

COUNTRY LIVING P.U.D.
CONCEPT PLAN
PLANNING COMMISSION MEETING
MAY 9, 2024

Summary: Todd Horman and Chris Scholle are seeking concept plan approval for a planned unit development located at approximately 470 West 400 North. The development proposes 24 twin-family homes on approximately 2.8 acres.

ZONING: R-2 Residential

UTILITIES:

Power:	Available
Culinary:	Available
Sewer:	Available
Irrigation:	Available

PARKING & ROADS: Developer would need provide curb, gutter, and sidewalk along the frontage and pave at the appropriate half-width.

NOTES: This property was approved as a three-lot mini-subdivision in 2022. This development is located near several industrial businesses.

As a legislative action, this development will not have vested rights until the final plat approval is issued by the City Council.



WHITE PINE ENGINEERING

- CIVIL STRUCTURAL -

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435-515-0126
jackson@whitepineeng.com
tom@whitepineeng.com

P.O. BOX 669
HYDE PARK, UTAH
84318

NO.	DESCRIPTION	DATE

COUNTRY LIVING P.U.D.

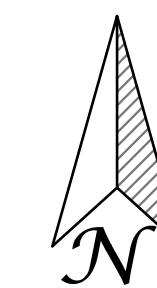
488 WEST 400 NORTH
HYRUM, UTAH

NEED NAME AND ADDRESS OF OWNER
NUMBER OF LOTS, ACREAGE, LOT SIZES, (THIS CAN BE A RANGE).

DESCRIPTION OF WATER SYSTEM (PRIVATE VS PUBLIC) WITH EXTENTS.
DESCRIPTION OF SEWER SYSTEM.

WRITTEN STATEMENT OF INTENT FOR DEVELOPMENT INCLUDING A SUMMARY OF THE FEASIBILITY, DESIGN AND IMPACT.

SOILS MAP
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>



REVIEW SET ONLY
NOT FOR CONSTRUCTION

0' 30' 60'
SCALE: 11"X17": 1" = 60'
22"X34": 1" = 30'

