



## PLANNING COMMISSION MEETING

Thursday, June 09, 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, June 09, 2022. The proposed agenda is as follows:

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. APPROVAL OF MINUTES
  - A. 05/12/2022
5. AGENDA APPROVAL
6. SCHEDULED DELEGATIONS
  - A. Allied Electric Sign Company - To request a sign permit approval for a free-standing pole sign to be installed at Western Dairy Transport.
  - B. John Davidson, Nielson and Johnson Properties, LLC - To request approval of the 119 South mini subdivision, a two-lot mini subdivision located at 1650 East 145 South.
  - C. Leon and Roy Savage - To request Site Plan approval of Savage Subdivision, a 13-lot subdivision on approximately 34 acres located at 900 West 85 South.
7. ADJOURNMENT

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**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 7th day of June, 2022. Shalyn Maxfield, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD MAY 12, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Chairman Terry Mann

**PRESENT:** Chairman Terry Mann and Commissioners Brian Carver, and Alternate Member Dixie Schwartz.

**EXCUSED:** Commissioners Angi Bair, Blake Foster, and Paul Willardson.

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

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

**PLEDGE OF ALLEGIANCE:** Commissioner Dixie Schwartz 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 April 14, 2022 were approved as written.

**ACTION**            **Commissioner Brian Carver made a motion to approve the minutes of April 14, 2022 as written. Commissioner Dixie Schwartz seconded the motion and Commissioners Carver, Mann, 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 Dixie Schwartz made a motion to approve the Agenda for May 12, 2022 as written. Commissioner Brian Carver seconded the motion and Commissioners Carver, Mann, and Schwartz voted aye.**

## 6. SCHEDULED DELEGATIONS

- A. Leading Tech Development - 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

**SCHEDULED DELEGATIONS:****LEADING TECH DEVELOPMENT - TO REQUEST SITE PLAN APPROVAL FOR RENOVATION OF THE EXISTING LOT LOCATED AT 31 SOUTH 800 EAST (HWY 165).**

Alexis Riggs with Leading Tech Development stated that the company is proposing to remodel the existing building to be used for an O'Reilly's auto parts store and update the current landscaping to a xeriscape. The interior of the building will include office space. The elevation will be slightly modified to adjust for signage.

Commissioner Terry Mann asked if the Russian Elms will be removed.

Alexis Riggs said that all the redline changes on their plans will be made including the removal of the elms. The concrete will also be replaced, and everything will be updated to make sure it meets code.

Commissioner Brian Carver asked if the dumpster will be screened.

Alexis Riggs said that it is currently screened but is ran down so the fence will remain, but the HVAC and the screening will be replaced.

Commissioner Terry Mann asked if there will be two signs, one located on the building and one on the road. Also, will there be any lighting changes?

Alexis Riggs advised that there will be the two signs and that the lighting is existing and will be updated to meet code.

**ACTION**

**Commissioner Brian Carver made a motion to recommend Site Plan approval for renovation of the existing lot located at 31 South 800 East (Hwy 165) as presented. Commissioner Dixie Schwartz seconded the motion and Commissioners Carver, Mann, and Schwartz voted aye.**

**COLTER LEISHMAN - TO REQUEST APPROVAL OF TREXLER MINI SUBDIVISION A THREE-LOT MINI SUBDIVISION LOCATED AT 213 SOUTH 100 EAST.**

Colter Leishman stated that he is just looking to split the presented lot into three lots.

Commissioner Brian Carver asked if Colter is aware of the property line issues.

Colter Leishman stated that he is aware of the issues and has been working with the neighbors to get that resolved.

Zoning Administrator Matt Holmes said that the address on the plans were mistyped. The address shown on the plans says 100 North instead of 100 East and that the ownership will need to be updated.

**ACTION**            Commissioner Brian Carver made a motion to recommend approval of Trexler mini subdivision a three-lot mini subdivision located at 213 South 100 East with the following conditions: 1. The acreage and addressing will be corrected before recording; and 2. The builder is required to provide two trees per frontage on each lot. Commissioner Dixie seconded the motion and Commissioners Carver, Mann, and Schwartz voted aye.

**ADJOURNMENT:**

**ACTION**            There being no further business before the Planning Commission, the meeting adjourned at 6:46 p.m.

\_\_\_\_\_  
Terry Mann  
Chairman

ATTEST:

\_\_\_\_\_  
Shalyn Maxfield  
Secretary

Approved: \_\_\_\_\_  
As Written



## APPLICATION FOR SIGN PERMIT

(Chapter 17.72 Hyrum City Land Use Code)

For Office Use Only

File #: \_\_\_\_\_ Application Date: \_\_\_\_\_ Project Name: \_\_\_\_\_

*Please Note: This application for zoning approval is to be completed in conjunction with a Building Permit Application if a Building Permit is required. The fees listed on this application do not include any necessary Building Permit or conditional use fees.*

Business Name: Western Dairy Transport Parcel # 03 055 0023

Name of Applicant or Authorized Agent(s): Allied Electric Sign

Address 1920 S 900 W City Salt Lake City State Ut Zip 84104

Phone # ( ) 801 706-5051 Fax # ( ) \_\_\_\_\_

Property Owner's Signature of Authorization to file: \_\_\_\_\_  
(If more than one owner, attach the signature of each owner to this application)

Company or Person Installing Sign Allied Electric Sign State License # 3758095501

Address 1920 S 900 W City Salt Lake City State Ut Zip 84104

Phone # 801 706-5051 Fax # \_\_\_\_\_

Type of Sign and Fee: \_\_\_\_\_ Valuation of Sign \$ 15230.

(Please place a Y next to each type of sign you are applying for)

S	Approved by the Zoning Administrator:	Fee Per Sign:	# of Signs:	Subtotal:
<input type="checkbox"/>	Temporary Sign.....	\$0	_____	_____
<input type="checkbox"/>	A Frame Sign.....	\$0	_____	_____
<input type="checkbox"/>	Identification Sign.....	\$0	_____	_____
<input type="checkbox"/>	Name Plate Sign.....	\$0	_____	_____
<input type="checkbox"/>	Service Sign.....	\$0	_____	_____
<input type="checkbox"/>	Street Banner Sign.....	\$0	_____	_____
<input type="checkbox"/>	Flat sign.....	\$25	_____	_____
<input type="checkbox"/>	Subdivision Sign.....	\$25	_____	_____
<input type="checkbox"/>	Wall Sign.....	\$25	_____	_____

Signs approved by the Planning Commission:  
(May Require Conditional Use Permit approval at a public hearing)

<input type="checkbox"/>	Awning Sign.....	\$50	_____	_____
<input type="checkbox"/>	Billboard Sign/On Premises.....	\$100	_____	_____
<input type="checkbox"/>	Directional Sign/Off Premises.....	\$100	_____	_____
<input type="checkbox"/>	Electronic Message Sign.....	\$100	_____	_____
<input checked="" type="checkbox"/>	Ground Sign.....	\$100	<u>1</u>	<u>1</u>
<input type="checkbox"/>	Low Profile Sign.....	\$100	_____	_____
<input type="checkbox"/>	Projecting Sign.....	\$100	_____	_____
<input type="checkbox"/>	Roof Sign.....	\$100	_____	_____

Permit not required for:  
Garage Sale Sign, On Premises Personal Property Sign, Open House Event Sign, & Public Necessity Sign

Total Fee: 100.

Application for Sign Permit

**APPLICATION SUBMITTAL REQUIREMENTS**

- (1) \_\_\_\_\_ Two (2) complete 11"x17" sets of drawings, including:
  - (a) \_\_\_\_\_ Plot plan showing relationship of sign to buildings, property lines, setback from public rights-of-way, intersections, easements and driveways.
  - (b) \_\_\_\_\_ Accurately dimensioned, scaled drawings showing height, text, color, square foot dimensions, sign composition, type and intensity of illumination and how the sign will appear from the street.
  - (c) \_\_\_\_\_ Details of sign construction, including design of support structures and electrical plan.
- (2) \_\_\_\_\_ For Temporary Special Event Signs & A Frame signs, submit plan including the number, location, dimensions, and proposed sign copy of all proposed signs. Indicate dates signs will be displayed.
- (3) \_\_\_\_\_ If the sign requires approval by the Planning Commission, the applicant must have met all application requirements, including fees, and received approval from the Planning Commission following a public hearing if required.
- (4) \_\_\_\_\_ Each Property owner gives written permission.

