N. CENTER ST, BAYS 1 & 2  
HYRUM, UTAH

REF. SITE PLAN  
CODE REVIEW  
SHEET LEGEND

PROJECT NUMBER  
-

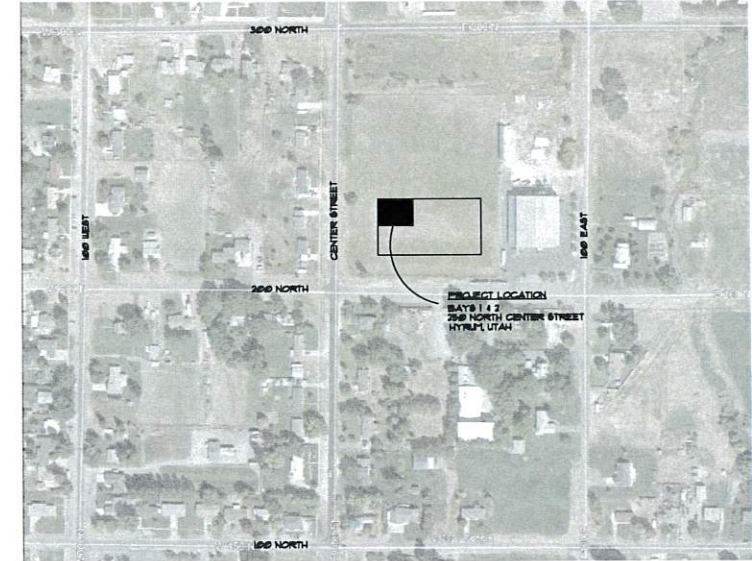
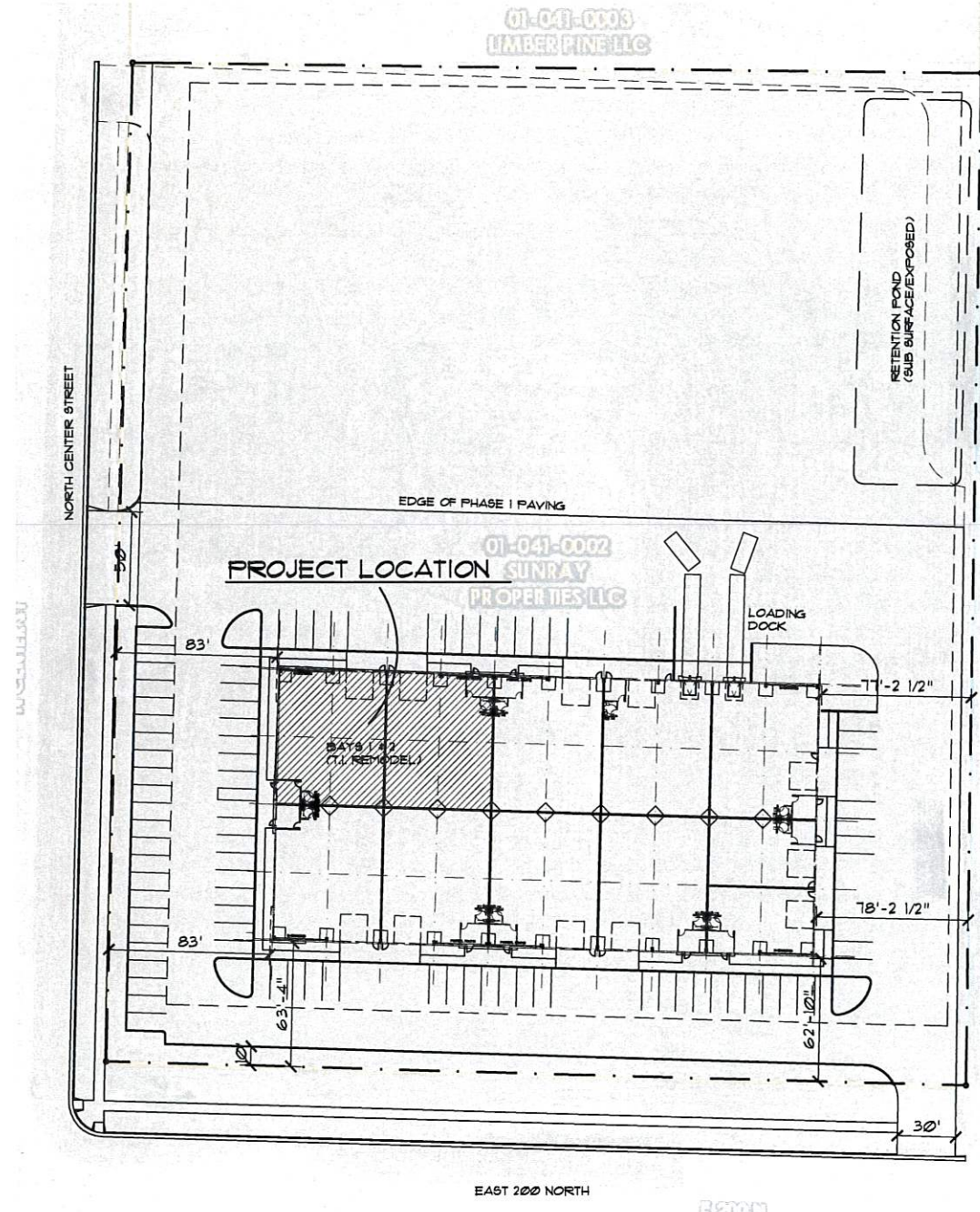
REVISIONS  
#1 - 11-20-24  
(plan review)

SHEET NUMBER

A0.0

### CODE REVIEW I.B.C. 2021

DESCRIPTION	IBC REFERENCE	REMARKS
OCCUPANCY INDOOR TENNIS COURTS PICKLEBALL COURTS	A-3 Chapter 3 SECTION NO. 303.4	
BASIC ALLOWABLE BUILDING HEIGHT, FLOOR AREA AND STORY IN HEIGHT MAX HEIGHT IN FEET (ALL W/ A3/S/VB) 60' MAX ALLOWED MAXIMUM # OF FLOORS (A3/S/VB) 2 STORY ALLOWED A-3 OCCUPANCIES BASIC FLOOR AREA (ALLOWED - A-3/S/VB) 24,000 SF.	Chapter 5 Table No. 504.3 Table No. 504.4 Table No. 506.2	Provided: PROVIDED HT = 30'-2" PROVIDED STORIES = 1 (W/ OPEN MEZZANINE)  ACTUAL SF = 7917 SF. (BAYS 1 & 2)
ALLOWABLE AREA	SECTION NO. 706	
TYPE OF CONSTRUCTION Fire Resistive Requirements Building Element 1. Structural Frame 2. Exterior Bearing Walls Interior Bearing Walls 3. Non-Bearing Walls - Exterior 4. Non-Bearing Walls - Interior 5. Floor Construction - Beams and Joists 6. Roof Construction - Beams and Joists	Chapter 6 Table No. 601	Comply
INTERIOR FINISHES SPRINKLERED - 5-1 for A3 OCCUPANCY EXIT ENCLOSURES AND PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES	Chapter 8 TABLE 803.13	WILL COMPLY WILL COMPLY WILL COMPLY
FIRE PROTECTION AUTOMATIC SPRINKLER SYSTEM - REQUIRED FOR OVERALL BUILDING AREA - SEPARATED A3 OCCUPANCY ALSO REQUIRED. FIRE ALARM SYSTEM - NOT REQUIRED MEANS OF EGRESS ILLUMINATION	Chapter 9 SECTION 903.2.9 SECTION 907.2 SECTION 1006.3	NOT REQUIRED LESS THAN 300 OCC EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT
OCCUPANT LOAD INDOOR TENNIS COURTS - A-3 EXERCISE ROOM - 6,916 SF / 50/OCC. = 140 OCCUPANTS	Chapter 10 Table No. 1004.5	TOTAL OCCUPANTS = 140
EXITING TWO EXITS REQ'D PER FLOOR GREATER THAN 49 OCCS (A) ACCESSIBLE MEANS OF EGRESS	Chapter 10 TABLE 1004.5 SECTION 1007	4 EXITS PROVIDED 4 ACCESSIBLE = 100%
ACCESSIBILITY GROUP A-3 GOODS AND SERVICES WILL BE ACCESSIBLE TO PERSONS WITH DISABILITIES *FURNITURE LAYOUT SHALL BE PLACED TO PROVIDE ACCESSIBILITY THROUGHOUT THE SPACE.	Chapter 11	COMPLY
PLUMBING SYSTEMS A-3 OCCUPANCIES - INDOOR SPORTING MALE = 10 OCCUPANTS FEMALE = 10 OCCUPANTS TOTAL FIXTURES REQUIRED	Chapter 29 TABLE 2902.1 TOILET # 1 LAV # 1 TOILET # 2 LAV # 1 TOILET # 3 LAV # 2	SERVICE SINK # 1 D.FOUNTAIN # 1
TOTAL FIXTURES PROVIDED	TOILETS # 4 LAV # 4	SERVICE SINK # 1 D.FOUNTAIN # 1

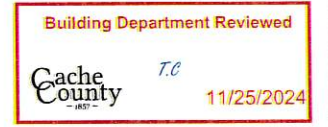


### SHEET INDEX

<b>ARCHITECT</b> JOSEPH T. BECK ARCHITECT, INC. 491 EAST 570 SOUTH SMITHFIELD, UTAH 84335 435-764-6742 JTBARCHITECT@GMAIL.COM		#1 - 11-20-24
<b>STRUCTURAL</b> JTB STRUCTURAL 3162 N 1030 W PLEASANT VIEW, UTAH 84414 801-624-9044 JOSEPH.L.BINGHAM@GMAIL.COM		A0.0 COVER SHEET/SITE PLAN/CODE REVIEW A1.0 OVERALL FLOOR PLAN/WALL TYPES/GLAZING TYPES A11 ENLARGED PLANS/INT ELEVATIONS/RATED WALL SECTION SCHEDULES A12 FOOTINGS / FRAMING PLAN / DETAILS A2.0 SECTIONS
<b>MECHANICAL ENGINEERING</b> MORTENSEN ENGINEERING, INC. 291 SOUTH 930 EAST SMITHFIELD, UTAH 84335 435-710-5534 LORINMORTENSEN@COMCAST.NET		M0.0 MECHANICAL NOTES / SPECIFICATIONS M1.0 MECHANICAL PLAN M11 LARGE SCALE MECHANICAL PLANS M2.0 TYP MECHANICAL PLANS/DETAILS/SCHEDULES M21 PLUMBING NOTES AND SPECIFICATIONS M22 PLUMBING PLAN M23 LARGE SCALE PLUMBING PLANS M24 PLUMBING DETAILS AND SCHEDULES
<b>ELECTRICAL ENGINEERING</b> SINE SOURCE ENGINEERING 95 WEST GOLF COURSE RD, SUITE 102 LOGAN, UTAH 84301 435-781-1445 WWW.SINESOURCE.COM		E0.0 ABBREVS, GPN, LEGEND, SHEET INDEX E01 SPECIFICATIONS E02 SPECIFICATIONS E03 SPECIFICATIONS E04 ELECTRICAL SITE PLAN E05 LIGHTING PLAN E06 POWER PLAN E07 ELECTRICAL DETAILS E08 ELECTRICAL ONE-LINE DIAGRAM
<b>FIRE SUPPRESSION ENGINEERING</b>		"DEFERRED SUBMITTAL" (UNDER SEPARATE COVER)

