



PLANNING COMMISSION MEETING

Thursday, December 12, 2024 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, December 12, 2024. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. November 14, 2024
5. **AGENDA APPROVAL**
6. **PUBLIC HEARING**
 - A. To receive public comment concerning a request by Colter and Shantel Leishman to rezone property at approximately 165 East 200 North approximately 2.55 acres TIN# 01-005-0009, from R-A (Residential Agricultural) to a mixture of M-1 (Light Manufacturing) and R-2 (Single Family Residential).
7. **SCHEDULED DELEGATIONS**
 - A. Colter and Shantel Leishman - To petition Hyrum City to rezone property at approximately 165 East 200 North approximately 2.55 acres TIN# 01-005-0009, from R-A (Residential Agricultural) to a mixture of M-1 (Light Manufacturing) and R-2 (Single Family Residential).
 - B. Christopher Nielsen - seeking approval for a mini-subdivision located at 605 East 200 South (Parcels 01-024-0040, 01-024-0057, and 01-024-0064). The current parcels contain approximately 2.12 acres. Two homes exist on the current parcels.
8. **ADJOURNMENT**

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 9th day of December, 2024. Shara Toone, Secretary.

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD November 14, 2024 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Brian Carver

PRESENT: Chairman Brian Carver, Vice Chair Angi Bair, Commissioners Stephen Nelson, and Alternate Member Scott Casas.

EXCUSED: Paul Willardson and Averie Wheeler

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

OTHERS PRESENT: Zoning Administrator Matt Holmes and two citizens. Secretary Shara Toone recorded the minutes.

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

INVOCATION: Chairman Brian Carver

APPROVAL OF MINUTES:

The minutes of a regular meeting held on September 12, 2024 were approved as written.

ACTION

Commissioner Stephen Nelson made a motion to approve the minutes of September 12, 2024, as written. Commissioner Angi Bair seconded the motion and Commissioners Bair Carver, Casas, and Nelson voted aye.

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was posted on the Utah Public Notice Website and Hyrum City's website, distributed 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 November 14, 2024, as written. Commissioner Stephen Nelson seconded the motion and Commissioners

Bair, Carver, Casas, and Nelson voted aye.

6. OTHER BUSINESS

A. To discuss and make a recommendation to add a new section to the zoning ordinance providing rules for the placement, construction, height, and location of fences. This change to the ordinance will also require a zoning clearance to place or reconstruct a fence.

7. ADJOURNMENT

OTHER BUSINESS:

DISCUSSION AND RECOMMENDATION TO THE CITY COUNCIL TO ADD A NEW SECTION TO THE ZONING ORDINANCE PROVIDING RULES FOR THE PLACEMENT, CONSTRUCTION, HEIGHT, AND LOCATION OF FENCES. THIS CHANGE TO THE ORDINANCE WILL ALSO REQUIRE A ZONING CLEARANCE TO PLACE OR RECONSTRUCT A FENCE.

Chairman Brian Carver said staff has provided them with a copy of the code regarding fences (17.70.010) and that they have talked about it a little in September. Some changes have been added to definitions about transparency.

Commissioner Stephen Nelson said he likes the changes made to the definitions and appreciates the addition to (17.70.020) (D1).

Zoning Administrator Matt Holmes said part of the concern was with the way that it was written. It restricted any fence that was along the street from being over 4' tall. They feel it's appropriate for some homes, where it doesn't interfere with the sight triangle, to be able to have a fence at full height.

Commissioner Stephen Nelson clarified that this would be corner lots. He asked if they want to better define when the fence can be over 4'.

Zoning Administrator Matt Holmes said as long as it's not in the 40' triangle they could further define it as the front plane of the home or 40', whichever is greater. He added they also need to consider keeping gas and electric meters

accessible.

Commissioner Stephen Nelson said a lot of neighborhoods have homes that are back-to-back and there are two adjacent fences with a little carve-out for utility boxes. He asked if this would apply to those utility boxes as well.

Zoning Administrator Matt Holmes said that ordinance is already in our construction standards. There is supposed to be a 3' clear space around the power boxes. He added that the Planning Commission needs to make a recommendation on what opacity would be appropriate for fences.

Commissioner Stephen Nelson said if they want a transparent fence, the maximum opacity should be 25%. When fences are viewed at any kind of angle; they get less and less transparent. He asked where the sight triangle is being measured from.

Zoning Administrator Matt Holmes said it is being measured from the property line, as written in other portions of the zoning requirements.

Commissioner Stephen Nelson asked if they are creating a sight triangle around someone's driveway.

Zoning Administrator Matt Holmes said the measurement of 40' is at the road, and anything along the driveway should have a smaller area to make sure there's visibility to see the sidewalk.

Commissioner Scott Casas said he agrees that 25% opacity is probably the best option for safety. If they allow higher than 25%, they risk people not seeing children walking or running.

Vice Chair Angi Bair asked if they are just talking about fences in the line of sight or every fence.

Commissioner Stephen Nelson said anywhere the code requires fences to be transparent, they would need to meet the 25% standard.

Commissioner Scott Casas asked if that includes a fence for the backyard or side yard.

Vice Chair Angi Bair said if the point is to have

transparency, 50% is not very transparent.

Commissioner Stephen Nelson asked what the side yard set back is.

Zoning Administrator Matt Holmes said on an interior lot, it's 8' on one side, and 10' on the other. On a corner lot, it's 25' from any street frontage and 8' on the other side.

Commissioner Stephen Nelson said 17.70.020(D) says "no fence shall be erected in any front yard setback area to a height in excess of four (4) feet and shall be of transparent construction within fifteen (15) / twenty (20) feet of a driveway". That could impact vinyl side fences that drop down to 4' and would affect some driveways. Fifteen feet would have less of an impact, but twenty feet would likely impact most driveways.

Chairman Brian Carver asked if there is a good objective metric they can use to defend 15'-20' from a driveway. The length of an average car is 12'-15'.

Zoning Administrator Matt Holmes said most cars are 17'-20' in length.

Commissioner Stephen Nelson said he has seen other jurisdictions do an intersection clear sight triangle, but on a smaller scale. A fence closer to a driveway, but further from the intersection, could be solid, but when it gets close, it would need to be dropped. Everything in that area would be transparent.

Chairman Brian Carver said he would prefer the front yard transparency space to be 20'.

Commissioner Stephen Nelson said he agrees with 20', because the biggest safety risk is kids being backed over.

Commissioner Scott Casas shared his concern with the growing number of properties with smaller footprints. He questioned how the proposed code will affect smaller properties.

