



**PLANNING COMMISSION  
STAFF EVALUATION  
FIRST REVIEW**

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**APPLICATION NO:** 25-008A  
**APPLICANT:** Stockyard Mini Subdivision  
**PROPERTY OWNER:** Colter & Shantel Leishman  
**PROPERTY ADDRESS:** Approximately 141 East 200 North  
**PARCEL NUMBER:** 01-005-0009  
**PARCEL AREA:** 0.96 acres  
**ZONE:** Residential Zone R-2  
**DATE:** March 6, 2025

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**PLANNING COMMISSION MEETING:** March 13, 2025  
**PLANNING COMMISSION ROLE:** Recommending Body to the Zoning Administrator  
**APPLICATION TYPE:** Mini Subdivision

**NATURE OF REQUEST:**  
Permitted Use: Single Family Dwelling Mini Subdivision

**CURRENT ZONING DISTRICT:** R-2  
In this zone the minimum lot size is 9,900 square feet for a single-family dwelling.

**OVERVIEW:**  
The applicant desires to subdivide a recently created 0.96-acre parcel into three (3) single-family dwelling-unit lots. Each lot has been reviewed and determined to qualify the minimum lot area, frontage, and yard regulations.

**UTILITIES:** Water, Irrigation, Sewer and Power are available to the Mini Subdivision

**STAFF COMMENTS:**

**Planning and Zoning:**

1. Staff supports this application.

**Engineering:**

1. See attached Plat for comments.

**Fire Department:**

1. No concerns.

**Parks Department:**

1. No comments or concerns.

**Power Department:**

1. Work with Power & Light on design.
2. Consult Hyrum City Electrical Standards.
3. All fees to be paid before power energized.

**Road / Stormwater Department:**

1. Staff would like to state that any concrete driveways cannot come to the roadway. Only asphalt or road base is allowed in the city right of way.
2. No current comments on stormwater.

**Sewer Department:**

1. All construction specific to sanitary sewer shall comply with Hyrum City Code Title 13 Public Services, and Hyrum City Design Standards and Construction Specifications.

**Water / Irrigation Department:**

1. Lot 1 already has existing water and irrigation hookups. Impact fees for these services on this lot will not be charged.
  2. Lots 2 and 3 will need to pay impact fees.
  3. All 3 lots will also need to pay connection fees.
  4. Staff would like to see the old existing water services replaced with Polly.
  5. Please make sure meters and irrigation are not located in the driveways.
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**PLANNING COMMISSION RESPONSIBILITY:**

1. The Planning Commission shall review the Mini Subdivision Plat for compliance with zoning and all other city ordinances and receiving recommendations from Staff.
2. The Planning Commission should have a thorough discussion of the Mini Subdivision Plat and staff comments; and make a recommendation for approval, approval with conditions, or denial, and will provide its recommendations to the subdivider and Zoning Administrator.
3. The Planning Commission is a recommending body to the Zoning Administrator and should be specific in their motion to the Zoning Administrator.

**STAFF RECOMMENDATION:**

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the Zoning Administrator.

**STIPULATIONS:**

1. The Hyrum City Council has designated the Zoning Administrator to grant approval, after Planning Commission approval.
2. The Applicant will address staff comments and Planning Commission recommendations and return a corrected copy to the Zoning Administrator.

**FINDINGS OF FACT:**

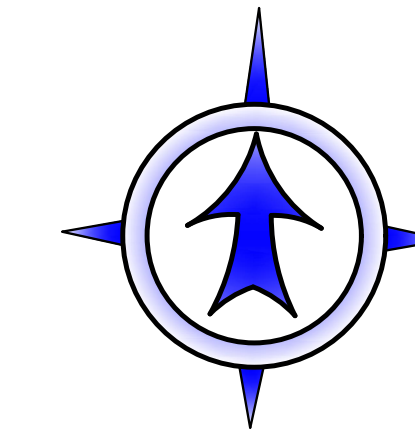
1. The property is located in the Residential R-2 Zone.
  2. A Mini Subdivision is a permitted use in the Residential R-2 Zone.
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**ATTACHMENTS:**