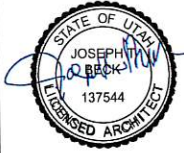


Cache County Permit #13774





JOSEPH T. BECK ARCHITECT, INC.  
 650 NORTH 400 WEST  
 SMITHFIELD, UTAH  
 (435) 764-6742



DATE  
 NOV, 2024

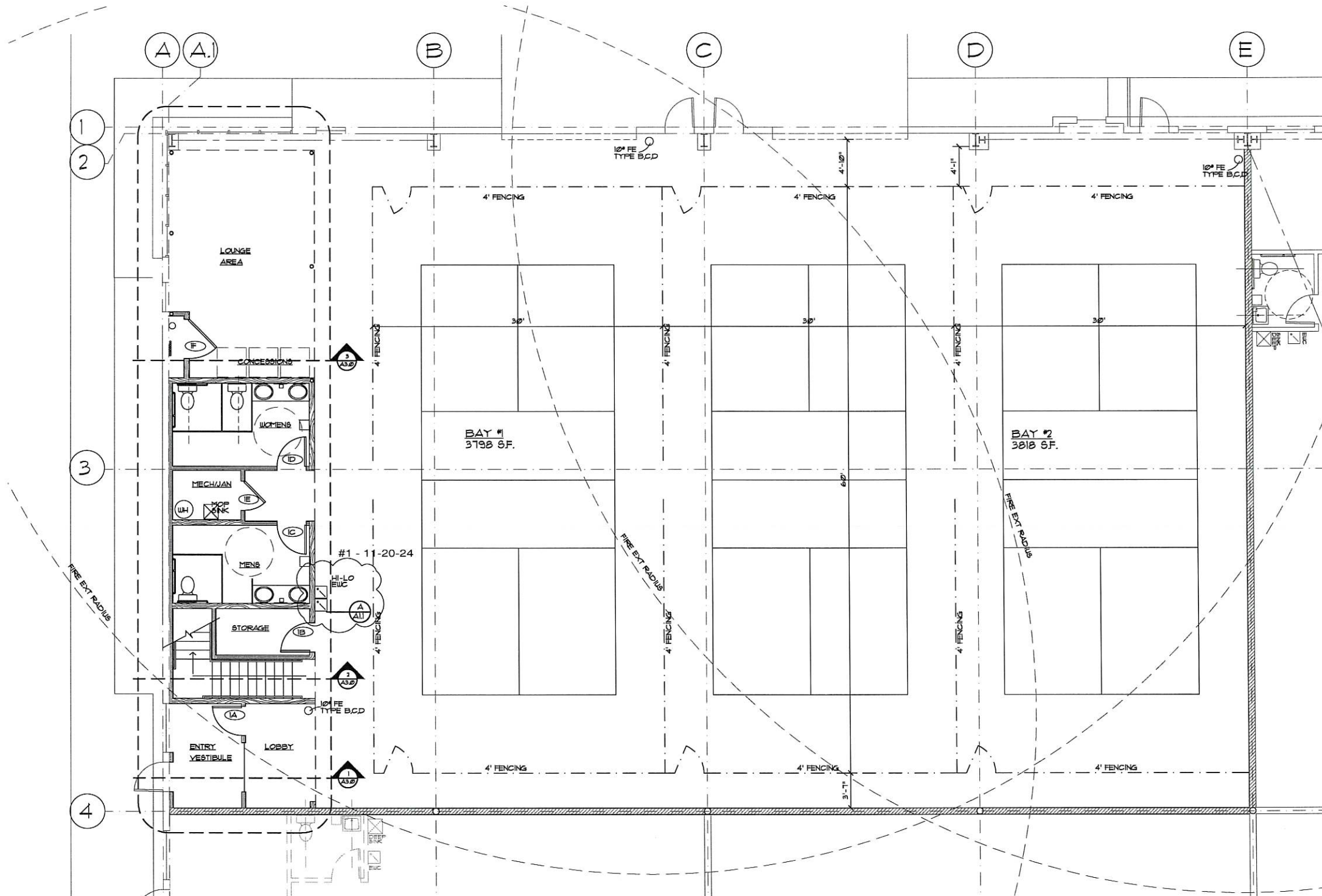
PROJECT TITLE  
 SUNRAY PROPERTIES II  
 INDOOR PICKLEBALL FACILITY - TI  
 250 N. CENTER ST, BAYS 1 & 2  
 HYRUM, UTAH

SHEET TITLE  
 OVERALL  
 FLOOR PLAN  
 WALL TYPES

PROJECT NUMBER  
 -  
 REVISIONS  
 #1 - 11-20-24  
 (plan review)

SHEET NUMBER

A1.0

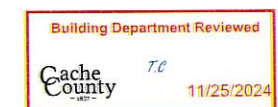


**FLOOR PLAN**  
 SCALE: 3/16" = 1' - 0"  
 1/611 SF.

THIS FLOOR PLAN FOR "OVERALL" REFERENCE. SEE ENLARGED PLAN FOR ACTUAL TI SPACE REMODEL & REQUESTED.

**WALL TYPES LEGEND**

- NEW INTERIOR NON-BEARING WALL  
 2X6 STUDS AT 16" O.C. W/ FINISHED GYP. BD. EACH SIDE (WR GYP. BD. AT LET WALL LOCATIONS). PROVIDE SOUND INSULATION THROUGHOUT
- INTERIOR NON-BEARING WALL  
 2X4 STUDS AT 16" O.C. W/ FINISHED GYP. BD. EACH SIDE (WR GYP. BD. AT LET WALL LOCATIONS). PROVIDE SOUND INSULATION THROUGHOUT
- INTERIOR SHEAR WALL  
 2X6 STUD WALL AT 16" O.C. W/ 1/2" OSB SHEATHING (ONE SIDE). PROVIDE 6d NAILS AT 6" THROUGHOUT. FINISHED GYP. BD EACH SIDE (PAINTED). PROVIDE SOUND INSULATION THROUGHOUT
- INTERIOR SEPARATION WALL (1 HOUR RATED)  
 8" MTL STUD WALL AT 16" O.C. W/ TYPE 2X 5/8" GYP BD (EACH SIDE). PROVIDE SOUND INSULATION THROUGHOUT. SEE DETAIL SHEET A11
- EXISTING EXTERIOR WALLS  
 EXISTING MTL BLDG EXTERIOR WALLS TO REMAIN







**PLANNING COMMISSION  
STAFF EVALUATION  
FIRST REVIEW (CONTINUATION)**

---

**APPLICATION NO:** 25-001A  
**APPLICANT:** Wilcox Landscaping  
**PROPERTY OWNER:** Michael K Wilcox & Elaine H Wilcox Living Trust  
**PROPERTY ADDRESS:** 1673 Anvil Road  
**PARCEL NUMBER:** 01-144-0001  
**PARCEL AREA:** 2.86 Acres  
**ZONE:** Manufacturing Zone M-2  
**DATE:** March 6, 2025

---

**PLANNING COMMISSION MEETING:** March 13, 2025  
**PLANNING COMMISSION ROLE:** Recommending Body to City Council  
**APPLICATION TYPE:** Site Plan Approval

**NATURE OF REQUEST:**  
 Permitted Use: Storage Yard

**CURRENT ZONING DISTRICT:**  
**Manufacturing Zone M-2.** The purpose of this zone is to provide an area where medium to heavy manufacturing can occur. It allows higher levels of noise, dust, smoke and odor than is permitted in the M-1 Zone. Restrictions may be applied on proposed businesses whose levels of noise, dust, smoke or odor may be considered excessive by the planning commission. Design and landscaping requirements may also be imposed on businesses proposed for this zone.

**OVERVIEW:**  
 On September 21, 2023, the City Council approved the original Wilcox Landscaping application for an office, material yard, and outdoor RV/boat storage located at 1673 Anvil Road in Blacksmith Fork Industrial Park. In January 2025, the applicant approached the City to amend the original site plan as HCC 17.08.100.B requires site plan approval for any existing expansion over 1,000 sq. ft. The site plan amendment includes the relocation of three (3) shipping containers, the installation of a new 2,240 sq. ft. pole barn building, and onsite utilities for the new building (gas, power, water, and sewer).

**UTILITIES:** Existing Power, Sewer, Water, Irrigation.



**STAFF COMMENTS:****Planning and Zoning:**

1. The new 2,240 sq. ft. pole barn building will require a building permit.
2. There is a landscape berm around the property that is located inside a 10.00' public utility easement that was requested to be modified during the original site plan approval to reflect utility access. Staff has concerns that the berms has not been modified to reflect or improve access.
3. The following original site plan improvements are not complete:
  - a. The public right of way landscaping adjacent to the public street is not complete.
  - b. The east and west side driveway accesses are not paved.
  - c. The interior asphalt roadway on site is not complete.
4. Staff recommends the applicant contact Hyrum City Business Licensing to determine if the landscape and materials yard operations requires a Business License.

**Engineering:**

1. Engineer supports Road's recommendation regarding the landscape berm.
2. Emergency Vehicles turning radii needs to be maintained between building and stored items at all times.

**Fire Department:**

1. What type of construction will it be?
2. We need 26' on the North, East and South Sides for fire truck access.
3. We would like a key box at the gate for access, so we don't have to cut the Lock.
4. Water flow, we need 1750 GPM at the hydrant for 2 hours. If it is less than that the building will need to be sprinklered

**Parks Department:**

1. No comments or concerns.

**Power Department:**

1. Berm must be removed from around all electrical facilities.
2. Maintain a 3' clearance around the sides and back and 10' clearance from the front of all electrical equipment.
3. The open excavation around the power meter base on the west side of the property needs to be filled in.

**Road / Stormwater Department:**

1. Staff would like to see the berm on the property moved back out of the utility right of way to ensure adequate access to utilities.
2. Staff would also like to see permanent vegetation on the berm such as a buffalo grass and or cabin mix to help with erosion control and would add good aesthetics to the property as well as easier maintenance.

**Sewer Department:**

1. No comments or concerns.



**Water / Irrigation Department:**

1. Staff would like to have the berm moved out of the utility right away. Staff also needs a flat surface around the culinary meter barrel with the dimensions of 6'x3'x3' with the 6' section being parallel to the road on one side or the other of the meter pit. This allows utility maintenance to take place without moving extra soil, landscaping, etc. while excavation is taking place.
2. Staff will also need to see backflow inspections and setup. The culinary water appears to run to multiple sprinklers and outside taps for tree watering, this service line would need to have an above ground backflow installed on the service line. The backflow would also need to have yearly inspections/testing done by a certified backflow testing company and reported to the city annually.
3. Staff also would like to point out that fire hydrants may need to be within 150 feet of all sides of the building to get proper fire protection, if the fire department fights the fires from the roadway.

**PLANNING COMMISSION RESPONSIBILITY:**

1. Site plan approval is a function of the Planning Commission which has a wide latitude in specifying conditions and requirements for approval.
2. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements for approval.
3. The Planning Commission is a recommending body to the City Council and should be specific in their motion to the City Council.

**STAFF RECOMMENDATION:**

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the City Council.

**STIPULATIONS:**

1. The City Council may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission with revisions; or require the applicant to return revisions to the City Council.
2. If determined by the City Council, the requestor will address conditions, requirements, and staff comments, and return revisions to the City Council.
3. Following City Council Approval, the requestor will submit two (2) printed full-size copies of the approved plan sets which will be submitted to Staff for Staff Signatures. One (1) signed Staff copy will be issued to the requestor, and one (1) copy will be filed for Staff site improvement construction inspection and record keeping.

**FINDINGS OF FACT:**

1. The property is located in the Manufacturing Zone M-2.
2. Storage Yard is a permitted use in the Manufacturing Zone M-2.
3. Final Approval must be obtained from the City Council, which may approve, disapprove, approve with additional conditions and requirements, or require the requester to return to the Planning Commission for significant revisions.

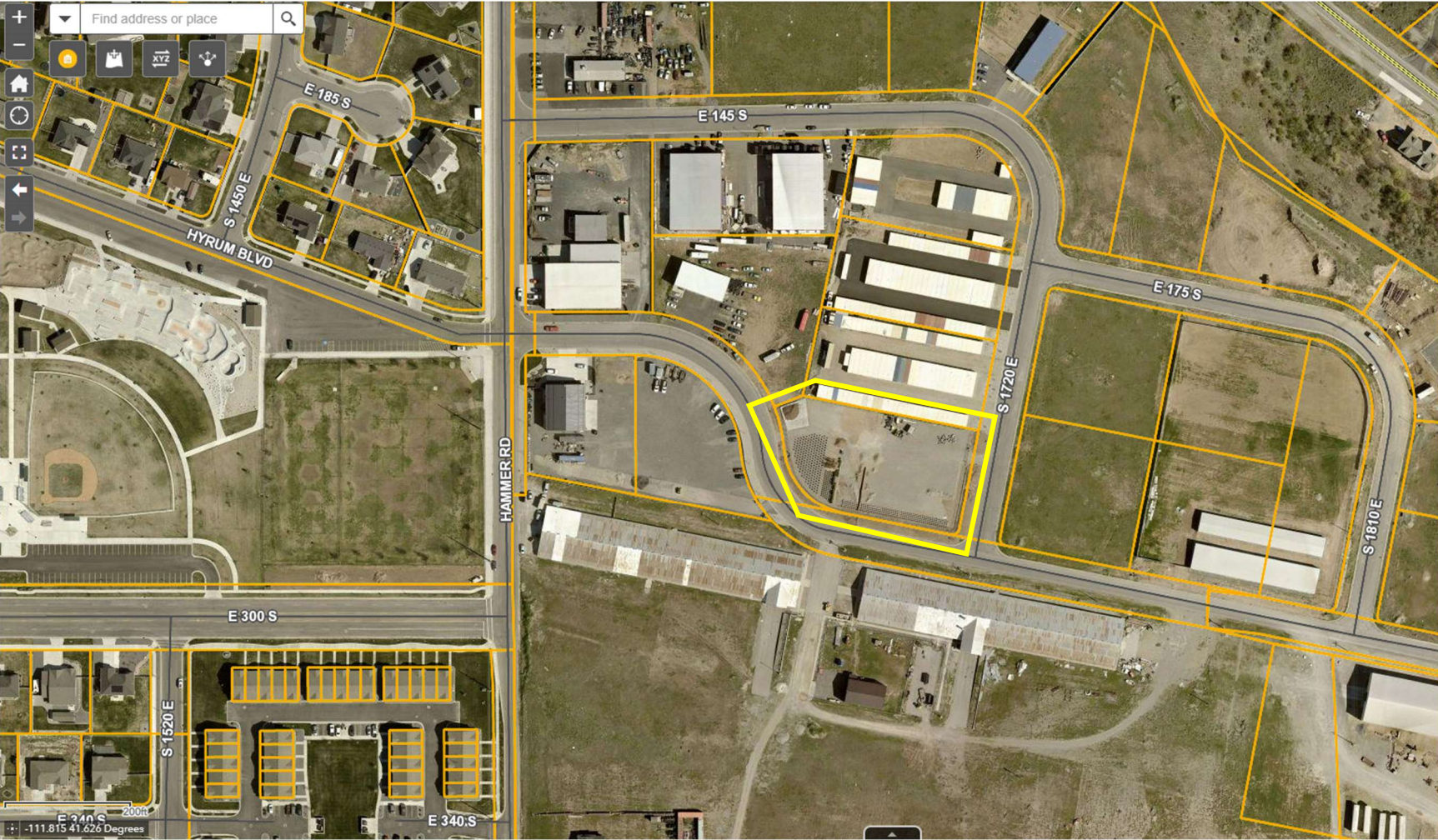
**ATTACHMENTS:**

1. Cache County Parcel and Zoning Viewer – Vicinity Map

2. Cache County Parcel and Zoning Viewer – Zoning Map
3. Cache County Parcel and Zoning Viewer – Aerial Image
4. Proposed Site Plan Amendment
5. Proposed New Pole Barn Exterior Elevation
6. Original Site Plan – September 21, 2023
7. Planning Commission minutes dated July 13, 2023
8. City Council minutes dated September 21, 2023

