



PLANNING COMMISSION MEETING

Thursday, May 12, 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, May 12, 2022. The proposed agenda is as follows:

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. APPROVAL OF MINUTES
 - A. 04/14/2022
5. AGENDA APPROVAL
6. SCHEDULED DELEGATIONS
 - A. Leading Tech Development, O'Reilly Auto Parts - To request Site Plan approval for renovation of the existing lot located at 31 South 800 East (Hwy 165).
 - B. Colter Leishman - To request approval of Trexler mini subdivision a three-lot mini subdivision located at 213 South 100 East.
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 10th day of May, 2022. Shalyn Maxfield, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD APRIL 14, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:29 P.M.

CONDUCTING: Chairman Terry Mann

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

EXCUSED:

CALL TO ORDER: There being five members present and five members representing a quorum, Chairman Terry Mann called the meeting to order.

OTHERS PRESENT: Zoning Administrator Matt Holmes and ten citizens. Secretary Shalyn Maxfield 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 special meeting held on February 24, 2022 were approved as written.

ACTION Commissioner Brian Carver made a motion to approve the minutes of February 24, 2022 as written. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson 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 Angi Bair made a motion to approve the Agenda for April 14, 2022 as written. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

6. SCHEDULED DELEGATIONS

- A. Ricky Andersen, BluWatersports - To request Site Plan approval to place a temporary/seasonal business next to Manning Short Stop at approximately 340 West Main Street to rent water sports equipment.
- B. Blaine Andersen - To request approval of a three-lot mini subdivision located at approximately 135 North 200 East.
- C. Chris Scholle with ZX Investments - To request approval of a three-lot mini subdivision located at approximately 470 West 400 North.
- D. Terra Alta Ventures - To request Concept Plan approval of Harvest Valley Court for a 3.75 acre Planned Unit Development. This development is proposed as a senior living community located at 43 North 300 East.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:**RICKY ANDERSEN, BLUWATERSPORTS - TO REQUEST SITE PLAN APPROVAL TO PLACE A TEMPORARY/SEASONAL BUSINESS NEXT TO MANNING SHORT STOP AT APPROXIMATELY 340 WEST MAIN STREET TO RENT WATER SPORTS EQUIPMENT.**

Ricky Andersen stated that for now they will be renting non-motorized paddleboards, boats and kayaks out of a tent instead of a building. A shed or structure is being considered for future seasons depending on how well it goes.

Commissioner Terry Mann asked when the business is looking to get started for the season.

Ricky Andersen said that they would like to be up and running for Memorial Day. The tents are ten feet by twenty feet, and they will have two of them side by side. The tents are tied together and will be staked down with sandbags or barrels due to the high winds.

Commissioner Brian Carver asked if there will be any signage.

Ricky Andersen said they may have a sign attached to buckets or barrels full of rocks but otherwise there would only be signs on the tents themselves.

Commissioner Paul Willardson stated that his biggest concern would be the wind pulling the tents down and causing damage.

Commissioner Angi Bair asked if there were any agreements between

Ricky Andersen and the owner of the gas station as it is on his property.

Ricky Andersen said that the owner appreciates the extra business and would like to see how this season goes before making any agreements on the use of property.

Commissioner Angi Bair asked if the owner is okay with customers and employees using his facilities even if they don't purchase anything from the gas station.

Ricky Andersen stated that so far there hasn't been any issues, but he will be asking these questions as things progress, especially if a structure is to be placed in the future. The tents will be attached to barrels full of water on the outside legs and the inside legs will be weighed down with sandbags. The fire chief will also be contacted to make sure they set up a safe distance away from the pallet wall that is encroaching on the property from the west.

Commissioner Dixie Schwartz asked what the hours of operation were to be during the season.

Ricky Andersen said they are looking at staying open from eight in the morning until eight at night but there will be no rentals after dark. There will be half day or all-day rentals available.

Commissioner Angi Bair asked what hours the gas station is open.

Ricky Andersen believes it is open all night.