1. Stockyard Mini Subdivision

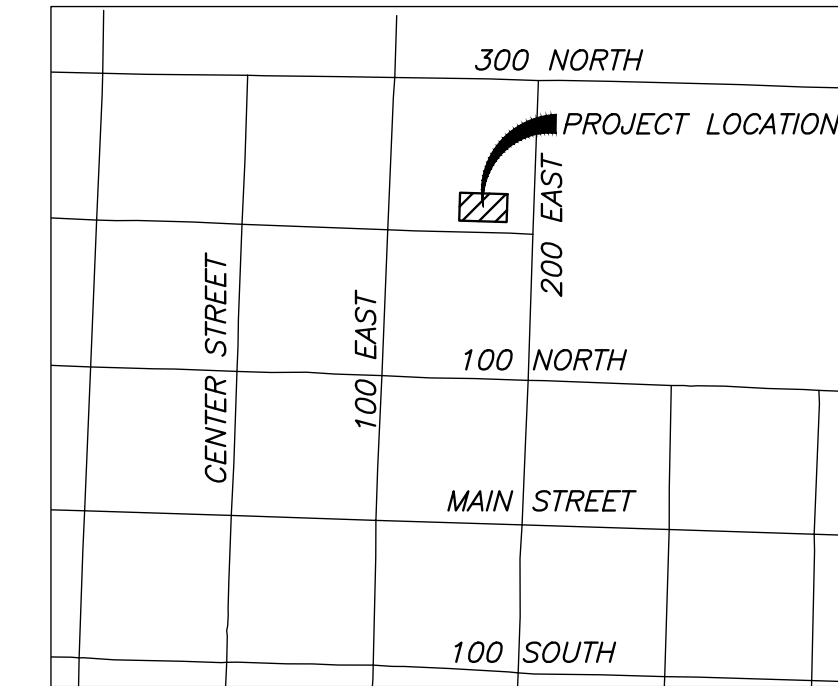
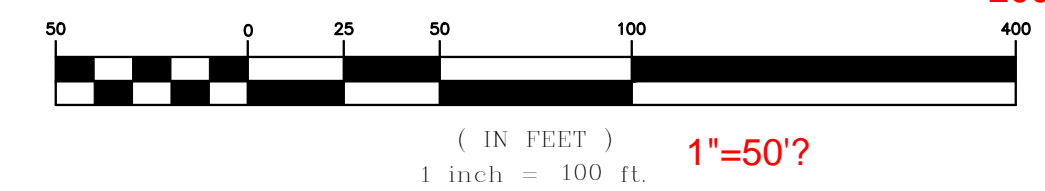
# STOCKYARD "MINI" SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M. NIBLEY, CACHE COUNTY, UTAH



