



PLANNING COMMISSION MEETING

Thursday, September 08, 2022 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, September 08, 2022. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. 08/11/2022
5. **AGENDA APPROVAL**
6. **SCHEDULED DELEGATIONS**
 - A. Eric and Sara Anderson - To request an exception to setback requirements of placing accessory structures ten feet behind the house located at 64 North 500 West.
 - B. Pat Stewart - To request an exception to setback requirements of placing accessory structures ten feet behind the house located at 526 South 655 East.
 - C. John Gifford - To request approval of a two-lot mini subdivision located at approximately 273 South 300 East.
 - D. Josh Greer, Bear River Health Department - To request Concept Plan approval of a two-lot subdivision for two commercial lots located at 750 East 730 North.
7. **ADJOURNMENT**

Shalyn Maxfield
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 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 6th day of September, 2022. Shalyn Maxfield, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD AUGUST 11, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Vice Chairman Blake Foster

PRESENT: Vice Chairman Blake Foster, Commissioners Brian Carver, Angi Bair, Paul Willardson, and Alternate Member Dixie Schwartz.

EXCUSED: Chairman Terry Mann

CALL TO ORDER: There being five members present and five members representing a quorum, Commissioner Brian Carver called the meeting to order. Vice Chairman Blake Foster arrived at 6:31.

OTHERS PRESENT: Zoning Administrator Matt Holmes and four citizens. Secretary Hailey Brown recorded the minutes.

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

INVOCATION: Commissioner Brian Carver

APPROVAL OF MINUTES:

The minutes of a regular meeting held on July 14, 2022 were approved as written.

ACTION Commissioner Brian Carver made a motion to approve the minutes of July 14, 2022 as written. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Willardson, and Schwartz 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, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION Commissioner Paul Willardson made a motion to approve the agenda for August 11, 2022 as written. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Willardson, and Schwartz voted aye.

6. SCHEDULED DELEGATIONS

- A. Nick Crookston - To request approval of a two-lot mini subdivision located at approximately 40 East 400 South.
- B. Dianna Sampson - To request Site Plan approval for a 8400 square foot building to be used as a machine shop in Blacksmith Fork Industrial Park, located at 185 South 1810 East.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:**NICK CROOKSTON – TO REQUEST APPROVAL OF A TWO-LOT MINI SUBDIVISION LOCATED AT APPROXIMATELY 40 EAST 400 SOUTH.**

Nick Crookston commented that two of the lots would be building lots. The third lot is not sufficient for a residence and he would use it for agriculture recreation purposes. Nick Crookston lives on the corner lot to the east with 1.56 acres. The lot to be divided has property boundary discrepancies. Nick got a surveyor, and the fence is one foot east of the east property line. In subdividing, it left the property just shy of the frontage required. Option 1 has 82.5 feet frontage and maintains an 8 foot setback then decreases as it goes back. Option 2 would need approval for a 7.1 foot setback and would follow the frontage throughout property. Option 3 is 11 inches less than 82.5 feet frontage and maintains parallel lines with a 9,900 square foot lot. The second page shows the proposed water and sewer lines. Nick wants water on the agriculture property to water animals in the winter. The future lot to be subdivided would need utilities brought to it. There is a detached garage on lot two and a carport to be disassembled and moved onto the agriculture property. The current neighbor has warmed up to idea of Nick building next door. He would build a year down the road or longer.

Commissioner Paul Willardson asked Nick what his preferred option is.

Nick Crookston said he prefers option three and his wife prefers option two.

Commissioner Angi Bair said with option one the property lines would be non-parallel and go slightly to the east. If the frontage goes less than 82.5 feet at any point Nick would have to increase the lot size to get 9,900 square feet.

Commissioner Paul Willardson asked if the hay barn was moved if a

house with a detached garage would fit in the space.

Nick Crookston said the garage is not more than a single car garage and both buildings would be taken down before building a home. His neighbor had a survey done and the fence lines on the neighbor's property were off on all four sides of the property that connect. The current neighbor is proud of his fence so he wouldn't want to adjust it eleven inches on the west fence of his property.

Commissioner Angi Bair said she is concerned of setting a precedence of less than 82.5 feet frontage and others who asked have been declined. If Nick doesn't follow what code states, he must take it to the Appeals Authority to get less frontage approved.

Commissioner Paul Willardson asked if there is a rule that property lines must be parallel.

Zoning Administrator Matt Holmes said several lots in Hyrum aren't perpendicular and that is considered a five-minute degree. City Code doesn't require the back to be 82.5 feet only the front. The code is also unclear if there can be a flag lot without a home. It would need to go to City Council for approval before Matt would sign off.

Commissioner Brian Carver asked what the third lot is wanted for.

Nick Crookston said by creating a flag lot it creates access to the city street without accessing it on an existing property.

Commissioner Angi Bair asked if Nick is planning to keep the easement into the flag lot or make a new road into the lot.

Nick Crookston plans to make a new road and has been cleaning up the lot.

Commissioner Brian Carver said the Planning Commission can approve option one which wasn't Nick's preferred option, or they can deny the application because the preferred options need to go to the Appeals Authority. Brian Carver does not want to set a code that the Planning Commission doesn't follow.

Nick Crookston said he would like option one because it is hard to go through the Appeals Authority process.

Commissioner Brian Carver said the option of a boundary agreement is also a cost-effective option.

Nick Crookston said he would like to move forward with option one because it meets the requirements.

Commissioner Angi Bair likes the idea of the back lot having street access rather than an easement.

Commissioner Brian Carver agreed street access is better on the flag lot in the future. He said the only issue with option two is the 7.1 foot setback.

Commissioner Paul Willardson likes option one the best. He also said the agriculture piece behind is unique and is a good size.

Zoning Administrator Matt Holmes said the minimum frontage on a flag lot is twenty feet and this property doubles that.

Nick Crookston said a utility connection is needed going forward. Utilities run to the existing house and would be brought in from the road to the other lot and to water the agriculture property.