ACTION

Commissioner Brian Carver made a motion to recommend Site Plan approval to place a temporary/seasonal business next to Manning Short Stop at approximately 340 West Main Street to rent water sports equipment with the following conditions: 1. The fire marshal approves a safe distance between the tents and the pallets; and 2. If there are to be more permanent structures in the future that the party will come back to the Planning Commission for review. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

BLAINE ANDERSEN - TO REQUEST APPROVAL OF A THREE-LOT MINI SUBDIVISION LOCATED AT APPROXIMATELY 135 NORTH 200 EAST.

Blaine Andersen said that there is a sewer access that comes through the property as a private line and that he was able to walk the canal with Hyrum Irrigation and it was determined that it is

fine the way it is because there are no water rights below that and there are no plans to pipe it as of now. On second east there is culinary, irrigation, and gas. If this project requires a transformer there may be a delay due to availability but that can be worked around. The private line for sewer is a six-inch line so there is plenty of capacity for the lines that are on it and there is already a maintenance agreement in place and a right-of-way on the title per lot.

Zoning Administrator Matt Holmes stated that the canal is not required to be piped. During the building permit process there will be a fence required to keep kids away from the canal for safety. It is a waste ditch so occasionally it runs full. There will also need to be an easement large enough for a backhoe in case that is needed.

Blaine Andersen said that is no problem. He doesn't foresee any issues because he has lived there for 57 years and hasn't seen anyone need to access it.

Commissioner Angi Bair asked if the power is still unavailable for two and a half years, is that going to affect him.

Blaine Andersen said that the power superintendent will determine if the existing transformer can carry the load.

ACTION

Commissioner Paul Willardson made a motion to recommend approval of a three-lot mini subdivision located at approximately 135 North 200 East with the following condition that the redlines on the plans be addressed which is an easement for both the canal and sewer large enough for a backhoe. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

CHRIS SCHOLLE WITH ZX INVESTMENTS - TO REQUEST APPROVAL OF A THREE-LOT MINI SUBDIVISION LOCATED AT APPROXIMATELY 470 WEST 400 NORTH.

Chris Scholle said that he was able to get his site plan updated based on the redlines markups that Matt Holmes sent back to him. Everything was addressed except the water rights which is being researched. The lots will be large lots with the intention that they may have the option of dividing the lot in the future.

Commissioner Terry Mann asked about the spring located in Lot 1.

Chris Scholle stated that the line will be adjusted to follow the natural boundary.

Zoning Administrator Matt Holmes advised that 12 feet on the west side will be dedicated to the city so that the fire hydrant won't be in private land.

Chris Scholle said that there are overhead power lines that run through the property as well that will be there for at least a few years before they are moved and there will be an easement for that.

Zoning Administrator Matt Holmes said that it is a major powerline that eventually will be moved to 500 West. It will be a future City project but there will need to be conduit put in on 400 North for personal services. There has been a lot of work done to alleviate any wet land issues.

Chris Scholle said that right now the plan is to have lots two and three be building lots but lot one would either be built on toward the east end or it would be used for something more conducive to the site.

Commissioner Angi Bair stated that it would need to be noted that there is a wet land issue before the lot is sold to notify any potential owners.

ACTION

Commissioner Brian Carver made a motion to recommend approval of a three-lot mini subdivision located at approximately 470 West 400 North with the following conditions: 1. The red-line corrections be added to the plat; and 2. A note be added to each lot that there are unknown water or soil issues and can be subject to future geotechnical studies. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

TERRA ALTA VENTURES - TO REQUEST CONCEPT PLAN APPROVAL OF HARVEST VALLEY COURT FOR A 3.75 ACRE PLANNED UNIT DEVELOPMENT. THIS DEVELOPMENT IS PROPOSED AS A SENIOR LIVING COMMUNITY LOCATED AT 43 NORTH 300 EAST.