Vice Chair Angi Bair said she likes the idea of 20' for safety reasons, but 15' for property useability. There is the potential of lots getting smaller.

Commissioner Scott Casas said he thinks they should keep it

at 20', and if it needs to be addressed in the future, they can address it again.

Chairman Brian Carver said he likes the 25% opacity with 20' driveways.

Chairman Brian Carver asked if they are comfortable with work zones around utility meters.

Zoning Administrator Matt Holmes said he added a portion to section 17.70.020 B2. It says if irrigation and water meters are not in the park strip, it's required to have a 3'X6' work zone adjacent to the meter barrel that is parallel to the sidewalk.

Vice Chair Angi Bair asked if they want to do 15' or 20' for section 17.70.030(3).

Commissioner Stephen Nelson asked if there are gate requirements.

Zoning Administrator Matt Holmes said a gate needs to be at least 4' wide, and if it's along a trail or sidewalk, it must open inward. All gates that adjoin public property or public easements shall open inward toward the property owner's yard.

ACTION

Commissioner Scott Casas made a motion to make a recommendation to the City Council to approve fencing regulation 17.70 with the following changes. 1. Transparent fences shall have a maximum opacity of twenty-five 25% opacity. 2.No fence shall be erected in any front yard setback area to a height in excess of 4' and shall be of transparent construction within 20' of a driveway. 3.The sight triangle for driveways and fences along city trails may be reduced to a distance of 20' back from the intersection of driveway and sidewalk, or driveway and property line where no sidewalk exists. 4.The recommendations made by staff in 17.70.020(A), as presented. Commissioner Stephen Nelson seconded the motion and Commissioners Bair, Carver, Casas, and Nelson voted aye.

ADJOURNMENT:

ACTION

There being no further business before the Planning

Commission, the meeting adjourned at 6:54 p.m.

Brian Carver
Chairman

ATTEST:

Shara Toone
Secretary

Approved: _____
As Written

LEISHMAN – PETITION FOR REZONE
165 EAST 200 NORTH
PLANNING COMMISSION MEETING
DECEMBER 12, 2024

Summary: Colter and Shantel Leishman are seeking to rezone Parcel 01-005-0009 located at approximately 165 East 200 North. The 2.55 acre parcel is currently zoned as residential agricultural (R-A). The proposed action is to change 0.69 acres to single-family (R-2) and the remaining 1.86 acres to light manufacturing (M-1).

ZONING: R-A Residential Agricultural

UTILITIES:

Power:
 Culinary:
 Sewer:
 Irrigation:

PARKING & ROADS:

NOTES:

This is a legislative action. The motion will be to provide the City Council with a recommendation to approve or deny the petition. All permitted uses become an option to the new zone. Consideration should be given to how this will fit with the new general plan.

The R-A zone was intended to provide a buffer between the manufacturing zones and the residential development of Hyrum.

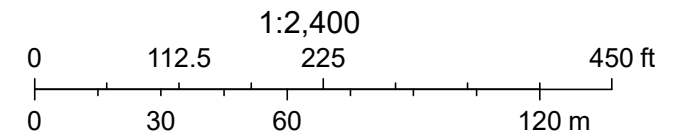
The proposed R-2 zone is in preparation for a lot line adjustment and a mini-subdivision for 3 single family lots.

Electrical component delays for equipment not already ordered are estimated to be 2.5 years.

Map



11/26/2024, 11:18:08 AM



Maxar, Microsoft, Cache County

17.48.020 Use Regulations

In this zone, no land use shall be permitted except those designated below.

A. Permitted uses:

1. Auto repair
2. Kennel
3. Light Manufacturing plants (no excessive noise, dust, smoke, or odor)
4. Maintenance and repair facilities
5. Paint shops
6. Storage units, commercial warehouses
7. Storage yards (i.e. sand, gravel, lumber, etc.)
8. Office buildings
9. Public structures (i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, etc.)
10. Communication facilities (radio, television, telephone transmission, etc.)

B. Permitted accessory uses:

1. Combustible and flammable liquids over 500 gallons

C. Conditional uses:

1. Retail sales (Ord. 08-10; 10-02)

HISTORY

Amended by Ord. [16-06](#) on 8/18/2016

17.28.010 Use Regulations

In this zone, no land or use shall be permitted except those designated below.

A. Permitted uses:

1. Single family dwellings with driveway, garages, off-street parking, fences and landscaping, utility lines, gardens, family food production (per HCC 17.85), and recreation animals.
2. Dwelling two-family accessory apartment.
3. Public schools with attendant off-street parking, accessory buildings, and playground.
4. Public structures such as electrical, gas, telephone transmission, and fire stations.
5. Public parks and playing fields.
6. Churches with associated off-street parking and accessory buildings.
7. Community center.
8. Residential facilities for persons with a disability.
9. Residential facilities for the elderly.
10. Planned unit development.

B. Permitted Accessory Uses:

1. Accessory buildings.
2. Swimming pool.
3. Professional child care.
4. Home Occupation.

C. Conditional uses:

1. Nursing home.
2. Private schools.

(Ord. 13-02)

17.38.010 Use Regulations

In this zone, no land use shall be permitted except those designated below.

A. Permitted uses:

1. Single family dwellings with driveways, garages, off-street parking, fences and landscaping, utility lines, gardens, family food production and recreation animals (per HCC 17.85.010).
2. Dwelling two-family accessory apartment.
3. Public schools with attendant off-street parking, accessory buildings and playground.
4. Public structures such as electrical, gas, telephone transmission and fire stations.
5. Public parks and playing fields.
6. Churches with associated off-street parking and accessory buildings.
7. Farm buildings and other accessory buildings.
8. Residential facilities for persons with a disability.