**GENERAL INFORMATION**

All signs must conform to Chapter 17, Signs, of the Hyrum City Development Code, the purpose of which is to eliminate excessive and confusing sign displays that create potential hazards to motorists, pedestrians, and property, and to maintain a responsible communication system by setting requirements for the location, size, height, and lighting of signs that will be compatible with adjoining land uses, architecture, and landscape, and that will preserve and improve the aesthetic values and visual qualities of Hyrum City.

If signs are not removed as required, a fee of the cost to remove each sign may be charged. (\$10 per sign minimum)

The following signs are prohibited: Animated Signs, Balloon Signs, Bus Bench Signs, Sound Emitting Signs, Paper Signs, Cloth Signs, Plastic Signs, Snipe Signs, Statue Signs, Traffic Sign Replicas, Vehicle Signs, & Off Premises Signs, unless expressly permitted in 17.72.

The Uniform Sign Code, published by the International Conference of Building Officials, has been adopted by Hyrum City as the standard for construction for all signs located within the City. Except as otherwise provided, no sign shall be allowed in any residential zone. All signs shall be constructed, mounted, or attached in a safe and secure manner.

***For signs requiring approval by the Planning Commission, attendance at Planning Commission meeting is required by the applicant or a representative. It is the applicant's responsibility to call for meeting date and time.***

**APPLICANT CERTIFICATION**

I certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Hyrum City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Hyrum City Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant Signature Eric Shinsato Title Permits Date 05/24/2022

For Office Use Only

Zoning Administrator or designee Approval: \_\_\_\_\_ Date: \_\_\_\_\_



# 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: Allied Electric Sign

ADDRESS: 1920 S 900 W

PHONE: 801-433-2368 CELL PHONE: \_\_\_\_\_

SUBJECT: Pole Sign, ground sign

DESCRIPTION OF PROPOSAL: To install a 20' pole sign for Western Dairy Transport. Location of sign to comply with the city ordinance regarding setbacks.

LOCATION: (provide sketch or map if necessary)

SIGNED: Eric Shinsato DATE: 05/24/2022

Office use:

Date Received: \_\_\_\_\_

Amount Received: \$ \_\_\_\_\_

Date to go to the Planning Commission: \_\_\_\_\_



**WESTERN DAIRY TRANSPORT – SIGN  
646 W 700 NORTH  
PLANNING COMMISSION MEETING  
JUNE 9, 2022**

Summary: Allied Electric Sign Company is seeking Sign Permit approval for a free-standing pole sign to be installed at Western Dairy Transport.

ZONING: M-2 Industrial

UTILITIES:

Power:

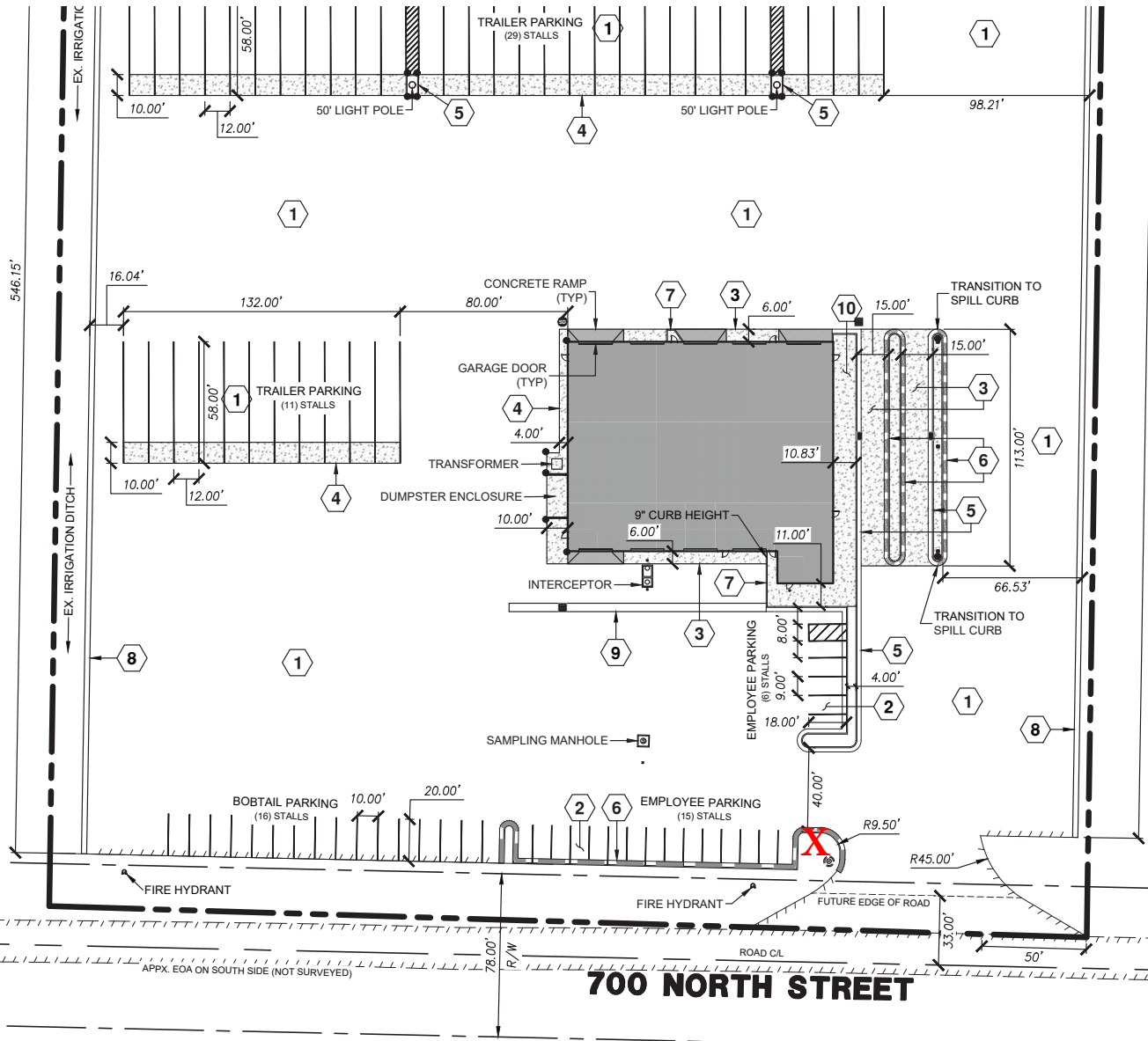
Culinary:

Sewer:

Irrigation:

PARKING & ROADS:

NOTES: A separate building permit will be required for the sign, foundation, and electrical work.



AS STATED IN THE WDT ANNEXATION AGREEMENT, ROAD IMPROVEMENT CONSTRUCTION SCHEDULE TO BE EVALUATED AT FIVE YEAR INTERVALS, UPON DEVELOPMENT OF TRANSPORTATION CORRIDORS, OR UPON ADDITIONAL INDUSTRIAL DEVELOPMENT IN THE AREA.

**700 NORTH STREET**



**ACCURATE FIELD SURVEY REQUIRED  
PRIOR TO FABRICATION**

**POWER REQUIREMENTS:  
PROVIDED BY OTHERS**  
(1) 20 AMP Circuit / 120 Volts

Section 6. Item A.

