

ORDINANCE 25-01

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits, including the establishment of zones, the boundaries of which are shown on the Zoning Map of Hyrum City; and

WHEREAS, Section 17.08.150 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, including the Zoning Map, to be amended by the City Council following ten days' notice and a public hearing held by the Hyrum City Planning Commission; and

WHEREAS, Colter and Shantel Leishman is requesting a rezone of a portion of their property located at 165 East 200 North; and

WHEREAS, the parcel of property is 2.55 acres and is currently zoned Residential Agricultural (R-A); and

WHEREAS, Colter and Shantel Leishman's are requesting to rezone .69 acres to Single Family Residential (R-2) and the remaining 1.86 acre to Light Manufacturing (M-1); and

WHEREAS, the City Council, upon the recommendation of the Planning Commission, has determined there is a need to revise the Zoning Map of Hyrum City, Utah.

NOW, THEREFORE, following a public hearing by the Planning Commission on December 12, 2024 as required by Section 17.08.150, the Hyrum City Council hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING THE ZONING MAP OF HYRUM CITY, UTAH BY REZONING PROPERTY FROM RESIDENTIAL AGRICULTURAL (R-A) TO 1.86 ACRES LIGHT MANUFACTURING M-1, AND .69 ACRES TO SINGLE FAMILY RESIDENTIAL R-2 (COLTER AND SHANTEL LEISHMAN PROPERTY TAX ID #01-005-0009 LOCATED AT APPROXIMATELY 165 EAST 200 NORTH).

BE IT ORDAINED by the City Council of Hyrum City, Cache County, State of Utah, as follows:

1. ZONING CHANGE. The following described real property located in Hyrum City, Cache County, Utah which is currently zoned Residential Agricultural (R-A), is hereby rezoned to Manufacturing (M-1):

PARCEL 01-005-0003 - INDUSTRIAL PARCEL (M-1)

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF BLOCK 10, PLAT "C", HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 10 A DISTANCE OF 89.92 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 122.00 FEET; THENCE NORTH 88°11'03" WEST, A DISTANCE OF 247.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 122.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 93.46 FEET TO THE WEST BANK OF THE HYRUM CANAL; THENCE RUNNING ALONG SAID WEST BANK THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 04°48'22" WEST, A DISTANCE OF 8.05 FEET; (2) NORTH 19°54'50" WEST, A DISTANCE OF 18.69 FEET; (3) NORTH 09°51'10" WEST, A DISTANCE OF 14.76 FEET; (4) NORTH 00°40'06" WEST, A DISTANCE OF 28.63 FEET; (5) NORTH 07°39'10" EAST, A DISTANCE OF 43.30 FEET; (6) NORTH 21°12'15" WEST, A DISTANCE OF 10.02 FEET; (7) NORTH 28°27'51" WEST, A DISTANCE OF 23.60 FEET; (8) NORTH 17°50'49" WEST, A DISTANCE OF 27.13 FEET; (9) NORTH 06°30'46" EAST, A DISTANCE OF 36.32 FEET; (10) NORTH 30°40'28" EAST, A DISTANCE OF 23.73 FEET; (11) NORTH 20°48'10" EAST, A DISTANCE OF 27.13 FEET TO AN EXISTING BOUNDARY LINE AGREEMENT ENTRY NO. 1205452; THENCE NORTH 88°25'27" WEST, ALONG SAID BOUNDARY LINE AGREEMENT AND NORTH LINE OF THE KIM NIELSEN "MINI" SUBDIVISION A DISTANCE OF 218.55 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 10; THENCE NORTH 02°02'15" EAST, ALONG SAID WEST LINE A DISTANCE OF 220.89 FEET TO BOUNDARY LINE AGREEMENT ENTRY NO. 1216934; THENCE SOUTH 88°36'58" EAST, ALONG SAID BOUNDARY LINE AGREEMENT A DISTANCE OF 308.23 FEET; THENCE SOUTH 02°03'04" WEST, A DISTANCE OF 7.53 FEET; THENCE SOUTH 88°36'58" EAST, A DISTANCE OF 186.79 FEET; THENCE SOUTH 02°03'32" WEST, A DISTANCE OF 34.48 FEET; THENCE SOUTH 88°35'04" EAST, A DISTANCE OF 165.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 10; THENCE SOUTH 02°03'57" WEST, ALONG SAID EAST LINE A DISTANCE OF 432.15 FEET TO THE POINT OF BEGINNING. CONTAINING 5.05 ACRES.