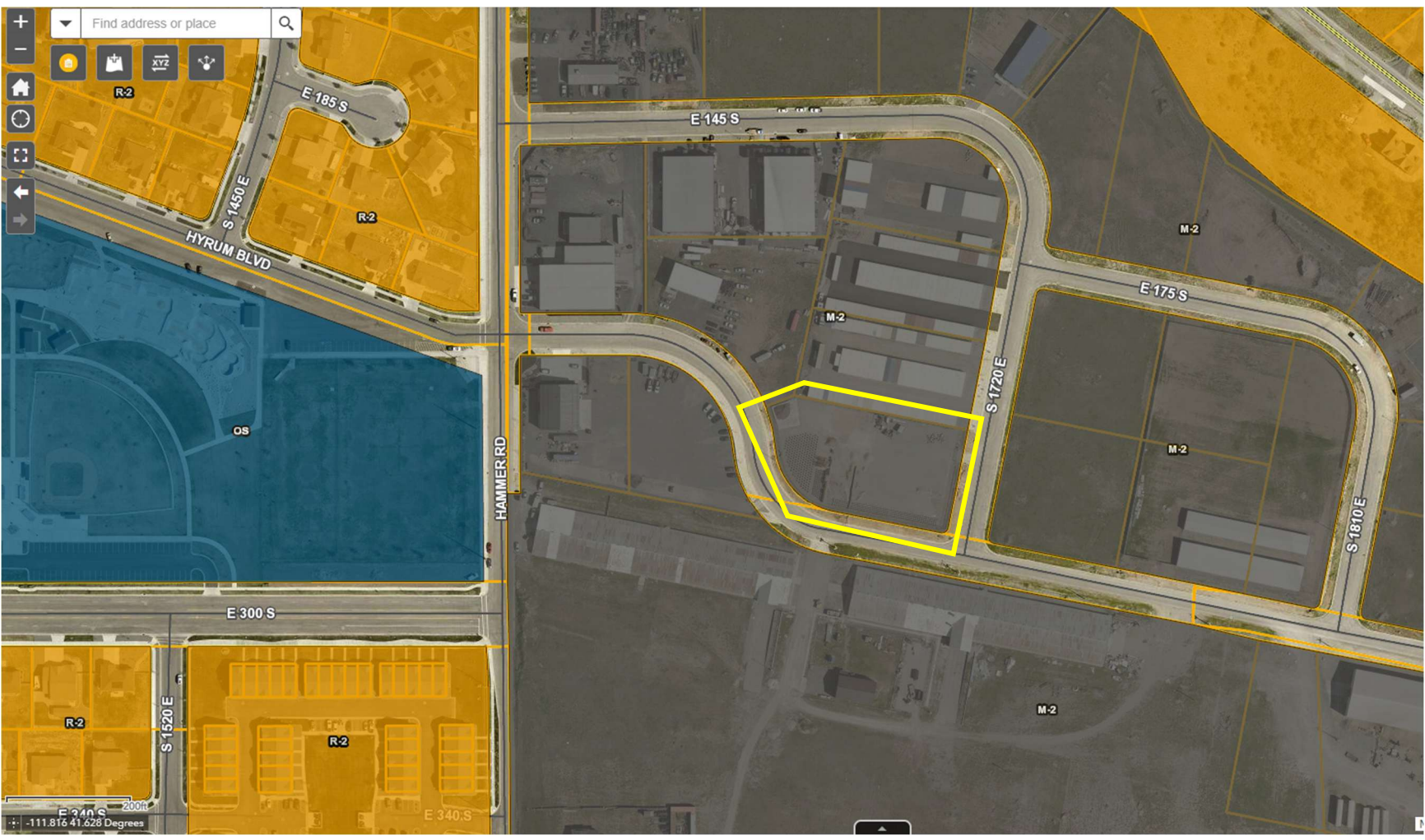


Cache County Parcel and Zoning Viewer – Vicinity Map





Cache County Parcel and Zoning Viewer – Hyrum City Zoning Map

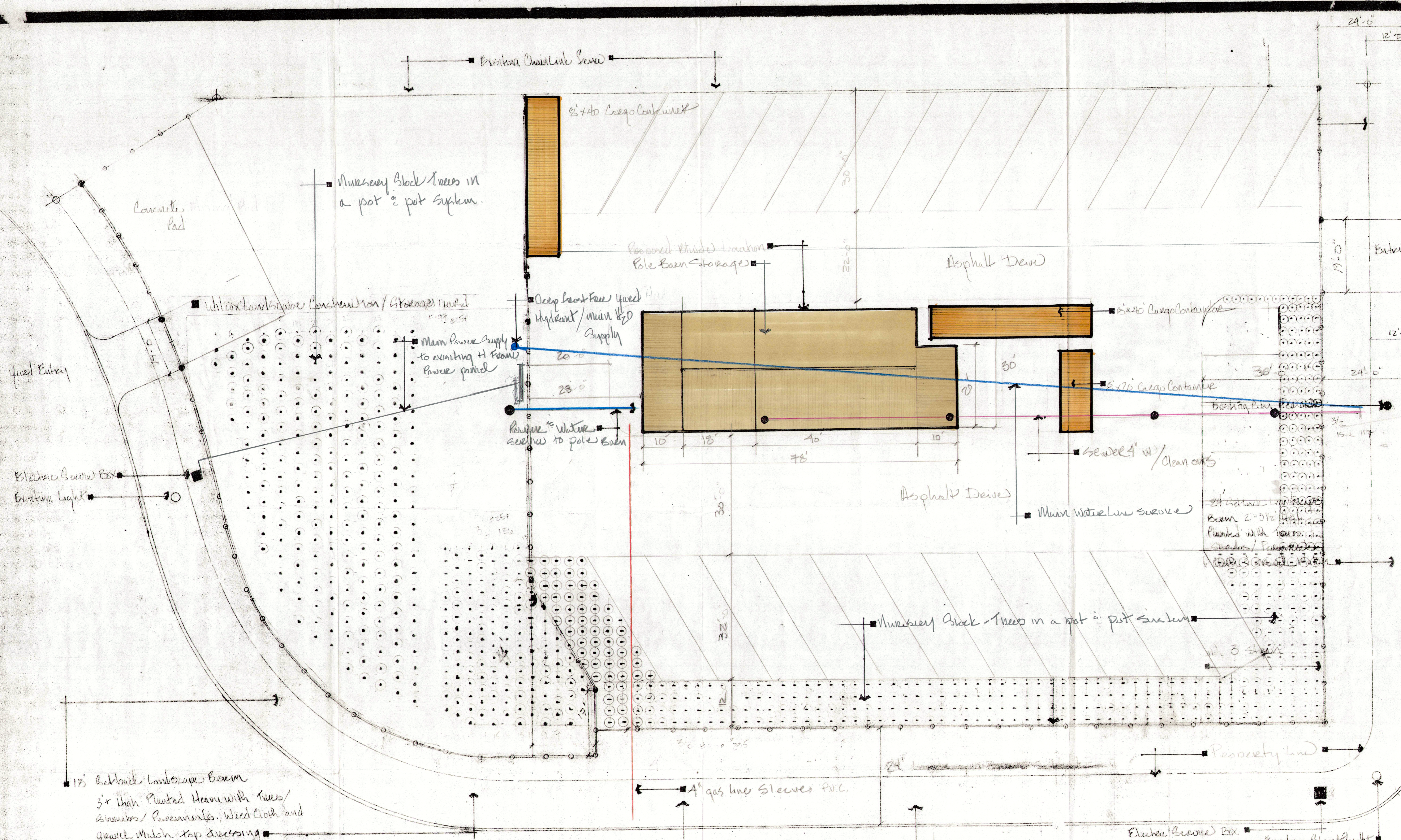




Cache County Parcel and Zoning Viewer – Aerial Image





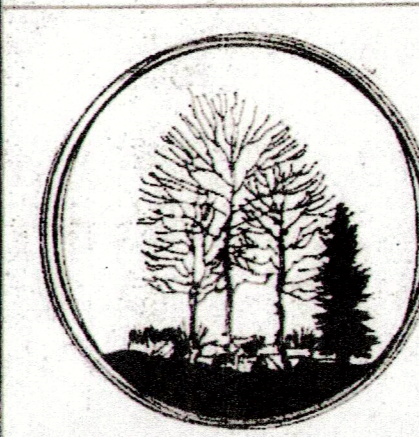


18' Backback Landscape Beem  
 3" thick Planted Heavy with Trees/  
 Shrubs/ Perennials. Weed Cloth and  
 Gravel. Mulch top dressing

Asphalt Road

4" gas line sleeves PVC

24' Backback Landscape Beem



### Site Plan Amendment 1-10-25

**WILCOX LANDSCAPE / LANDSCAPE YARD/ RV STORAGE**  
 CONCEPTS/CONSTRUCTION

31 So. 400 E. Logan, Utah 84321  
 435.757.0328  
 wilcox38@comcast.net  
 M. Kirk Wilcox - Landscape Architect

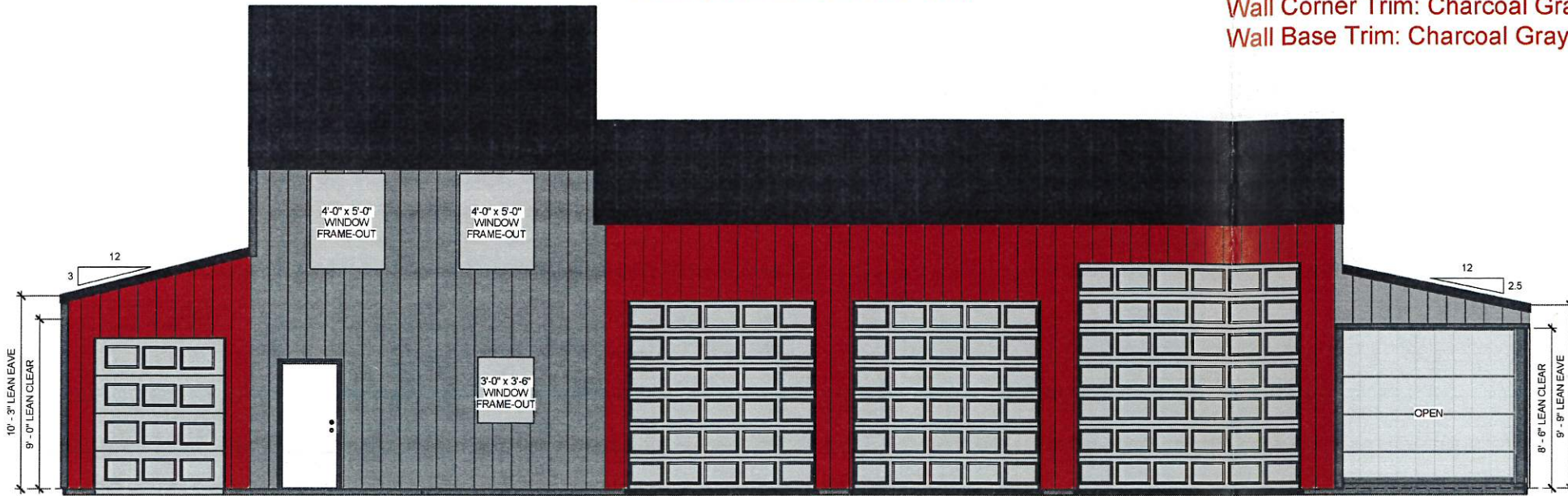
Blacksmith Road Business Park  
 Lot #1 22850 1770 E. Hyman  
 Parcel # 01-144-0001  
 North Side 1-10-25  
 6-12-2025 10-22-2025



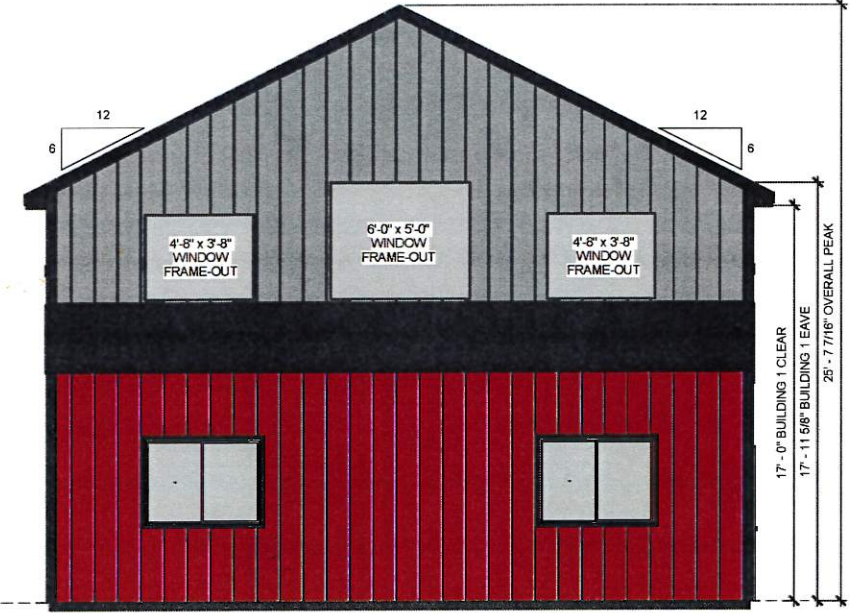
Roof Color: Charcoal Gray  
 Gable Trim: Charcoal Gray  
 Eave Trim: Charcoal Gray  
 Angle E Trim: Charcoal Gray  
 Soffit: Charcoal Gray  
 Fascia: Charcoal Gray