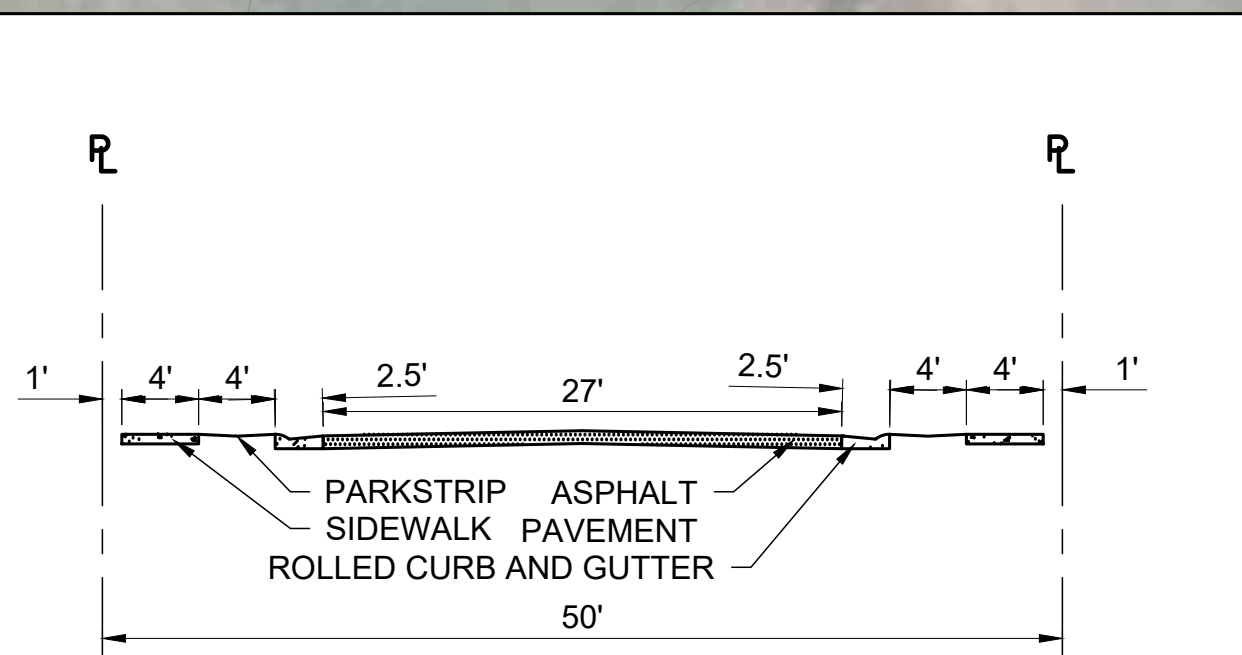
DESIGNED BY: T. HILL

CHECKED BY: J. SAGERS

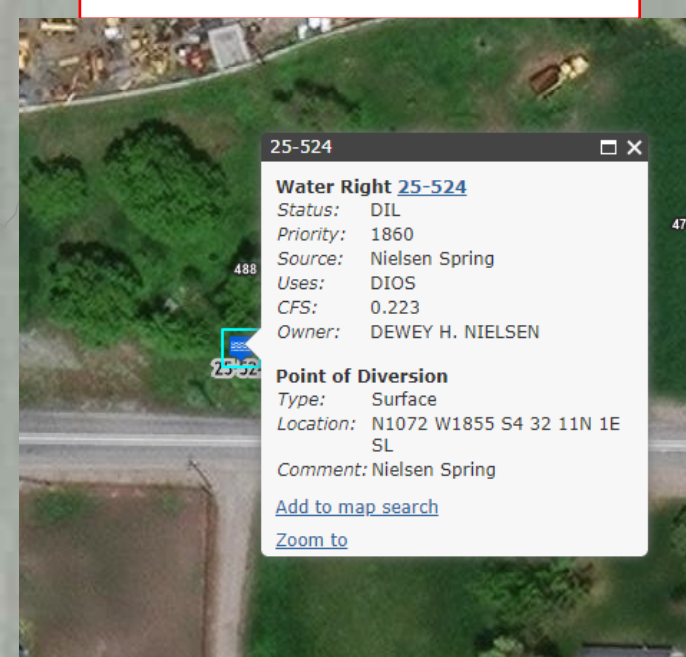
SHEET TITLE:

SITE CONCEPT

C-101



A 50' ROW ROAD SECTION
NOT TO SCALE



2022-3634

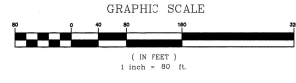
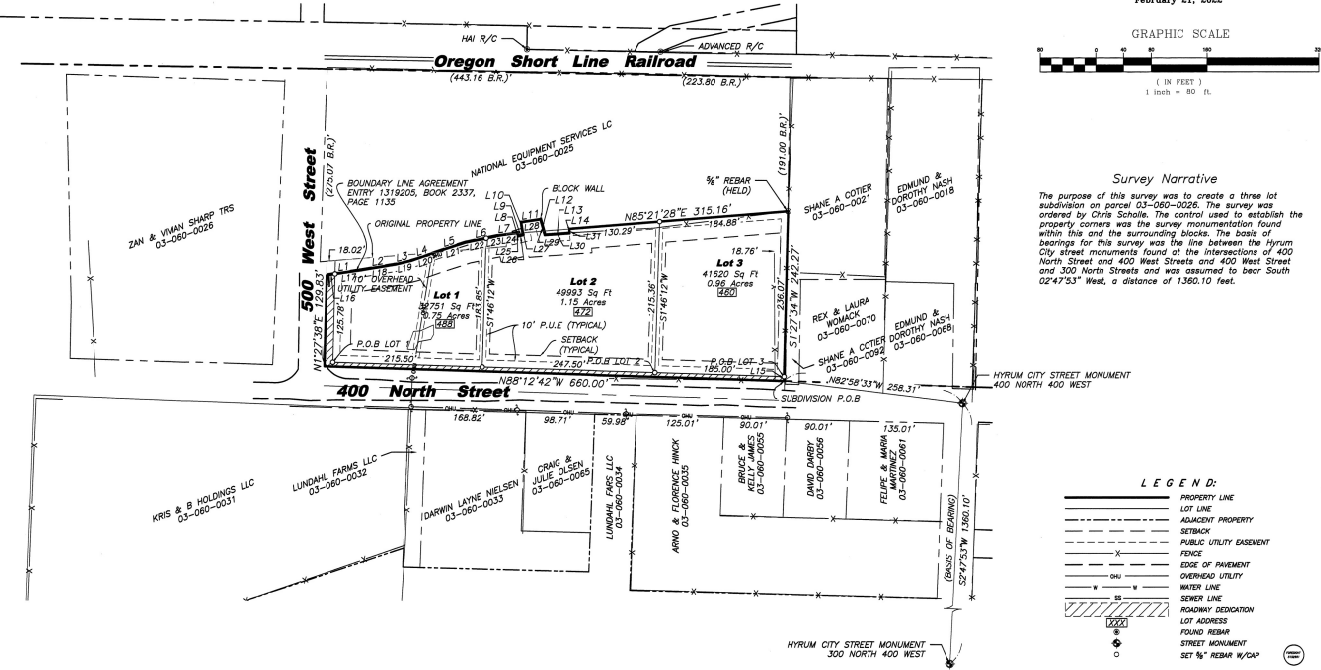
A FINAL PLAT FOR:
Country Living on 400 North "MINI" Subdivision
 A PART OF THE SOUTHWEST QUARTER OF SECTION 32, T11N, R1E, S.L.B.&M.
 HYRUM, CACHE COUNTY, UTAH
 Containing 3.00 Acres and 3 Lots



SURVEYOR'S CERTIFICATE

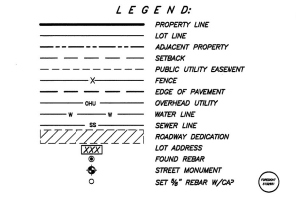
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: ZX INVESTMENTS "MINI" SUBDIVISION 2 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Parcel Line Table	Line #	Length	Direction
L1	50.45	N81°37'52"E	
L2	50.15	N80°39'11"E	
L3	22.80	N78°48'00"E	
L4	38.39	N70°54'57"E	
L5	43.96	N72°02'21"W	
L6	49.53	N78°16'36"E	
L7	25.85	N82°01'35"E	
L8	4.82	S10°43'38"E	
L9	8.52	N78°41'48"E	
L10	18.39	N85°23'27"W	
L11	27.38	N81°15'41"E	
L12	23.24	S15°34'54"E	
L13	35.88	N85°51'47"E	
L14	6.18	N4°38'32"W	
L15	6.20	N1°27'34"E	
L16	12.18	S81°37'52"W	
L17	38.27	N81°37'52"E	
L18	50.15	N80°39'11"E	
L19	22.80	N78°48'00"E	
L20	38.39	N70°54'57"E	
L21	43.96	N72°02'21"W	
L22	30.87	N78°16'36"E	
L23	18.66	N78°16'36"E	
L24	25.85	N82°01'35"E	
L25	4.82	S10°43'38"E	
L26	8.52	N78°41'48"E	
L27	18.39	N85°23'27"W	
L28	27.38	N81°15'41"E	
L29	23.24	S15°34'54"E	
L30	35.88	N85°51'47"E	
L31	6.18	N4°38'32"W	



Survey Narrative

The purpose of this survey was to create a three lot subdivision on parcel 03-060-0026. The survey was ordered by Chris Scholle. The control used to establish the property corners was the survey monumentation found within this and the surrounding blocks. The basis of bearings for this survey was the line between the Hyrum City street monuments found at the intersections of 400 North Street and 400 West Streets and 400 West Street and 300 North Streets and was assumed to bear South 02°47'53" West, a distance of 1360.10 feet.