January 20, 2025

GRAPHIC SCALE

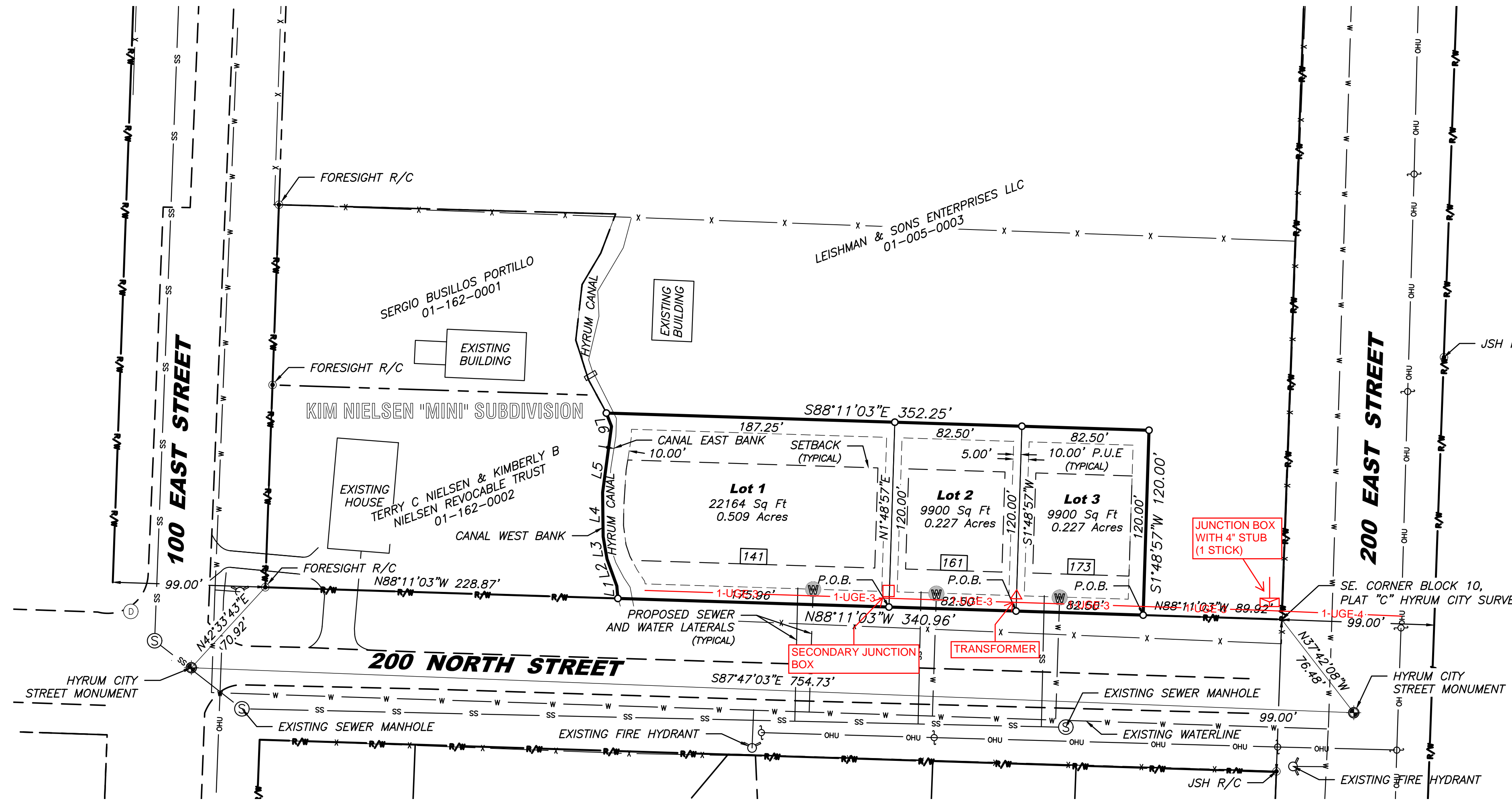


Vicinity Map  
Hyrum, Utah

### LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PROPERTY LINE
- - - PUBLIC UTILITY EASEMENT
- X FENCE LINE
- - - EDGE OF PAVEMENT
- W W WATER LINE
- SS SEWER LINE
- OHU OVERHEAD UTILITY
- LOT ADDRESS
- UTILITY POLE
- PROPOSED WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- FOUND REBAR
- STREET MONUMENT
- SET 3% REBAR W/CAP

PLAT NEEDS TO SHOW INTENT TO EXTEND UTILITIES NEEDED FOR THE SUBDIVISION. THIS CAN JUST BE SHOWN AS AN UNDERGROUND ELECTRIC LINE. DETAILS TO LEFT INDICATES THE SIZE OF CONDUITS TO BE INSTALLED.



SUBDIVIDER NEED TO DEVELOP PLAN TO EXTEND POWER TO THE LOTS. SUBDIVIDER IS RESPONSIBLE TO EXTEND ANY UTILITIES NOT PRESENT. HCC 16.28.020(E)

Line #	Length	Direction
L1	8.05	N4° 48' 22"W
L2	18.69	N19° 54' 50"W
L3	14.76	N9° 51' 10"W
L4	28.63	N0° 40' 06"W
L5	43.30	N7° 39' 10"E
L6	9.23	N21° 12' 15"W

THE PURPOSE OF THIS PLAT WAS TO CREATE A 3 LOT SUBDIVISION ON PARCEL 01-005-0009

Record Owners: Colter & Shantel Leishman  
P.O. Box 154  
Hyrum, Utah 84319

### GENERAL NOTES:

- Enbridge Gas Utah approves this plat solely for the purpose of confirming that the plat contains public utility easements. Enbridge Gas Utah 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 Enbridge Gas Utah's right-of-way department at 1-800-366-5532.
- Builders will be responsible to provide underground conduit along 400 North Street for electrical service. THIS IS THE RESPONSIBILITY OF THE SUBDIVIDER. HCC 16.28.020(E)
- Two (2) street trees, having a minimum diameter of one and one half (1 1/2) inches, are required per lot. (Four (4) on corner lots).
- 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'

NEED NOTE FOR ANIMAL/FARM IMPACTS "THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK." ADD NOTE THAT LOT 1 ADDRESS MAY CHANGE BASED ON THE LOCATION OF THE STRUCTURE AT APPLICATION FOR A BUILDING PERMIT