30X40 Building & 10X30 Enclosed Lean  
 Wall Color: Rustic Red  
 Wall Corner Trim: Charcoal Gray  
 Wall Base Trim: Charcoal Gray

30X18 & 10X20 Partially Enclosed Lean  
 Wall Color: Charcoal Gray  
 Wall Corner Trim: Charcoal Gray  
 Wall Base Trim: Charcoal Gray



① SOUTH (FRONT) ELEVATION  
 1/4" = 1'-0"



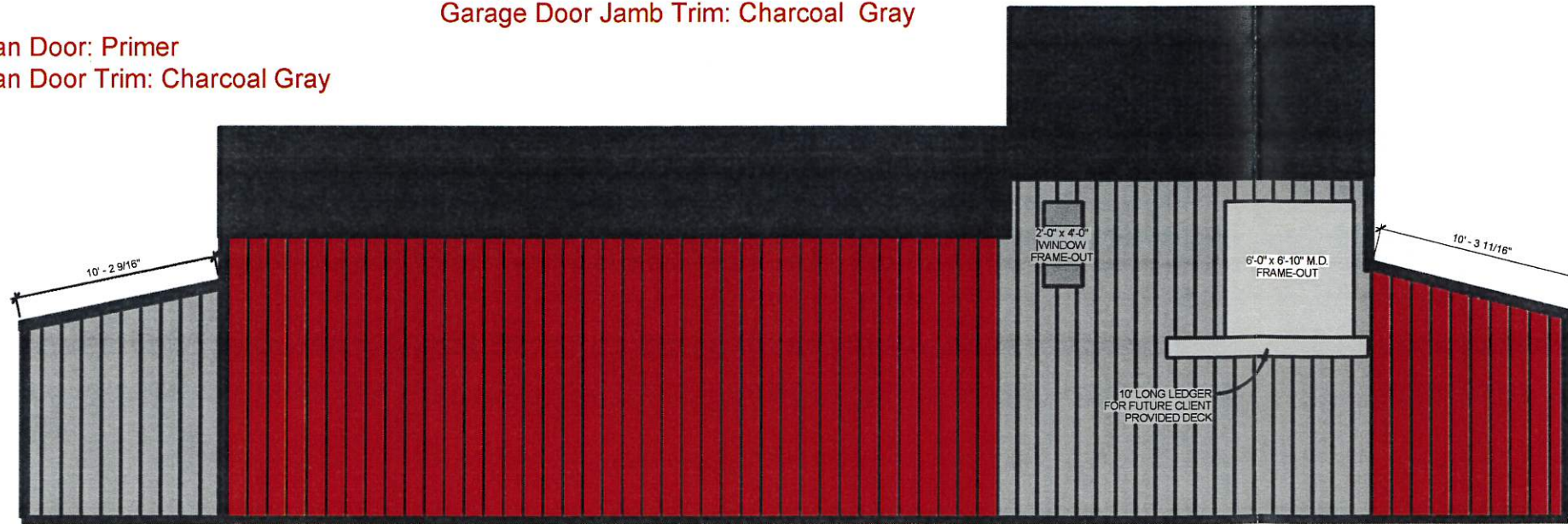
② WEST ELEVATION  
 1/4" = 1'-0"

Garage Door Color: Dark Brown  
 Garage Door Panel: Short  
 Garage Door Jamb Trim: Charcoal Gray

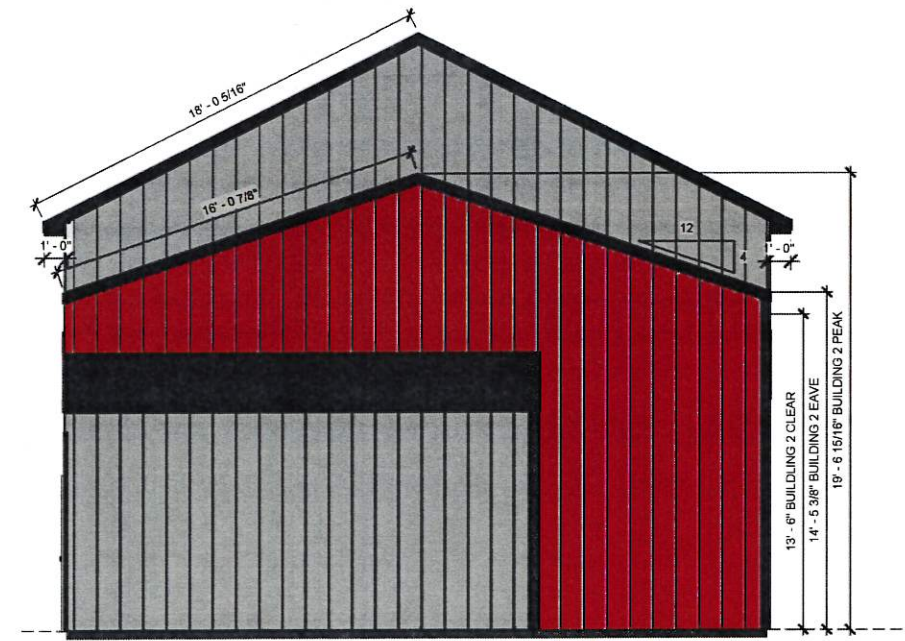
Exposed Pole Wrap: Charcoal Gray

Window Trim: Charcoal Gray

Man Door: Primer  
 Man Door Trim: Charcoal Gray



③ NORTH ELEVATION  
 1/4" = 1'-0"



④ EAST ELEVATION  
 1/4" = 1'-0"

\* Charcoal Gray building transition trim possible where building change from color to color



**PARKING AT OFFICE AREA SHOULD BE PAVED**

■ Metal Shipping Containers  
28 8'x40'  
12 8'x20'

Landscapes Equipment & RV Parking

Existing Gravelled Roadbase Surface

**PLANNING COMMISSION RECOMMENDATIONS:**

**RESTRICTION ON TARPS, CUSTOM COVERS OR SHRINK WRAP IN GOOD CONDITION ONLY.**

**SECURITY LIGHTING SHOULD BE ADDED TO SITE.**

**SLATS SHOULD BE INCLUDED ALONG FENCE TO PROVIDE SCREENING.**

■ Wilcox Landscape Construction / Storage yard

■ Storage yard for Landscapes materials

- Soils
- Landscapes Builders/Tools
- L-sawd
- Pavers
- Timbers
- Plant Materials

■ Existing Gravelled Roadbase Surface

1/2 Chain Link Fence 3 strand  
Barbed wire Top

Asphalt Roadway

Automatic Entry Lock

Entry

Open RV Parking

Existing Compacted Roadbase Surface

18'-0"

30'-0"

12'-0"

24'-0"

Existing City Meter

24' Back Landscape  
Beam 2'-3 1/2" High  
Planted with Trees  
Shrubbs / Perennials

Weed Cloth & gravel Mulch

Asphalt Roadway

RV Parking

Existing Compacted Roadbase Surface

1/2 Chain Link Fence with 3 strand  
Barbed wire top

**EXISTING BERM WILL BE MOVED BACK FROM ROAD**

Arvil Road

24' Back Landscape Beam

Electric Service Box

Existing Street Light

Fuel Entry

Electric Service Box

Existing Light

18' Back Landscape Beam  
3' High Planted Home with Trees/  
Shrubbs / Perennials. Weed Cloth and  
gravel Mulch top dressing



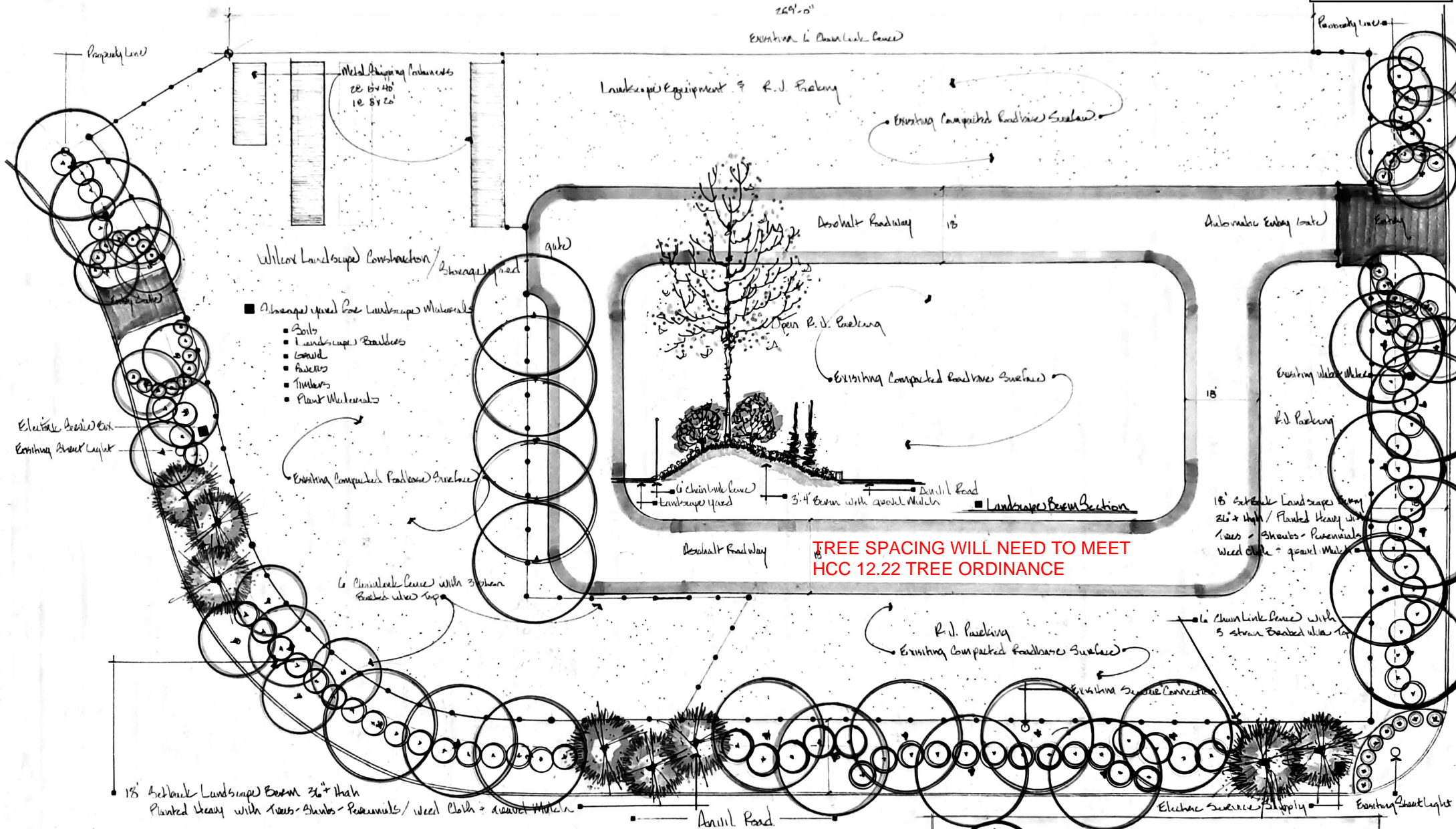
**WILCOX LANDSCAPE / LANDSCAPE YARD / RV STORAGE**  
CONCEPTS / CONSTRUCTION

31 So. 400 E. Logan, Utah 84321  
435.757.0328  
wilcox38@comcast.net  
M. Kirk Wilcox, Landscape Architect

Blacksmith Fork Business Park  
Lot # 1 22650 1720 E. Hwy

North Scale 1"=10'-0"  
6-12-2005





Without Landscaped Construction / Change of grade

■ Change of grade for Landscaped Materials

- Soils
- Landscaped Berms
- Gravel
- Asphalt
- Timbers
- Plant Materials

**TREE SPACING WILL NEED TO MEET HCC 12.22 TREE ORDINANCE**

- Plant Material
- Trees
    - Broadleaf Poplar
    - Quaking Aspen
    - Spruce - Pines
  - Shrubs
    - Snowy Halo Dogwood
    - Owl Evening Bush
    - Owl Bark Willow
    - Pinky Cottoncane



**WILCOX LANDSCAPE CONCEPTS/CONSTRUCTION**  
 LANDSCAPE YARD/RV STORAGE Planning Concepts  
 31 So. 400 E. Logan, Utah 84321  
 435.757.0328  
 wilcox38@comcast.net  
 M. Kirk Wilcox - Landscape Architect

Blacksmith Fork Business Park  
 Lot #1 Danil Road @ 1720E

North Scale 1"=0'



**ACTION**

Commissioner Brian Carver made a motion to recommend approval for the conditional use of a property zoned as R-2 at 25 West 200 North for a private school with the following conditions: the fence line is moved to match the city road easement line, and the doorway accessibility issued is addressed. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

KIRK WILCOX - SEEKING SITE PLAN APPROVAL AT 1673 ANVIL ROAD (LOT 1, BLACKSMITH FORK INDUSTRIAL PARK). THE PROPOSED PLAN IS FOR AN OFFICE/YARD LOCATION FOR WILCOX LANDSCAPING TOGETHER WITH AN OUTDOOR RV/TRAILER/BOAT STORAGE YARD.