Boundary Descriptions

LOT 1
 A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 400 NORTH STREET AND THE EAST RIGHT-OF-WAY LINE OF 500 WEST STREET POINT LOCATED NORTH 82°28'33" WEST, A DISTANCE OF 258.31 FEET AND NORTH 01°27'34" EAST, A DISTANCE OF 6.20 FEET; AND NORTH 88°12'42" WEST, A DISTANCE OF 648.00 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 400 NORTH AND 400 WEST FROM WHICH THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 300 NORTH AND 400 WEST BEARS SOUTH 02°47'53" WEST, A DISTANCE OF 1,360.10 FEET; THENCE NORTH 01°27'38" EAST, A DISTANCE OF 125.78 FEET TO A BOUNDARY LINE AGREEMENT RUNNING ALONG THE SOUTH SIDE OF A CONCRETE BLOCK WALL, THENCE RUNNING ALONG SAID LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 81°37'52" EAST, A DISTANCE OF 38.27 FEET; (2) NORTH 80°39'11" EAST, A DISTANCE OF 30.15 FEET; (3) NORTH 78°48'00" EAST, A DISTANCE OF 22.80 FEET; (4) NORTH 70°54'57" EAST, A DISTANCE OF 38.39 FEET; (5) NORTH 72°02'21" EAST, A DISTANCE OF 43.96 FEET; (6) NORTH 78°16'36" EAST, A DISTANCE OF 30.87 FEET TO THE NORTHWEST CORNER OF LOT 2 OF THE ZX INVESTMENTS "MINI" SUBDIVISION 2; THENCE SOUTH 01°46'49" WEST, ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 188.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 400 NORTH STREET; THENCE NORTH 88°12'42" WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 215.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES.

LOT 2
 A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 400 NORTH STREET POINT LOCATED NORTH 82°28'33" WEST, A DISTANCE OF 258.31 FEET AND NORTH 01°27'34" EAST, A DISTANCE OF 6.20 FEET; AND NORTH 88°12'42" WEST, A DISTANCE OF 185.00 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 400 NORTH AND 400 WEST FROM WHICH THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 300 NORTH AND 400 WEST BEARS SOUTH 02°47'53" WEST, A DISTANCE OF 1,360.10 FEET; THENCE NORTH 82°58'33" WEST, A DISTANCE OF 247.50 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF THE ZX INVESTMENTS "MINI" SUBDIVISION 2; THENCE NORTH 01°46'49" EAST, ALONG THE EAST LINE OF LOT 1 OF SAID SUBDIVISION A DISTANCE OF 183.85 FEET TO A BOUNDARY LINE AGREEMENT RUNNING ALONG THE SOUTH SIDE OF A CONCRETE BLOCK WALL, THENCE RUNNING ALONG SAID LINE THE FOLLOWING NINE (9) COURSES: (1) NORTH 78°16'36" EAST, A DISTANCE OF 18.66 FEET; (2) NORTH 82°58'33" EAST, A DISTANCE OF 28.85 FEET; (3) SOUTH 14°31'58" WEST, A DISTANCE OF 4.82 FEET; (4) NORTH 78°41'48" EAST, A DISTANCE OF 8.52 FEET; (5) NORTH 05°33'27" WEST, A DISTANCE OF 6.18 FEET; (6) NORTH 81°15'41" EAST, A DISTANCE OF 27.38 FEET; (7) SOUTH 15°34'54" EAST, A DISTANCE OF 23.24 FEET; (8) NORTH 85°51'47" EAST, A DISTANCE OF 35.88 FEET; (9) NORTH 04°38'32" WEST, A DISTANCE OF 6.18 FEET; THENCE NORTH 80°21'24" EAST, A DISTANCE OF 150.29 FEET TO THE NORTHWEST CORNER OF LOT 2 OF THE AFOREMENTIONED SUBDIVISION; THENCE SOUTH 01°46'12" WEST, ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 215.30 FEET TO THE POINT OF BEGINNING, CONTAINING 1.15 ACRES.