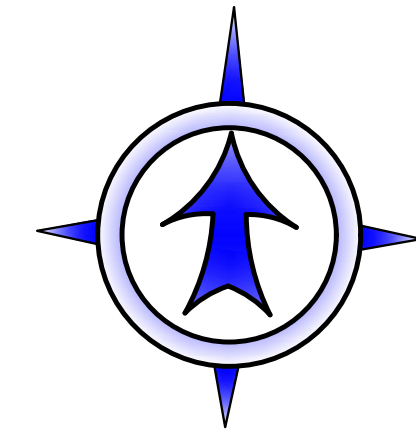
B. Permitted Accessory Uses:

1. Professional child care
2. Swimming pool
3. Home occupation
4. Combustible & flammable liquids

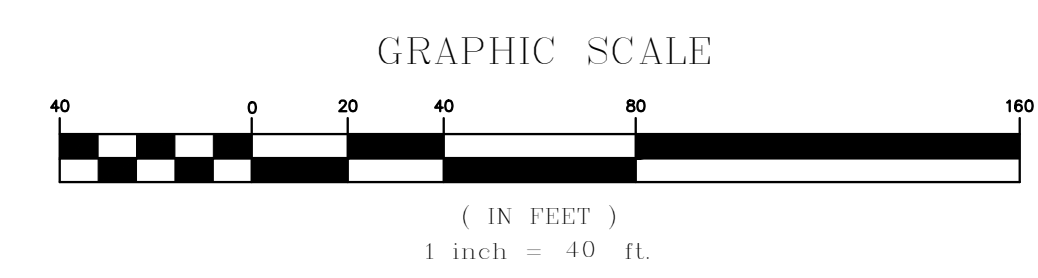
C. Conditional Uses:

1. Private school
2. Kennel
3. Animal farms, ranches (i.e. fowl, beef, etc.)
4. Residential facilities for elderly persons
5. Veterinary Hospital

(Ord. 08-14; 09-04)



October 21, 2024



EXISTING PARCEL DESCRIPTIONS

PARCEL 01-005-0003
THE N/4 OF LOTS 1-2-3-4 & S/4 OF LOTS 5-6-7-8 BLK 10 PLAT C HYRUM CITY SVY SUBJ TO BNDRY LN ENT 1205452; BEG ON E LN OF 100 E ST AT PT N 2°02'15" E 248.38 FT FROM SW COR L 4 SD BLK & TH S 88°25'27" E 659.89 FT TO W LN OF 200 E ST TO END

PARCEL 01-005-0009
THE SOUTH 15 RODS OF THE EAST 484 FT OF LOTS 1,2,3 BLK 10 PLT C HYRUM CITY SVY CONT 2.75 AC M/L SUBJ TO BNDRY LN ENT 1205452; BEG ON E LN OF 100 E ST AT PT N 2°02'15" E 248.38 FT FROM SW COR L 4 SD BLK & TH S 88°25'27" E 659.89 FT TO W LN OF 200 E ST TO END LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL, 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 3 BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, KIM NIELSEN "MINI" SUBDIVISION SAID POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET AND SOUTH 88°11'03" EAST, A DISTANCE OF 176.00 FEET, AND NORTH 02°02'15" EAST, A DISTANCE OF 131.36 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, A DISTANCE OF 117.76 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 88°25'27" EAST, A DISTANCE OF 42.54 FEET TO A POINT ON THE WEST BANK OF AN EXISTING DITCH; THENCE, ALONG SAID WEST BANK THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 20°48'10" WEST, A DISTANCE OF 27.13 FEET; (2) SOUTH 30°40'28" WEST, A DISTANCE OF 23.73 FEET; (3) SOUTH 06°30'46" WEST, A DISTANCE OF 36.32 FEET; (4) SOUTH 17°50'49" EAST, A DISTANCE OF 27.13 FEET; (5) SOUTH 28°27'51" EAST, A DISTANCE OF 11.29 FEET; THENCE NORTH 88°11'03" WEST A DISTANCE OF 34.56 FEET TO THE POINT OF BEGINNING. CONT 0.07 AC LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL 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 3, BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, KIM NIELSEN "MINI" SUBDIVISION, SAID POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET AND SOUTH 88°11'03" EAST, A DISTANCE OF 176.00 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 NORTH AND 100 EAST FROM WHICH 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 A DISTANCE OF 131.36 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 34.56 FEET TO THE WEST BANK OF AN EXISTING DITCH, THENCE ALONG SAID WEST BANK THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 28°27'51" EAST, A DISTANCE OF 12.32 FEET; (2) SOUTH 21°12'15" EAST, A DISTANCE OF 10.02 FEET; (3) SOUTH 07°39'10" WEST, A DISTANCE OF 43.30 FEET; (4) SOUTH 00°40'06" EAST, A DISTANCE OF 28.63 FEET; (5) SOUTH 09°51'10" EAST, A DISTANCE OF 14.76 FEET; (6) SOUTH 19°54'50" EAST, A DISTANCE OF 18.69 FEET; (7) SOUTH 04°48'37" EAST, A DISTANCE OF 8.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°11'03" WEST, A DISTANCE OF 52.87 FEET TO THE POINT OF BEGINNING. CONT 0.13 AC (CCR) NET 2.55 AC

ADJUSTED PARCEL DESCRIPTIONS

PARCEL 01-005-0003
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 THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 10 A DISTANCE OF 89.92 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 122.00 FEET; THENCE NORTH 88°11'03" WEST, A DISTANCE OF 247.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 122.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 93.46 FEET TO THE WEST BANK OF THE HYRUM CANAL; THENCE RUNNING ALONG SAID WEST BANK THE FOLLOWING ELEVEN (11) 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 10.02 FEET; (7) NORTH 28°27'51" WEST, A DISTANCE OF 23.60 FEET; (8) NORTH 17°50'49" WEST, A DISTANCE OF 27.13 FEET; (9) NORTH 06°30'46" EAST, A DISTANCE OF 36.32 FEET; (10) NORTH 30°40'28" EAST, A DISTANCE OF 23.73 FEET; (11) NORTH 20°48'10" EAST, A DISTANCE OF 27.13 FEET TO AN EXISTING BOUNDARY LINE AGREEMENT ENTRY NO. 1205452; THENCE NORTH 88°25'27" WEST, ALONG SAID BOUNDARY LINE AGREEMENT AND NORTH LINE OF THE KIM NIELSEN "MINI" SUBDIVISION A DISTANCE OF 218.55 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 10; THENCE NORTH 02°02'15" EAST, ALONG SAID WEST LINE A DISTANCE OF 220.89 FEET TO BOUNDARY LINE AGREEMENT ENTRY NO. 1216934; THENCE SOUTH 88°36'58" EAST, ALONG SAID BOUNDARY LINE AGREEMENT A DISTANCE OF 308.23 FEET; THENCE SOUTH 02°03'04" WEST, A DISTANCE OF 7.53 FEET; THENCE SOUTH 88°36'58" EAST, A DISTANCE OF 186.79 FEET; THENCE SOUTH 02°03'32" WEST, A DISTANCE OF 34.48 FEET; THENCE SOUTH 88°35'04" EAST, A DISTANCE OF 165.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 10; THENCE SOUTH 02°03'57" WEST, ALONG SAID EAST LINE A DISTANCE OF 432.15 FEET TO THE POINT OF BEGINNING. CONTAINING 5.05 ACRES.