Chairman Paul Willardson said Kirk Wilcox is seeking site plan approval at 1673 Anvil Road for an office/yard location with an outdoor RV/trailer/boat storage yard.

Commissioner Brian Carver said the plans mention an office location, but he doesn't see a proposed building. Is the office intended to be in the shipping container?

Zoning Administrator Matt Holmes said Kirk plans to use the smaller container for office space and then the yard for storage.

Commissioner Brian Carver said the RV/boat parking is separated by a chain link fence on the East side.

Commissioner Terry Mann said they need more permanent coverage for the storage rather than tarp coverage.

Zoning Administrator Matt Holmes said he noted they must be custom covers or non-degradable covers.

Commissioner Brian Carver said the landscaping plan is ambitious.

Zoning Administrator Matt Holmes said he told Kirk it may be wise to not landscape as heavy.

Commissioner Brian Carver said the property is presented well.

Chairman Paul Willardson said good landscape reflects his business, but they want him to understand the location this landscape will be in.

Zoning Administrator Matt Holmes said Kirk has been good to work



with on the project. Kirk first put a dirt berm near the road and was good to move it to reflect utility access.

Chairman Paul Willardson said two sides are fenced and he assumes the North portion is already fenced.

Zoning Administrator Matt Holmes said that is correct.

Commissioner Angi Bair asked where the road access is.

Zoning Administrator Matt Holmes said the water line does not run through the property, that is a GIS error.

Commissioner Angi Bair asked if the storage area is gravel.

Zoning Administrator Matt Holmes said the entry is asphalt with gravel in the storage area.

Commissioner Terry Mann asked if the berm has been moved.

Zoning Administrator Matt Holmes said it will be moved when he installs the fence.

Commissioner Terry Mann said to mention that it must be moved.

Chairman Paul Willardson asked about site lighting on the property. Lighting for the office space can be added to the building, but the storage area may be hard to light. How much lighting needs to be there for security purposes?

Zoning Administrator Matt Holmes said lighting could be a recommendation to the City Council.

Commissioner Brian Carver said insurance would probably require lights or a camera on the storage yard.

Commissioner Angi Bair asked if the fence is a privacy fence.

Zoning Administrator Matt Holmes said Kirk proposed a six-foot chain-link fence with barb wire.

Commissioner Brian Carver said the landscape of the property also helps with privacy.

Commissioner Angi Bair asked if there is a requirement to have more of a privacy fence.



Zoning Administrator Matt Holmes said Hyrum City code states all outside storage must be located more rear on the property and by a solid or more screened fence as approved by the Planning Commission. Matt asked if the Planning Commission preferred slats in the fence or if landscaping is adequate.

Commissioner Angi Bair said in the winter there is no foliage from the landscape. She thinks slats would be more consistent and safer.

Chairman Paul Willardson asked if they need a parking lot with stalls for the business.

Zoning Administrator Matt Holmes said it sounds like he will be working out of the space.

Chairman Paul Willardson said Kirk could asphalt a small section by the building if it is a business office.

Commissioner Angi Bair said he may need that space for storage as well.

Commissioner Brian Carver said if this is a retail space then parking would be needed.

Commissioner Terry Mann asked if there are gates on the fence.

Commissioner Brian Carver said there is a gate as mentioned on one side of the property.

Commissioner Terry Mann asked if everything is gravel besides the paved road. Stalls would be hard to mark in the gravel.

Commissioner Angi Bair asked if there is a limit of how many parking spaces can be in the storage area.

Commissioner Brian Carver said he can have as many as he wants to fit in there.

Chairman Paul Willardson said in summary there are several questions on lighting, screening privacy, parking/hardscape for the office/business or if it is just a yard space.

Commissioner Angi Bair asked if Kirk wanted approval tonight or at the next meeting.

Zoning Administrator Matt Holmes said Kirk would like to move along but Matt is not sure of the time frame. The Planning Commission



can make these recommendations to the City Council, and Kirk can address the recommendations with the Council for approval.

Chairman Paul Willardson said he would like to keep Kirk Wilcox moving along.

**ACTION**

Commissioner Angi Bair made a motion to recommend site plan approval for an office/yard location for Wilcox Landscaping together with an outdoor RV/trailer/boat storage yard located at 1673 Anvil Road with following recommendations; all covers need to be durable covers or custom shrink wrap if not degradable, to provide a lighting plan on the RV/storage yard, a screening fence with slats on chain link or other appropriate privacy for RV/storage or full fencing. Commissioner Brian Carver seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

Chairman Paul Willardson wanted to discuss the recommendations from previous meetings to take to the City Council.  
Commissioner Brian Carver said they discussed several recommendations on senior living to bring to the Council. Brian would like to discuss multiplexes/duplexes and reconsider a separate zoning to allow small multifamily development in an R-2 zone rather than it being its own zone.  
Chairman Paul Willardson said to add an agenda item to the August meeting for a discussion and recommendation to the City Council on zoning changes.

**ADJOURNMENT:**

**ACTION**

There being no further business before the Planning Commission, the meeting adjourned at 7:37 p.m.



Paul Willardson  
Chairman



going to end the last week of September, however, Waste Management has agreed to provide green waste service through the end of October at no extra charge. This winter once the garbage service is running, the consortium will meet to discuss green waste for next year as the city knows something needs to be done. There are different options to look at to find something affordable. If Hyrum City is not able to get green waste service for next year, the green waste can be put in the black cans.

There being no further public comment, Mayor Miller moved to the next agenda item.

**SCHEDULED DELEGATIONS:**

**BLANCA LOPEZ - TO REQUEST A HOME OCCUPATION BUSINESS LICENSE AT 320 WEST 300 NORTH FOR MAMA BEEE BEAUTY.**

Mayor Miller said the application states that there will be two-three clients daily.

Councilmember Rasmussen asked if Blanca has been doing nails somewhere else.

Blanca Lopez said she is starting new in the nail business.

**ACTION**

Councilmember James made a motion to approve a Home Occupation Business License at 320 West 300 North for Mama Beee Beauty. Councilmember Clawson seconded the motion and Councilmembers Clawson, James, and Rasmussen voted aye. The motion passed.

**KIRK WILCOX, WILCOX LANDSCAPING AND STORAGE - TO REQUEST FINAL PLAT APPROVAL FOR OFFICE AND STORAGE MATERIAL YARD, AND OUTDOOR RV/BOAT STORGAE AT 1673 ANVIL ROAD IN BLACKSMITH FORK INDUSTRIAL PARK.**

Kirk Wilcox said he is looking to continue his landscape business. He previously owned the greenhouse by Logan High School.

Councilmember James said Logan Greenhouse has been around a long time.

Councilmember Rasmussen said the landscape plan looks great, but has a hard time reading the text on the plans. The Planning Commission has made a few recommendations including the plans to show the dimension/width of the two entry ways and to confirm the



COUNCIL MEETING CONT.

SEPTEMBER 21, 2023

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setback distance from the property line to the office as it should be thirty feet. The shipping containers are innovative, Rasmussen asked if the Planning Commission had specific requirements on the containers.

Kirk Wilcox said the small twenty-foot container is new and the other two containers are used.

Councilmember Rasmussen asked if the containers were rusted.

Kirk Wilcox said they are not rusty, and he would like to paint them nicely. The Planning Commission had recommended privacy slats in the fence, and Kirk asked if that applies around the parameter of the property. He asked if the purpose of the privacy screen is to visually hide what is on the property.

Councilmember Rasmussen said his expectation for privacy relates to the storage area.

Kirk Wilcox said he could see the reason for privacy slats if the property was a junk yard. If the reason is vandalism, people will find out what is on the property and break in if they want to. If the property had a solid privacy screen, people wouldn't be able catch vandalism happening on the property. Kirk put a birm on the plans that he will landscape for screening and beautification. Other properties nearby there are not screened for privacy.

Councilmember Rasmussen asked about the storage space on the East side if there is a gate on the accessway.

Kirk Wilcox said the property is all gated with an electrical code.

Councilmember Rasmussen said that he doesn't see the need for a screened fence.

Councilmember James said landscape would be a better aesthetic. A screened fence will be hard with the wind in the area.

Zoning Administrator Matt Holmes said the Planning Commission discussed in the winter that the landscape won't provide any privacy.

Councilmember Rasmussen said he would like to see the entrance sizes. He also asked if there is a designated ADA parking stall and how parking is delineated from the storage area.



COUNCIL MEETING CONT.

SEPTEMBER 21, 2023

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Kirk Wilcox said the Planning Commission wanted a hard surface on the storage area. He was going to lay asphalt by the small container.

Councilmember Rasmussen said one designated ADA stall would be needed by the office.

Zoning Administrator Matt Holmes said Kirk may want one stall for him, one extra stall, and one ADA stall.

Kirk Wilcox said the business is not a retail outlet and so ADA parking is not required.

**ACTION**

Councilmember James made a motion to approve the final plat for office and storage material yard, and outdoor RV/boat storage at 1673 Anvil Road in Blacksmith Fork Industrial Park with recommendations from the Planning Commission excluding the privacy fence screening and to show dimensions of the entryways on the plans to ensure proper distances as approved by Zoning Administrator Matt Holmes. Councilmember Clawson seconded the motion and Councilmembers Clawson, James, and Rasmussen voted aye. The motion passed.

JOSE RUNHAAR, NEIGHBORHOOD NONPROFIT HOUSING - TO REQUEST FINAL PLAT APPROVAL FOR MOUNTAIN VIEW ESTATES SOUTH PHASE 5 SUBDIVISION LOCATED BETWEEN 500 AND 700 SOUTH ALONG 1290 EAST FOR 24 SINGLE FAMILY BUILDING LOTS ON APPROXIMATELY 7.6 ACRES.

Kris Harrold is here on behalf of his boss Josh Runhaar. Kris said the plans have been reviewed before and this is final plat approval. Zoning Administrator Matt Holmes brought up a few small edits. Kris is proposing phase five to move forward.

Councilmember Clawson said the road along 6200 South/700 South is more of a city problem because one lane is asphalt, and the other lane is unpaved. Clawson said the city may want to look at finishing out that road like 300 South. As the other side develops the costs would need to be paid back by Neighborhood Non-profit Housing. The other side of 700 South is owned by Ross Jessop and is in the county.

Councilmember Rasmussen said Hyrum's ordinance doesn't have this requirement, but other cities require the developer to provide the center line plus ten feet. This makes it hard with the Jessop property, unless they participate. The development could exclude





**PLANNING COMMISSION  
STAFF EVALUATION  
FIRST REVIEW**

---

**APPLICATION NO:** 25-008A  
**APPLICANT:** Stockyard Mini Subdivision  
**PROPERTY OWNER:** Colter & Shantel Leishman  
**PROPERTY ADDRESS:** Approximately 141 East 200 North  
**PARCEL NUMBER:** 01-005-0009  
**PARCEL AREA:** 0.96 acres  
**ZONE:** Residential Zone R-2  
**DATE:** March 6, 2025

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**PLANNING COMMISSION MEETING:** March 13, 2025  
**PLANNING COMMISSION ROLE:** Recommending Body to the Zoning Administrator  
**APPLICATION TYPE:** Mini Subdivision

**NATURE OF REQUEST:**  
Permitted Use: Single Family Dwelling Mini Subdivision

**CURRENT ZONING DISTRICT:** R-2  
In this zone the minimum lot size is 9,900 square feet for a single-family dwelling.

**OVERVIEW:**  
The applicant desires to subdivide a recently created 0.96-acre parcel into three (3) single-family dwelling-unit lots. Each lot has been reviewed and determined to qualify the minimum lot area, frontage, and yard regulations.

**UTILITIES:** Water, Irrigation, Sewer and Power are available to the Mini Subdivision

**STAFF COMMENTS:**  
**Planning and Zoning:**  
1. Staff supports this application.  
**Engineering:**  
1. See attached Plat for comments.  
**Fire Department:**  
1. No concerns.  
**Parks Department:**  
1. No comments or concerns.



**Power Department:**

1. Work with Power & Light on design.
2. Consult Hyrum City Electrical Standards.
3. All fees to be paid before power energized.

**Road / Stormwater Department:**

1. Staff would like to state that any concrete driveways cannot come to the roadway. Only asphalt or road base is allowed in the city right of way.
2. No current comments on stormwater.

**Sewer Department:**

1. All construction specific to sanitary sewer shall comply with Hyrum City Code Title 13 Public Services, and Hyrum City Design Standards and Construction Specifications.

**Water / Irrigation Department:**

1. Lot 1 already has existing water and irrigation hookups. Impact fees for these services on this lot will not be charged.
2. Lots 2 and 3 will need to pay impact fees.
3. All 3 lots will also need to pay connection fees.
4. Staff would like to see the old existing water services replaced with Polly.
5. Please make sure meters and irrigation are not located in the driveways.

**PLANNING COMMISSION RESPONSIBILITY:**

1. The Planning Commission shall review the Mini Subdivision Plat for compliance with zoning and all other city ordinances and receiving recommendations from Staff.
2. The Planning Commission should have a thorough discussion of the Mini Subdivision Plat and staff comments; and make a recommendation for approval, approval with conditions, or denial, and will provide its recommendations to the subdivider and Zoning Administrator.
3. The Planning Commission is a recommending body to the Zoning Administrator and should be specific in their motion to the Zoning Administrator.

**STAFF RECOMMENDATION:**

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the Zoning Administrator.

**STIPULATIONS:**

1. The Hyrum City Council has designated the Zoning Administrator to grant approval, after Planning Commission approval.
2. The Applicant will address staff comments and Planning Commission recommendations and return a corrected copy to the Zoning Administrator.

