



PLANNING COMMISSION MEETING

Thursday, August 12, 2021 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, August 12, 2021. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. June 10, 2021
5. **AGENDA APPROVAL**
6. **SCHEDULED DELEGATIONS**
 - A. Adam Tripp, Garner Mini-Subdivision - To request approval of a two-lot mini subdivision located at 325 West 300 North.
 - B. Terry and Kim Nielsen - To request approval of a two-lot mini subdivision located at 210 North 100 East.
 - C. Trevor Gonzales - To request concept plan approval for Hyrum Heights Subdivision a ten lot single family residential subdivision located at approximately 700 East 1100 South.
7. **ADJOURNMENT**

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 emailed to The Herald Journal, Logan, Utah, 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 5th day of August, 2021. Shalyn Maxfield, Secretary

Shalyn Maxfield
Secretary

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.

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JUNE 10, 2021 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:31 P.M.

CONDUCTING: Chairman Brian Carver

PRESENT: Chairman Brian Carver and Commissioners Angi Bair, Blake Foster, and Terry Mann.

EXCUSED: Kevin Anderson and Paul Willardson

CALL TO ORDER: There being four members present and four members representing a quorum, Chairman Brian Carver called the meeting to order.

OTHERS PRESENT: Zoning Administrator Matt Holmes and six citizens. Secretary Shalyn Maxfield recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Angi Bair led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner Terry Mann

APPROVAL OF MINUTES:

The minutes of a regular meeting held on April 08, 2021 were approved as written.

ACTION Commissioner Terry Mann made a motion to approve the minutes of April 08, 2021 as written. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was EMAILED to The Herald Journal, posted on the Utah Public Notice Website and Hyrum City's website, mailed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION Commissioner Angi Bair made a motion to approve the Agenda for June 10, 2021 as written. Commissioner Terry Mann seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.

6. SCHEDULED DELEGATIONS:
 - A. Sam Hicken - To request an exception to setback requirements of two existing accessory structures located within the 25-foot frontage setback, at 1398 East 150 South.
 - B. Travis Hayes - To request an exception to setback requirements of an accessory structure to be located in the side yard, at 1039 West 370 North.
7. OTHER BUSINESS:
 - A. Jared Imbler, Cache Valley Nursery Site Plan update.
8. ADJOURNMENT

SCHEDULED DELEGATIONS:

SAM HICKEN - TO REQUEST AN EXCEPTION TO SETBACK REQUIREMENTS OF TWO EXISTING ACCESSORY STRUCTURES LOCATED WITHIN THE 25-FOOT FRONTAGE SETBACK, AT 1398 EAST 150 SOUTH:

Sam Hicken stated they have lived in the home since 2017, the shed in the backyard was already there when the home was purchased. The shed in the front was purchased and placed without checking the code. The fence only has a small access gate with a three-foot opening, so the shed was placed in the front of the home for the convenience of being able to store outdoor and yard care items. Sam also explained that they did take the time to match the shed with the façade of the home and placed it close to the garage so that it looked more attached.

Commissioner Angi Bair asked if the exterior of the shed is wood, and what are the dimensions?

Sam Hicken stated that the shed is a 10 x 16 woodshed with metal roofing and that they are planning on taking the shed with them when they move into a bigger home.

Zoning Administrator Matt Holmes advised that the shed in the back is not a safety concern, and that the city is looking to change the Code to adjust the setback requirements for accessory buildings that are behind a fence.

There was a discussion amongst the Planning Commission Members regarding where the shed in the front should be placed.

Commissioner Angi Bair asked if the shed could be placed closer to the fence where a trailer is currently sitting.

Sam Hicken stated that it would be difficult but that it is doable.

ACTION Commissioner Blake Foster made a motion to recommend approval of an exception of two accessory structures located within the 25-foot frontage setback with the following conditions: 1. The shed in the front be placed to the side of the home where the trailer is currently sitting; 2. The shed be facing the same direction as the home and 3. The shed would need to be moved within 90 days. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.

TRAVIS HAYES - TO REQUEST AN EXCEPTION TO SETBACK REQUIREMENTS OF AN ACCESSORY STRUCTURE TO BE LOCATED IN THE SIDE YARD, AT 1039 WEST 370 NORTH.

Travis Hayes stated that he has lived in this home for 13 years and is looking to put a shed in the yard for storage. The back yard is a little short, so he is looking to place it along the RV pad for convenience. He wanted to check what the city would allow before he purchases the shed so that he can get an appropriate size.

A discussion took place among the Planning Commissioners and Zoning Administrator Matt Holmes to determine placement. The commissioners advised that the preferred placement is behind the fence and closer to the back of the yard. The Commissioners also advised that maybe a third car garage addition would suit his needs.