David Madsen said that the new plan has no apartments. The plan still includes 43% greenspace. The canal will have covered cleanouts that will take care of the flooding. There will be fencing around the project. On the north and west ends there will be privacy fencing but on the east and south sides it will be something like a three-rail fence. The plan is to use local landscaping to allow for the weather in the area.

Commissioner Angi Bair asked if there will be private trash pickup or a dumpster.

David Madsen said there will be private trash pickups because there shouldn't be a need for the dumpster where there are no apartments.

Commissioner Terry Mann asked about the elevations of the buildings and parking.

David Madsen showed some conceptual elevations from past projects but will not have any set plans until the project is approved. There will be street and garage parking available. There will be a retention or detention pond. Because of the grading the fronts of the buildings cannot face Main Street. There are existing trees along Main Street. There will be a sidewalk on the inside of the fence but there will be a gate and connection to Main Street as well.

Commissioner Paul Willardson asked about the common area on the south side and if they would consider continuing the walking path around in a loop.

Commissioner Dixie Schwartz said that it would be nice for the walking path to be something that would be good for walkers, and canes so they didn't have to cut through the grass.

David Madsen stated that yes, that is a common area meant for residents and would be open to continuing that path. This project is meant to be beautiful and something the City wants to see and can be proud of.

Commissioner Terry Mann asked if there are rules in place for people who are under age 55.

Commissioner Paul Willardson asked if there are any bylaws about renting.

David Madsen said there are rules and regulations. These homes are to be owner occupied with very few exceptions which are listed in their HOA agreements and a sample will be submitted to the City Council. The lighting seemed to be a big concern so we have put individual lampposts in each yard that will light the yard and the street but will not extend out further and some patio lighting that will not bother the neighbors. There are smaller units with one car garages to help with affordability as well.

The Planning Commissioners stated that they were impressed and appreciate the work that has gone into this project and advised that the expectations if this project is to move forward that include, elevations for the fronts and backs of the units. They would like to see depth and variety to the back of the buildings as it will be facing Main Street. Also, they would like to see a

detailed landscaping plan and recommended to see the finished loop incorporated for the plan.

ACTION **Commissioner Angi Bair made a motion to recommend Concept Plan approval of Harvest Valley Court for a 3.75 acre Planned Unit Development as presented. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.**

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 7:58 p.m.**

Terry Mann
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Written

O'REILLY AUTO PARTS – SITE PLAN
31 SOUTH 800 EAST
PLANNING COMMISSION MEETING
MAY 12, 2022

Summary: Leading Tech Development is seeking site plan approval for the renovation of the existing lot at 31 South 800 East (Hwy 165). They are working to develop the site for O'Reilly Auto Parts for a retail store. The lot has a building (Family Dollar) that has been vacant for several years.

ZONING: C-1 Commercial

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	Existing

NOTES:

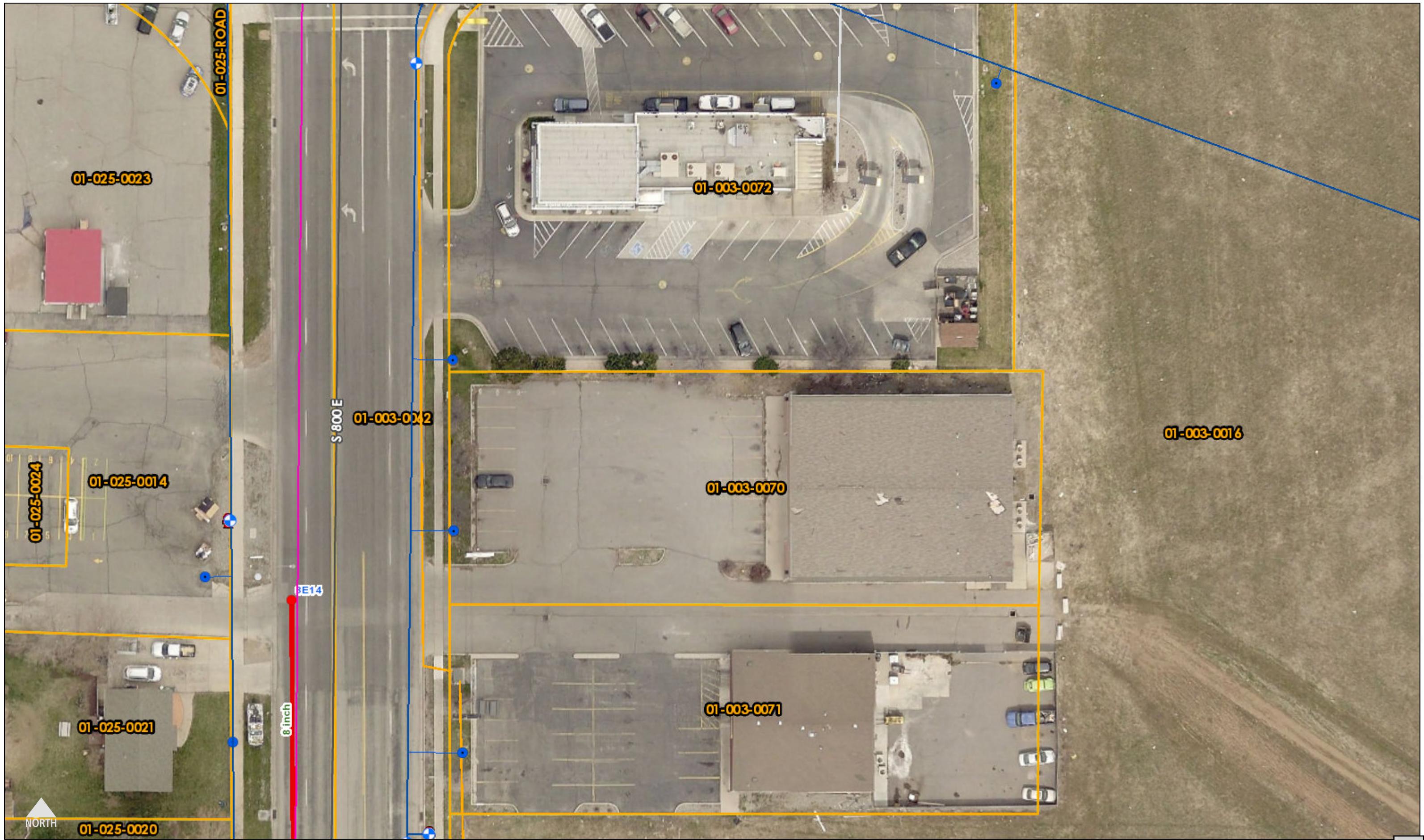
There is a current reciprocal access agreement in place that allows this property to share access with the auto repair business to the south.

The transfer of ownership is contingent upon this site plan being approved. Ownership is still shown under the Michael Kevin Murphy Trust.

The site is to have only a few changes outside of the structure. Parking lot is sized adequately to accommodate the business. Parking lot will have some revision.

Some Russian Elm trees have taken root on the property. These are listed as noxious/invasive plants. Weed trees should be eradicated per state requirements.

Electrical component delays are estimated to be 2.5 years. If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately. A Load Data Sheet will need to be completed for any upgrade of service.



PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
STRIPING	=====
BUILDING SETBACK	-----
LANDSCAPE SETBACK	-----
EXISTING ASPHALT	-----
EXISTING SIDEWALK	-----
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]

SITE DATA

LOT AREA:	27,878	SF± (0.64 ACRES)
BUILDING AREA:	7,400	SF± 18.8%
PAVEMENT AREA:	XX,XXX	SF± XX.X%
LANDSCAPE AREA:	XX,XXX	SF± XX.X%

ZONING: C-1 (COMMERCIAL)
PERMITTED USE
PARCEL ID#: 33101760430000

BUILDING DATA

SETBACKS:
FRONT=0 FEET **30 FEET**
REAR=0 FEET
SIDE=0 FEET

PARKING TABULATION

REQUIRED: 1 SPACE FOR EACH 250 SQFT OF FLOOR SPACE WHERE BUSINESS IS TRANSACTED (EXCLUDES STORAGE, RESTROOMS, OFFICE, ETC.)