# POLE SIGN

## INTERNALLY LIT D/S POLE SIGN

ALLIED TO MANUFACTURE & INSTALL  
QTY (1) INTERNALLY LIT D/S POLE SIGN

- A** FACES: 3/16" Trans White Lexan w. Applied Vinyl
- B** VINYL: Vinyl to Match V1 & V2
- C** RETAINERS: 2" .063 Aluminum Painted P1
- D** RETURNS: .063 Aluminum Painted P1
- E** ILLUMINATION: White LED's
- F** POWER SUPPLY: Housed in Sign Cabinet
- F** POLE: 8" Diameter, Painted P1

- Support & Footing TBD
- Visible Disconnect Switch at Sign
- 120V Service Supplied by Others
- **ELECTRICAL GROUNDED TO PIPE SUPPORT**

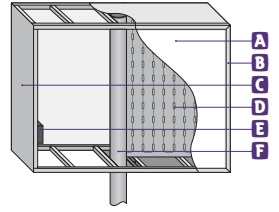
**PAINT SCHEDULE:**  
SCREEN & PRINT COLORS MAY VARY

**P1:** Black, Semi Gloss

**VINYL SCHEDULE:**  
SCREEN & PRINT COLORS MAY VARY

**V1:** Translucent Dark Blue 230-36

**V2:** Opaque Black 229-12



**SIDE DETAIL - INTERNALLY LIT D/S POLE SIGN**  
Not to Scale



**POLE SIGN: 42 SQ. FT.**  
SCALE: 1/2" = 1'-0"

Utah Contractors: 375809-5501 • Nevada: 60486 • Colorado: LIC00247443 • Idaho: RCE-29969 • Wyoming: THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED.

	CLIENT: Western Dairy Transport	CONTACT: Leslie Wood	SALES APPROVAL:	SURVEY	CUSTOMER
	ADDRESS: 646 W. 200 N. Hyrum, UT 84319	PHONE: 435.757.4538	Designer: Jocelyn	NAME & DATE	APPROVAL NAME
	EMAIL: leslie@raymoncon.com	Sales: Jay Bingham 801.696.6702	DATE: 05/24/22	PERMIT DATE	LANDLORD APPROVAL NAME
FILE NAME: Western Dairy (Hyrum) - Pole Signage 01					12

www.allied-sign.com Follow us on

LOCATIONS: HQ SALT LAKE CITY: 1920 S. 900 W. SLC, UT • OGDEN: 2924 PENNSYLVANIA AVE. UNIT 70, OGDEN, UT 84401 • UTAH COUNTY: 1852 N. PARKWAY COURT, SPRINGVILLE, UT 84663 • LAS VEGAS: 6845 SPEEDWAY BLVD. #K103, LAS VEGAS, NV 89115

**119 SOUTH MINI-SUBDIVISION  
1650 E 145 SOUTH  
PLANNING COMMISSION MEETING  
JUNE 9, 2022**

Summary: John Davidson on behalf of Nielson and Johnson Properties, LLC is seeking approval of a two lot Mini-Subdivision.

ZONING: M-2 Industrial

**UTILITIES:**

Power: Available  
Culinary: Available  
Sewer: Available  
Irrigation:

**PARKING & ROADS:** Paved roads, no curb

**NOTES:** The westerly portion of the property contains an existing business. The proposed subdivision does not create any setback issues with the existing building. There are no buildings on the easterly portion.

# Mini Subdivision Plat for 119 South Subdivision

A Part of the Southwest Quarter of Section 2, Township 10 North,  
Range 1 East, of the Salt Lake Base & Meridian



Scale: 1" = 40'  
0 40' 80'  
Scale in Feet

### LEGEND

- Primary Boundary Line
- Lot Line
- Adjoining property Line
- Setback Line
- Public Utility Easement (P.U.E.)
- Fence Line
- Existing Overhead Power
- Existing Ditch Flowline
- Existing Sewer
- Existing Water
- Existing Irrigation
- Power Pole
- Fire Hydrant
- Set 5/8" by 24" Rebar With Cap

### DOMINION ENERGY

Questar Gas Company, DBA Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute obligation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner's declaration or in the notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's right-of-way department at 800-365-8532

Approved by Dominion Energy, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

By: \_\_\_\_\_ Title: \_\_\_\_\_

### Notes:

- The Development Contains 2 Lots and 2.000 Acres.
- Residential Sewer and Water Laterals must be installed at right angles from the house to the City Service Lines.
- Two 1.5 Inch # Trees are required along the Frontage of Lot 1 and Lot 2.
- Servicing Laterals or connections for Lot 1 and Lot 2 will be the responsibility of the individual property owners

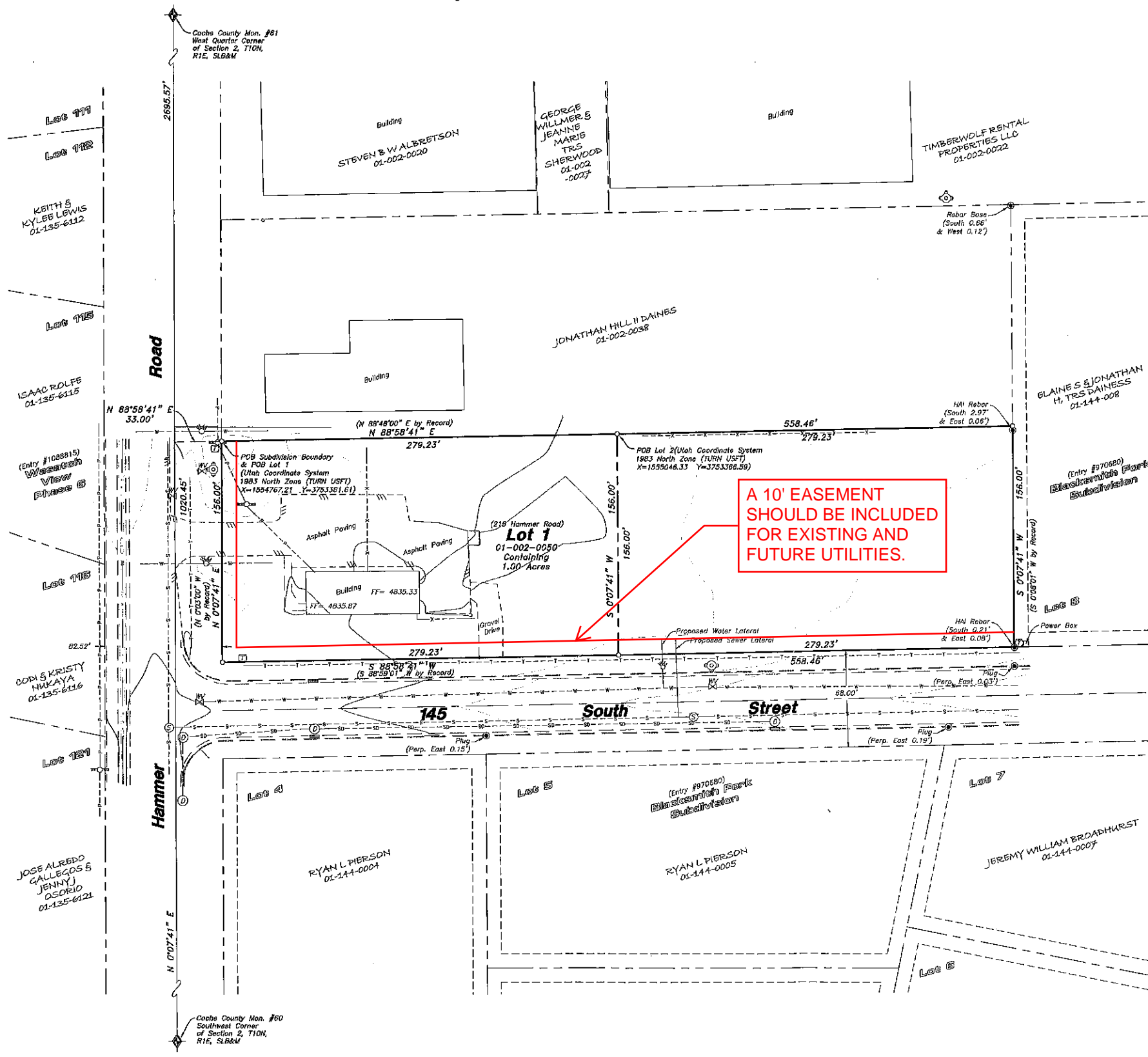
### SUBDIVISION BOUNDARY

A Part of the Southwest Quarter of Section 2, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian. The Basis of Bearings is the Utah Coordinate System 1983 North Zone and the Point of Beginning is Located at X=1554767.21 Y=3753361.61, said Utah Coordinate System based on the Trimble Utah Reference Network, 2022, and the United States Survey Foot.