ACTION Commissioner Angi Bair made a motion to table Travis Hayes request for an exception to the setback requirements of an accessory structure to be in the side yard at 1309 West 370 North until applicant determines what type of structure, dimensions, and the placement location. Commissioner Terry Mann seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.

OTHER BUSINESS:

JARED IMBLER, CACHE VALLEY NURSERY SITE PLAN UPDATE.

Jared Imbler was not present.

There was a short discussion with the Planning Commissioners about the project including the elevations of the future structure.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 7:25 p.m.

Brian Carver
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Amended/Written

GARNER MINI-SUBDIVISION
325 W 300 N
PLANNING COMMISSION
AUGUST 12, 2021

Summary: Kevin Garner is seeking approval for a 2 Lot Mini-Subdivision. This proposal is to divide a 1.6-acre lot.

ZONING: R-2 Residential

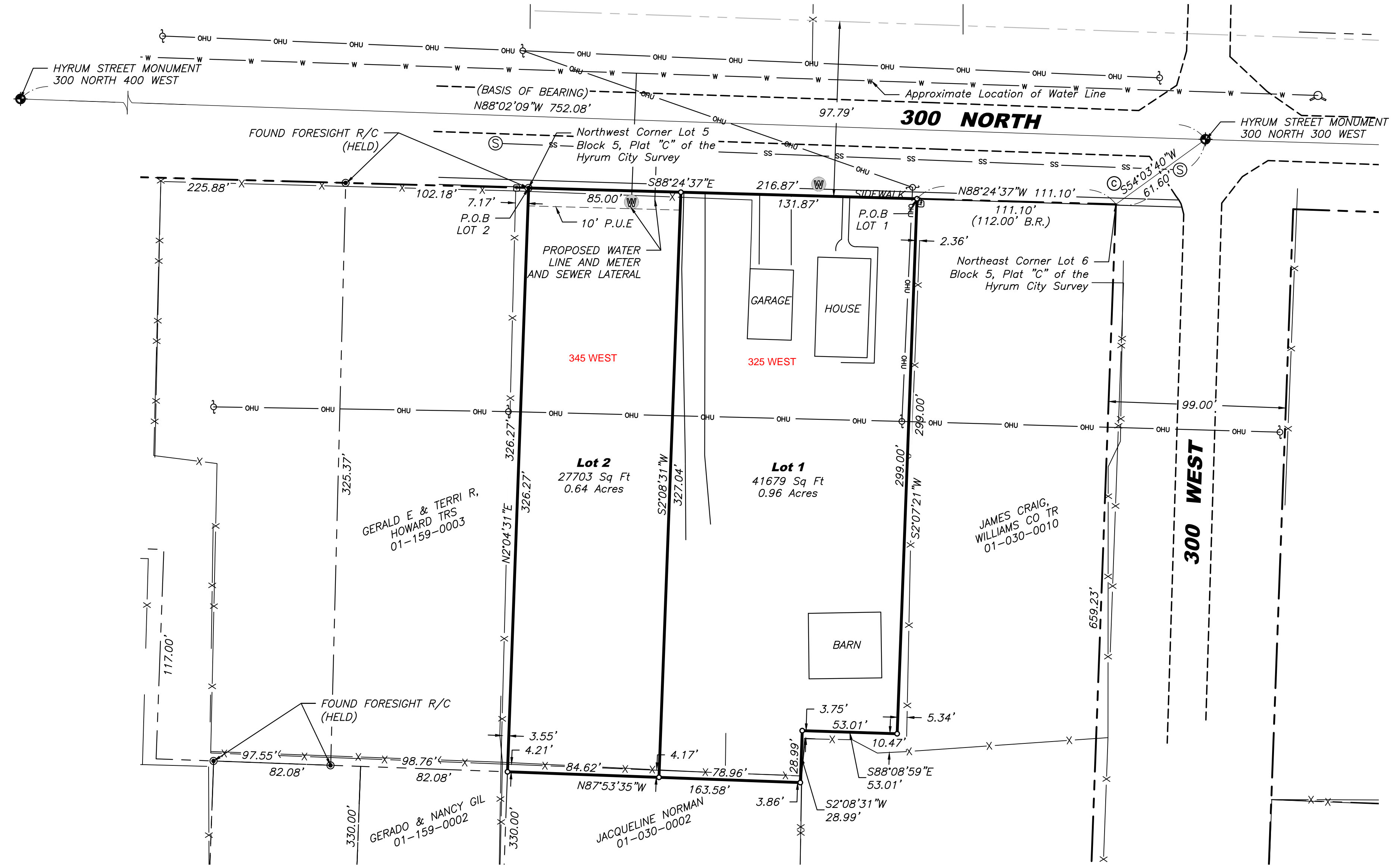
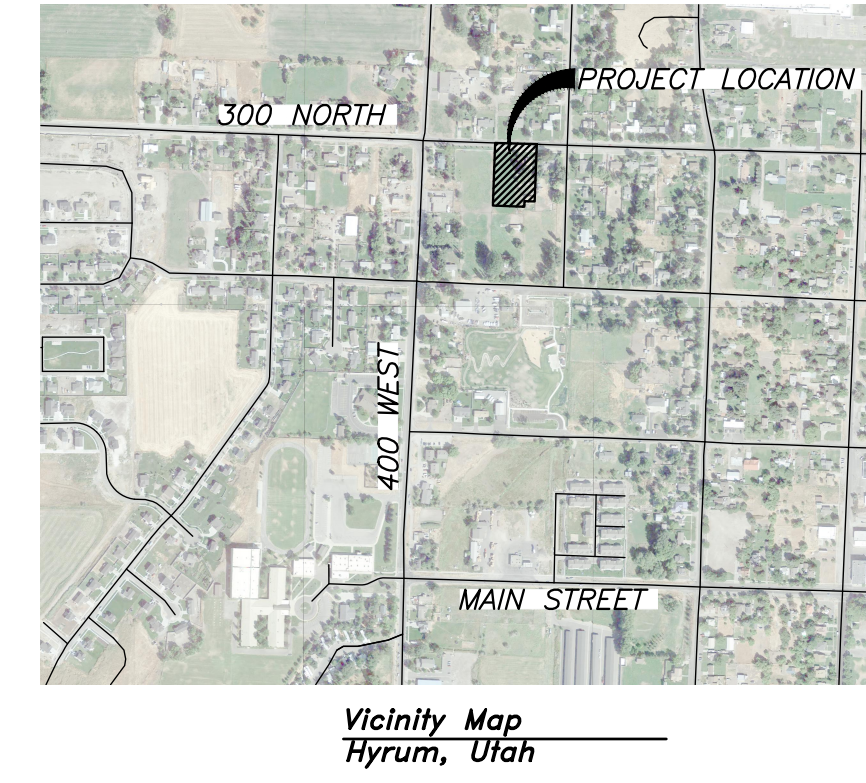
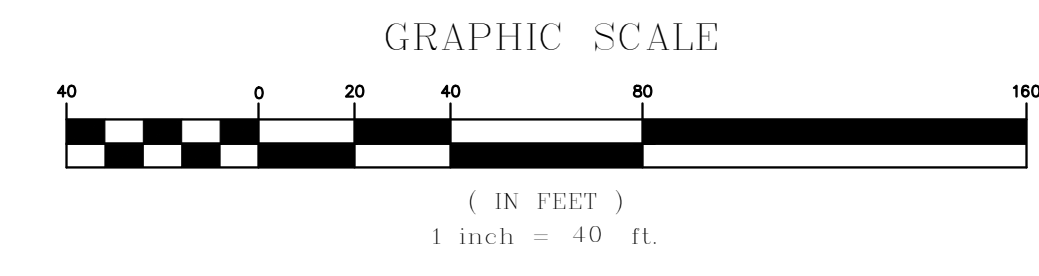
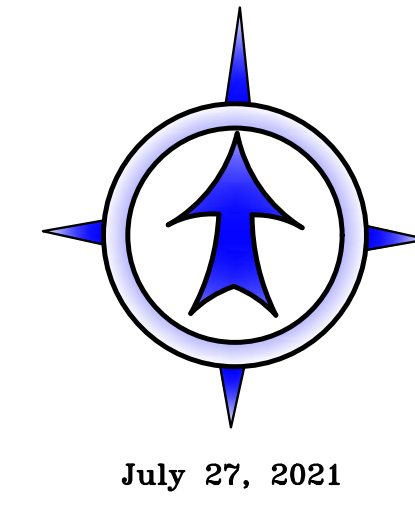
UTILITIES:

Power:	Available
Culinary:	Available
Sewer:	Available
Irrigation:	Available

PARKING & ROADS: Road is paved, but no curbs exist in this area.

NOTES: Lot 1 will contain 0.96 acres and has an existing residence. Lot 2 will contain 0.64 acres and will be a new building lot. The proposed lot lines will not create any setback issues with the existing structures.

A FINAL PLAT FOR:
Garner "MINI" Subdivision
 A PART OF THE NORTHWEST QUARTER OF SECTION 5, T10N, R1E, S.L.B.&M.
 ALSO A PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" HYRUM CITY SURVEY.
 HYRUM, CACHE COUNTY, UTAH



LEGEND:

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
---	PUBLIC UTILITY EASEMENT
- x - x -	FENCE LINE
---	EDGE OF PAVEMENT
---	EDGE OF CONCRETE
---	EDGE OF GRAVEL
W - - - W	WATER LINE
SS	SEWER LINE
OHU	OVERHEAD UTILITY
○	UTILITY POLE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SEWER MANHOLE
⊙	COMMUNICATION MANHOLE
⊙	COMMUNICATION PEDESTAL
⊙	FOUND REBAR
⊙	STREET MONUMENT
⊙	SET 3/4" REBAR W/CAP

Survey Narrative
 The purpose of this survey was to create a two lot subdivision on parcel 01-030-0001. The survey was ordered by Adam Tripp. The control used to establish the property corners was the survey monumentation found within this and the surrounding blocks. The basis of bearings for this survey was the line between the Hyrum City street monuments found at the intersections of 300 North Street and 300 West Streets and 300 North and 400 West Streets and was assumed to bear North 88°02'09" West.