2. ZONING CHANGE. The following described real property located in Hyrum City, Cache County, Utah which is currently zoned Residential Agricultural (R-A), is hereby rezoned to Single Family Residential (R-2):

PARCEL 01-005-0009 - RESIDENTIAL PARCEL (R-2)

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

2. ZONING MAP AMENDMENT. The Zoning Map of Hyrum City is hereby amended to reflect the changes authorized herein.

3. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

4. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance, the zoning map, or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

5. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

6. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 16<sup>th</sup> day of January, 2025.

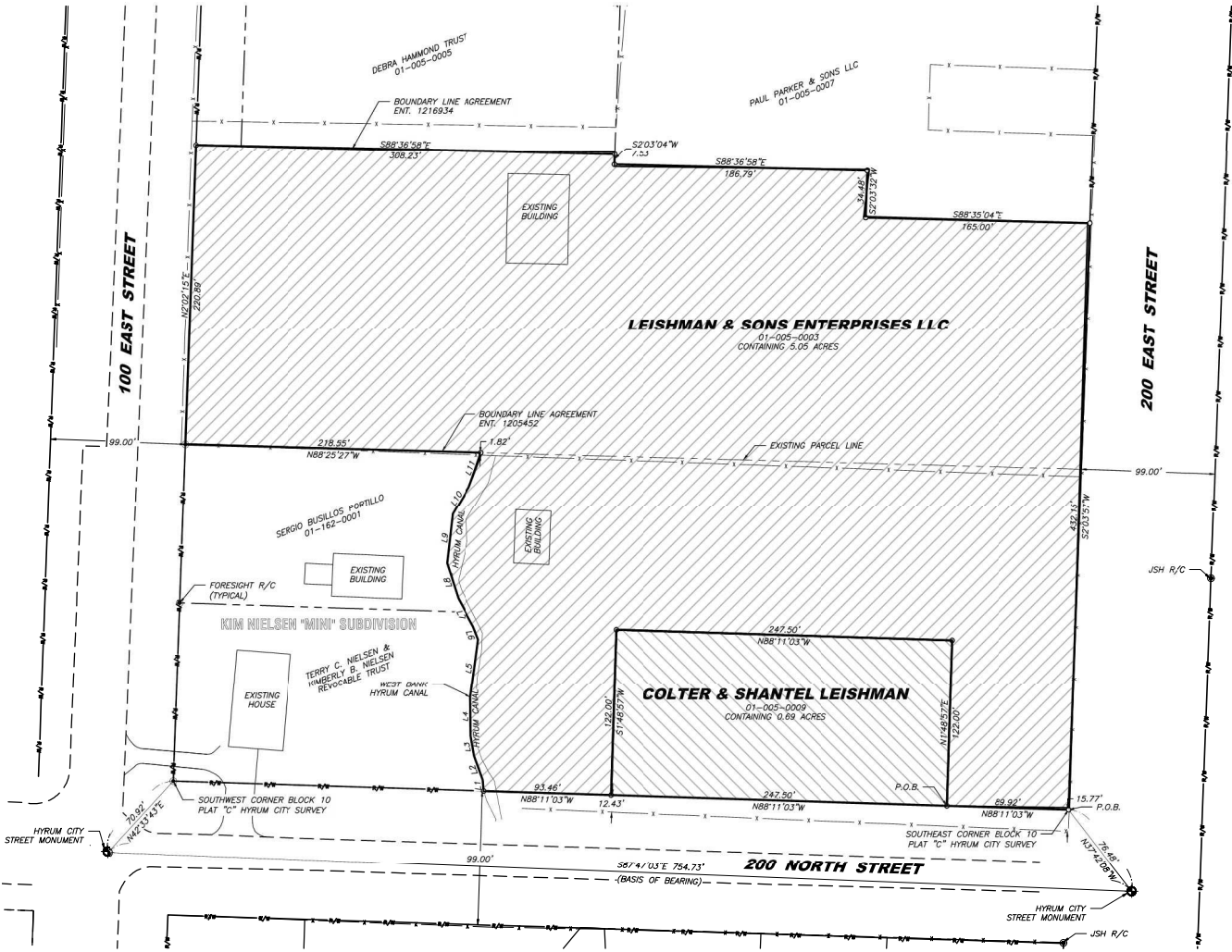
HYRUM CITY

BY: \_\_\_\_\_  
Stephanie Miller  
Mayor

ATTEST:

\_\_\_\_\_  
Stephanie Fricke  
City Recorder

Posted: \_\_\_\_\_



October 21, 2024

GRAPHIC SCALE



PROPOSED ZONING M-1



PROPOSED ZONING R-2

**ADJUSTED PARCEL DESCRIPTIONS**

**PARCEL 01-005-0003**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF BLOCK 10, PLAT "C," HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 10 A DISTANCE OF 89.92 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 122.00 FEET; THENCE NORTH 88°11'03" WEST, A DISTANCE OF 247.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 122.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 93.48 FEET TO THE WEST BANK OF THE HYRUM CANAL; THENCE RUNNING ALONG SAID WEST BANK THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 04°40'22" WEST, A DISTANCE OF 8.05 FEET; (2) NORTH 19°54'50" WEST, A DISTANCE OF 18.69 FEET; (3) NORTH 09°51'10" WEST, A DISTANCE OF 14.76 FEET; (4) NORTH 00°40'06" WEST, A DISTANCE OF 28.63 FEET; (5) NORTH 07°39'10" EAST, A DISTANCE OF 43.30 FEET; (6) NORTH 01°12'16" WEST, A DISTANCE OF 10.02 FEET; (7) NORTH 28°27'51" WEST, A DISTANCE OF 23.60 FEET; (8) NORTH 17°50'49" WEST, A DISTANCE OF 27.13 FEET; (9) NORTH 06°30'46" EAST, A DISTANCE OF 36.32 FEET; (10) NORTH 30°40'28" EAST, A DISTANCE OF 23.73 FEET; (11) NORTH 20°48'10" EAST, A DISTANCE OF 27.13 FEET TO AN EXISTING BOUNDARY LINE AGREEMENT ENTRY NO. 1205452; THENCE NORTH 88°25'27" WEST, ALONG SAID BOUNDARY LINE AGREEMENT AND NORTH LINE OF OF THE KIM NIELSEN "MINI" SUBDIVISION A DISTANCE OF 218.55 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 10; THENCE NORTH 02°02'15" EAST, ALONG SAID WEST LINE A DISTANCE OF 220.89 FEET TO BOUNDARY LINE AGREEMENT ENTRY NO. 1218934; THENCE SOUTH 88°36'58" EAST, ALONG SAID BOUNDARY LINE AGREEMENT A DISTANCE OF 308.23 FEET; THENCE SOUTH 02°03'04" WEST, A DISTANCE OF 73.53 FEET; THENCE SOUTH 88°36'58" EAST, A DISTANCE OF 186.79 FEET; THENCE SOUTH 02°03'32" WEST, A DISTANCE OF 34.48 FEET; THENCE SOUTH 88°35'04" EAST, A DISTANCE OF 165.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 10; THENCE SOUTH 02°03'57" WEST, ALONG SAID EAST LINE A DISTANCE OF 432.15 FEET TO THE POINT OF BEGINNING. CONTAINING 5.05 ACRES.

**PARCEL 01-005-0008**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF BLOCK 10, PLAT "C," HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 10 LOCATED NORTH 88°11'03" WEST, A DISTANCE OF 89.92 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 247.50 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 122.00 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 247.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.69 ACRES.

| Parcel Line Table |        |               |
|-------------------|--------|---------------|
| Line #            | Length | Direction     |
| L1                | 8.05   | N4° 48' 22"W  |
| L2                | 18.69  | N19° 54' 50"W |
| L3                | 14.76  | N0° 51' 10"W  |
| L4                | 28.63  | N0° 40' 06"W  |
| L5                | 43.30  | N7° 39' 10"E  |
| L6                | 10.02  | N21° 12' 15"W |

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

- LEGEND:**
- PROPERTY LINE
  - - - ADJACENT PROPERTY
  - - - RIGHT-OF-WAY LINE
  - - - FENCE LINE
  - - - EDGE OF PAVEMENT
  - FOUND REBAR
  - HYRUM CITY STREET MONUMENT
  - SET 3/4" REBAR W/CAP

**SURVEY CERTIFICATE**

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5122681 as prescribed by the Laws of the State of Utah, and that I have made and/or supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.



**SURVEY NARRATIVE**

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

| No. | Date | By |
|-----|------|----|
|     |      |    |
|     |      |    |
|     |      |    |
|     |      |    |
|     |      |    |

**FORESIGHT LAND SURVEYING**  
 2005 North 600 West Logan, Utah  
 435-755-1910

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

|             |             |
|-------------|-------------|
| Job Number: | 24-002      |
| Drawn By:   | JH          |
| Date:       | 10/21/2024  |
| Scale:      | 1"=40'      |
| File:       | 24-0026.rvt |