Commissioner Angi Bair asked what the notes are on the trees.

Zoning Administrator Matt Holmes said two trees are required for frontage and each lot has enough. The flag lot is an interesting situation.

Nick Crookston said the flag lot has two trees and there is enough room to drive through them comfortably.

ACTION

Commissioner Brian Carver made a motion to recommend approval of a two-lot mini subdivision located at approximately 40 East 400 South to be approved for option one with the following conditions: 1. Lot one has a frontage of 82.50 feet with a rear of 84.43 feet and lot two has a frontage of 82.50 feet with a rear of 80.57 feet. 2. The plat map has utilities and trees documented. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Willardson, and Schwartz voted aye.

DIANNA SAMPSON - TO REQUEST SITE PLAN APPROVAL FOR A 8400 SQUARE FOOT BUILDING TO BE USED AS A MACHINE SHOP IN BLACKSMITH FORK INDUSTRIAL PARK, LOCATED AT 185 SOUTH 1810 EAST.

Commissioner Paul Willardson asked will it be a retail shop with people coming in.

Dianna Sampson said customers will be coming in. The machine shop is a family run business by our sons and there will be approximately four employees.

Zoning Administrator Matt Holmes said code requires a thirty-foot setback and if the building is rotated, it will meet the setback.

Commissioner Paul Willardson said there are streetlights out front and asked if there will be a sign advertising for the business.

Dianna Sampson said the sign will be on the building itself.

Commissioner Paul Willardson said there is plenty of parking space for the four employees.

Commissioner Brian Carver said the retention pond is placed. He asked where they plan to put snow removal.

Dianna Sampson said the snow will be placed in the corner where the retention pond is at.

Commissioner Angi Bair asked if Dianna has plans for a fence around the building.

Dianna Sampson said the back of the property is a big hill, but they have plans to put fence in the front of the property.

Commissioner Paul Willardson he likes the idea of the parking lot being asphalt.

Commissioner Angi Bair said a front fence would be good but believes a back fence would be more important.

Commissioner Paul Willardson asked about lights on the back of the building.

Zoning Administrator Matt Holmes said the property abuts a residential zone on back by a six-foot edge which concerns him. Any lights used need to reflect away from residential homes. The industrial impact needs to be kept out of the residential neighborhood.

Commissioner Brian Carver said the building is twenty-five feet tall with thirty feet to the back of the hill and asked what the grade of the slope is.

Zoning Administrator Matt Holmes said the grade of the slope is not quite one hundred percent, but some spots are close. This subdivision drains to dog park making the pond basically for snow removal.

Commissioner Brian Carver said if the back lights on the building face down that would work. He doesn't see car lights being an issue.

Commissioner Angi Bair said the lot behind this property is residential so the back fence would need to comply with code.

Zoning Administrator Matt Holmes said the barrier could be a hedge or fence.

Commissioner Brian Carver asked Dianna if she is fencing sides of the property.

Dianna Sampson said that is correct.

Zoning Administrator Matt Holmes said the whole property is not required to be fenced just the property lines near the parking lot.

Commissioner Angi Bair said these building plans would have to be subject to the red lines.

Commissioner Brian Carver said that is correct. Parking and lighting are adequate for the space.

ACTION

Commissioner Paul Willardson made a motion to recommend approval for a 8400 square foot building to be used as a machine shop in the Blacksmith Fork Industrial Park, located at 185 South 1810 East with the following conditions: 1. The plans are adjusted to the red lines given. 2. A fence or hedge is required on the back sides of the parking lot. Commissioner Brain Carver seconded the motion and Commissioners Bair, Carver, Foster, Willardson, and Schwartz voted aye.

ADJOURNMENT:

ACTION

There being no further business before the Planning Commission, the meeting adjourned at 7:26 p.m.

Blake Foster
Vice Chairman

ATTEST:

Hailey Brown
Secretary

Approved: September , 2022
As Written



**SUBDIVISION/LAND USE APPLICATION &
REQUEST TO BE PLACED ON
PLANNING COMMISSION/CITY COUNCIL
AGENDA**

The Hyrum City Council meets the 1st & 3rd Thursdays of the month at 6:30 p.m. The Hyrum City Planning Commission meets the 2nd Thursday of the month at 6:30 p.m. Please submit this form with all other required documents and fees to Hyrum City at least 14 days prior to the meeting. (Plats will need to have been submitted previously to City Staff to allow for review- Public Hearings require 21-day advance application)

Property Owner Eric and Sara Anderson
 Address 64 N 500 W Phone #435-757-5935
 Development Name South Cache Estates
 Phase(s) _____
 Address of Development _____ Lots/Units Lot 5
 Description of Proposal Would like to build a shed on the South side of our home. It would be positioned behind the front of the house, and behind a fence, but not behind the back of the house. The steep slope of our backyard does not allow for us to put a shed there, so placing it in the side yard is really our best option.

<u>Approval Request</u>	<u>Fee</u>	<u>Deposit</u>	<u>Total</u>
Concept Plan	\$100	\$1000	\$ _____
Preliminary Plat	\$200 + \$30 per lot/unit \$ _____	\$2000	\$ _____
Final Plat	\$200 + \$40 per lot/unit \$ _____	\$2000	\$ _____
Mini-Subdivision	\$200	\$200	\$ _____
Site Plan	\$500/\$200	\$2000/\$200	\$ _____
Other	\$ _____	\$ _____	\$ _____

.....
 Office Use: _____

Date Received _____ Received by _____
 Date to go to Planning Commission/City Council _____

N

104'-7 1/4"