NOTE:
 BUILDING SETBACKS WILL BE THOSE REQUIRED FOR THE ZONE AT THE TIME THE BUILDING PERMIT IS APPLIED FOR.

Record Owners: Kevin Jay Garner
 325 West 300 North
 Hyrum, UT 84319

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 152661 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: GARNER "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

COUNTY RECORDER HAS ASKED THAT A TOTAL BOUNDARY DESCRIPTION BE INCLUDED.

LOT 1
 A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 6 POINT BEING LOCATED NORTH 88°24'37" WEST, A DISTANCE OF 111.10 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; RUNNING THENCE SOUTH 02°07'21" WEST, A DISTANCE OF 299.00 FEET; THENCE NORTH 88°08'59" WEST, A DISTANCE OF 53.01 FEET; THENCE SOUTH 02°08'31" WEST, A DISTANCE OF 28.99 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 87°53'35" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 78.96 FEET; THENCE NORTH 02°08'31" EAST, A DISTANCE OF 327.04 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 88°24'37" EAST, ALONG SAID NORTH LINE A DISTANCE OF 131.87 FEET TO THE POINT OF BEGINNING. CONTAINING 0.96 ACRES.

LOT 2
 A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6 POINT BEING LOCATED NORTH 88°24'37" WEST, A DISTANCE OF 327.97 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; RUNNING THENCE SOUTH 88°24'37" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 85.00 FEET; THENCE SOUTH 02°08'31" WEST, A DISTANCE OF 327.04 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 87°53'35" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 84.62 FEET TO THE EAST LINE OF THE ZX INVESTMENT "MINI" SUBDIVISION 1; THENCE NORTH 02°04'31" EAST, ALONG SAID SUBDIVISION A DISTANCE OF 326.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.64 ACRES.

DRAFT

SIGNATURE: JEFF C. NIELSEN
 DATE: 7/27/21

FORESIGHT LAND SURVEYING

2005 North 600 West, Logan, Utah
 435-753-1910
 Project No. 21-148
 Prepared by JH, 7/27/21

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 _____ AND IS SAID PERSON WHOSE NAME IS OF _____ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS. WITNESS MY HAND AND OFFICIAL 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

GENERAL NOTES:

- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy 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 Dominion Energy's right-of-way department at 1-800-366-8532.
 - Setback lines are for primary buildings only.
- Front: 30.00'
 Rear: 30.00'
 Side: 12.00'
 Side along Roadway: 30.00'

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY COUNCIL THIS DAY OF _____ A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

 MAYOR

 ATTEST

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: _____
 CHAIRPERSON

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
QUESTAR GAS	DATE
QWEST	DATE

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 _____, 2021.

 DATE

 HYRUM CITY ATTORNEY

NIELSEN MINI-SUBDIVISION
210 N 100 EAST
PLANNING COMMISSION
AUGUST 12, 2021

Summary: 2 Lot Mini-Subdivision

Terry and Kimberly Nielsen are seeking approval for a 2 Lot Mini-Subdivision. This proposal seeks to divide a 1.0-acre lot.

ZONING: RA Residential Agricultural

UTILITIES:

Power: Available on 200 North
Culinary: Available
Sewer: Available
Irrigation: Available on 200 North

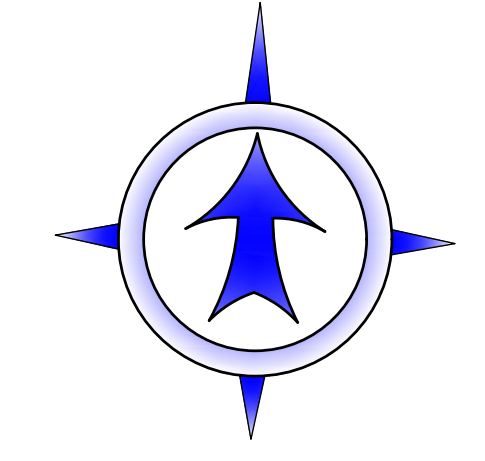
PARKING & ROADS: Paved roads, no curb

NOTES: Lot 2 will contain 0.53 acres and has an existing residence. Lot 1 will contain 0.47 acres and has an existing shop/garage structure. The proposed lot lines will not create any setback issues with the existing structures.

