

BEAR RIVER SOUTH SUBDIVISION
PRELIMINARY PLAN
750 EAST 730 NORTH
PLANNING COMMISSION MEETING
OCTOBER 13, 2022

Summary: Bear River Health Department is seeking preliminary plat approval for a subdivision of Parcel 03-204-1002. The current 3.56 acre parcel is to be divided into two commercial lots. Lot 1 is to be 2.43 acres and Lot 2 is to be 0.52 acres. 0.61 acres is to be dedicated to Hyrum City as public right of way. This lot is a remainder of the previous subdivision, Scenic Mountain P.U.D.

ZONING: C-1 Commercial

UTILITIES:

Power:	Subject to transformer availability
Culinary:	Available
Sewer:	Available
Irrigation:	Not Available

PARKING & ROADS: Paved roads were constructed as part of the PUD

NOTES: A future site plan will be submitted for Bear River Health Department on Lot 1. This subdivision is only to subdivide the existing land. Each lot will be required to submit a full site plan for review at the time of development.

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