**FINDINGS OF FACT:**

1. The property is located in the Residential R-2 Zone.
2. A Mini Subdivision is a permitted use in the Residential R-2 Zone.

**ATTACHMENTS:**

1. Stockyard Mini Subdivision

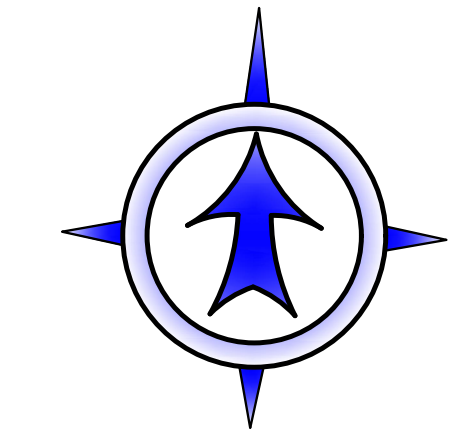


# STOCKYARD "MINI" SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M. NIBLEY, CACHE COUNTY, UTAH

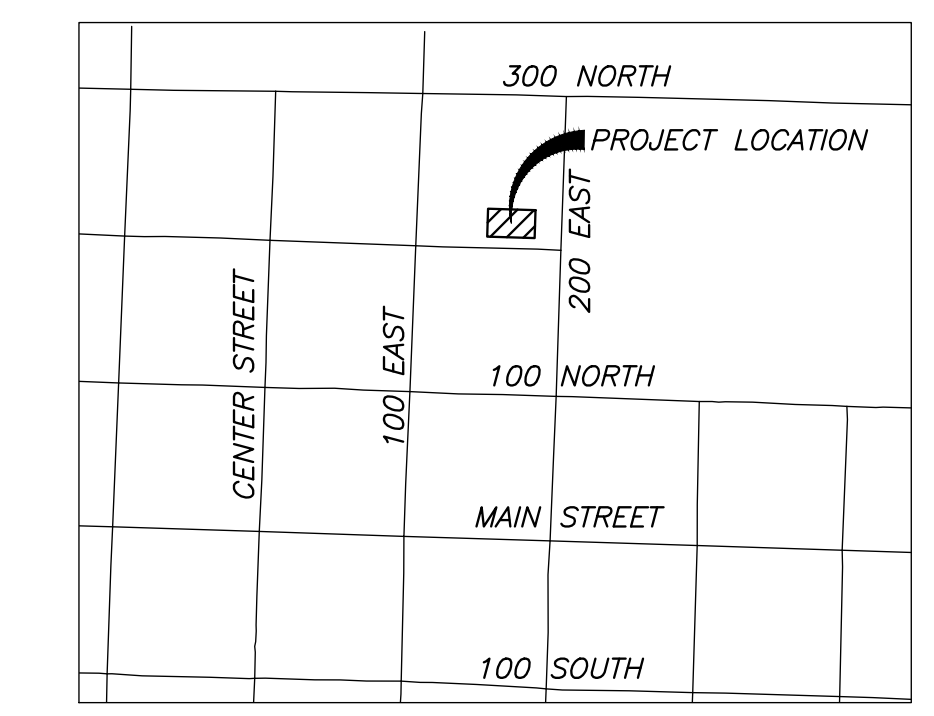
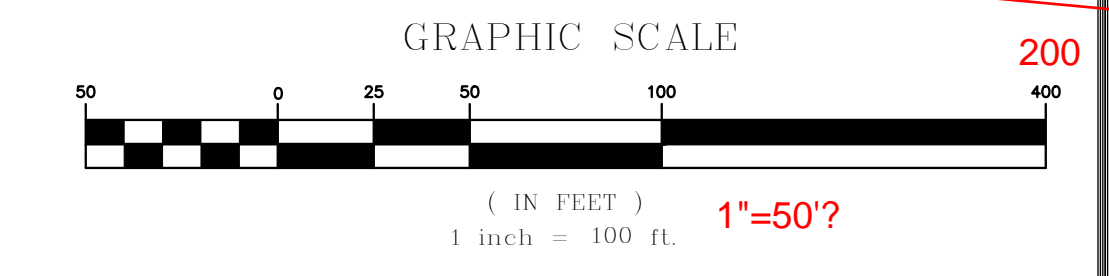
NORTHWEST

HYRUM



January 20, 2025

GRAPHIC SCALE

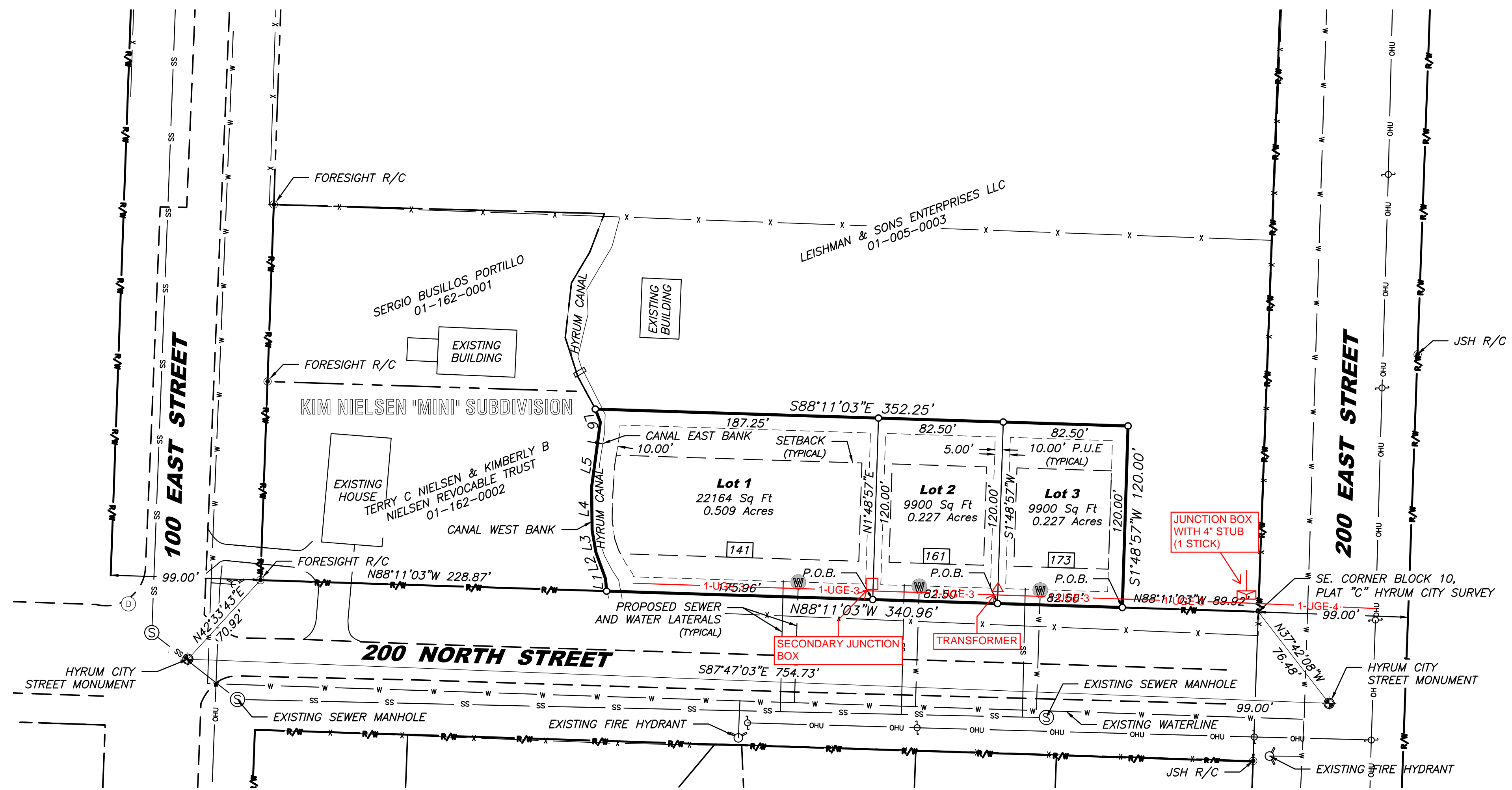


Vicinity Map  
Hyrum, Utah

### LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PROPERTY LINE
- - - PUBLIC UTILITY EASEMENT
- - - FENCE LINE
- - - EDGE OF PAVEMENT
- - - WATER LINE
- - - SEWER LINE
- - - OVERHEAD UTILITY
- ⊙ LOT ADDRESS
- ⊙ UTILITY POLE
- ⊙ PROPOSED WATER METER
- ⊙ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ FOUND REBAR
- ⊙ STREET MONUMENT
- ⊙ SET 3% REBAR W/CAP

PLAT NEEDS TO SHOW INTENT TO EXTEND UTILITIES NEEDED FOR THE SUBDIVISION. THIS CAN JUST BE SHOWN AS AN UNDERGROUND ELECTRIC LINE. DETAILS TO LEFT INDICATES THE SIZE OF CONDUITS TO BE INSTALLED.



SUBDIVIDER NEED TO DEVELOP PLAN TO EXTEND POWER TO THE LOTS. SUBDIVIDER IS RESPONSIBLE TO EXTEND ANY UTILITIES NOT PRESENT. HCC 16.28.020(E)

Line #	Length	Direction
L1	8.05	N4° 48' 22"W
L2	18.69	N19° 54' 50"W
L3	14.76	N9° 51' 10"W
L4	28.63	N0° 40' 06"W
L5	43.30	N7° 39' 10"E
L6	9.23	N21° 12' 15"W

THE PURPOSE OF THIS PLAT WAS TO CREATE A 3 LOT SUBDIVISION ON PARCEL 01-005-0009

Record Owners: Colter & Shantel Leishman  
P.O. Box 154  
Hyrum, Utah 84319

- GENERAL NOTES:**
- Enbridge Gas Utah approves this plat solely for the purpose of confirming that the plat contains public utility easements. Enbridge Gas Utah may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Enbridge Gas Utah's right-of-way department at 1-800-368-5532.
  - Builders will be responsible to provide underground conduit along 400 North Street for electrical service. THIS IS THE RESPONSIBILITY OF THE SUBDIVIDER. HCC 16.28.020(E)
  - Two (2) street trees, having a minimum diameter of one and one half (1 1/2) inches, are required per lot. (Four (4) on corner lots).
  - Setback lines are for set by current code and its the applicants responsibility to comply. Setbacks are for primary buildings only.
 

Front:	25.00'
Rear:	30.00'
Side:	8.00' & 10.00'
Side along Roadway:	25.00'
- NEED NOTE FOR ANIMAL/FARM IMPACTS "THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK."
- ADD NOTE THAT LOT 1 ADDRESS MAY CHANGE BASED ON THE LOCATION OF THE STRUCTURE AT APPLICATION FOR A BUILDING PERMIT

**FORESIGHT**  
LAND SURVEYING

2005 North 600 West, Logan, Utah  
435-753-1910

Project No. 24-202  
Prepared by JH, 1/20/2025

## SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: STOCKYARD "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

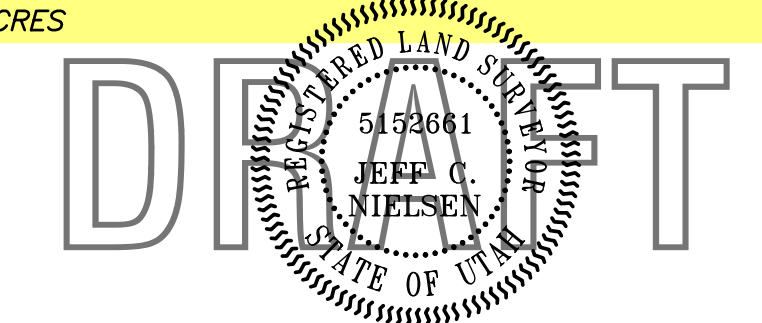
## Boundary Descriptions

**SUBDIVISION BOUNDARY**  
A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF BLOCK 10, PLAT "C", HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 10 LOCATED NORTH 88°11'03" WEST, A DISTANCE OF 89.92 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 340.96 FEET TO A POINT ON THE WEST BANK OF THE HYRUM CANAL; THENCE RUNNING ALONG SAID WEST BANK OF THE HYRUM CANAL THE FOLLOWING SIX (6) COURSES: (1) NORTH 04°48'22" WEST, A DISTANCE OF 8.05 FEET; (2) NORTH 19°54'50" WEST, A DISTANCE OF 18.69 FEET; (3) NORTH 09°51'10" WEST, A DISTANCE OF 14.76 FEET; (4) NORTH 00°40'06" WEST, A DISTANCE OF 28.63 FEET; (5) NORTH 07°39'10" EAST, A DISTANCE OF 43.30 FEET; (6) NORTH 21°12'15" WEST, A DISTANCE OF 9.23 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 352.25 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.963 ACRES.

**LOT 1**  
A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF BLOCK 10, PLAT "C", HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET LOCATED NORTH 88°11'03" WEST, A DISTANCE OF 254.92 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 175.96 FEET TO A POINT ON THE WEST BANK OF THE HYRUM CANAL; THENCE RUNNING ALONG SAID WEST BANK OF THE HYRUM CANAL THE FOLLOWING SIX (6) COURSES: (1) NORTH 04°48'22" WEST, A DISTANCE OF 8.05 FEET; (2) NORTH 19°54'50" WEST, A DISTANCE OF 18.69 FEET; (3) NORTH 09°51'10" WEST, A DISTANCE OF 14.76 FEET; (4) NORTH 00°40'06" WEST, A DISTANCE OF 28.63 FEET; (5) NORTH 07°39'10" EAST, A DISTANCE OF 43.30 FEET; (6) NORTH 21°12'15" WEST, A DISTANCE OF 9.23 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 187.25 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.509 ACRES.