Beginning on the East Right-of-Way Line of Hammer Road at a Point Located 1020.45 Feet North 00°07'41" East Along the West Line of said Southwest Quarter and 33.00 Feet North 88°58'41" East from the Southwest Corner of said Southwest Quarter, said Beginning Point is Located by Record 316.67 Feet South and 33.00 Feet East from the West Quarter Corner of said Southwest Quarter, and RUNNING THENCE North 88°58'41" East (North 88°48'00" East by Record) 558.46 Feet to the West Line of Blacksmith Fork Subdivision, Entry Number 970680; Thence Along the Perimeter of said Blacksmith Fork Subdivision the Following Two (2) Courses: (1) South 00°07'41" West (South 00°08'01" West by Record) 156.00 Feet to the North Right-of-Way Line of 145 South Street; (2) South 88°58'41" West (South 88°59'01" West by Record) 558.46 Feet to the Intersection with said East Right-of-Way Line of Hammer Road; Thence North 00°07'41" East (North 00°03'00" West by Record) Parallel with said West Line of the Southwest Quarter 156.00 Feet Along said East Right-of-Way Line of Hammer Road to the Point of Beginning, Containing 2.00 Acres.

### NARRATIVE

The purpose of this survey was to establish and set the property corners of the Mini Subdivision as shown and described hereon. The survey was ordered by John Davidson. The control used to establish the property corners was Blacksmith Fork Subdivision, Entry #970680. The subdivision is located in the Southwest Quarter of Section 2, Township 10 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is the Southwest Quarter of said Section 2, which bears North 00°07'41" East, "Utah Coordinate System 1983 North Zone."



**A 10' EASEMENT SHOULD BE INCLUDED FOR EXISTING AND FUTURE UTILITIES.**

### SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into Two (2) Lots, Know Hereafter as 119 South Subdivision in Hyrum City, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Cache County Recorder's Office and from said Survey made by me on the Ground, I Further Hereby Certify that the Requirements of all Applicable Statutes and Ordinances of Hyrum City Concerning Zoning Requirements Regarding Lot Measurements have been Complied with and have placed monuments as represented on this plat.

Signed this 14th day of May 2022

Clinton G. Hansen P.L.S.  
Utah Land Surveyor License No. 7881387



### LOT 1 DESCRIPTION

A Part of the Southwest Quarter of Section 2, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian. The Basis of Bearings is the Utah Coordinate System 1983 North Zone and the Point of Beginning is Located at X=1554767.21 Y=3753361.61, said Utah Coordinate System based on the Trimble Utah Reference Network, 2022, and the United States Survey Foot.

Beginning on the East Right-of-Way Line of Hammer Road at a Point Located 1020.45 Feet North 00°07'41" East Along the West Line of said Southwest Quarter and 33.00 Feet North 88°58'41" East from the Southwest Corner of said Southwest Quarter, said Beginning Point is Located by Record 316.67 Feet South and 33.00 Feet East from the West Quarter Corner of said Southwest Quarter, and RUNNING THENCE North 88°58'41" East (North 88°48'00" East by Record) 279.23 Feet; Thence South 00°07'41" West 156.00 Feet to the North Right-of-Way Line of 145 South Street; Thence South 88°58'41" West (South 88°59'01" West by Record) 279.23 Feet to the Intersection with said East Right-of-Way Line of Hammer Road; Thence North 00°07'41" East (North 00°03'00" West by Record) Parallel with said West Line of the Southwest Quarter 156.00 Feet Along said East Right-of-Way Line of Hammer Road to the Point of Beginning, Containing 1.00 Acres.

### LOT 2 DESCRIPTION

A Part of the Southwest Quarter of Section 2, Township 10 North, Range 1 East, of the Salt Lake Base & Meridian. The Basis of Bearings is the Utah Coordinate System 1983 North Zone and the Point of Beginning is Located at X=1555046.33 Y=3753366.59, said Utah Coordinate System based on the Trimble Utah Reference Network, 2022, and the United States Survey Foot.

Beginning at a Point Located 1020.45 Feet North 00°07'41" East Along the West Line of said Southwest Quarter and 312.23 Feet North 88°58'41" East from the Southwest Corner of said Southwest Quarter and RUNNING THENCE North 88°58'41" East (North 88°48'00" East by Record) 279.23 Feet to the West Line of Blacksmith Fork Subdivision, Entry Number 970680; Thence Along the Perimeter of said Blacksmith Fork Subdivision the Following Two (2) Courses: (1) South 00°07'41" West (South 00°08'01" West by Record) 156.00 Feet to the North Right-of-Way Line of 145 South Street; (2) South 88°58'41" West (South 88°59'01" West by Record) 279.23 Feet Along said North Right-of-Way Line; Thence North 00°07'41" East 156.00 Feet Along to the Point of Beginning, Containing 1.00 Acres.

### OWNER'S SIGNATURE

Christian Nielson Date  
(Manager of the Nielson and Johnson Properties, LLC)

### COMPANY ACKNOWLEDGMENT

State of Utah  
County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
Christina Nielson, manager of Nielson and Johnson Properties, LLC, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signer of the attached mini subdivision, who duly acknowledged to me he signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public Signature

Notary Public Commissioned In Utah  
(Print Name)

Commission Number - Expires

### COUNTY RECORDER'S NO.

State of Utah, County Cache, Recorded and Filed at the Request of \_\_\_\_\_  
Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_  
Abstracted \_\_\_\_\_  
Index \_\_\_\_\_  
Filed In: File of Plats \_\_\_\_\_  
County Recorder

### HYRUM CITY ENGINEER'S CERTIFICATE

I Certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

City Engineer Date

### HYRUM CITY SANITARY SEWER AUTHORITY

Approved by the Hyrum City Sanitary Sewer Authority This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_

Date

### HYRUM CITY CULINARY WATER AUTHORITY

Approved by the Hyrum City Culinary Water Authority This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_

Date

### HYRUM CITY COUNCIL'S CERTIFICATE OF APPROVAL

Approved by the Hyrum City Council This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_