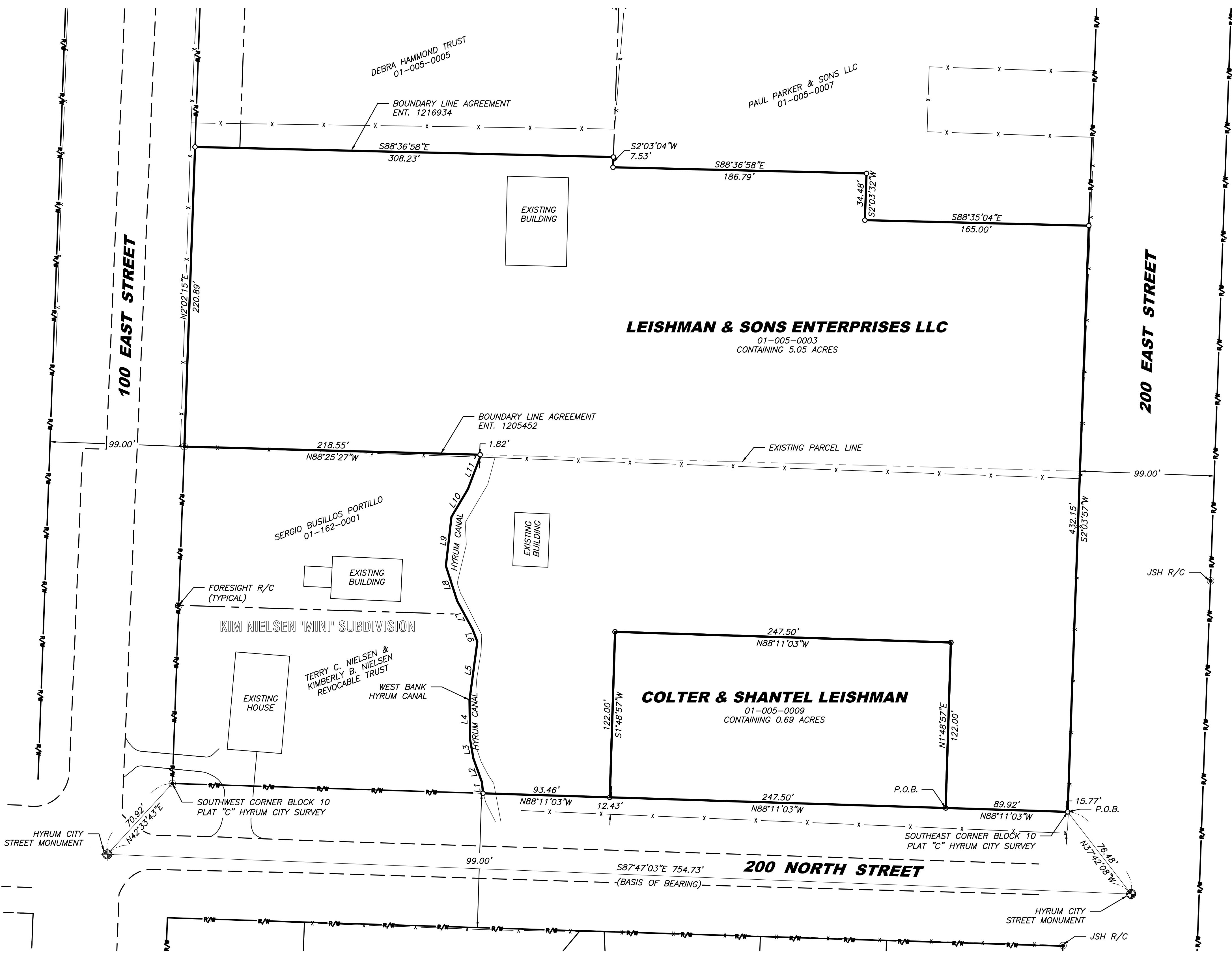
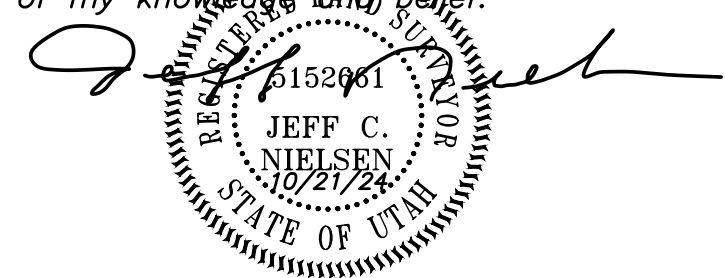
PARCEL 01-005-0009
A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF BLOCK 10, PLAT "C", HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 10 LOCATED NORTH 88°11'03" WEST, A DISTANCE OF 89.92 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 247.50 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 122.00 FEET; THENCE SOUTH 88°11'03" WEST, A DISTANCE OF 247.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.69 ACRES.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN PARCELS 01-005-0009 AND 01-005-0003. THE SURVEY WAS ORDERED BY COLTER LEISHMAN. THE CONTROL USED WERE FOUND SURVEY MARKERS AND SURVEYS DONE IN THE AREA. THE BASIS OF BEARING IS THE LINE BETWEEN THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 100 EAST AND 200 NORTH AND THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 EAST AND 200 NORTH ASSUMED TO BEAR SOUTH 87°47'03" EAST, A DISTANCE OF 754.73 FEET.

SURVEY CERTIFICATE

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152661 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.



Parcel Line Table

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	10.02	N21° 12' 15"W

Parcel Line Table

Line #	Length	Direction
L7	23.60	N28° 27' 51"W
L8	27.13	N17° 50' 49"W
L9	36.32	N6° 30' 46"E
L10	23.73	N30° 40' 28"E
L11	27.13	N20° 48' 10"E

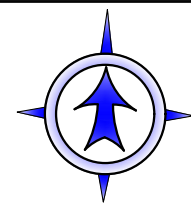
- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT PROPERTY
 - - - RIGHT-OF-WAY LINE
 - x FENCE LINE
 - - - EDGE OF PAVEMENT
 - FOUND REBAR
 - HYRUM CITY STREET MONUMENT
 - SET 5/8" REBAR W/CAP

FORESIGHT
LAND SURVEYING
2005 North 600 West, Logan, Utah
435-753-1910

COLTER LEISHMAN
A PART OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B. & M.