**LOT 2**  
A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF BLOCK 10, PLAT "C", HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET LOCATED NORTH 88°11'03" WEST, A DISTANCE OF 172.42 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 82.50 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 82.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.227 ACRES.

**LOT 3**  
A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF BLOCK 10, PLAT "C", HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET LOCATED NORTH 88°11'03" WEST, A DISTANCE OF 89.92 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 82.50 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 82.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.227 ACRES.



## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF CACHE ) ss.  
THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.  
SIGNATURE \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH (PRINT NAME)  
COMMISSION NUMBER - EXPIRES \_\_\_\_\_ (SEAL)

## COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED  
AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_  
ABSTRACTED \_\_\_\_\_  
INDEX FILED IN: FILE OF PLATS COUNTY RECORDER

**CITY ENGINEER'S CERTIFICATE**  
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

**UTILITY COMPANY APPROVALS**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY CULINARY WATER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_  
HYRUM CITY SANITARY SEWER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_  
HYRUM CITY POWER \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_  
ENBRIDGE GAS UTAH \_\_\_\_\_ DATE \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATE OF DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), TO HEREAFTER BE KNOWN AS STOCKYARD "MINI" SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.  
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

SIGN \_\_\_\_\_ SIGN \_\_\_\_\_  
PRINT \_\_\_\_\_ PRINT \_\_\_\_\_  
TITLE (OWNER) \_\_\_\_\_ TITLE (OWNER) \_\_\_\_\_

**CITY ATTORNEY APPROVAL**  
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DATE \_\_\_\_\_ HYRUM CITY ATTORNEY \_\_\_\_\_

**LAND USE AUTHORITY**  
PRESENTED TO THE HYRUM CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
PRESENTED TO HYRUM CITY, THIS PLAT IS APPROVED AND ACCEPTED ON BEHALF OF THE HYRUM CITY COUNCIL.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ZONING ADMINISTRATOR \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_



## Chapter 16.28

### MINI-SUBDIVISIONS

#### Sections:

- 16.28.010 Applicability
- 16.28.020 Submission requirement.
- 16.28.025 Fees.
- 16.28.030 Submission to Planning Commission.
- 16.28.040 Submission to City Council.
- 16.28.045 Recording of Plat.
- 16.28.050 Improperly Created Mini-subdivisions.

#### **16.28.010 Applicability**

The provisions of this article shall apply only to mini-subdivisions which involves dividing a parcel of land into three (3) or less lots, including the parent property, in which the subdivided lots are on a paved, dedicated City street. All other provisions of this title, including specifically the requirements for preparing and drawing the final plat, shall apply to mini-subdivisions.

- ✓ A. The subdivider shall first meet with the Zoning Administrator to determine if the proposal meets the requirements of a "mini-subdivision".
- ✓ B. The subdivision is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for streets (except for correcting property lines fronting City streets) or other public purposes.
- ✓ C. Each lot in the mini-subdivision shall meet the frontage and area requirements of the zoning ordinance or has been granted a variance from those requirements by the Administrative Appeals Hearing Officer. (Ord. 08-19)
- D. No residential building permit will be issued unless each lot has frontage on a paved, city-owned street.
- ✓ E. The parcel being divided has not had other lots separated from it within the past five years. If another lot or lots have been separated within that time, it or they will be counted as part of the current request.

#### **16.28.020 Submission requirement.**

The subdivider shall submit two (2) 11 inch X 17 inch plats, one (1) 24 X 36 inch plats and a PDF at 24 x 36 inches similar to a final plat drawing, drawn to scale to the Zoning Administrator. After review and any necessary corrections, the Zoning Administrator shall schedule the subdivision for



approval at least two weeks prior to a regularly scheduled meeting of the Planning Commission and the subdivider shall pay any associated mini-subdivision plan review fees. Copies of the plat will be distributed to the Planning Commission, and other City agencies as appropriate. The Zoning Administrator shall advise the developer of the date of the Planning Commission meeting for which he should seek an agenda appointment.

The subdivider shall submit a final plat prepared by a registered land surveyor and/or certified engineer (See 16.16) and shall include the following:

- ✓ A. The property boundaries of the proposed subdivision including any boundary line agreements;
- ✓ B. The name and address of the owner of the property to be divided, and proof of ownership (preliminary title report, recorded deed) or authority to act for the owner of the property to be divided (notarized letter from owner);
- ✓ C. The number of lots proposed and location of lots in relation to existing streets, sidewalks, and curb and gutter, addresses as obtained from Hyrum City;
- ✓ D. The approximate total acreage of development as well as size of individual lots. The metes and bounds description of each lot.
- E. The location of all utilities in relation to the individual lots and the necessity to provide utilities to each lot to meet development standards. Sewer and water lines are required to have a right-angle hookup between the house and the City system. If city utilities are not available to each proposed lot, the subdivider will develop plans and be responsible to extend the deficient utilities to the end of the lots as needed for future connection.
- ✓ F. The location of any unusual topographic features which may limit the way a lot can be used such as natural drainages, canals, rivers, abrupt changes in elevation, etc.
- ✓ G. Curbs, gutters, and sidewalks may be required in all subdivisions. Planning Commission shall compare neighboring properties, existing improvements nearby, and the potential runoff if gutter is installed.
- ✓ H. Two (2) street trees, having a minimum diameter of one and one half (1 ½) inches, are required per lot. (Four (4) on corner lots).
- ✓ I. The location of the front property line showing that it is in correlation with the City's street right of way. If there is a discrepancy, the developer must dedicate the appropriate footage for compliance to the City.
- ✓ J. Location and name of adjacent property owners.

THIS SUBDIVISION NEEDS POWER MADE AVAILABLE TO THE LOTS.



- K. The approved final plat shall be drawn to scale on a 24 inch by 36 inch reproducible mylar with signature blocks for:
- ✓ 1. The owner's signature,\*
  - ✓ 2. A notary public's acknowledgment,\*
  - ✓ 3. The City Planning Commission's certificate of approval,
  - ✓ 4. The City Council's certificate of approval,
  - ✓ 5. The County Recorder's stamp of approval,
  - ✓ 6. The Hyrum City Culinary Water Authority,\*
  - ✓ 7. The Hyrum City Sanitary Sewer Authority.\*
  - ✓ 8. The Hyrum City Power Authority.\*
  - ✓ 9. The Hyrum City Engineer.\*
  - 10.

(Signature blocks with an asterisk (\*) must be signed by the appropriate person prior to recording.) (Ord. 09-03)

#### **16.28.025 Fees.**

A fee will be charged for recording and a full engineering review of the site. (i.e. sewer, water, drainage, etc.) Any fees for this process including plan review fees for necessary improvements shall be set by resolution as approved by the City Council.

#### **16.28.030 Submission to Planning Commission.**

The subdivider shall present the mini-subdivision plat to the Planning Commission. After reviewing the plat for compliance with zoning and all other city ordinances and receiving the recommendations from all city agencies, the Planning Commission will make a recommendation for approval, approval with conditions, or denial, and will provide its recommendations to the subdivider and to the City Council, or other officers that the City Council has designated, within thirty days after the date of the meeting at which the mini-subdivision plat is first considered by the Planning Commission, unless for good cause stated in the minutes of the Planning Commission meeting a longer time is necessary.

#### **16.28.040 Submission to City Council.**

Upon receiving the recommendations from the Planning Commission, the subdivider shall submit the plat plan to the Administrative Land Use Authority for action. The Administrative Land Use Authority may approve the plat, approve the plat with conditions, or deny the plat and require the subdivider to comply with all of the non-mini-subdivision requirements of this chapter. However, the Hyrum City Council has designated the Zoning Administrator to grant approval, after Planning Commission approval.

#### **16.28.045 Recording of Plat.**

After approval by the City Council or designees, all signatures have been obtained, and fees paid, the City





**PLANNING COMMISSION  
STAFF EVALUATION  
FIRST REVIEW**

**APPLICATION NO:** 25-009A  
**APPLICANT:** Floyd Faucette  
**PROPERTY OWNER:** Miller Companies LC  
**PROPERTY ADDRESS:** 1836 W 4600 S  
**PARCEL NUMBER:** 03-057-0001  
**PARCEL AREA:** 49.47 Acres  
**ZONE:** Manufacturing Zone M-2  
**DATE:** February 26, 2025

**PLANNING COMMISSION MEETING:** March 13, 2025  
**PLANNING COMMISSION ROLE:** Recommending Body to City Council  
**APPLICATION TYPE:** Site Plan Approval

**NATURE OF REQUEST:**  
 Permitted Use: Manufacturing Facility

**CURRENT ZONING DISTRICT:**  
**Manufacturing Zone M-2.** The purpose of this zone is to provide an area where medium to heavy manufacturing can occur. It allows higher levels of noise, dust, smoke and odor than is permitted in the M-1 Zone. Restrictions may be applied on proposed businesses whose levels of noise, dust, smoke or odor may be considered excessive by the planning commission. Design and landscaping requirements may also be imposed on businesses proposed for this zone.

**OVERVIEW:**  
 Miller Companies LC desires to construct a 113'-6"x26'-0" (2,938 sq. ft.) x 17'-0" tall building addition to their existing Bag Building for production equipment and increase indoor storage. The addition will utilize existing storm water management patterns and will not expand or decrease parking requirements or any other site changes.

**UTILITIES:** Existing Power, Sewer, Water, Irrigation.

**STAFF COMMENTS:**  
**Planning and Zoning:**

1. Supports this application.
2. A building permit will be required for the building addition through a separate application.

**Engineering:**

1. See notes on the pdf copy of the site plan.



**Fire Department:**

1. No concerns.

**Parks Department:**

1. No comments or concerns.

**Power Department:**

1. Need load requirements to assess transformer sizing.
2. Addition coming of existing panel? or needs a new service?
3. All new services are required to be underground as per Hyrum Power & Light electrical standards.

**Road / Stormwater Department:**

1. No comments currently.

**Sewer Department:**

1. No changes to sewer shown.

**Water / Irrigation Department:**

1. No comments currently.

**PLANNING COMMISSION RESPONSIBILITY:**

1. Site plan approval is a function of the Planning Commission which has a wide latitude in specifying conditions and requirements for approval.
2. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements for approval.
3. The Planning Commission is a recommending body to the City Council and should be specific in their motion to the City Council.

**STAFF RECOMMENDATION:**

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the City Council.

**STIPULATIONS:**

1. The City Council may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission with revisions; or require the applicant to return revisions to the City Council.
2. If determined by the City Council, the requestor will address conditions, requirements, and staff comments, and return revisions to the City Council.

**FINDINGS OF FACT:**

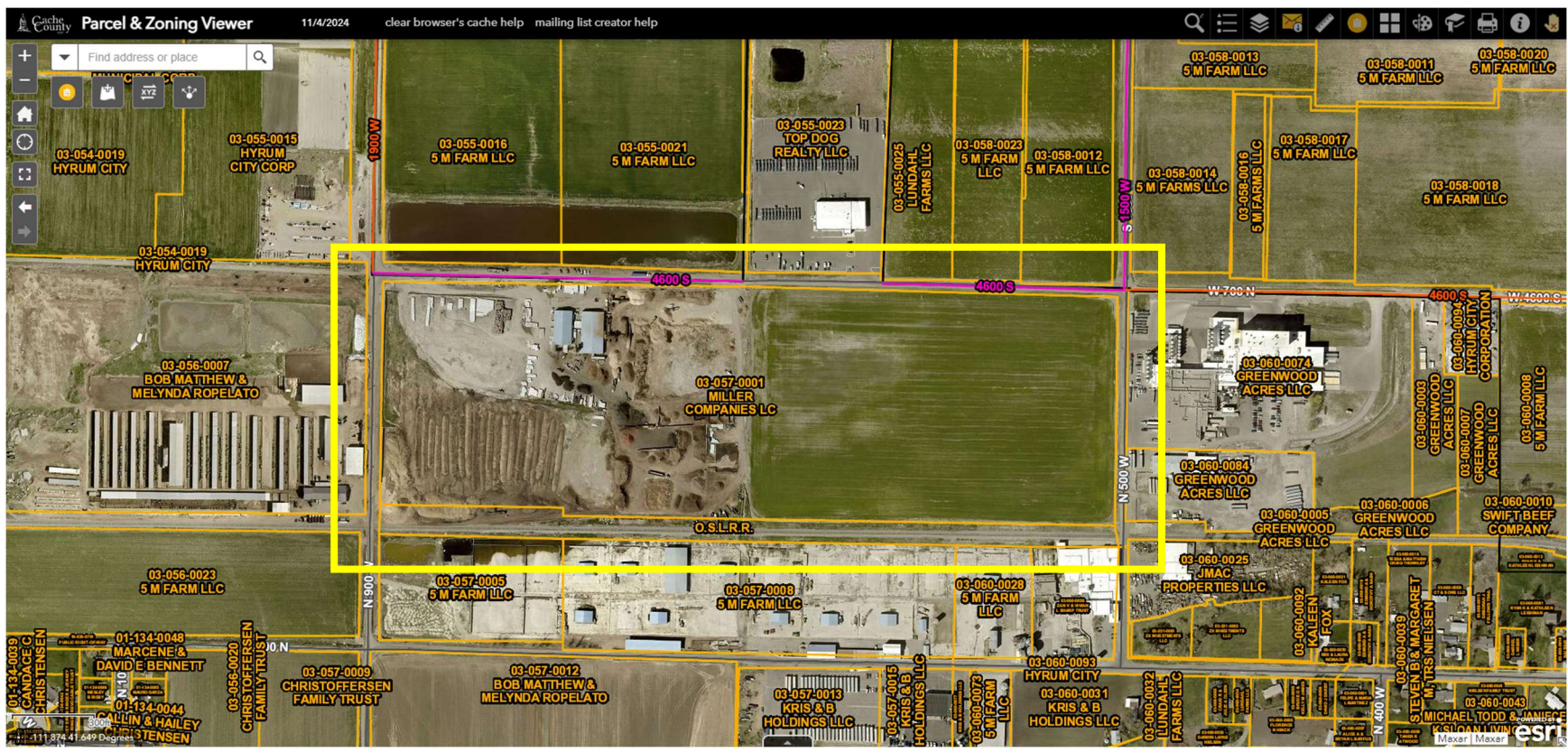
1. The property is located in the Manufacturing Zone M-2.
2. Storage Yard is a permitted use in the Manufacturing Zone M-2.
3. Final Approval must be obtained from the City Council, which may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission for significant revisions.