Chairperson Date

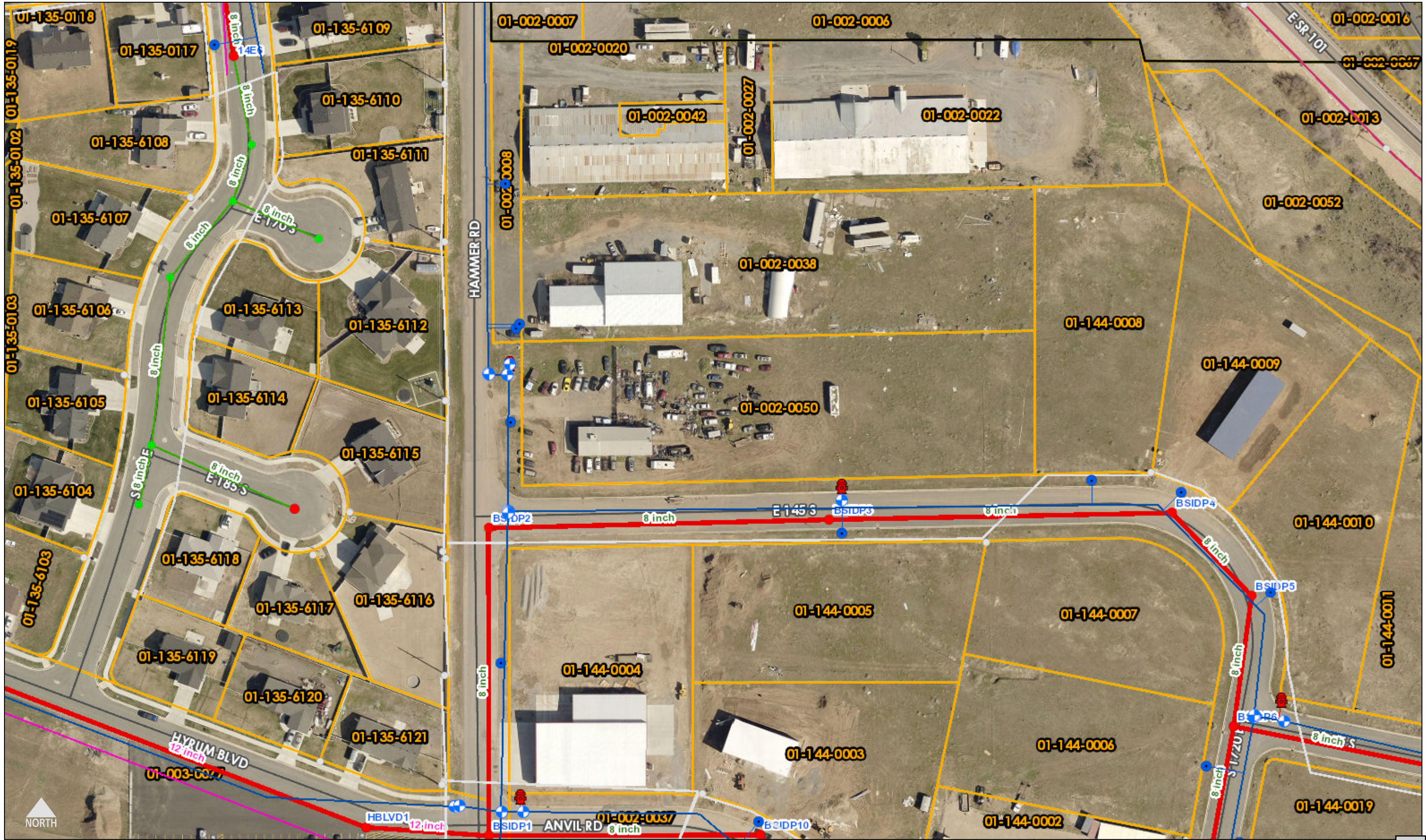
Attest

### HYRUM CITY PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

Approved by the Hyrum City Planning Commission This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_

Chairperson Date

**ADVANCED**  
LAND SURVEYING INC  
1770 Research Park Way #11  
Logan Utah 84341  
(p) 435-770-1585 (f) 435-514-5883  
www.advancedls.com



**SAVAGE SUBDIVISION – SITE PLAN**  
**900 W 85 SOUTH**  
**PLANNING COMMISSION MEETING**  
**JUNE 9, 2022**

Summary: Leon and Roy Savage are seeking Preliminary Plat approval for a 13-lot subdivision on approximately 34 acres. The proposed lots will range in size from 1.25 to 6 acres.

ZONING: R-2 Residential (minimum area 9,900 sq. ft., frontage 82.5 ft.)

UTILITIES:

Power:	Developer to provide
Culinary:	Developer to provide
Sewer:	Septic Systems
Irrigation:	Developer to provide

NOTES:

**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.



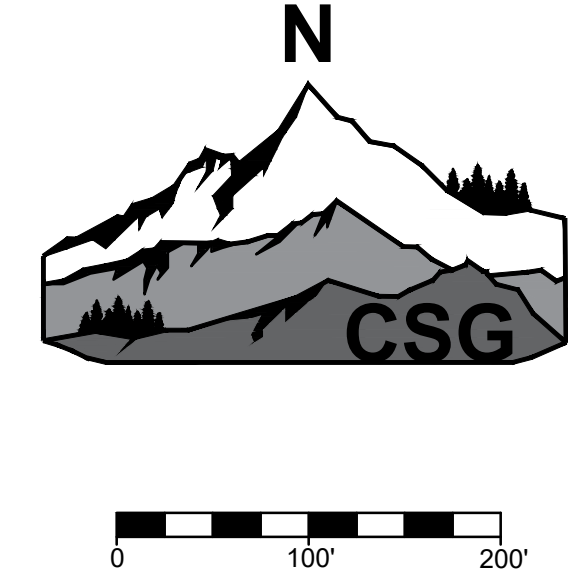


# SAVAGE SUBDIVISION PRELIMINARY PLAT

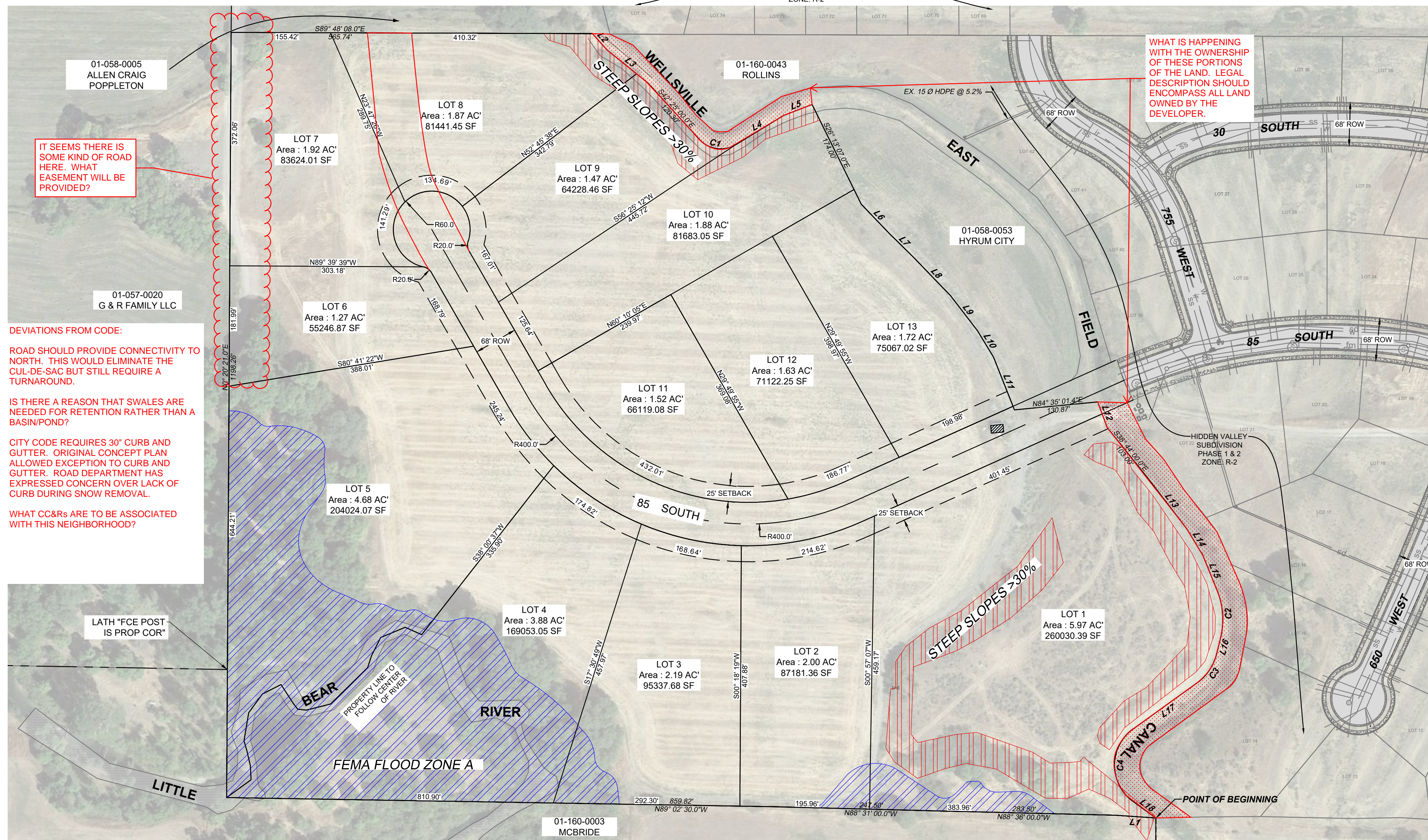
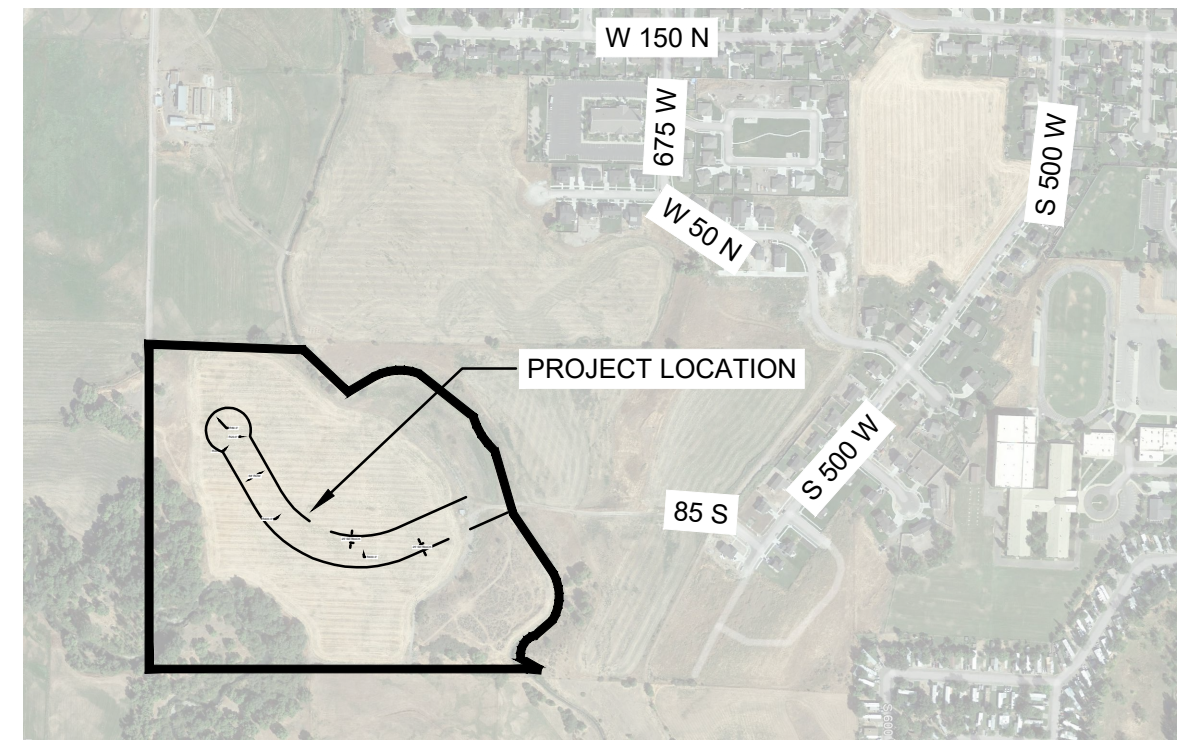
## Section 6, Township, Township 10 North, Range 1 East, Salt Lake Base & Meridian