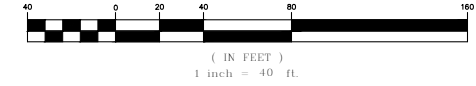
COLTER LEISHMAN
140 EAST 200 NORTH
HYRUM, CACHE COUNTY, UTAH
A BOUNDARY LINE ADJUSTMENT FOR:

Job Number: 24-202
Drawn By: JH
Date: 10/21/2024
Scale: 1"=40'
File: 24-2028.dwg



October 21, 2024

GRAPHIC SCALE



EXISTING PARCEL DESCRIPTIONS

PARCEL 01-005-0003
 THE N/4 OF LOTS 1-2-3-4 & S/4 OF LOTS 5-6-7-8 BLK 10 PLAT C HYRUM CITY SVY SUBJ TO BNDRY LN ENT 1205452; BEG ON E LN OF 100 E ST AT PT N 2°02'15" E 248.38 FT FROM SW COR LT 4 SD BLK & TH S 88°25'27" E 659.89 FT TO W LN OF 200 E ST TO END

PARCEL 01-005-0009
 THE SOUTH 15 RODS OF THE EAST 484 FT OF LOTS 1,2,3 BLK 10 PLT C HYRUM CITY SVY CONT 2.75 AC M/L SUBJ TO BNDRY LN ENT 1205452; BEG ON E LN OF 100 E ST AT PT N 2°02'15" E 248.38 FT FROM SW COR LT 4 SD BLK & TH S 88°25'27" E 659.89 FT TO W LN OF 200 E ST TO END LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL, 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 3 BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, KIM NIELSEN "MINI" SUBDIVISION SAID POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET AND SOUTH 88°11'03" EAST, A DISTANCE OF 176.00 FEET, AND NORTH 02°02'15" EAST, A DISTANCE OF 131.36 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, A DISTANCE OF 117.76 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 88°25'27" EAST, A DISTANCE OF 42.54 FEET TO A POINT ON THE WEST BANK OF AN EXISTING DITCH; THENCE, ALONG SAID WEST BANK THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 20°48'10" WEST, A DISTANCE OF 27.13 FEET; (2) SOUTH 30°40'28" WEST, A DISTANCE OF 23.73 FEET; (3) SOUTH 06°30'46" WEST, A DISTANCE OF 36.32 FEET; (4) SOUTH 17°50'49" EAST, A DISTANCE OF 27.13 FEET; (5) SOUTH 28°27'51" EAST, A DISTANCE OF 11.29 FEET; THENCE NORTH 88°11'03" WEST A DISTANCE OF 34.56 FEET TO THE POINT OF BEGINNING. CONT 0.07 AC LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL 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 3, BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, KIM NIELSEN "MINI" SUBDIVISION, SAID POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET AND SOUTH 88°11'03" EAST, A DISTANCE OF 176.00 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 NORTH AND 100 EAST FROM WHICH 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 A DISTANCE OF 131.36 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 34.56 FEET TO THE WEST BANK OF AN EXISTING DITCH, THENCE ALONG SAID WEST BANK THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 28°27'51" EAST, A DISTANCE OF 12.32 FEET; (2) SOUTH 21°12'15" EAST, A DISTANCE OF 10.02 FEET; (3) SOUTH 07°39'10" WEST, A DISTANCE OF 43.30 FEET; (4) SOUTH 00°40'06" EAST, A DISTANCE OF 28.63 FEET; (5) SOUTH 09°51'10" EAST, A DISTANCE OF 14.76 FEET; (6) SOUTH 19°54'50" EAST, A DISTANCE OF 18.69 FEET; (7) SOUTH 04°48'37" EAST, A DISTANCE OF 8.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°11'03" WEST, A DISTANCE OF 52.87 FEET TO THE POINT OF BEGINNING. CONT 0.13 AC (CCR) NET 2.55 AC

ADJUSTED PARCEL DESCRIPTIONS

PARCEL 01-005-0003
 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 THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 10 A DISTANCE OF 89.92 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 122.00 FEET; THENCE NORTH 88°11'03" WEST, A DISTANCE OF 247.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 122.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 93.46 FEET TO THE WEST BANK OF THE HYRUM CANAL; THENCE RUNNING ALONG SAID WEST BANK THE FOLLOWING ELEVEN (11) 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 10.02 FEET; (7) NORTH 28°27'51" WEST, A DISTANCE OF 23.60 FEET; (8) NORTH 17°50'49" WEST, A DISTANCE OF 27.13 FEET; (9) NORTH 06°30'46" EAST, A DISTANCE OF 36.32 FEET; (10) NORTH 30°40'28" EAST, A DISTANCE OF 23.73 FEET; (11) NORTH 20°48'10" EAST, A DISTANCE OF 27.13 FEET TO AN EXISTING BOUNDARY LINE AGREEMENT ENTRY NO. 1205452; THENCE NORTH 88°25'27" WEST, ALONG SAID BOUNDARY LINE AGREEMENT AND NORTH LINE OF THE KIM NIELSEN "MINI" SUBDIVISION A DISTANCE OF 218.55 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 10; THENCE NORTH 02°02'15" EAST, ALONG SAID WEST LINE A DISTANCE OF 220.89 FEET TO BOUNDARY LINE AGREEMENT ENTRY NO. 1216934; THENCE SOUTH 88°36'58" EAST, ALONG SAID BOUNDARY LINE AGREEMENT A DISTANCE OF 308.23 FEET; THENCE SOUTH 02°03'04" WEST, A DISTANCE OF 7.53 FEET; THENCE SOUTH 88°36'58" EAST, A DISTANCE OF 186.79 FEET; THENCE SOUTH 02°03'32" WEST, A DISTANCE OF 34.48 FEET; THENCE SOUTH 88°35'04" EAST, A DISTANCE OF 165.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 10; THENCE SOUTH 02°03'57" WEST, ALONG SAID EAST LINE A DISTANCE OF 432.15 FEET TO THE POINT OF BEGINNING. CONTAINING 5.05 ACRES.

PARCEL 01-005-0009
 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 SOUTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 247.50 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 122.00 FEET; THENCE SOUTH 88°11'03" WEST, A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.69 ACRES.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN PARCELS 01-005-0009 AND 01-005-0003. THE SURVEY WAS ORDERED BY COLTER LEISHMAN. THE CONTROL USED WERE FOUND SURVEY MARKERS AND SURVEYS DONE IN THE AREA. THE BASIS OF BEARING IS THE LINE BETWEEN THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 100 EAST AND 200 NORTH AND THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 EAST AND 200 NORTH ASSUMED TO BEAR SOUTH 87°47'03" EAST, A DISTANCE OF 754.73 FEET.