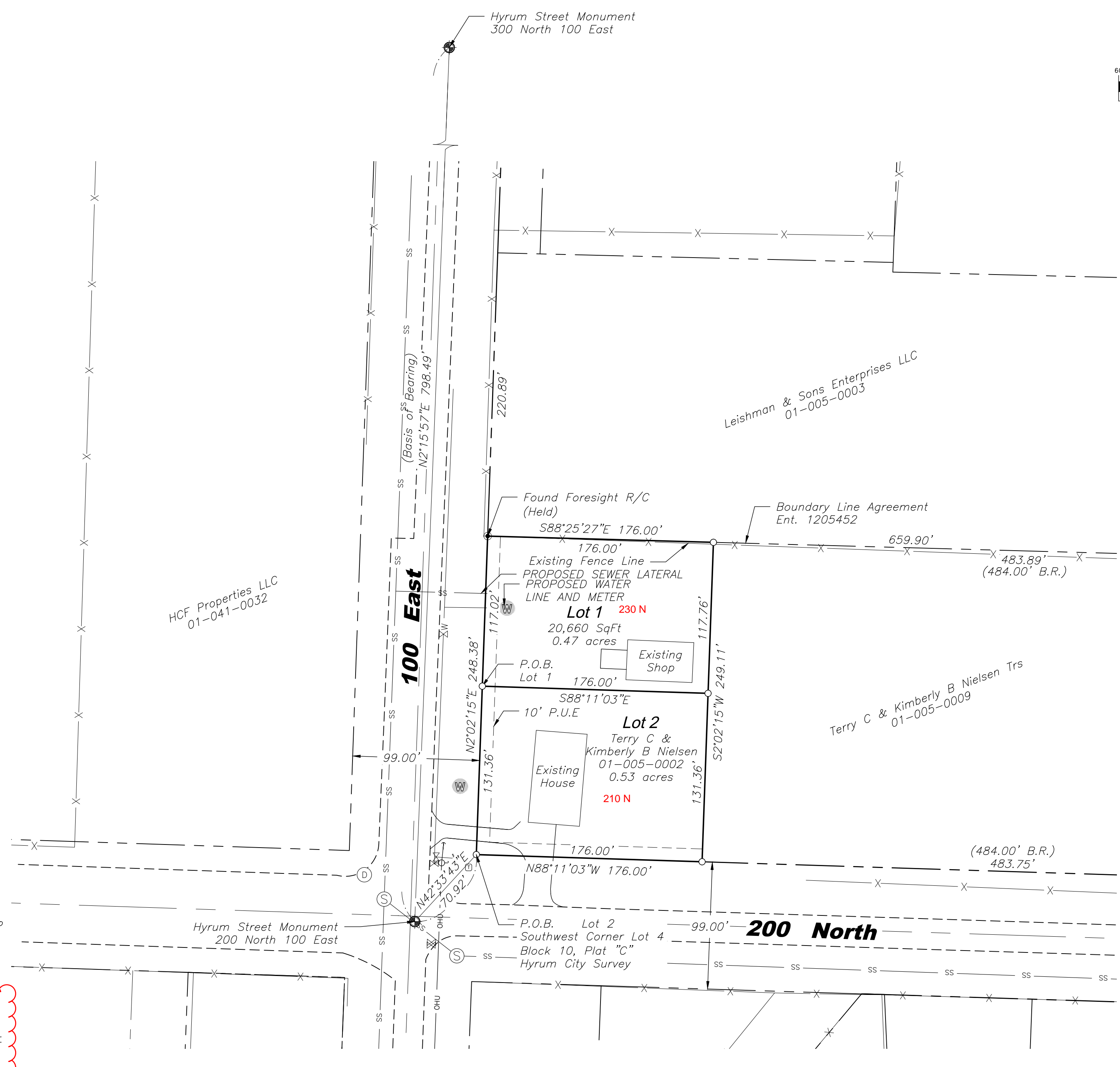
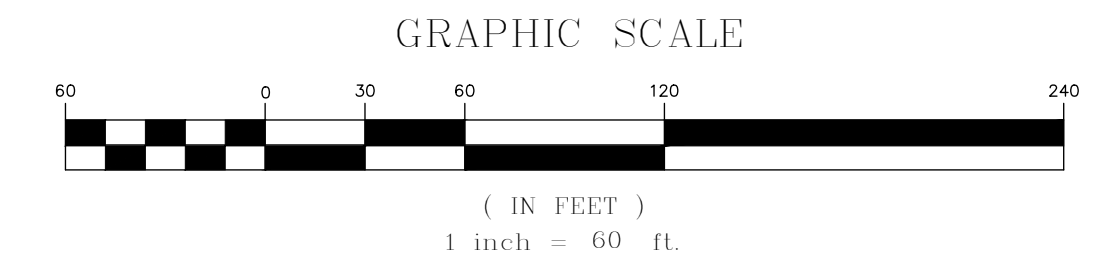
A FINAL PLAT FOR:

Kim Nielsen "Mini" Subdivision

A PART OF THE NORTHWEST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M.
ALSO A PART OF BLOCK 10, PLAT "C" HYRUM CITY SURVEY
HYRUM, CACHE COUNTY, UTAH



July 22, 2021



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- PUBLIC UTILITY EASEMENT
- FENCE LINE
- CENTERLINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- WATER LINE
- SEWER LINE
- OVERHEAD UTILITY
- COMMUNICATIONS PEDESTAL
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- STORMDRAIN MANHOLE
- FOUND REBAR
- STREET MONUMENT
- SET 3/8" REBAR W/CAP

Survey Narrative

The purpose of this survey was to create a two lot subdivision on parcel 01-005-0002. The survey was ordered by Kim Nielsen. The control used to establish the property corners was the survey monumentation found within this and the surrounding blocks. The basis of bearings for this survey was the line between the Hyrum City street monuments found at the intersections of 100 East Street and 200 North Streets and 100 East 300 North Streets and was assumed to bear North 02°15'57" East.

Record Owners: Terry and Kimberly Nielsen
210 North 100 East
Hyrum, UT. 84319

SURVEYOR'S CERTIFICATE

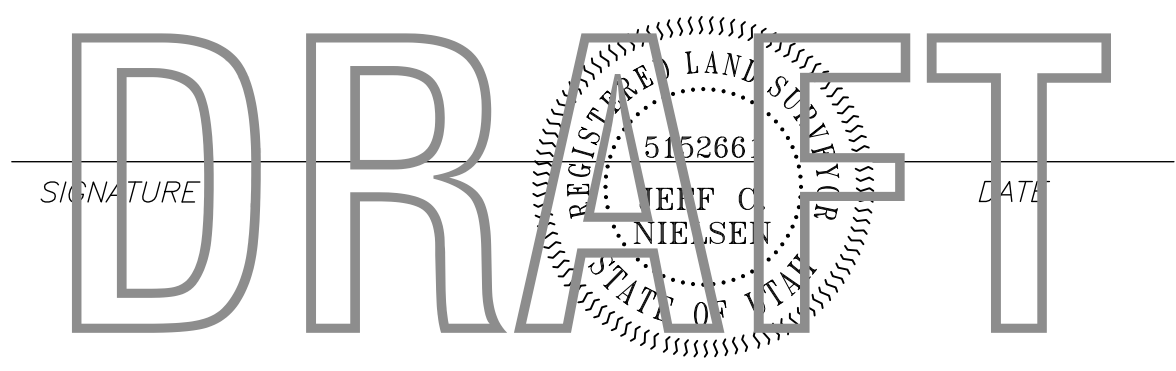
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND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

Boundary Descriptions

COUNTY RECORDER HAS ASKED THAT A TOTAL BOUNDARY DESCRIPTION BE INCLUDED.

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 PART OF LOT 2, BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET AND NORTH 02°02'15" EAST, A DISTANCE OF 131.36 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 300 NORTH AND 100 EAST BEARS NORTH 02°15'57" EAST, A DISTANCE OF 798.49 FEET; THENCE NORTH 02°02'15" EAST, ALONG SAID WEST LINE A DISTANCE OF 117.02 FEET; THENCE SOUTH 88°25'27" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 02°02'15" WEST, A DISTANCE OF 117.76 FEET; THENCE NORTH 88°11'03" WEST, A DISTANCE OF 176.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.47 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 PART OF LOT 2, BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 NORTH AND 100 EAST FROM WHICH THE MONUMENT IN THE INTERSECTION OF 300 NORTH AND 100 EAST BEARS NORTH 02°15'57" EAST, A DISTANCE OF 798.49 FEET; THENCE NORTH 02°02'15" EAST, ALONG THE EAST RIGHT-OF-WAY OF 100 EAST A DISTANCE OF 131.36 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 02°02'15" WEST, A DISTANCE OF 131.36 FEET TO THE NORTH RIGHT-OF-WAY OF 200 NORTH; THENCE NORTH 88°11'03" WEST, ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 176.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.53 ACRES.



FORESIGHT LAND SURVEYING

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

Project No. 21-167
Prepared by JH, 7/22/21

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 _____ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
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 _____

GENERAL NOTES:

- Agricultural Uses: Current and future property owners must be aware that they will be subject to the sights, sounds and smells associated with agricultural activities which are permitted uses in the Agricultural Zone and Forest Recreation Zone.
- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. 17-27a-603(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - (1) a recorded easement or right-of-way
 - (2) the law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or any other provision of law.
- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy 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 Dominion Energy's right-of-way department at 1-800-366-8532.