- Fence
- ★ Drip zone connection
- grass

CHICKEN COOP NEEDS TO BE MOVED TO MEET ZONING REQUIREMENTS MUST BE A MINIMUM OF 25 FEET FROM ANY RESIDENCE. HCC 17.85

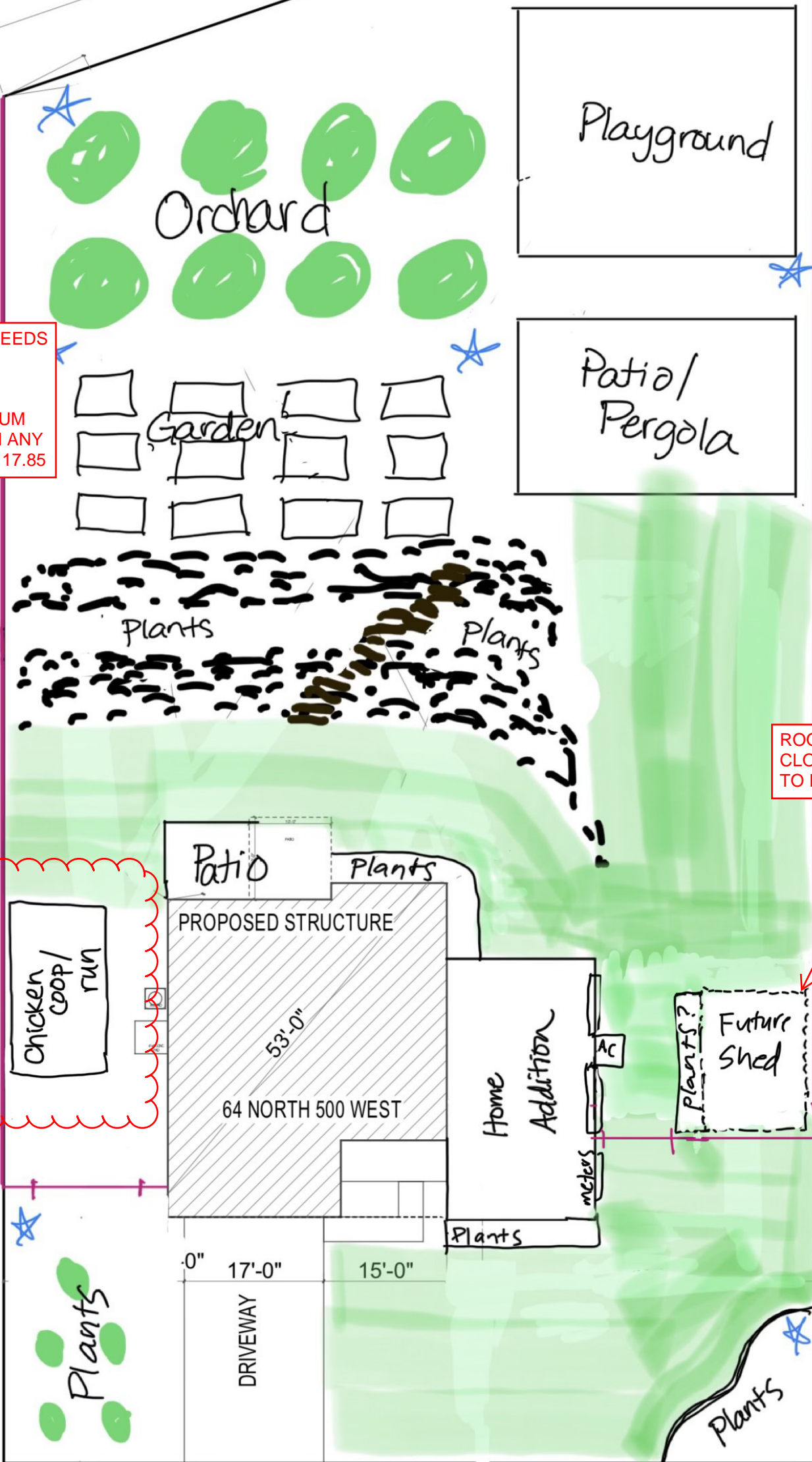
ROOF SHOULD BE NO CLOSER THAN 1 FOOT TO PROPERTY LINE.

166'-5 1/2"

200'-3"

LOT 4

LOT 6



S 00°49'04" W 90.00'
99'-0"

500 WEST STREET







HYRUM CITY PLANNING COMMISSION MEETING REQUEST FORM

INSTRUCTIONS: Fill out the form and return it to the City Office at least 14 days prior to the scheduled meeting of the Planning Commission. The regular meeting is held the second Thursday of the month. If no applications for appointment are received prior to the deadline, it is possible that no meeting will be held. If applicable, request must be accompanied by a map, drawings, or checklist for the proposal.

****** IF CONDITIONAL USE PERMIT IS BEING REQUESTED THE APPLICANT IS REQUIRED TO PROVIDE NAMES AND ADDRESSES OF ALL CONTIGUOUS PROPERTIES AND THOSE PROPERTIES ACROSS THE STREET FROM SUBJECT PROPERTY.**

NAME: Pat Stewart

ADDRESS: 526 S 655 E

PHONE: 541-521-5811 CELL PHONE: same

SUBJECT: Shed setback exception

DESCRIPTION OF PROPOSAL: I would like to petition the Planning Commission for a setback exception for a small 10' x 12' shed to be placed on the south side of my house.