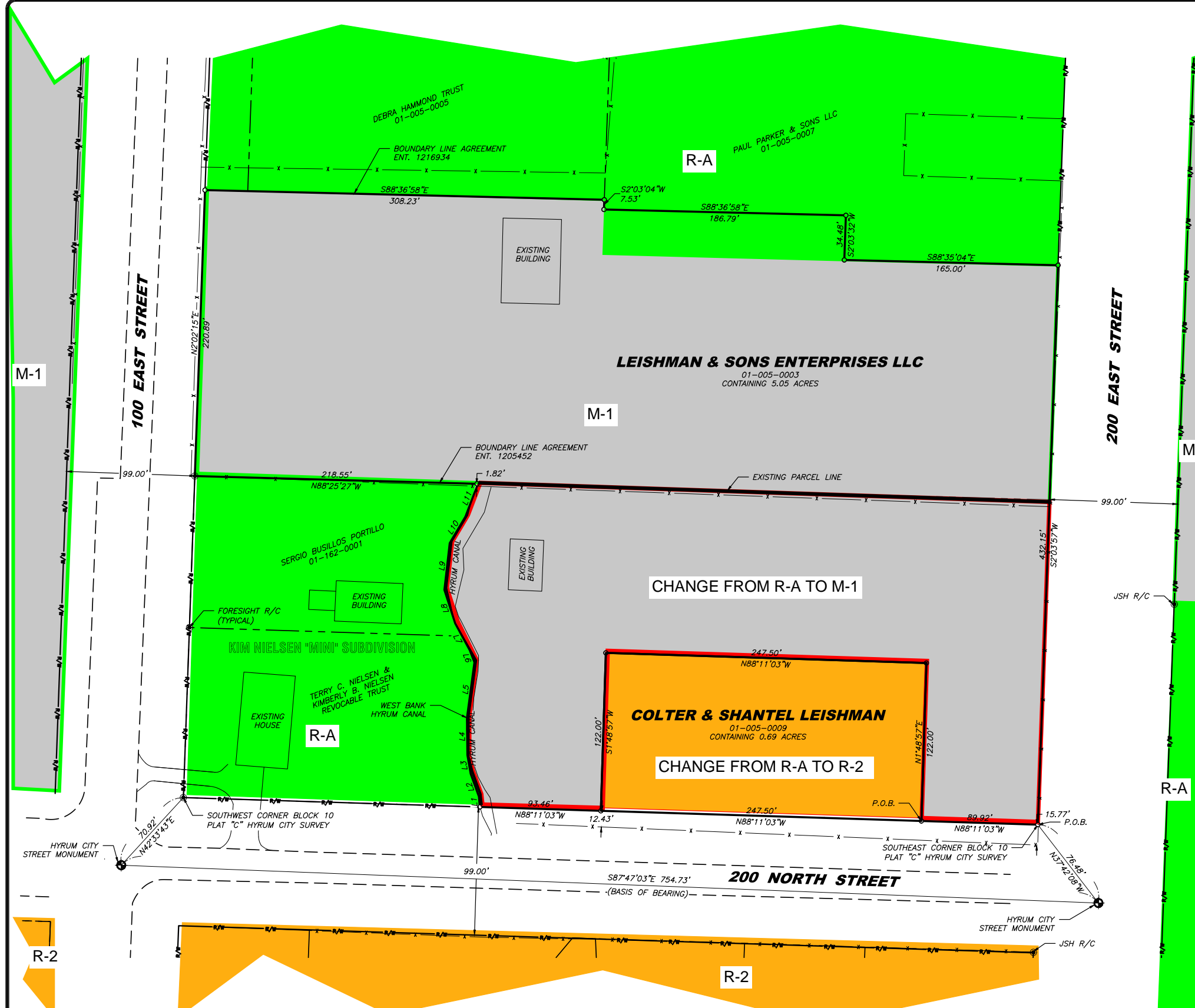
SURVEY CERTIFICATE

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152661 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.



- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT PROPERTY
 - - - RIGHT-OF-WAY LINE
 - - - FENCE LINE
 - - - EDGE OF PAVEMENT
 - FOUND REBAR
 - HYRUM CITY STREET MONUMENT
 - SET 5/8" REBAR W/CAP

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	8.05	N4° 48' 22"W	L7	23.60	N28° 27' 51"W
L2	18.69	N19° 54' 50"W	L8	27.13	N17° 50' 49"W
L3	14.76	N9° 51' 10"W	L9	36.32	N6° 30' 46"E
L4	28.63	N0° 40' 06"W	L10	23.73	N30° 40' 28"E
L5	43.30	N7° 39' 10"E	L11	27.13	N20° 48' 10"E
L6	10.02	N21° 12' 15"W			



FORESIGHT LAND SURVEYING
 2005 North 600 West, Logan, Utah
 435-753-1910

COLTER LEISHMAN
 140 EAST 200 NORTH
 HYRUM, CACHE COUNTY, UTAH
 A PART OF THE NORTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B. & M.

BOUNDARY LINE ADJUSTMENT FOR:

Job Number: 24-202
 Drawn By: JH
 Date: 10/21/2024
 Scale: 1"=40'
 Title: 24-202B.dwg

No.	Date	By	Revision

NIELSEN MINI-SUBDIVISION
605 EAST 200 SOUTH
PLANNING COMMISSION MEETING
DECEMBER 12, 2024

Summary: Christopher Nielsen is seeking approval for a mini subdivision located at 605 East 200 South (Parcels 01-024-0040, 01-024-0057, and 01-024-0064). The current parcels contain approximately 2.12 acres. Two homes exist on the current parcels.

ZONING: R-2 Residential

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Sewer will need to be extended for Lot 3
Irrigation:	Existing

PARKING & ROADS: Paved roads, no curb or sidewalks are adjacent to the parcels.