NOTE: BUILDING SETBACKS WILL BE THOSE REQUIRED FOR THE ZONE AT THE TIME THE BUILDING PERMIT IS APPLIED FOR.

Front: 30.00'
Rear: 30.00'
Side: 12.00' & 8.00'
Side along Roadway: 30.00'

WHAT EASEMENT IS FOR ROCKY MOUNTAIN POWER?

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____ ATTEST _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: _____ CHAIRPERSON

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 _____
QUESTAR GAS	DATE _____
QWEST	DATE _____

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 _____, 2021.

DATE _____ HYRUM CITY ATTORNEY _____

HYRUM HEIGHTS SUBDIVISION
700 EAST 1100 SOUTH
PLANNING COMMISSION
AUGUST 12, 2021

Summary: CONCEPT PLAN – 10 Lot Single Family Residential Subdivision

Trevor Gonzalez is seeking approval of the concept plan for a subdivision located between 1000 South (6500 South) and 1100 South (6600 South), and between 600 East (200 West) and 800 East (S.R. 165). This subdivision proposes 10 single family lots on approximately 8 acres.

ZONING: R-2 Residential – with restriction (see notes)

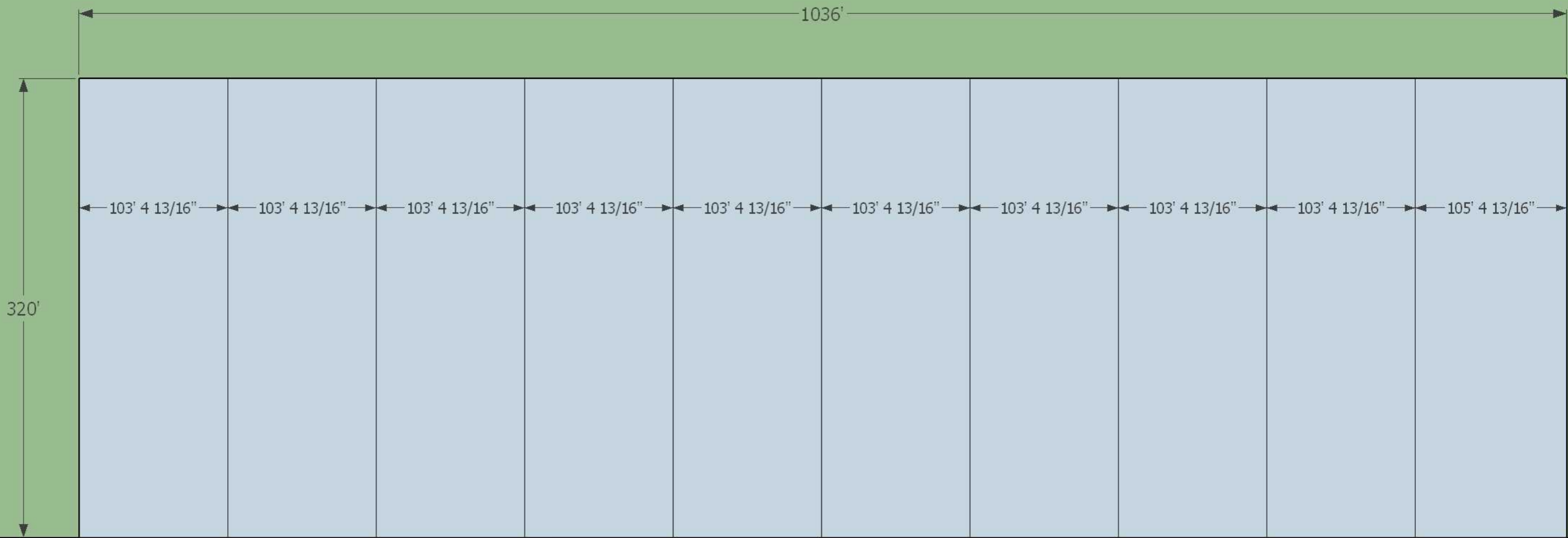
UTILITIES: Subject to pioneering agreement