LOCATION: (provide sketch or map if necessary)

see diagram

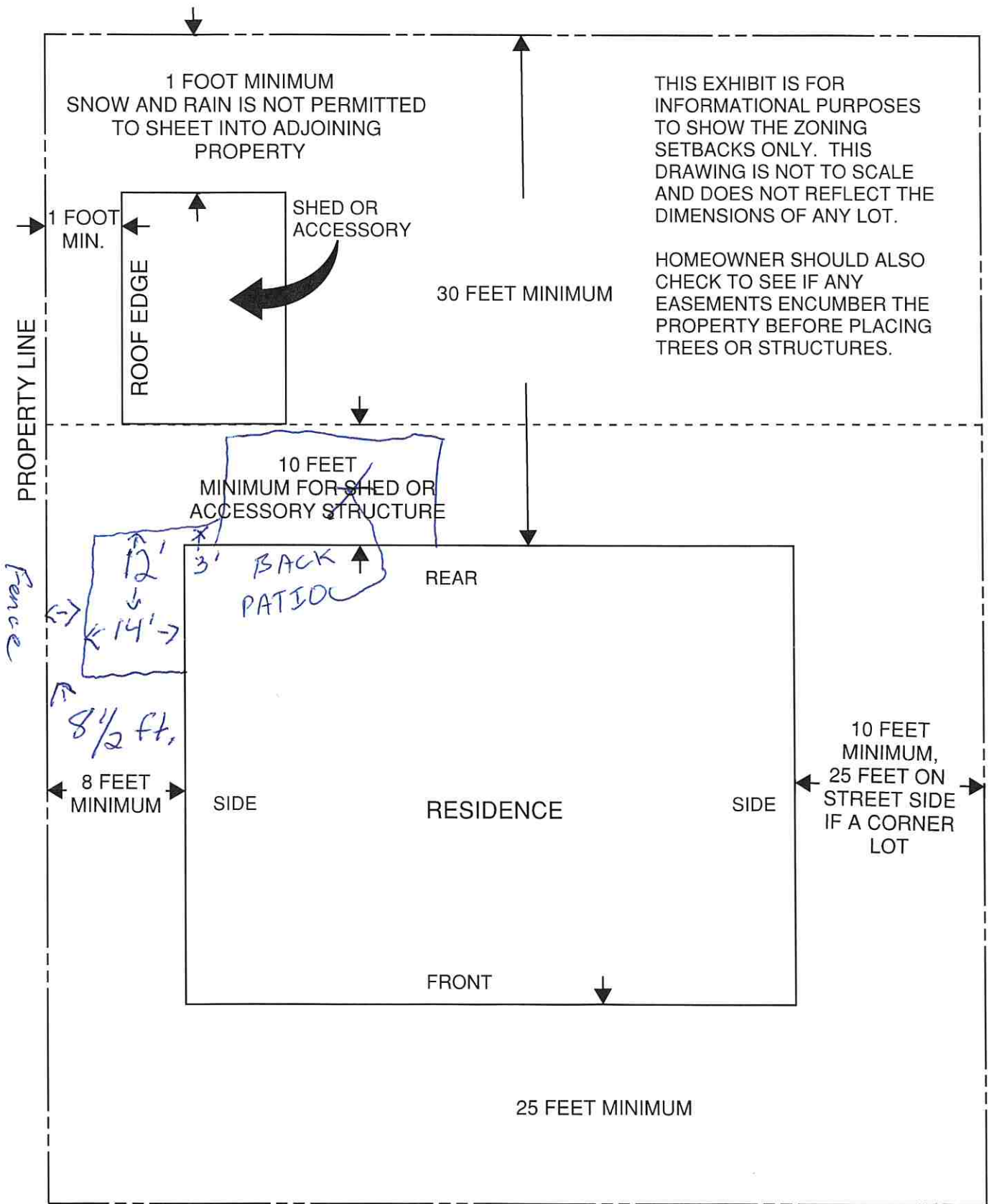
SIGNED: *Pat Stewart* DATE: 8/26/22

Office use:

Date Received: _____

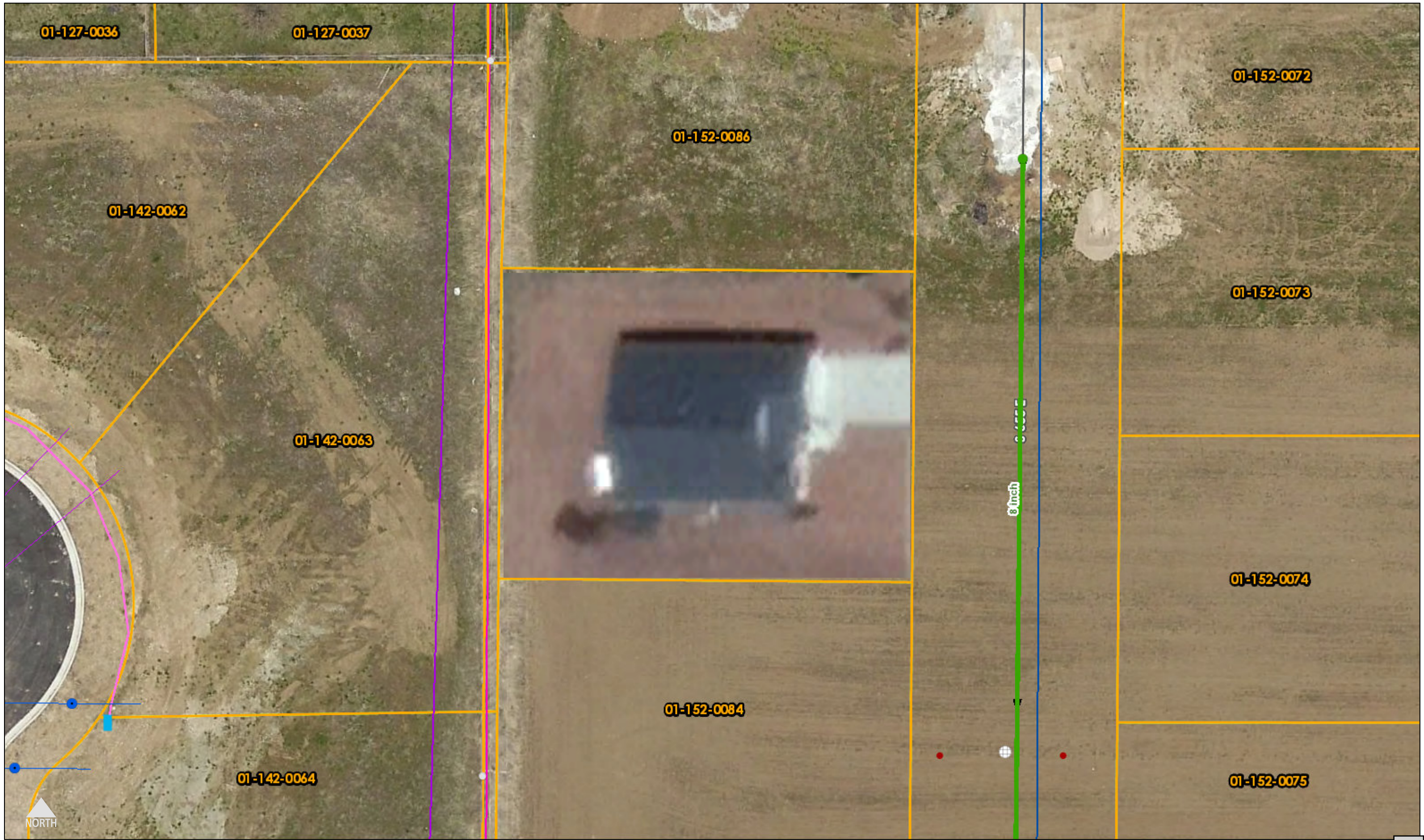
Amount Received: \$ _____

Date to go to the Planning Commission: _____



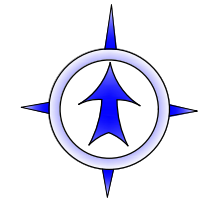
- Shack is 6 ft. all 4 walls
- Roof 10 ft. Center

STREET



Gifford "Mini" Subdivision

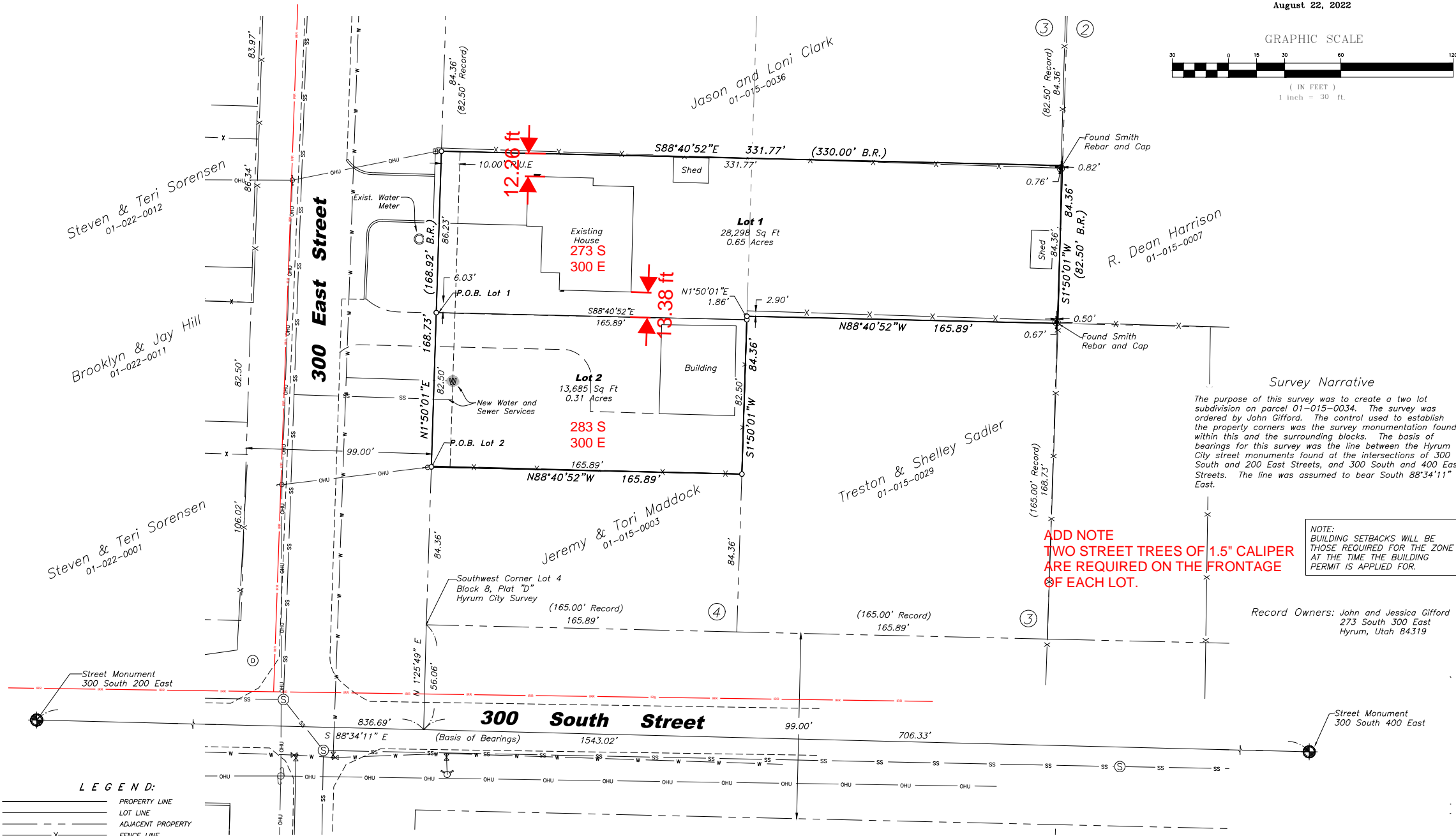
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M.
ALSO BEING A PART OF LOTS 3 AND 4, BLOCK 8, PLAT "D", HYRUM CITY SURVEY
HYRUM, CACHE COUNTY, UTAH



August 22, 2022

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



Survey Narrative
The purpose of this survey was to create a two lot subdivision on parcel 01-015-0034. The survey was ordered by John Gifford. 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 South and 200 East Streets, and 300 South and 400 East Streets. The line was assumed to bear South 88°34'11" East.