### PROJECT CONTACTS:

- DEVELOPER:  
ROY SAVAGE  
RSAVAGE@CACHEVALLEYBANK.COM  
P. 435.753.3020
- CIVIL ENGINEER:  
TYSON GLOVER  
498 WEST 100 SOUTH  
PROVIDENCE, UT 84332  
TGLOVER@CSG.WORK  
P. 435.237.2030
- SURVEYOR:  
DENNIS CARLISLE  
659 NORTH 1890 WEST SUITE 47B  
PROVO, UT 84601  
DCARLISLE@CSG.WORK  
P. 801.874.4132 EXT. 712



**civilsolutionsgroup inc.**  
 CACHE VALLEY | P. 435.213.3762  
 SALT LAKE | P. 801.216.3192  
 UTAH VALLEY | P. 801.874.1432  
 info@civilsolutionsgroup.net  
 www.civilsolutionsgroup.net



### GENERAL NOTES:

- NUMBER OF RESIDENTIAL LOTS: 13
- CURRENT ZONE: R-2
- MINIMUM LOT WIDTH: 100'
- MINIMUM LOT SIZE: 9,900 SF
- AVERAGE LOT SIZE PROVIDED: 116,000 SF
- PROPOSED NUMBER OF PHASES: 1
- NO OPEN SPACE IS PROPOSED TO BE DEDICATED TO THE CITY.
- ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE. FLOOD ZONES AND STEEP SLOPES ARE SHOWN.
- SEE PUE AND SETBACK DETAIL FOR SETBACK REQUIREMENTS.

**.38 UNITS PER ACRE  
TOTAL ACREAGE 34.13**

### OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN.

### LEGAL DESCRIPTION:

**SURVEY DESCRIPTION**  
 A portion of the SE 1/4 & the NE 1/4 of Section 6, Township, Township 10 North, Range 1 East, Salt Lake Base & Meridian, located in Hyrum, Utah, more particularly described as follows:  
 Beginning at a point on the westerly bank of the Wellsville East Field Canal located N89°44'00"W along the Section line 1,176.56 feet and North 1,804.04 feet from the Southeast Corner of Section 6, T10N, R1E, S.L.B.&M.; thence along an old wire fence line, and extension thereof, the following 4 (four) courses and distances: N86°09'00"W 64.50 feet; thence N88°36'00"W 283.50 feet; thence N88°31'00"W 247.50 feet; thence N89°02'30"W 859.82 feet; thence N0°20'21"E (plat: N0°19'53"E) 1,198.26 feet along the extension of, and along the easterly line of Agricultural Remainder B, OF K & K WELDING Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder's Office; thence S89°48'08"E (plat: S89°48'24"E) 565.74 feet to the westerly bank of said Wellsville East Field Canal; thence along said westerly bank the following 6 (six) courses and distances: S41°41'00"E 34.00 feet; thence S51°00'00"E 82.00 feet; thence S42°25'00"E 120.30 feet; thence along the arc of a 45.00 foot radius curve to the left 61.98 feet through a central angle of 78°55'00" (chord: S81°52'30"E 57.20 feet); thence N58°40'00"E 88.00 feet; thence N68°54'00"E 47.80 feet to the westerly line of that Real Property recorded in Deed Book 2052 Page 1295 of the Official Records of Cache County; thence along said deed the following 8 (eight) courses and distances: S26°13'07"E 174.00 feet; thence S43°43'03"E 63.90 feet; thence S45°31'36"E 51.16 feet; thence S43°59'25"E 84.98 feet; thence S37°34'46"E 69.24 feet; thence S31°11'55"E 48.78 feet; thence S21°39'20"E 88.61 feet; thence N84°35'01"E 130.87 feet to the westerly bank of said Canal; thence along said westerly bank the following 11 (eleven) courses and distances: thence S20°25'00"E 43.00 feet; thence S38°44'00"E 103.00 feet; thence S37°34'00"E 99.00 feet; thence S31°11'00"E 48.00 feet; thence S22°10'00"E 59.47 feet; thence along the arc of a 120.00 foot radius curve to the right 75.26 feet through a central angle of 35°56'00" (chord: S4°12'00"E 74.03 feet); thence S13°46'00"W 25.90 feet; thence along the arc of an 80.00 foot radius curve to the right 56.46 feet through a central angle of 40°26'00" (chord: S33°59'00"W 55.29 feet); thence S54°12'00"W 123.15 feet; thence along the arc of a 70.00 foot radius curve to the left 132.19 feet through a central angle of 108°12'00" (chord: S0°06'00"W 113.41 feet); thence S54°00'00"E 44.22 feet to the point of beginning.

Contains: 34.13+/- acres

IT SEEMS THERE IS SOME KIND OF ROAD HERE. WHAT EASEMENT WILL BE PROVIDED?

WHAT IS HAPPENING WITH THE OWNERSHIP OF THESE PORTIONS OF THE LAND. LEGAL DESCRIPTION SHOULD ENCOMPASS ALL LAND OWNED BY THE DEVELOPER.

DEVIATIONS FROM CODE:  
ROAD SHOULD PROVIDE CONNECTIVITY TO NORTH. THIS WOULD ELIMINATE THE CUL-DE-SAC BUT STILL REQUIRE A TURNAROUND.

IS THERE A REASON THAT SWALES ARE NEEDED FOR RETENTION RATHER THAN A BASIN/POND?

CITY CODE REQUIRES 30" CURB AND GUTTER. ORIGINAL CONCEPT PLAN ALLOWED EXCEPTION TO CURB AND GUTTER. ROAD DEPARTMENT HAS EXPRESSED CONCERN OVER LACK OF CURB DURING SNOW REMOVAL.

WHAT CC&R'S ARE TO BE ASSOCIATED WITH THIS NEIGHBORHOOD?