### 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 \_\_\_\_\_
- ENBRIDGE GAS UTAH \_\_\_\_\_ DATE \_\_\_\_\_
- CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

### OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), TO HEREAFTER BE KNOWN AS STOCKYARD "MINI" SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

SIGN \_\_\_\_\_ TITLE (OWNER)  
SIGN \_\_\_\_\_ TITLE (OWNER)

### SURVEYOR'S CERTIFICATE

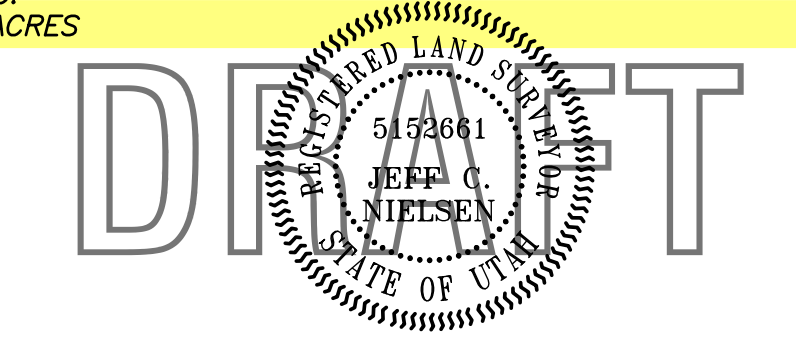
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: STOCKYARD "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

### Boundary Descriptions

**LOT 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 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 340.96 FEET TO A POINT ON THE WEST BANK OF THE HYRUM CANAL; THENCE RUNNING ALONG SAID WEST BANK OF THE HYRUM CANAL 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 0.963 ACRES.

**LOT 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 NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET LOCATED NORTH 88°11'03" WEST, A DISTANCE OF 254.92 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 10; THENCE NORTH 88°11'03" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 175.96 FEET TO A POINT ON THE WEST BANK OF THE HYRUM CANAL; THENCE RUNNING ALONG SAID WEST BANK OF THE HYRUM CANAL 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 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.509 ACRES.

**LOT 3**  
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 NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET 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 RIGHT-OF-WAY LINE A DISTANCE OF 82.50 FEET; THENCE NORTH 01°48'57" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 82.50 FEET; THENCE SOUTH 01°48'57" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.227 ACRES



### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF CACHE ) ss.  
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 THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT.

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. 2025, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. PRESENTED TO HYRUM CITY, THIS PLAT IS APPROVED AND ACCEPTED ON BEHALF OF THE HYRUM CITY COUNCIL.

MAYOR ZONING ADMINISTRATOR DATE

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: \_\_\_\_\_ CHAIRPERSON

### 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 \_\_\_\_\_, 2025.

DATE HYRUM CITY ATTORNEY

## Chapter 16.28

### MINI-SUBDIVISIONS

#### Sections:

- 16.28.010 Applicability
- 16.28.020 Submission requirement.
- 16.28.025 Fees.
- 16.28.030 Submission to Planning Commission.
- 16.28.040 Submission to City Council.
- 16.28.045 Recording of Plat.
- 16.28.050 Improperly Created Mini-subdivisions.

#### **16.28.010 Applicability**

The provisions of this article shall apply only to mini-subdivisions which involves dividing a parcel of land into three (3) or less lots, including the parent property, in which the subdivided lots are on a paved, dedicated City street. All other provisions of this title, including specifically the requirements for preparing and drawing the final plat, shall apply to mini-subdivisions.

- ✓ A. The subdivider shall first meet with the Zoning Administrator to determine if the proposal meets the requirements of a "mini-subdivision".
- ✓ B. The subdivision is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for streets (except for correcting property lines fronting City streets) or other public purposes.
- ✓ C. Each lot in the mini-subdivision shall meet the frontage and area requirements of the zoning ordinance or has been granted a variance from those requirements by the Administrative Appeals Hearing Officer. (Ord. 08-19)
- D. No residential building permit will be issued unless each lot has frontage on a paved, city-owned street.
- ✓ E. The parcel being divided has not had other lots separated from it within the past five years. If another lot or lots have been separated within that time, it or they will be counted as part of the current request.