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

Record Owners: John and Jessica Gifford
273 South 300 East
Hyrum, Utah 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: GIFFORD "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

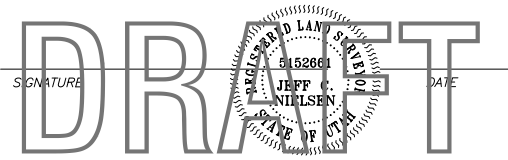
Boundary Descriptions

SUBDIVISION BOUNDARY
PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ALSO, BEING PART OF LOTS 3 AND 4, BLOCK 8, PLAT "D", HYRUM CITY SURVEY.

LOT 1
PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ALSO, BEING PART OF LOTS 3 AND 4, BLOCK 8, PLAT "D", HYRUM CITY SURVEY.
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET LOCATED NORTH 1°50'01" EAST, A DISTANCE OF 84.36 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTH 01°50'01" EAST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 168.73 FEET; THENCE SOUTH 88°40'52" EAST, A DISTANCE OF 331.77 FEET; THENCE SOUTH 01°50'01" WEST, A DISTANCE OF 84.36 FEET; THENCE NORTH 88°40'52" WEST, A DISTANCE OF 165.89 FEET; THENCE SOUTH 01°50'01" WEST, A DISTANCE OF 84.36 FEET; THENCE NORTH 88°40'52" WEST, A DISTANCE OF 165.89 FEET TO THE POINT OF BEGINNING. CONTAINING 0.96 ACRES IN 2 LOTS

LOT 2
PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ALSO, BEING PART OF LOT 4, BLOCK 8, PLAT "D", HYRUM CITY SURVEY.
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET LOCATED NORTH 1°50'01" EAST, A DISTANCE OF 168.86 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTH 1°50'01" EAST, A DISTANCE OF 86.23 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 88°40'52" EAST, A DISTANCE OF 331.77 FEET; THENCE SOUTH 1°50'01" WEST, A DISTANCE OF 84.36 FEET; THENCE NORTH 88°40'52" WEST, A DISTANCE OF 165.89 FEET; THENCE SOUTH 1°50'01" WEST, A DISTANCE OF 1.86 FEET; THENCE NORTH 88°40'52" WEST, A DISTANCE OF 165.89 FEET TO THE POINT OF BEGINNING. CONTAINING 0.65 ACRES

LOT 3
PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ALSO, BEING PART OF LOT 4, BLOCK 8, PLAT "D", HYRUM CITY SURVEY.
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET LOCATED NORTH 1°50'01" EAST, A DISTANCE OF 84.36 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTH 1°50'01" EAST, A DISTANCE OF 82.50 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 88°40'52" EAST, A DISTANCE OF 165.89 FEET; THENCE SOUTH 1°50'01" WEST, A DISTANCE OF 82.50 FEET; THENCE NORTH 88°40'52" WEST, A DISTANCE OF 165.89 FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES



FORESIGHT

LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910
Project No. 22-263
Prepared by JH, 8/22/22

ACKNOWLEDGMENT

STATE OF UTAH) SS.
COUNTY OF CACHE)
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 _____ 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

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 _____
QWEST _____ DATE _____

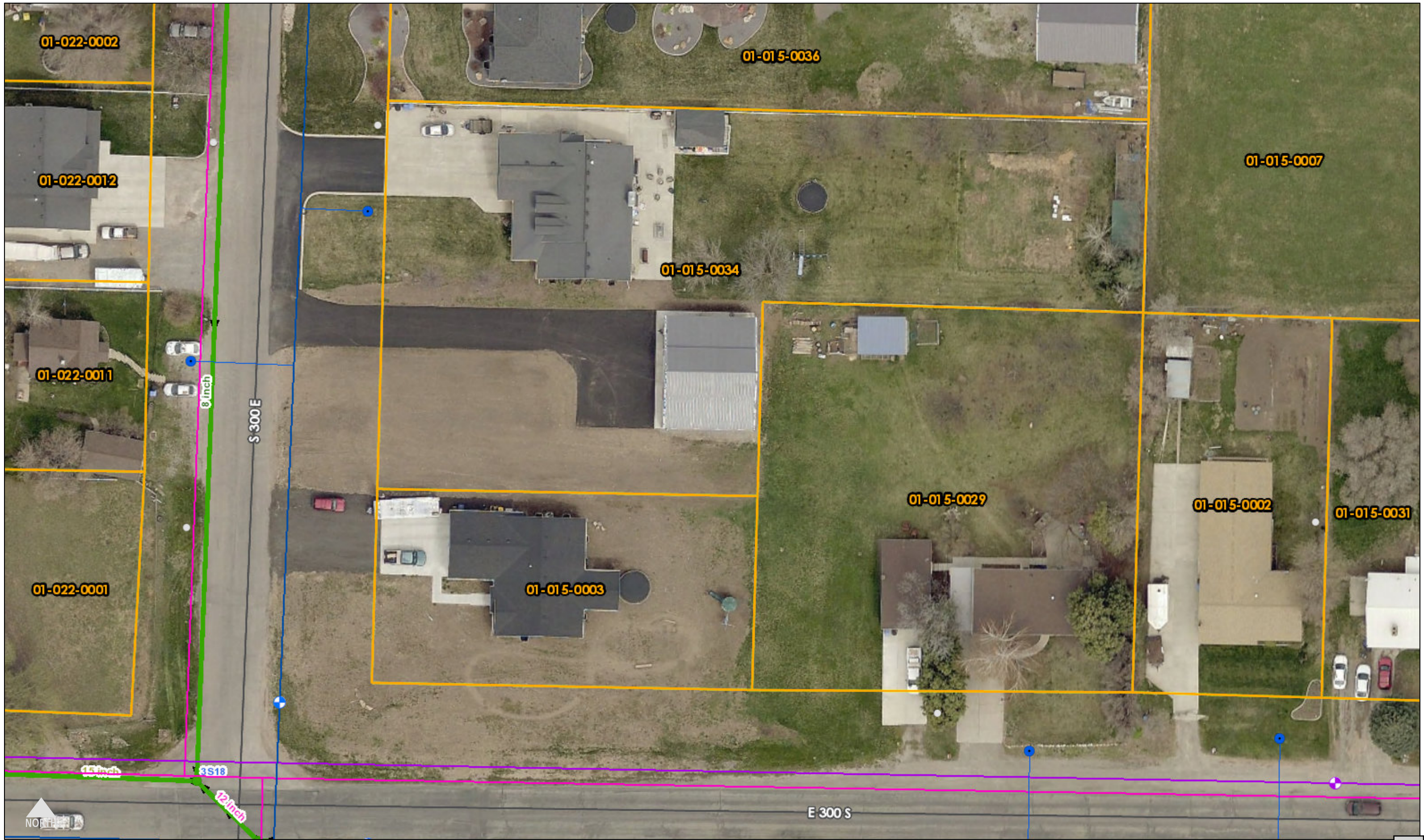
OWNERS DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: GIFFORD "MINI" SUBDIVISION AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.
_____, HAVE EXECUTED THIS PLAT AND DEDICATION THE _____ DAY OF _____, 20____.
JOHN GIFFORD _____ JESSICA GIFFORD _____
OWNER 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 _____, 2022.
DATE _____ HYRUM CITY ATTORNEY _____