APPROXIMATE ADDRESS IS 900 W 85 SOUTH

**SAVAGE SUBDIVISION**  
3100 SOUTH 1200 WEST  
HYRUM, UTAH 84319

MARK	DATE	DESCRIPTION

**PLANNING COMMISSION CHAIRMAN APPROVAL**  
 PRESENTED TO THE HYRUM CITY PLANNING COMMISSION CHAIRMAN THIS DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.  
 PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

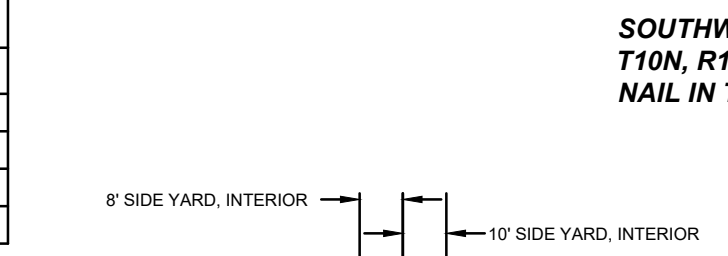
**MAYOR'S APPROVAL AND ACCEPTANCE**  
 PRESENTED TO THE HYRUM CITY MAYOR THIS DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

**CULINARY WATER & SANITARY SEWER AUTHORITY**  
 PLAT APPROVED BY HYRUM CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.  
 CULINARY WATER & SANITARY SEWER AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

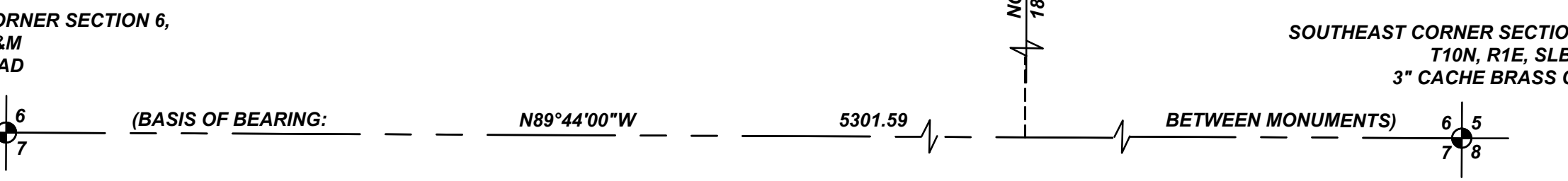
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

Line #	Length	Direction
L1	64.50	N86°09'00.00"W
L2	34.00	S41°41'00.00"E
L3	82.00	S51°00'00.00"E
L4	88.00	N58°40'00.00"E
L5	47.80	N68°54'00.00"E
L6	63.90	S43°43'03.00"E
L7	51.16	S45°31'36.00"E
L8	84.98	S43°59'25.00"E
L9	69.24	S37°34'46.00"E
L10	48.79	S31°11'55.00"E
L11	88.61	S21°39'20.00"E
L12	43.00	S20°25'00.00"E
L13	99.00	S37°34'00.00"E
L14	48.00	S31°11'00.00"E
L15	59.47	S22°10'00.00"E
L16	25.90	S13°46'00.00"W
L17	123.15	S54°12'00.00"W
L18	44.22	S54°00'00.00"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	61.98	45.00	378°55'00"	S81°52'30"E	57.20
C2	75.26	120.00	335°56'00"	S4°12'00"E	74.03
C3	56.46	80.00	340°26'00"	S33°59'00"W	55.29
C4	132.19	70.00	108°12'00"	S0°06'00"W	113.41



PUE & SETBACK DETAIL NOT TO SCALE



WHAT IS YOUR BENCHMARK AND DATUM?

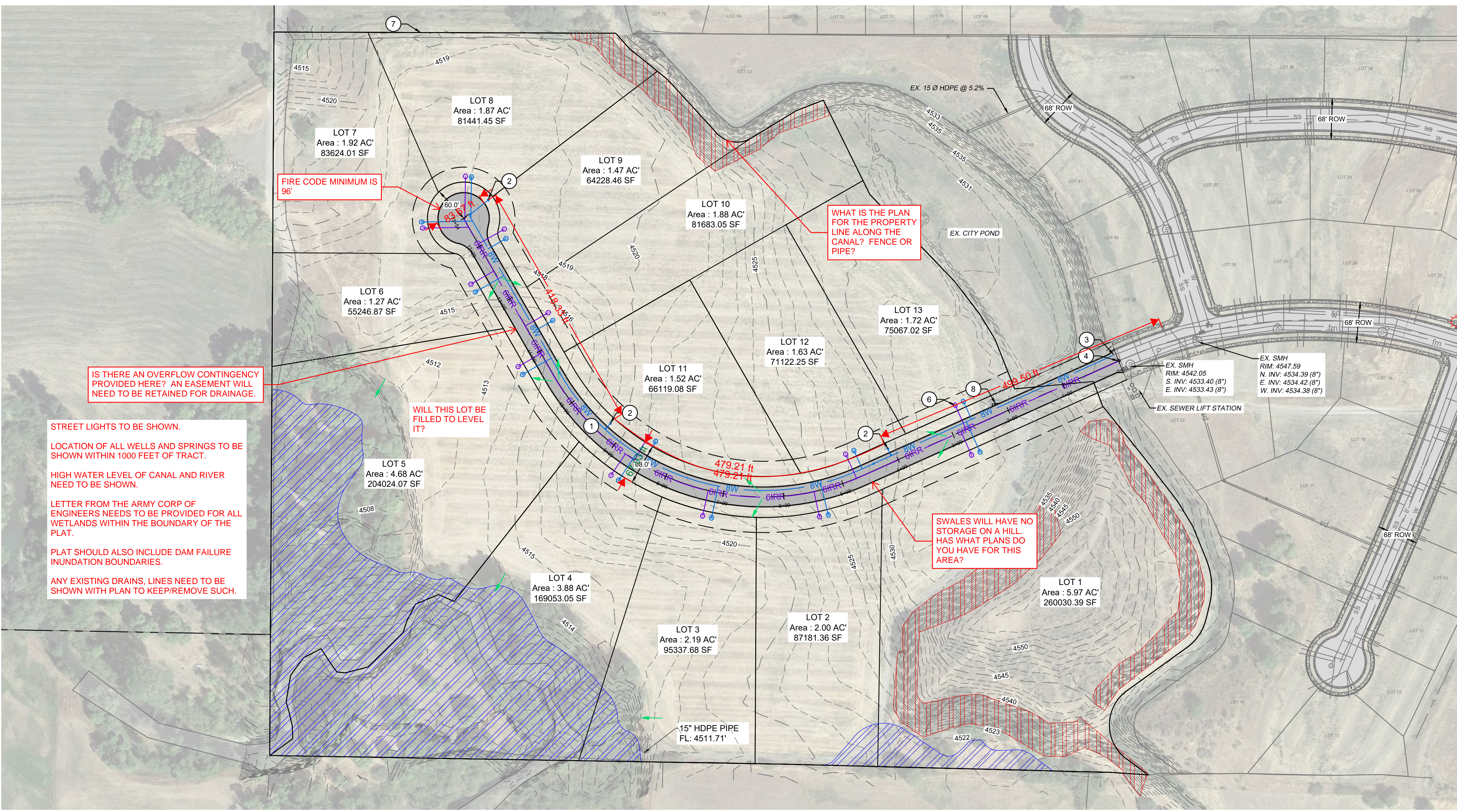
**ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**DESIGN ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.  
 DESIGN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATE**  
 I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



- 1. SITE SHEET KEY NOTES: PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
2. PROPOSED 68' ROW. SEE DETAIL ON THIS SHEET
3. FIRE HYDRANT ASSEMBLY PER CITY STANDARD
4. TIE INTO EXISTING WATER LINE STUB
5. TIE INTO EXISTING IRRIGATION LINE STUB
6. WATER SERVICE/METER PER CITY STANDARD
7. IRRIGATION SERVICE PER CITY STANDARD
8. EXISTING 4" WIRE FENCE
9. REMOVE/ABANDON EXISTING BUILDING

SEWER NARRATIVE:
1. LOTS 1-12 WILL HAVE PRIVATE SEPTIC SEWER SYSTEMS
1-137
STORMWATER NARRATIVE:
1. STORM WATER DESIGN CONFORMS TO PUBLISHED CACHE VALLEY STORM WATER DESIGN STANDARDS
2. DESIGN STORM: 100 YEAR
RETENTION REQUIRED = 15,526 CF
RETENTION PROVIDED IN SWALES = 17,723 CF
APPROXIMATELY 6.18 AC OF THE SUBDIVISION WILL DISCHARGE DIRECTLY INTO LITTLE BEAR RIVER. ALL REMAINING STORM WATER WILL BE DIRECTED TO SWALES IN THE PARK STRIP TO BE RETAINED TO INFILTRATE INTO THE GROUND.