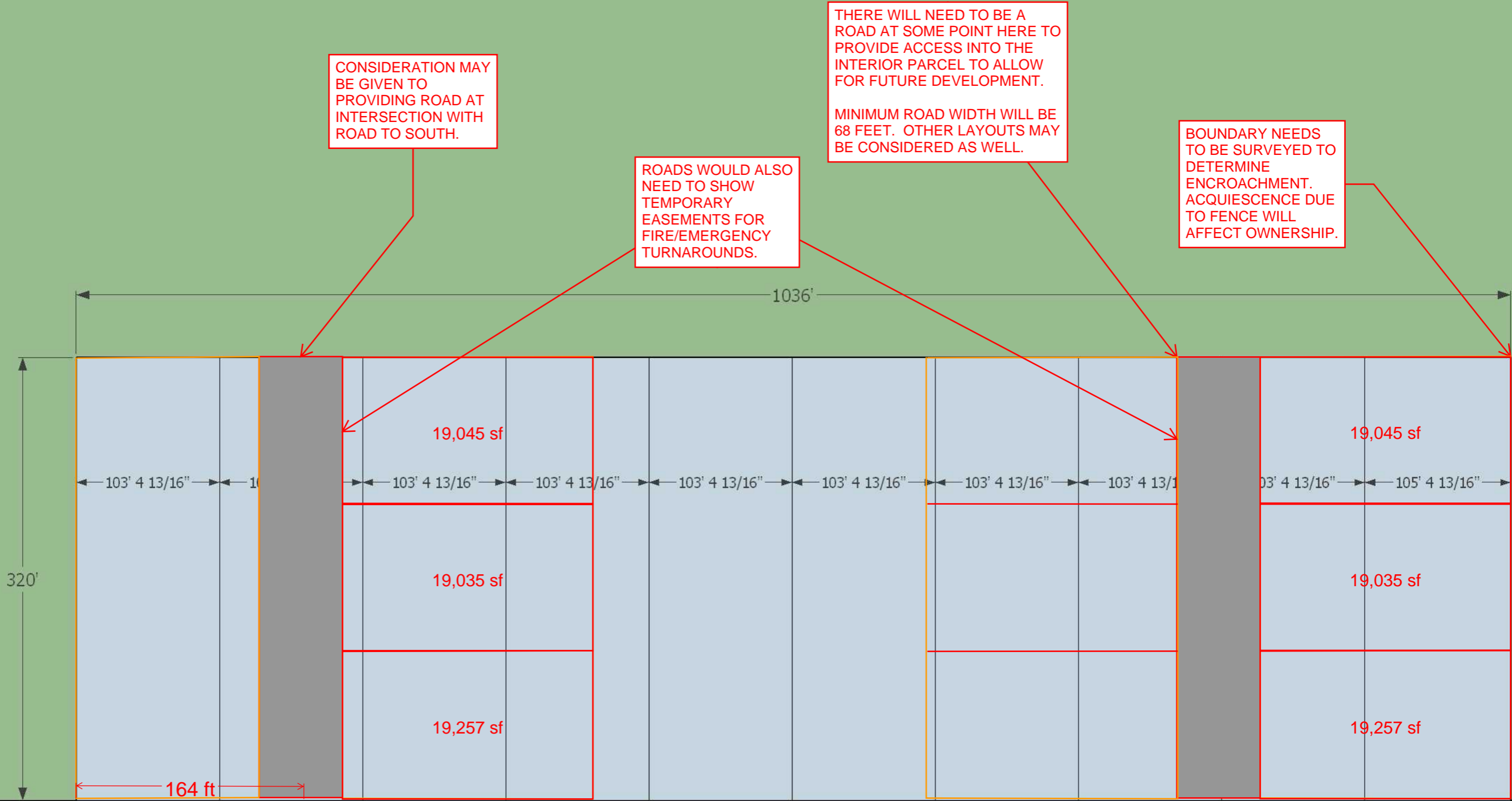
Power:	Available
Culinary:	Available
Sewer:	Available
Irrigation:	Available

PARKING & ROADS: Developer will need to dedicate the remainder of the 68-foot road and complete improvements on the north half of 1100 South. City Code requires that roads be spaced no more than 900 feet apart. Code also requires that planning for new subdivisions allow for roads to connect to yet undeveloped areas.

NOTES: Land is zoned as R-2 with a minimum lot size per the annexation agreement. Minimum lot size is 14,520. Square feet (1/3-acre lots). Minimum frontage is 99 feet.

Animal Rights: Animal rights are restricted in subdivisions under City Code unless established at approval. With the required road dedication along 1100 South, proposed lots would be 0.72 acres would allow for 1 animal unit each. A discussion should involve whether the developers wish to maintain animal rights on these lots. Any limitations on types of animals and numbers beyond Code should be specified in Covenants, Conditions, & Restrictions.





CONSIDERATION MAY BE GIVEN TO PROVIDING ROAD AT INTERSECTION WITH ROAD TO SOUTH.

ROADS WOULD ALSO NEED TO SHOW TEMPORARY EASEMENTS FOR FIRE/EMERGENCY TURNAROUNDS.

THERE WILL NEED TO BE A ROAD AT SOME POINT HERE TO PROVIDE ACCESS INTO THE INTERIOR PARCEL TO ALLOW FOR FUTURE DEVELOPMENT.
MINIMUM ROAD WIDTH WILL BE 68 FEET. OTHER LAYOUTS MAY BE CONSIDERED AS WELL.

BOUNDARY NEEDS TO BE SURVEYED TO DETERMINE ENCROACHMENT. ACQUIESCENCE DUE TO FENCE WILL AFFECT OWNERSHIP.

