

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 2.69 acres and is currently zoned Residential Agricultural (R-A); and

WHEREAS, Colter and Shantel Leishman's are requesting to rezone .96 acres to Single Family Residential (R-2) and the remaining 1.73 acres 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 1.73 ACRES LIGHT MANUFACTURING M-1, AND .96 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):

A PORTION OF PARCEL 01-005-0009 - 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; RUNNING 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 120.00 FEET; THENCE NORTH 88°11'03" WEST, A DISTANCE OF 352.25 FEET TO A POINT ON THE WEST BANK OF THE HYRUM CANAL; THENCE RUNNING ALONG SAID WEST BANK THE FOLLOWING SIX (6) COURSES: (1) NORTH 21°12'15" WEST, A DISTANCE OF 0.78 FEET; (2) NORTH 28°27'51" WEST, A DISTANCE OF 23.60 FEET; (3) NORTH 17°50'49" WEST, A DISTANCE OF 27.13 FEET; (4) NORTH 06°30'46" EAST, A DISTANCE OF 36.32 FEET; (5) NORTH 30°40'28" EAST, A DISTANCE OF 23.73 FEET; (6) NORTH 20°48'10" EAST, A DISTANCE OF 27.13 FEET TO AN EXISTING BOUNDARY LINE AGREEMENT ENTRY NO. 1205452; THENCE SOUTH 88°25'27" EAST, ALONG SAID BOUNDARY LINE AGREEMENT A DISTANCE OF 441.35 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 251.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.73 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):

A PORTION OF 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; RUNNING THENCE NORTH 88°11'03" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 340.96 FEET TO THE WEST BANK OF THE HYRUM CANAL ; THENCE RUNNING ALONG SAID WEST BANK THE FOLLOWING SIX (6) 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 9.23 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 352.25 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.96 ACRES.

2. 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 tabled by the Hyrum City Council this 11th day of February, 2025.

HYRUM CITY

BY: _____
Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Posted: _____