

**HOMESTEAD HILL**  
**MINI-SUBDIVISION**  
**PLANNING COMMISSION MEETING**  
**APRIL 13, 2023**

Summary: Thomas Hicken is seeking approval of a three lot mini-subdivision located at 260 South 300 West. The two new lots would be located on 400 West. The current lot is 2.5 acres. Parcel 01-047-0003

ZONING: R-2 Residential

UTILITIES:

Power:	Connection by Builder
Culinary:	Connection by Builder
Sewer:	Connection by Builder
Irrigation:	Connection by Builder

PARKING & ROADS: All parking for Lots 1 & 2 will need to be located on the lots. No street parking is allowed in front of the lots due to parking restrictions near the State Park entrance.

NOTES:

**Electrical component delays for equipment not already ordered are estimated to be 2.5 years. All connections to the utilities are subject to Hyrum City Standards. All materials, labor costs and impact fees are the responsibility of the applicant of the building permit.**