PROVIDED: 32 STALLS
1 ADA STALLS

ITEMS IN LEGEND NOT SHOWN ON PLAN. EXISTING CURB GUTTER, FENCE, SETBACK, SIDEWALK, ETC. NOT SHOWN.

VEHICLE PATH IS NOT WITHIN ROADWAY

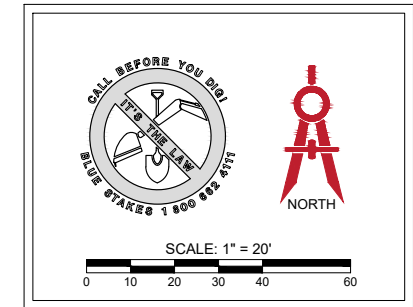
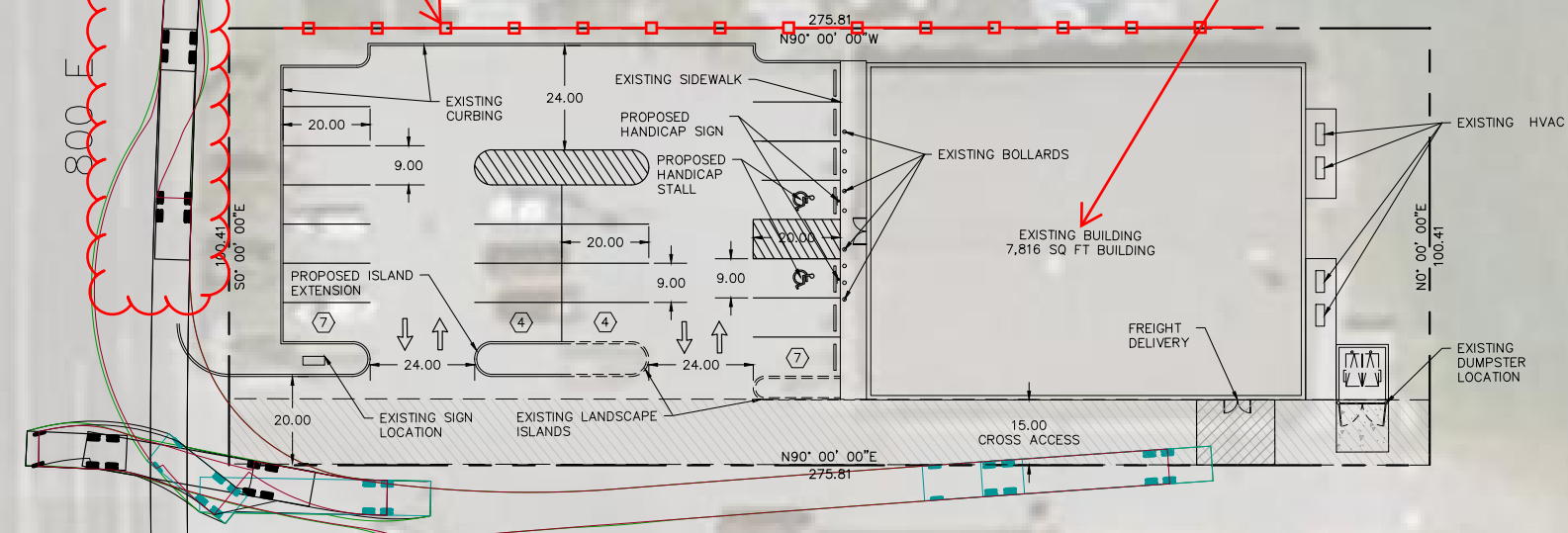
EXISTING FENCE

DIMENSIONS OF LOT DO NOT MATCH THE LEGAL DESCRIPTION ON DEED/PLAT

NEEDS TO AGREE

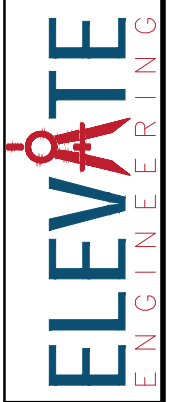
22 STALLS
2 ADA

AT THE TIME OF PREPARATION THIS PROPERTY IS UNDER THE OWNERSHIP OF THE MICHAEL KEVIN MURPHY TRUST.



NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com



O'REILLY AUTO PARTS
SITE PLAN
31 S 800 E, HYRUM, UT



SHEET:
C-1
DATE:
Apr 13, 2022

TREXLER MINI SUBDIVISION
213 SOUTH 100 EAST
PLANNING COMMISSION MEETING
MAY 12, 2022

Summary: Colter Leishman is seeking approval of a three-lot mini subdivision for a 1.2-acre parcel. A residence and garage exist on proposed Lot 1. There are existing outbuildings located on Lots 2 and 3.

ZONING: R-2 Residential

UTILITIES:

Power:	Not yet available
Culinary:	Available
Sewer:	Available
Irrigation:	Available

NOTES:

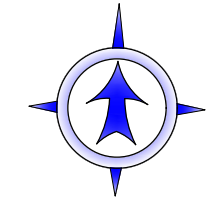
The lots created by this subdivision meet the minimum width and area requirements.

Power is not currently available as additional transformer will need to be installed.

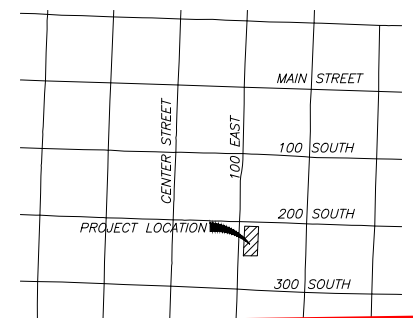
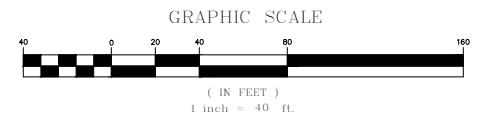
Electrical component delays are estimated to be 2.5 years. If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately. A Load Data Sheet will need to be completed for any upgrade of service.

Trexler "MINI" Subdivision

A PART OF BLOCK 1, PLAT "A" HYRUM CITY SURVEY
HYRUM, CACHE COUNTY, UTAH



April 27, 2022



LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK
- FENCE LINE
- EDGE OF PAVEMENT
- WATER LINE
- SEWER LINE
- OHU OVERHEAD UTILITY
- XXXX LOT ADDRESS
- ○ UTILITY POLE
- ○ WATER METER
- ○ FIRE HYDRANT
- ○ SEWER MANHOLE
- ○ FOUND REBAR
- ○ STREET MONUMENT
- ○ SET 3/4" REBAR W/CAP

Survey Narrative

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THREE LOT SUBDIVISION ON PARCEL 01-052-0045. THE SURVEY WAS ORDERED BY COLTER LEISHMAN. 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 200 SOUTH STREET AND 100 EAST STREETS AND 300 SOUTH AND 100 EAST STREETS AND WAS ASSUMED TO BEAR SOUTH 02°17'41" WEST.

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: TREXLER "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

