

HYRUM HEIGHTS SUBDIVISION
PRELIMINARY PLAT
~705 W 1050 SOUTH
PLANNING COMMISSION MEETING
JANUARY 9, 2024

Summary: Ian Peterson is seeking approval of a preliminary plat for a 21 lot subdivision on approximately 9.75 acres.

ZONING: R-2 Residential (Lot size and frontage by Annexation Agreement)

UTILITIES:

Power:	To be constructed by developer
Culinary:	To be constructed by developer
Sewer:	To be constructed by developer
Irrigation:	To be constructed by developer

PARKING & ROADS:

NOTES:

The minimum lot size for this land has been set at 14,520 square feet with a frontage of 99 feet.

This land is subject to seasonal high water and basements will not be permitted.

Lots 17, through 19, inclusive, are subject to the 100 year flood plain.

This subdivision intends to keep animal rights as allowed by zoning.

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