LOT 3
 A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 400 NORTH STREET POINT LOCATED NORTH 82°28'33" WEST, A DISTANCE OF 258.31 FEET AND NORTH 01°27'34" EAST, A DISTANCE OF 6.20 FEET FROM WHICH THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 400 NORTH AND 400 WEST FROM WHICH THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 300 NORTH AND 400 WEST BEARS SOUTH 02°47'53" WEST, A DISTANCE OF 1,360.10 FEET; THENCE NORTH 88°12'42" WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 185.00 FEET; TO THE SOUTHWEST CORNER OF LOT 1 OF THE ZX INVESTMENTS "MINI" SUBDIVISION 2; THENCE NORTH 01°46'12" EAST, ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 215.36 FEET; THENCE NORTH 80°21'28" EAST, A DISTANCE OF 184.88 FEET; THENCE SOUTH 01°27'34" WEST, A DISTANCE OF 236.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.9555 ACRES.

SHEET 1 OF 1

Record Owners: ZX Investments LLC
 P.O. Box 278
 Providence, Utah 84332

GENERAL NOTES:

- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require 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 an endorsement, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and does not constitute a guarantee of particular terms of natural gas approval. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8333.
- Lot 1 contains a spring with water right 35-524 listed with Dewey H. Nielsen of Hyrum as owner. Builders will be responsible to provide underground consult along 400 North Street for electrical service.
- 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).
- It is advised that a soil report be done on lot one before any construction is performed.
- Setback lines are for set by current code and it is the applicants responsibility to comply. Setbacks are for primary buildings only.

Print: 25.00"
 Merit: 10.00"
 Size: 8.00" x 10.00"
 Scale: using Roadways: 25.00"

ACKNOWLEDGMENT

STATE OF UTAH)
) SS.
 COUNTY OF CACHE)
)
 THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS 11th DAY OF August, 2022, BY Jeff C. Nielsen and Chris Scholle WHO PROVED ON BASIS OF IDENTIFICATION AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID ZX INVESTMENTS LLC BY AUTHORITY OF ITS BYLAWS.
 WITNESS MY HAND AND OFFICIAL SEAL.
 SIGNATURE: Jeff C. Nielsen
 My Commission Expires on 11/22/2024
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 (PRINT NAME) Jeff C. Nielsen
 COMMISSION NUMBER - EXPIRES 11/22/2024

COUNTY RECORDER'S NO. 1515660

STATE OF UTAH, COUNTY OF Cache RECORDED AND FILED
 AT THE REQUEST OF: ZX Investments LLC
 DATE: 8/11/22 TIME: 4:12 PM FEE: 850.00
 ABSTRACTED: 1515660
 INDEX: 1022-3634
 FILED IN: FILE OF PLATS 03-060-0026

FORESIGHT LAND SURVEYING
 2005 North 600 West, Logan, Utah
 435-753-1910
 Project No. 21-253
 Prepared by JH 2/2/22

UTILITY COMPANY APPROVALS
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY WATER AUTHORITY DATE 8/4/22
 HYRUM CITY SANITARY SEWER AUTHORITY DATE 8-1-2022
 HYRUM CITY POWER DATE
 COMCAST DATE
 QUESTAR GAS DATE
 QWEST DATE

OWNERS DEDICATION
 THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: ZX INVESTMENTS "MINI" SUBDIVISION 2 AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.

I/WE, HAVE EXECUTED THIS PLAT AND DEDICATION THE 22 DAY OF July, 2022.

SIGN: Chris Scholle
 PRINT: Chris Scholle - ZX Investments LLC
 TITLE (OWNER)
 SIGNATURE: Jeff C. Nielsen
 DATE: 7/12/22

LAND USE AUTHORITY
 PRESENTED TO THE HYRUM CITY COUNCIL, THIS 11 DAY OF August, A.D. 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Matthew Miller Mayor
Nathan Brown Attest

PLANNING COMMISSION APPROVAL
 APPROVED THIS 11 DAY OF August, A.D. 2022, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

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.

Aug 4 2022 DATE
Matthew Scholle CITY ENGINEER