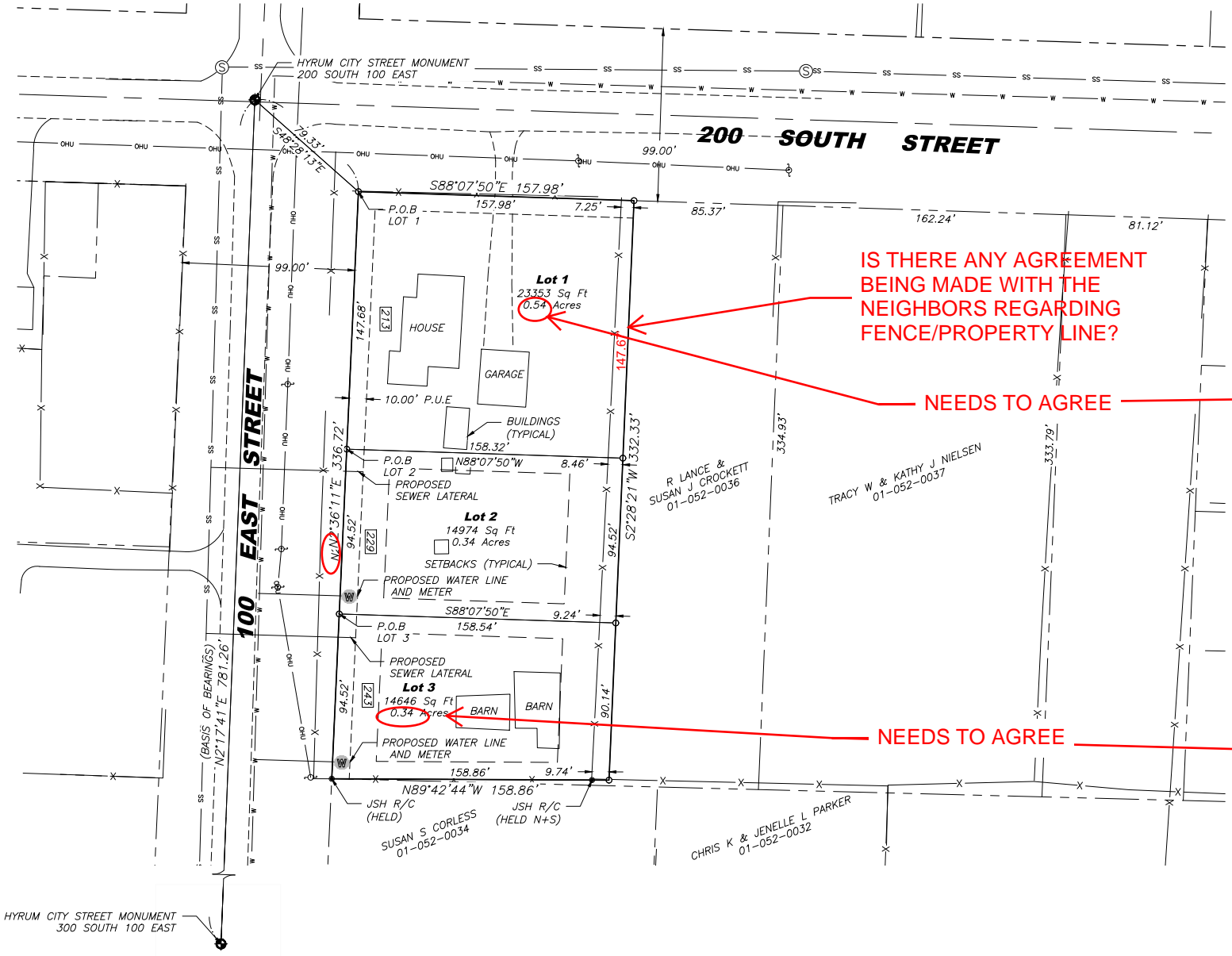
SUBDIVISION BOUNDARY
A PART OF LOT 4 AND 5 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A THE NORTHWEST CORNER OF SAID BLOCK 1 POINT BEING LOCATED AND SOUTH 48°28'13" EAST, A DISTANCE OF 79.33 FEET FROM THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 100 EAST FROM WHICH THE STREET MONUMENT IS THE INTERSECTION OF 300 SOUTH AND 100 EAST BEARS NORTH 02°17'41" EAST, A DISTANCE OF 781.26 FEET; THENCE SOUTH 88°07'50" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 157.98 FEET; THENCE SOUTH 02°28'21" WEST, A DISTANCE OF 332.33 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 89°42'44" WEST, ALONG SAID FENCE A DISTANCE OF 158.86 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE NORTH 02°36'11" EAST, ALONG SAID WEST LINE A DISTANCE OF 336.72 FEET TO THE POINT OF BEGINNING. CONTAINING 1.21 ACRES.