STORMWATER FLOW ARROW

Project: Savage Subdivision
Date: 11-Jan-21
Location: Cache, Utah
Method: Rational

Table with 4 columns: Condition, Area (acres), Runoff Coefficient, Weighted Area. Rows include Impervious (rooftops, driveways, asphalt, concrete) and Pervious (Open space/landscaping)\*\*.

Design Storm: 100
Max Discharge = Swale Discharge Rate: 6.83 cfs

Table titled 'SWALE RETENTION w/ PERCOLATION AS RELEASE' with columns for Duration (min), Intensity (in/hr), Pre-Dev. Runoff (cfs), Post-Dev. Runoff (cfs), Total Allow. Discharge (CF), and Detention Storage Req'd (CF). Includes a note for Required Storage Volume: 15,526 Cubic Feet.

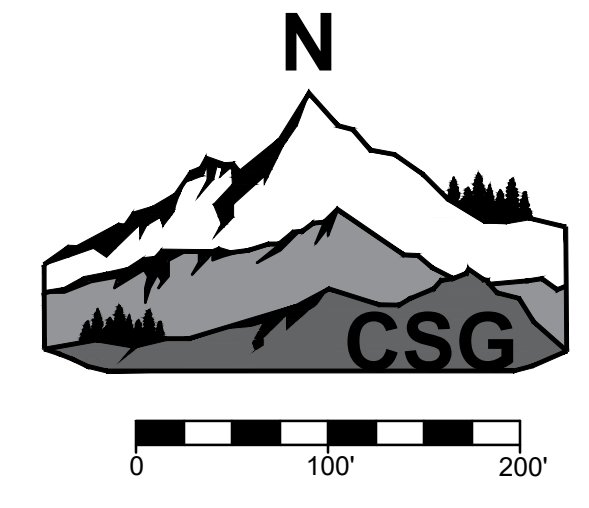
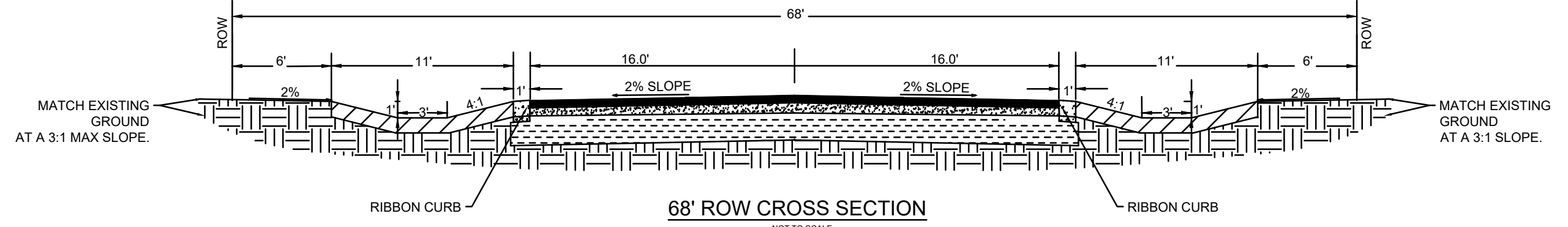
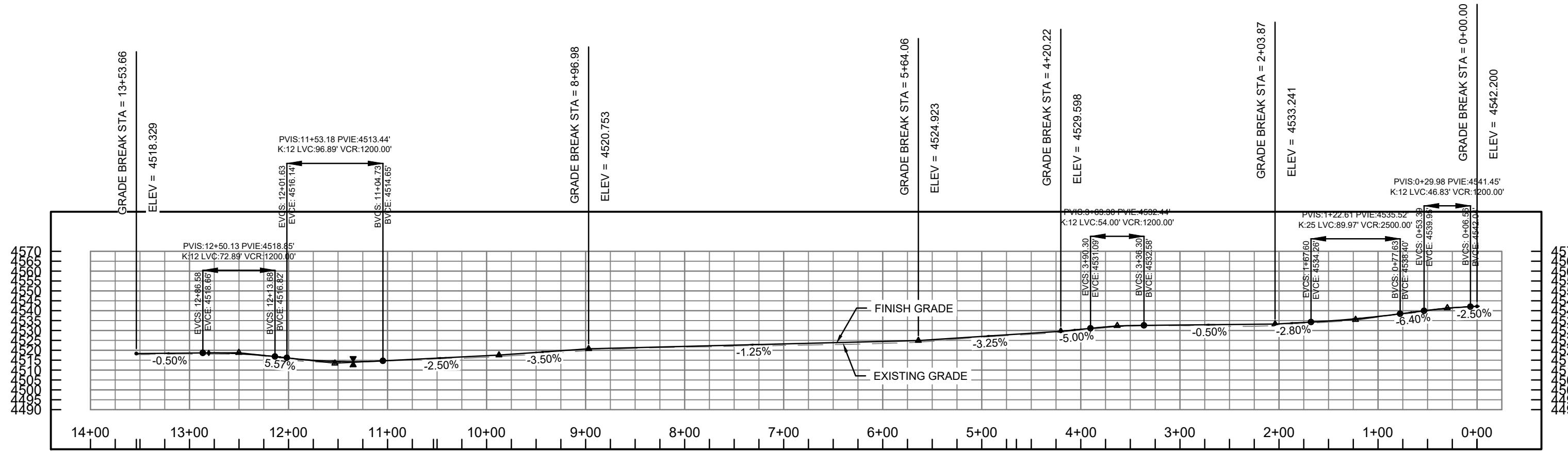
\*Per USDA Soil Survey, native soil is composed of SVA-Steed Gravelly Loam, which should yield an infiltration rate greater than 6 min/in, which is the equivalent of 0.2 cfs/acre.
\*\*These stormwater calculations include the entire 34.13 acres of the subdivision; however, approximately 6.18 acres of the subdivision will discharge directly into the Little Bear River.

- IS THERE AN OVERFLOW CONTINGENCY PROVIDED HERE? AN EASEMENT WILL NEED TO BE RETAINED FOR DRAINAGE.
STREET LIGHTS TO BE SHOWN.
LOCATION OF ALL WELLS AND SPRINGS TO BE SHOWN WITHIN 1000 FEET OF TRACT.
HIGH WATER LEVEL OF CANAL AND RIVER NEED TO BE SHOWN.
LETTER FROM THE ARMY CORP OF ENGINEERS NEEDS TO BE PROVIDED FOR ALL WETLANDS WITHIN THE BOUNDARY OF THE PLAT.
PLAT SHOULD ALSO INCLUDE DAM FAILURE INUNDATION BOUNDARIES.
ANY EXISTING DRAINS, LINES NEED TO BE SHOWN WITH PLAN TO KEEP/REMOVE SUCH.

WHAT IS THE PLAN FOR THE PROPERTY LINE ALONG THE CANAL? FENCE OR PIPE?

SWALES WILL HAVE NO STORAGE ON A HILL. HAS WHAT PLANS DO YOU HAVE FOR THIS AREA?

PRELIMINARY SAVAGE LANE CENTERLINE PROFILE

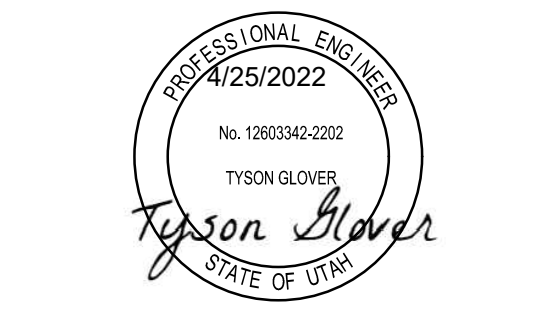


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SAVAGE SUBDIVISION
3100 SOUTH 1200 WEST
HYRUM, UTAH 84319
Section 6, Township 10 North, Range 1 East,
Salt Lake Base & Meridian

MARK: DATE: DESCRIPTION: table with 3 columns and multiple rows.

PROJECT #: 21-260
DRAWN BY: H. BARTH
PROJECT MANAGER: T. GLOVER
ISSUED: 4/25/2022



PRELIMINARY CIVIL PLAN

C200