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

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

- LEGEND:**
- PROPERTY LINE
 - LOT LINE
 - ADJACENT PROPERTY
 - FENCE LINE
 - EDGE OF PAVEMENT
 - EDGE OF CONCRETE
 - EASEMENT
 - UTILITY LINE
 - WATER LINE
 - SEWER LINE
 - SEWER MANHOLE
 - WATER METER
 - UTILITY POLE
 - FOUND REBAR
 - HYRUM STREET MONUMENT
 - SET 3/4" REBAR W/CAP



GIFFORD MINI-SUBDIVISION
273 SOUTH 300 EAST
PLANNING COMMISSION MEETING
SEPTEMBER 8, 2022

Summary: John Gifford is seeking approval for a two lot mini-subdivision located at approximately 273 South 300 East (Parcel 01-015-0034). The current lot is approximately 0.96 acres. A home exists on the current parcel. There are some shed/accessory structures throughout the lot.

ZONING: R-2 Residential

UTILITIES:

Power:	Subject to transformer availability
Culinary:	Available
Sewer:	Available
Irrigation:	Available

PARKING & ROADS: Paved roads, no curb

NOTES: Utilities on the plat need to be corrected to show irrigation main.

Residence on Lot 1 meets minimum setback requirements.

Garage building on Lot 2 meets setback requirements.

Metes and bounds descriptions need minor corrections.

Note for street trees should be added.

Addresses need to be added for both lots.

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

BEAR RIVER SOUTH SUBDIVISION
CONCEPT PLAN
750 EAST 730 NORTH
PLANNING COMMISSION MEETING
SEPTEMBER 8, 2022

Summary: Bear River Health Department is seeking concept approval for a subdivision of Parcel 03-204-1002. The current 3.56 acre parcel is to be divided into two commercial lots. Lot 1 is to be 2.43 acres and Lot 2 is to be 0.52 acres. 0.61 acres is to be dedicated to Hyrum City as public right of way. This lot is a remainder of the previous subdivision, Scenic Mountain P.U.D.

ZONING: C-1 Commercial

UTILITIES:

Power:	Subject to transformer availability
Culinary:	Available
Sewer:	Available
Irrigation:	Not Available

PARKING & ROADS: Paved roads were constructed as part of the PUD

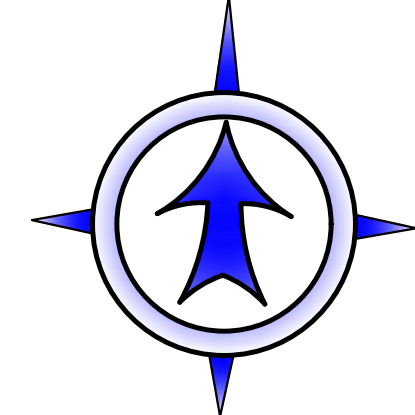
NOTES: A future site plan will be submitted for Bear River Health Department on Lot 1. This subdivision is only to subdivide the existing land. Each lot will be required to submit a full site plan for review at the time of development.

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

A CONCEPT PLAN FOR: Bear River South Subdivision

A PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 33,
T10N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH

NORTHEAST CORNER SECTION 33,
TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B.&M.
RAILROAD SPIKE



AUGUST 23, 2022

GRAPHIC SCALE



Survey Description

SUBDIVISION BOUNDARY
A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
ISNT THIS 11 NORTH?