LOT 1
A PART OF LOT 5 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 1 POINT BEING LOCATED AND SOUTH 48°28'13" EAST, A DISTANCE OF 79.33 FEET FROM THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 100 EAST FROM WHICH THE STREET MONUMENT IS THE INTERSECTION OF 300 SOUTH AND 100 EAST BEARS NORTH 02°17'41" EAST, A DISTANCE OF 781.26 FEET; THENCE SOUTH 88°07'50" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 157.98 FEET; THENCE SOUTH 02°28'21" WEST, A DISTANCE OF 147.67 FEET; THENCE NORTH 88°07'50" WEST, A DISTANCE OF 158.32 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE NORTH 02°36'11" EAST, ALONG SAID WEST LINE A DISTANCE OF 147.68 FEET TO THE POINT OF BEGINNING. CONTAINING 0.53 ACRES.

LOT 2
A PART OF LOT 4 AND 5 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 1 POINT BEING LOCATED AND SOUTH 48°28'13" EAST, A DISTANCE OF 79.33 FEET AND SOUTH 02°36'11" WEST, A DISTANCE OF 147.68 FEET FROM THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 100 EAST FROM WHICH THE STREET MONUMENT IS THE INTERSECTION OF 300 SOUTH AND 100 EAST BEARS NORTH 02°17'41" EAST, A DISTANCE OF 781.26 FEET; THENCE SOUTH 88°07'50" EAST, A DISTANCE OF 158.32 FEET; THENCE SOUTH 02°28'21" WEST, A DISTANCE OF 94.52 FEET; THENCE NORTH 88°07'50" WEST, A DISTANCE OF 158.54 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE NORTH 02°36'11" EAST, ALONG SAID BLOCK 1 A DISTANCE OF 94.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.34 ACRES.

LOT 3
A PART OF LOT 4 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 1 POINT BEING LOCATED AND SOUTH 48°28'13" EAST, A DISTANCE OF 79.33 FEET AND SOUTH 02°36'11" WEST, A DISTANCE OF 242.20 FEET FROM THE HYRUM CITY STREET MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 100 EAST FROM WHICH THE STREET MONUMENT IS THE INTERSECTION OF 300 SOUTH AND 100 EAST BEARS NORTH 02°17'41" EAST, A DISTANCE OF 781.26 FEET; THENCE SOUTH 88°07'50" EAST, A DISTANCE OF 158.54 FEET; THENCE SOUTH 02°28'21" WEST, A DISTANCE OF 90.14 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 89°42'44" WEST, ALONG SAID FENCE A DISTANCE OF 158.86 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE NORTH 02°36'11" EAST, ALONG SAID BLOCK 1 A DISTANCE OF 94.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.33 ACRES.

DRAFT
SIGNATURE: _____ DATE: _____
JEFF C. NIELSEN
STATE OF UTAH



IS THERE ANY AGREEMENT BEING MADE WITH THE NEIGHBORS REGARDING FENCE/PROPERTY LINE?

NEEDS TO AGREE

NEEDS TO AGREE

PLEASE CORRECT ADDRESS

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.
 - Builders will be responsible to provide underground conduit along 400 North Street for electrical service.
- NEED TO ADD NOTE FOR STREET TREES**
- 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'

Record Owners: Sasha Trexler
213 South 100 North
Hyrum, UT 84319

FORESIGHT
LAND SURVEYING

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

Project No. 2022-0165
Prepared by JH, 4/27/22

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: TREXLER "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.

I/WE, HAVE EXECUTED THIS PLAT AND
DEDICATION THE _____ DAY OF _____, 2022.

SIGN _____ SIGN _____
PRINT _____ PRINT _____
TITLE (OWNER) _____ TITLE (OWNER) _____

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 _____

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 _____

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

BY: _____

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 _____