#### **16.28.020 Submission requirement.**

The subdivider shall submit two (2) 11 inch X 17 inch plats, one (1) 24 X 36 inch plats and a PDF at 24 x 36 inches similar to a final plat drawing, drawn to scale to the Zoning Administrator. After review and any necessary corrections, the Zoning Administrator shall schedule the subdivision for

approval at least two weeks prior to a regularly scheduled meeting of the Planning Commission and the subdivider shall pay any associated mini-subdivision plan review fees. Copies of the plat will be distributed to the Planning Commission, and other City agencies as appropriate. The Zoning Administrator shall advise the developer of the date of the Planning Commission meeting for which he should seek an agenda appointment.

The subdivider shall submit a final plat prepared by a registered land surveyor and/or certified engineer (See 16.16) and shall include the following:

- ✓ A. The property boundaries of the proposed subdivision including any boundary line agreements;
- ✓ B. The name and address of the owner of the property to be divided, and proof of ownership (preliminary title report, recorded deed) or authority to act for the owner of the property to be divided (notarized letter from owner);
- ✓ C. The number of lots proposed and location of lots in relation to existing streets, sidewalks, and curb and gutter, addresses as obtained from Hyrum City;
- ✓ D. The approximate total acreage of development as well as size of individual lots. The metes and bounds description of each lot.
- E. The location of all utilities in relation to the individual lots and the necessity to provide utilities to each lot to meet development standards. Sewer and water lines are required to have a right-angle hookup between the house and the City system. If city utilities are not available to each proposed lot, the subdivider will develop plans and be responsible to extend the deficient utilities to the end of the lots as needed for future connection.
- ✓ F. The location of any unusual topographic features which may limit the way a lot can be used such as natural drainages, canals, rivers, abrupt changes in elevation, etc.
- ✓ G. Curbs, gutters, and sidewalks may be required in all subdivisions. Planning Commission shall compare neighboring properties, existing improvements nearby, and the potential runoff if gutter is installed.
- ✓ H. Two (2) street trees, having a minimum diameter of one and one half (1 ½) inches, are required per lot. (Four (4) on corner lots).
- ✓ I. The location of the front property line showing that it is in correlation with the City's street right of way. If there is a discrepancy, the developer must dedicate the appropriate footage for compliance to the City.
- ✓ J. Location and name of adjacent property owners.

THIS SUBDIVISION  
NEEDS POWER  
MADE AVAILABLE TO  
THE LOTS.

K. The approved final plat shall be drawn to scale on a 24 inch by 36 inch reproducible mylar with signature blocks for:

- ✓ 1. The owner's signature,\*
- ✓ 2. A notary public's acknowledgment,\*
- ✓ 3. The City Planning Commission's certificate of approval,
- ✓ 4. The City Council's certificate of approval,
- ✓ 5. The County Recorder's stamp of approval,
- ✓ 6. The Hyrum City Culinary Water Authority,\*
- ✓ 7. The Hyrum City Sanitary Sewer Authority.\*
- ✓ 8. The Hyrum City Power Authority.\*
- ✓ 9. The Hyrum City Engineer.\*
- 10.

(Signature blocks with an asterisk (\*) must be signed by the appropriate person prior to recording.) (Ord. 09-03)

**16.28.025 Fees.**

A fee will be charged for recording and a full engineering review of the site. (i.e. sewer, water, drainage, etc.) Any fees for this process including plan review fees for necessary improvements shall be set by resolution as approved by the City Council.

**16.28.030 Submission to Planning Commission.**

The subdivider shall present the mini-subdivision plat to the Planning Commission. After reviewing the plat for compliance with zoning and all other city ordinances and receiving the recommendations from all city agencies, the Planning Commission will make a recommendation for approval, approval with conditions, or denial, and will provide its recommendations to the subdivider and to the City Council, or other officers that the City Council has designated, within thirty days after the date of the meeting at which the mini-subdivision plat is first considered by the Planning Commission, unless for good cause stated in the minutes of the Planning Commission meeting a longer time is necessary.

**16.28.040 Submission to City Council.**

Upon receiving the recommendations from the Planning Commission, the subdivider shall submit the plat plan to the Administrative Land Use Authority for action. The Administrative Land Use Authority may approve the plat, approve the plat with conditions, or deny the plat and require the subdivider to comply with all of the non-mini-subdivision requirements of this chapter. However, the Hyrum City Council has designated the Zoning Administrator to grant approval, after Planning Commission approval.

**16.28.045 Recording of Plat.**

After approval by the City Council or designees, all signatures have been obtained, and fees paid, the City