

**CURTIS KNIGHT – PETITION FOR REZONE**  
**350 EAST 300 NORTH**  
**PLANNING COMMISSION MEETING**  
**DECEMBER 14, 2023**

Summary: Curtis Knight is seeking to rezone Parcel 01-007-0011 located at approximately 350 East 300 North. The nine-acre parcel is currently zoned as residential agricultural (R-A).

ZONING: R-A Residential Agricultural

UTILITIES:

Power:

Culinary:

Sewer:

Irrigation:

PARKING & ROADS: 300 North is a two-lane paved road that is listed as a secondary arterial.

NOTES:

This is a legislative action.

The nearest residential structure is over 500 feet away from the boundary of the lot in question.

All permitted uses become an option to the new zone.

Consideration should be given to how this will fit with the new general plan.

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



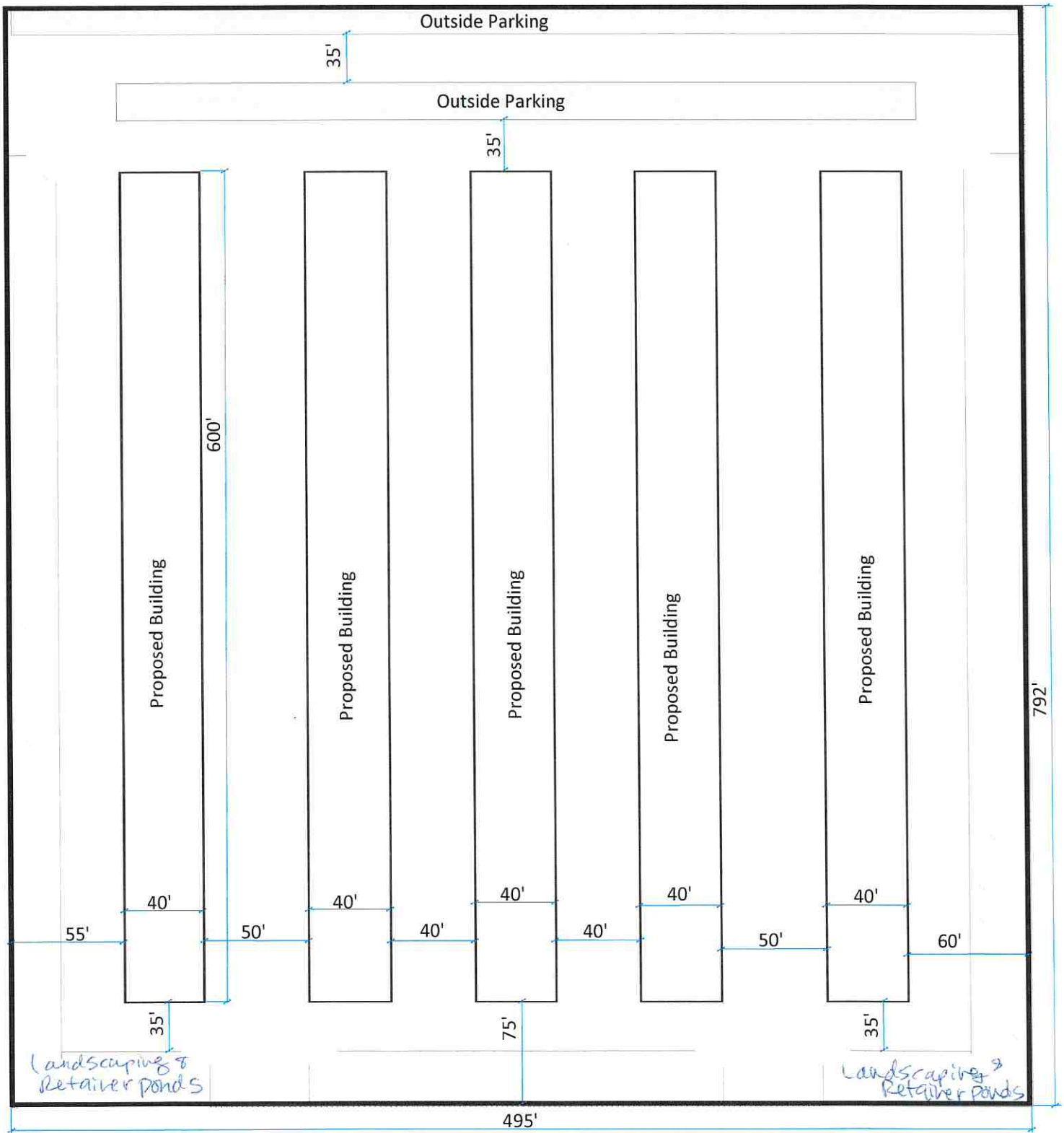
## New Zoning request



The property is currently zoned for agricultural residential. This is meant for single family dwellings, public schools, parks, churches, farm buildings and residential facilities. We are proposing this zone be changed to industrial which is meant for auto repair, kennels, light manufacturing, paint shops, storage units, commercial warehouses, office buildings, public structures and communication facilities.

We would like to work with the city and however they plan to develop in the future. We are seeking an industrial zone change primarily to accommodate businesses such as storage units in our community. In Hyrum, we have observed a growing demand for industrial services, ranging from light to heavy industry. By making this change, we aim to address this need and foster the area's development. Our goal is to support our families and children relocating here by providing essential services and contributing to the region's businesses. We think changing to an industrial zone makes sense. Nearby properties are already busy with industry. Living close to busy areas isn't ideal, so storage units, with less traffic, would be best for transitioning and will give a great buffer zone. A single family residential dwelling averages 9 in and outs per day "visits", our Logan units had 824 units along with 109 outside units that averaged 9 in and outs per day after construction was complete. To the east of our property there is a retail commercial business, and industrial to the west. This change helps create a more peaceful living environment, putting industry where it fits best.

Curtis Knight  
Cur Knight  
11-22-23



THIS IS NOT A SITE PLAN APPROVAL FOR STORAGE UNITS. A SITE PLAN WILL NEED TO BE A SEPARATE APPLICATION IF THE ZONE CHANGE IS APPROVED BY CITY COUNCIL.

ROAD RIGHT OF WAY WILL NEED TO BE PRESERVED ON THE SOUTH SIDE OF THE PROPERTY FOR 200 NORTH. BUILDING LAYOUTS WOULD NEED TO CHANGE TO MEET ZONING REQUIREMENTS WHERE THE BACK OF THE BUILDING FACES THE STREET.

Chris Knight  
11/22/2023

**17.38.010 Use Regulations**

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

A. Permitted uses:

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

B. Permitted Accessory Uses:

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

C. Conditional Uses:

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

(Ord. 08-14; 09-04)

**17.48.020 Use Regulations**

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

A. Permitted uses:

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

B. Permitted accessory uses:

1. Combustible and flammable liquids over 500 gallons

C. Conditional uses:

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

HISTORY

Amended by Ord. 16-06 on 8/18/2016