NOTES:

The sewer would need to be extended approximately 110 feet to serve Lot 3 and one other lot across the street. Code typically requires extension of the utility to the property line, but this will be a terminal line and will not be needed for future connections. (HCC 16.28.020 (E))

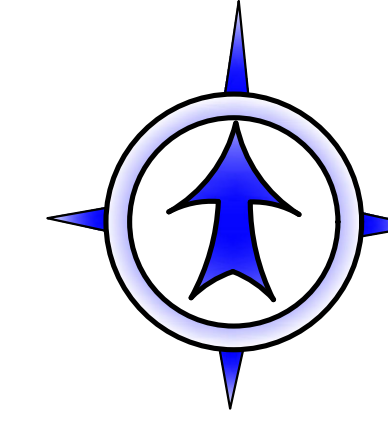
This subdivision is to legalize a previous subdivision by deed and a lot line adjustment to bring all three parcels into compliance with the subdivision ordinance. This will allow Lot 3 to be buildable.

Electrical component delays for equipment not already ordered are estimated to be 2.5 years.

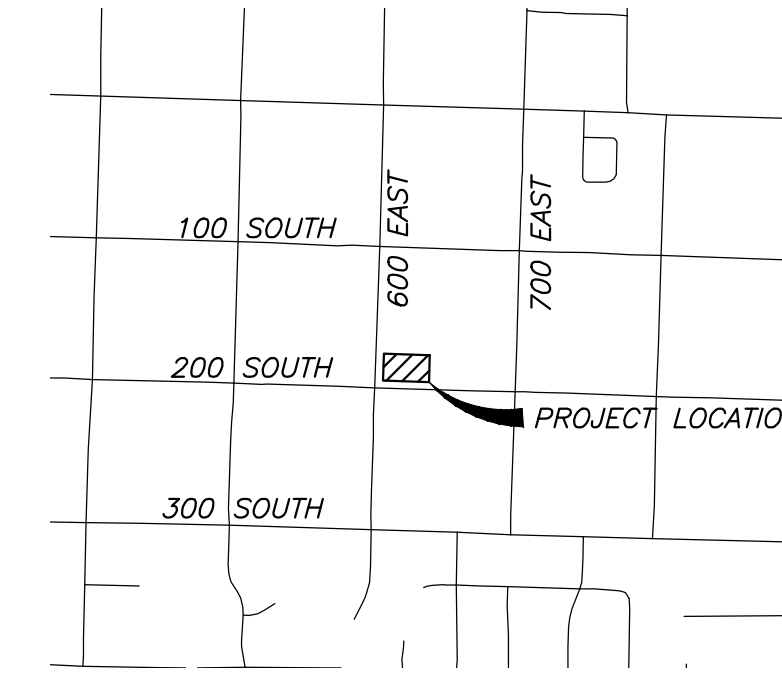
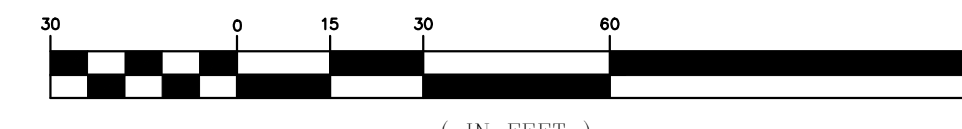
Nielsen "MINI" Subdivision

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

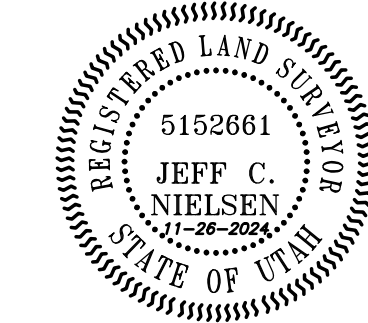
EAST QUARTER CORNER SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN CACHE COUNTY CORNER ID NO. 62



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
- EXISTING UTILITY POLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- FOUND REBAR
- SECTION CORNER
- SET 1/2" REBAR W/CAP

Survey Narrative

The purpose of this survey was to create a three lot subdivision on parcels 01-024-0057, 01-024-0040, 01-024-0064. The survey was ordered by Chris 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 North 00°05'58" East between found section corners.

FORESIGHT

LAND SURVEYING

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

Record Owners: Christopher G Nielsen
200 South 605 East
Hyrum, UT 84319

THE PURPOSE OF THIS PLAT WAS TO CREATE A 3 LOT SUBDIVISION ON PARCELS 01-024-0040, 01-024-0057, 01-024-0064

Project No. 24-216
Prepared by AP, 11/18/24

IS CHRISTOPHER G NIELSEN THE TRUSTEE OF THE GREGORY A NIELSEN & PAULINE D NIELSEN REVOC TRUST? TRUST SHOULD ALSO BE LISTED AS A RECORD OWNER.

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
DOMINION ENERGY	DATE
CENTURY LINK	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 2024.

DATE HYRUM CITY ATTORNEY

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 NIELSEN 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 HERETO SET OUR SIGNATURES THIS DAY OF 2024

SIGN TITLE (OWNER) SIGN TITLE (OWNER)

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152861 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: NIELSEN "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

SUBDIVISION BOUNDARY

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 3 AND 4, BLOCK 16, PLAT "D" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 LOCATED NORTH 59°11'01" WEST, A DISTANCE OF 1,850.82 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 4, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION BEARS NORTH 00°05'58" EAST A DISTANCE OF 2648.67 FEET, AND RUNNING THENCE NORTH 01°52'07" EAST ALONG THE EAST RIGHT-OF-WAY OF 600 EAST STREET, A DISTANCE OF 216.16 FEET TO AN EXISTING FENCE RUNNING EAST AND WEST SAID FENCE BEING THE PROPERTY LINE AS REFERENCED IN A WARRANTY DEED (ENTRY NO. 851291); THENCE SOUTH 88°05'00" EAST ALONG SAID FENCE, A DISTANCE OF 168.66 FEET; THENCE NORTH 01°50'39" EAST, A DISTANCE OF 118.49 FEET; THENCE SOUTH 88°14'05" EAST, A DISTANCE OF 168.57 FEET; THENCE SOUTH 01°52'07" WEST, A DISTANCE OF 333.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE NORTH 88°17'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 335.03 FEET TO THE POINT OF BEGINNING. CONTAINING 2.12 ACRES IN THREE LOTS

LOT 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 3 AND 4, BLOCK 16, PLAT "D" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF 200 SOUTH STREET LOCATED SOUTH 01°52'07" EAST, A DISTANCE OF 135.00 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 16 AND RUNNING THENCE NORTH 01°52'07" EAST, A DISTANCE OF 215.69 FEET TO AN EXISTING FENCE RUNNING EAST AND WEST SAID FENCE BEING THE PROPERTY LINE AS REFERENCED IN A WARRANTY DEED (ENTRY NO. 851291); THENCE SOUTH 88°05'00" EAST ALONG SAID FENCE, A DISTANCE OF 316.66 FEET; THENCE NORTH 01°50'36" EAST, A DISTANCE OF 118.49 FEET; THENCE SOUTH 88°14'05" EAST, A DISTANCE OF 168.57 FEET; THENCE SOUTH 01°52'07" WEST, A DISTANCE OF 333.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE NORTH 88°17'00" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 200.03 FEET TO THE POINT OF BEGINNING. CONTAINING 1.45 ACRES.

