

CROOKSTON MINI-SUBDIVISION
40 EAST 400 SOUTH
PLANNING COMMISSION MEETING
AUGUST 11, 2022

Summary: Nick Crookston is seeking approval for a three lot mini-subdivision located at approximately 40 East 400 South (Parcel 01-063-0012). The current lot is approximately 1.56 acres. A home exists on the current parcel. There are some shed/accessory structures throughout the lot.

ZONING: R-2 Residential

UTILITIES:

Power:	Subject to transformer availability
Culinary:	Available
Sewer:	Available
Irrigation:	Available

PARKING & ROADS: Paved roads, no curb

NOTES: Utilities on the plat need to be corrected to show locations.

Residence on Lot 1 will not meet minimum setback from the easterly property line. Nick discussed the possibility of altering the wall to meet setback requirements.

Gravel road on Lot 2 provides access to Lot 3. Is this to remain?

Hyrum City Code prevents building residences on flag lots. If Planning Commission decides the creation of Lot 3 is in keeping with 16.28.010, the zoning administrator recommends final approval be decided by the City Council.

Metes and bounds descriptions needed for all lots.

Note for street trees should be added. (This lot has a large number of mature trees along 400 South.)

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