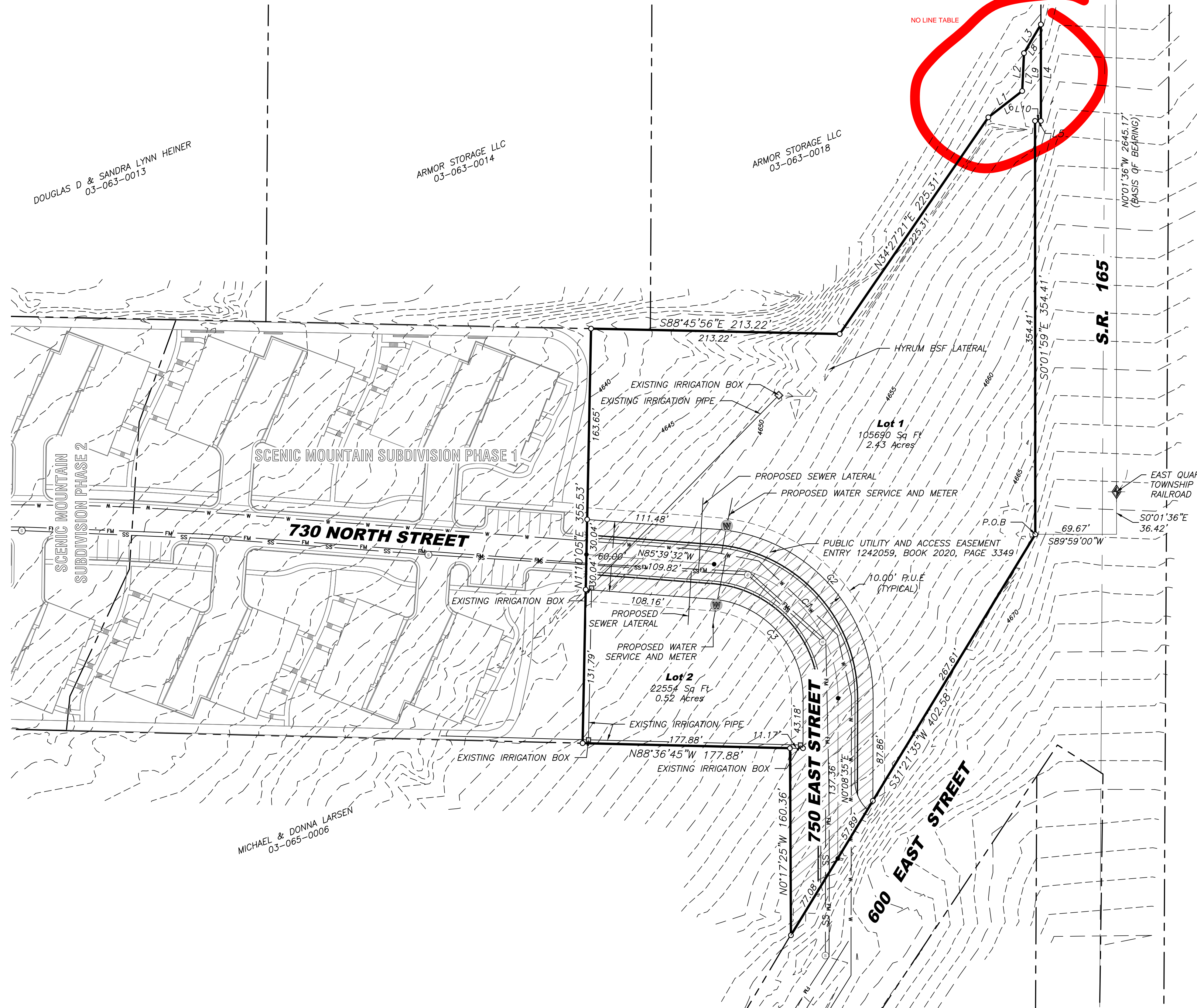
BEGINNING AT A POINT LOCATED SOUTH 00°01'36" EAST, A DISTANCE OF 36.42 FEET AND SOUTH 89°59'00" WEST, A DISTANCE OF 69.67 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID POINT BEING A HIGHWAY RIGHT-OF-WAY MONUMENT MARKING THE INTERSECTION OF THE WEST LINE OF STATE ROAD 165 AND THE NORTHERLY LINE OF 600 EAST STREET AND RUNNING THENCE SOUTH 31°21'35" WEST, ALONG SAID 600 EAST STREET A DISTANCE OF 402.58 FEET; THENCE NORTH 00°17'28" WEST, A DISTANCE OF 160.36 FEET; THENCE NORTH 88°36'45" WEST, A DISTANCE OF 177.88 FEET TO THE EAST LINE OF THE SCENIC MOUNTAIN SUBDIVISION PHASE 1; THENCE NORTH 01°10'05" EAST, ALONG SAID EAST LINE A DISTANCE OF 355.53 FEET; THENCE SOUTH 88°45'56" EAST, A DISTANCE OF 213.22 FEET; THENCE NORTH 34°27'21" EAST, A DISTANCE OF 225.31 FEET TO THE SOUTHERLY BANK OF A DITCH; THENCE RUNNING ALONG SAID DITCH THE FOLLOWING THREE (3) COURSES: (1) NORTH 52°08'54" EAST, A DISTANCE OF 36.74 FEET; (2) NORTH 02°44'24" EAST, A DISTANCE OF 32.50 FEET; (3) NORTH 30°24'52" EAST, A DISTANCE OF 28.56 FEET TO SAID WEST LINE OF HIGHWAY 165; THENCE RUNNING ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°01'00" EAST, A DISTANCE OF 82.70 FEET; (2) SOUTH 89°16'50" WEST, A DISTANCE OF 5.00 FEET; (3) SOUTH 00°01'59" EAST, A DISTANCE OF 354.41 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.56 ACRES IN TWO LOTS

NOTES

- Roadways within the subdivision will be dedicated to the city.
- Proposed water lines will connect to city mains.
- Proposed sewer lines will connect to the city main in 750 East Street.

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY
	CENTERLINE
	PUBLIC UTILITY EASEMENT
	DITCH
	FENCE LINE
	CURB
	EDGE OF PAVEMENT
	WATER LINE
	SEWER LINE
	SEWER FORCED MAIN
	ROADWAY DEDICATION
	SEWER MANHOLE
	WATER METER
	FOUND REBAR
	SECTION MONUMENT
	SET 3/8" REBAR W/CAP



ADJACENT PROPERTY OWNERS:

Michael & Donna Larsen
665 North 600 East
Hyrum, Utah 84319

Douglas & Sandra Lynn Heiner
4250 Greener Hills Drive
Heber City, Utah 84032

Armor Storage LLC
4250 Greener Hills Drive
Heber City, Utah 84032

RECORD OWNERS: Scenic Mountain Development LLC
13504 South 7530 West
Herriman, Utah 84096

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

A CONCEPT PLAN FOR:
BEAR RIVER HEALTH DEPARTMENT
750 EAST 730 NORTH
Hyrum, Cache County, Utah
A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B.& M.

Job Number:	22-266
Drawn By:	JH
Date:	8/23/22
Scale:	1"=50'
File:	22-266.dwg