LOT 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 3 AND 4, BLOCK 16, PLAT "D" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF SAID LOT 4 LOCATED AND RUNNING THENCE; NORTH 01°52'07" EAST ALONG THE EAST RIGHT-OF-WAY OF 600 EAST STREET, A DISTANCE OF 118.49 FEET; THENCE SOUTH 88°13'11" EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 01°52'08" WEST, A DISTANCE OF 115.18 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; ; THENCE NORTH 88°17'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.36 ACRES.

LOT 3

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, ALSO A PART OF LOTS 3 AND 4, BLOCK 16, PLAT "D" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY OF 600 EAST STREET LOCATED NORTH 01°52'07" EAST, A DISTANCE OF 118.49 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 16 AND RUNNING THENCE NORTH 01°52'07" EAST ALONG SAID LINE, A DISTANCE OF 100.83 FEET; THENCE SOUTH 88°05'00" EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 01°52'08" WEST, A DISTANCE OF 100.83 FEET; THENCE NORTH 88°13'11" WEST, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES.

ACKNOWLEDGMENT

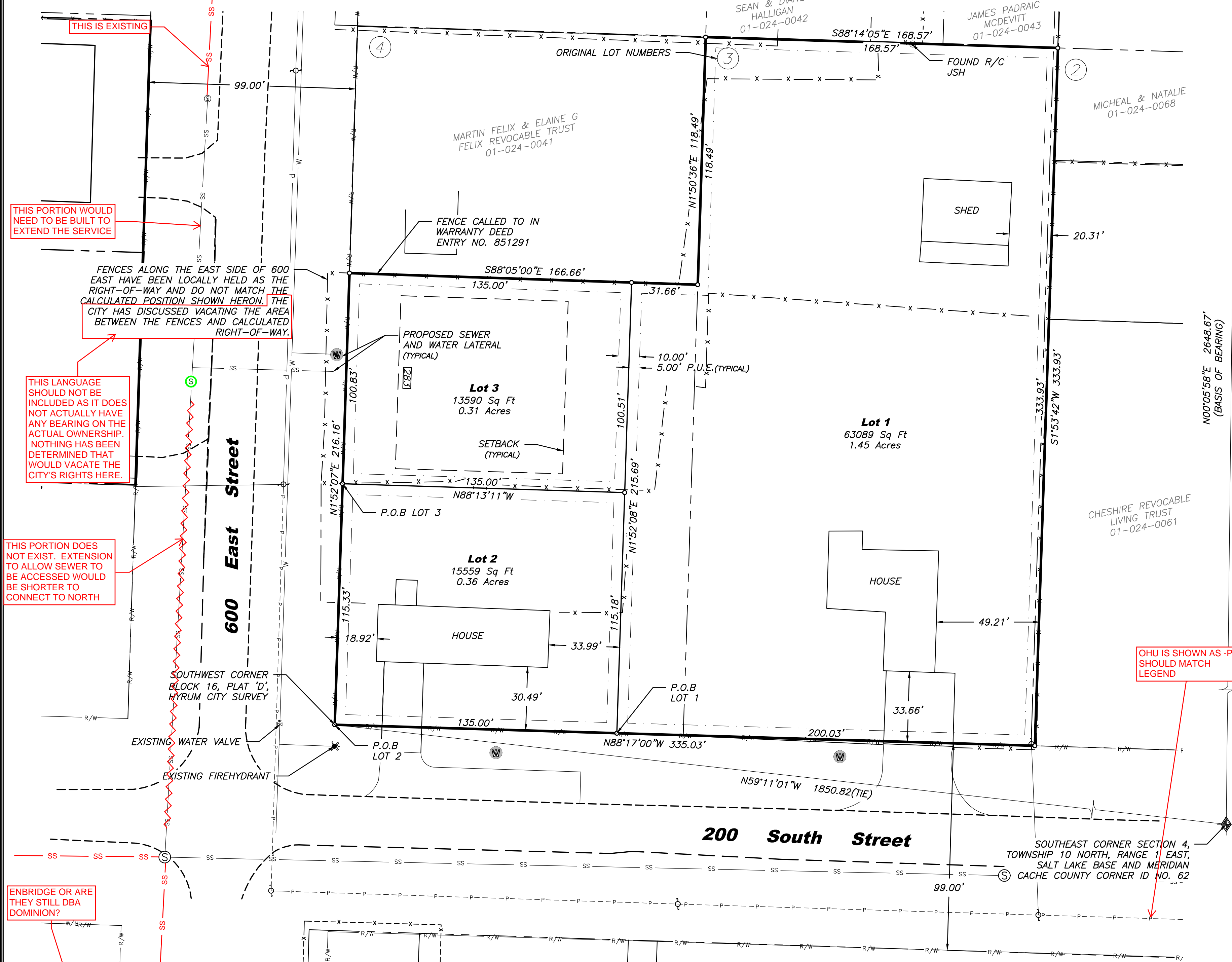
STATE OF UTAH) SS.
COUNTY OF CACHE)

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS DAY OF 2024, BY SATISFACTORY EVIDENCE TO BE AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID BY AUTHORITY OF ITS BYLAWS. 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



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 1-800-368-8532.
- Builders will be responsible to provide underground conduit along 400 North Street for electrical service. EXTEND ANY UTILITIES NECESSARY FOR SERVING THE LOTS AS DETERMINED BY HYRUM CITY AS REQUIRED BY CITY CODE AND STANDARDS.
- 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'

LAND USE AUTHORITY

PRESENTED TO THE HYRUM CITY COUNCIL: THIS DAY OF A.D. 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. THE ZONING ADMINISTRATOR IS THE CURRENT AUTHORITY FOR MINI-SUBDIVISIONS FOR HYRUM. PLEASE CHANGE TO "ZONING ADMINISTRATOR" INSTEAD OF "MAYOR" AND "DATE" INSTEAD OF "ATTEST."

MAYOR ATTEST

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF A.D. 2024, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: CHAIRPERSON

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 2024.

DATE HYRUM CITY ATTORNEY