**ATTACHMENTS:**

1. Cache County Parcel and Zoning Viewer – Vicinity Map
2. Cache County Parcel and Zoning Viewer – Zoning Map
3. Cache County Parcel and Zoning Viewer – Aerial Image
4. Proposed Site Plan

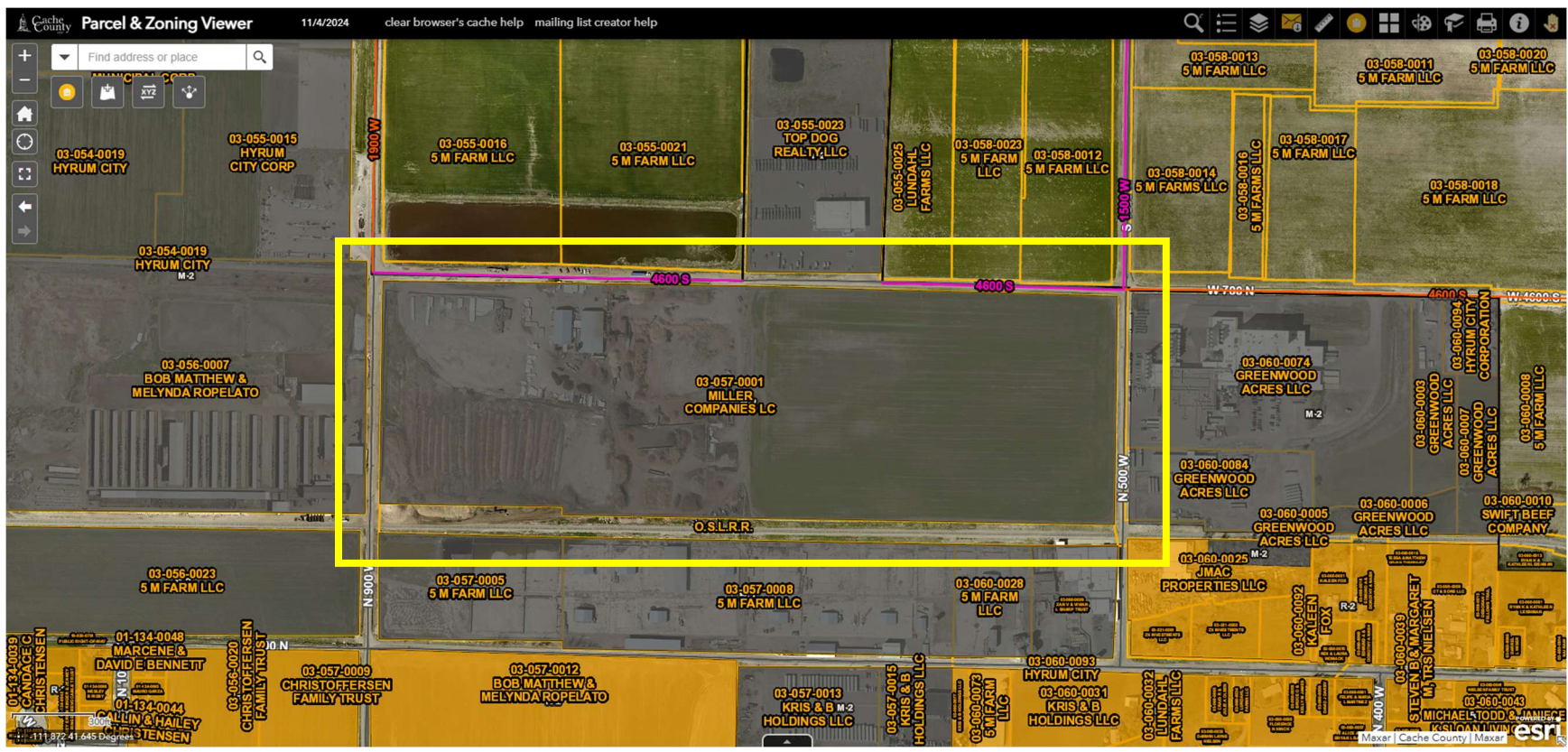


### Cache County Parcel and Zoning Viewer – Vicinity Map



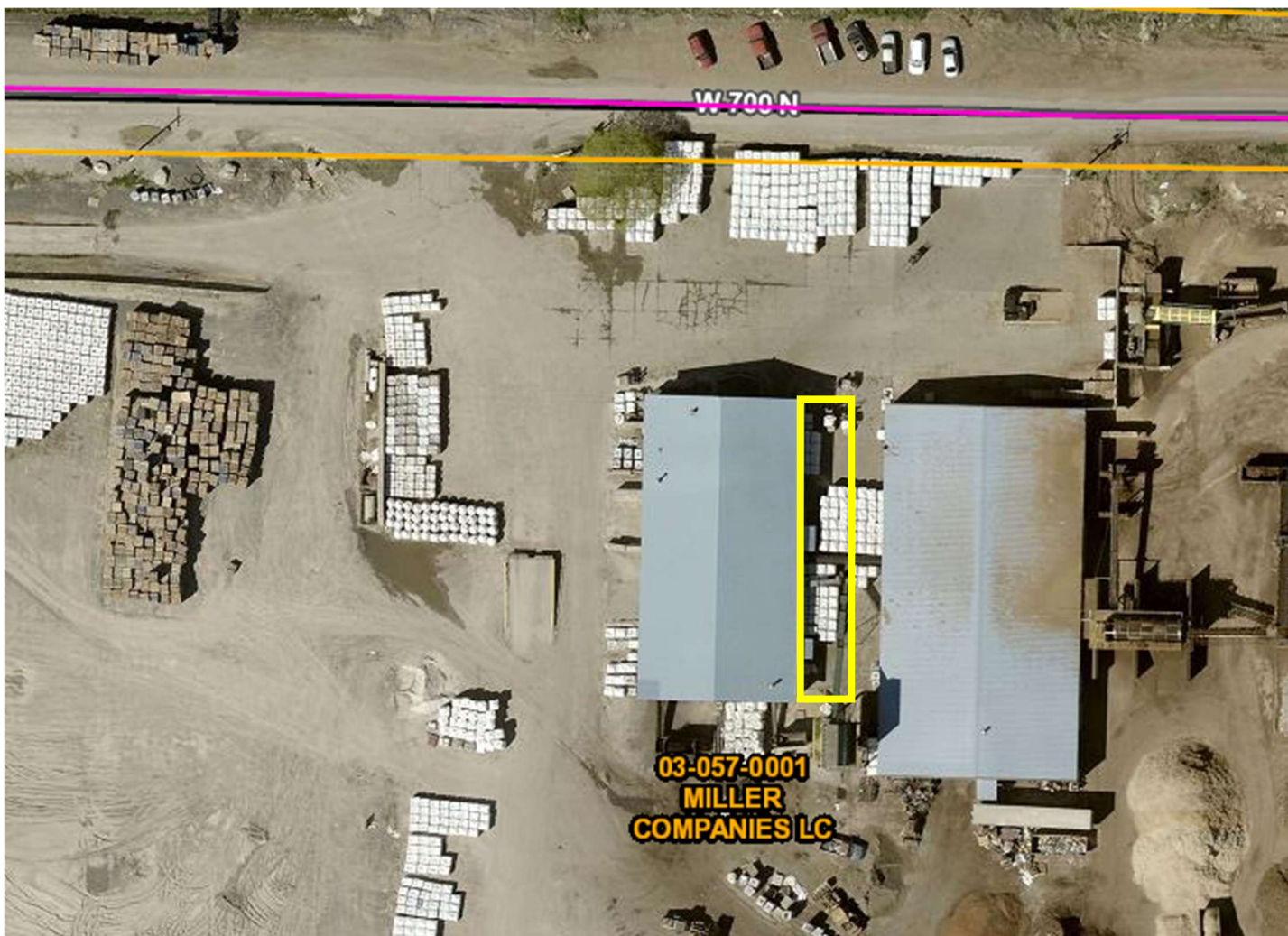


Cache County Parcel and Zoning Viewer – Hyrum City Zoning Map

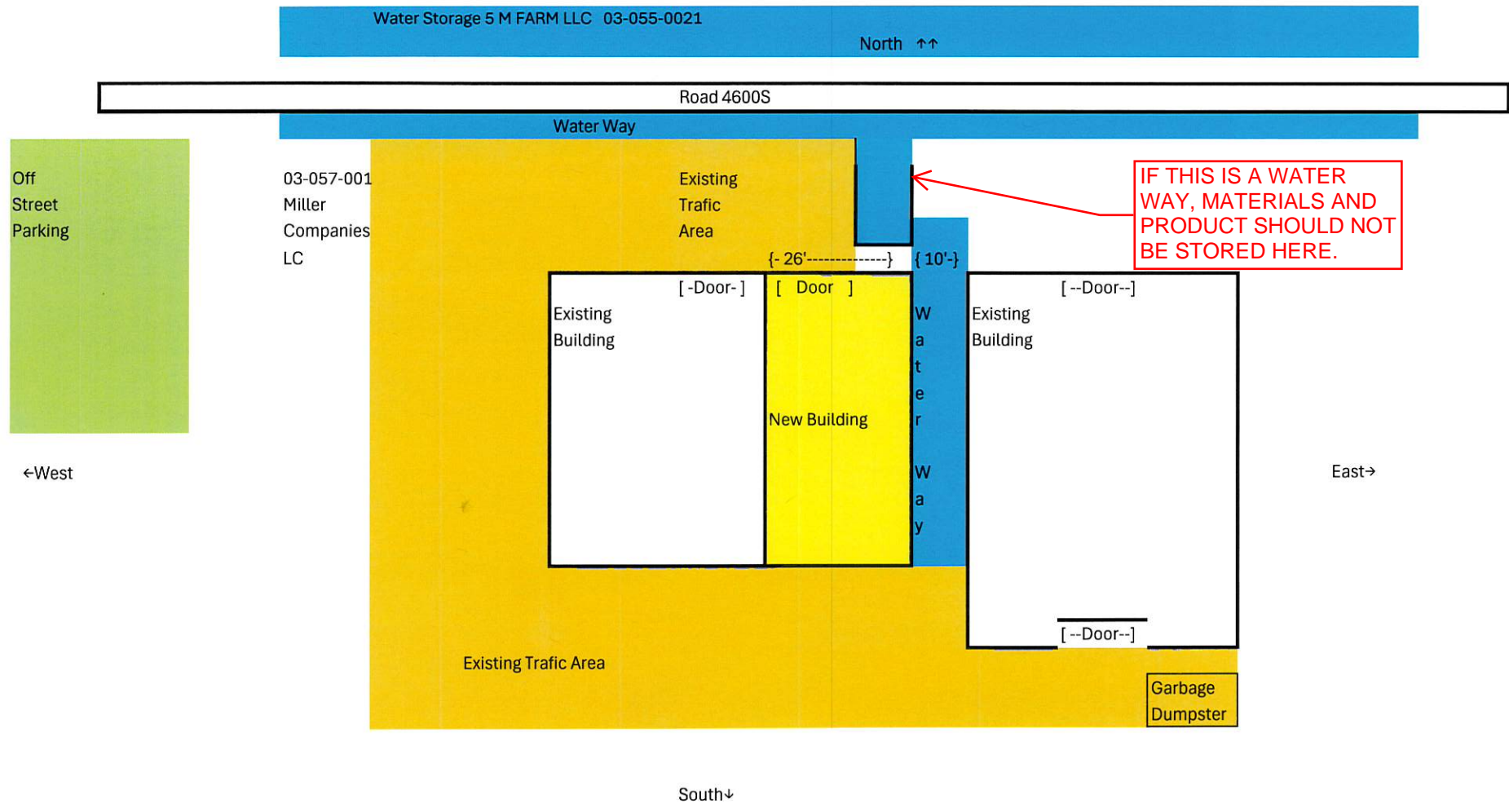




Cache County Parcel and Zoning Viewer – Aerial Image











GIS PROPERTY LINES ARE APPROXIMATE.

STORAGE OF PRODUCT MUST BE KEPT OUT OF PUBLIC RIGHT OF WAY. PARKING MUST BE PROVIDED ON PRIVATE PROPERTY.





STORAGE OF MATERIALS IN THE PUBLIC RIGHT OF WAY. TRAFFIC AND MACHINERY NEED TO KEEP CLEAR OF PUBLIC INFRASTRUCTURE.



MATERIAL STORAGE SHOULD BE KEPT AWAY FROM DEDICATED EMPLOYEE PARKING AREAS.