



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hyrum City Planning Commission of Hyrum, City, Utah will hold a public hearing Thursday, January 13, 2022 at 6:30 p.m. in the Hyrum City Council Chambers, 60 West Main, Hyrum. The purpose of this hearing is to receive comments concerning a request by Hayden and Collette Petersen to rezone property at approximately 605 Park Drive approximately .47 acres TIN #01-013-0031 from Residential R-2 to Residential R-2A.

Copies of the proposed rezone are available for public inspection at the Hyrum City Office, 60 West Main, Hyrum, weekdays between the hours of 8:00 a.m. and 4:30 p.m. and on the City's website at [www.hyrumcity.org](http://www.hyrumcity.org).

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Stephanie Fricke  
City Recorder

Published in the Herald Journal on January 5, 2022.

Posted on the Utah Public Notice Website and Hyrum City Website January 3, 2022.

Mailed to the following property owners on January 3, 2022:

PHILLIP J & AMIE N CHIPPING  
HAYDEN & COLLETTE PETERSEN  
MARIA E ROBLES LLAMAS  
JULIE GREER  
RONALD J HUPPI  
PAUL A & MABEL DARLEN TRUST PARKER  
CODY LYNN & COLETTE MATHEWS  
CAROLYN ANN TR ADAMS  
JARED O & STAY M TRS ADAMS  
ALAN T & MARLANE TRS SMITH  
JAMES LEE TR DORIGATTI  
ERIC K MCBRIDE  
AMANDA TSIPA  
LENEIA R & CASSANDRA ROGOWSKI  
WENDELL I & DEBRA L. MOOSMAN  
JOSHUA M & KRISAN T PEACOCK



Dear Planning Commission of Hyrum City,

We are writing this petition to request a zoning change for property 605 Park Dr. to R-2A.

Historically, this property has been used as an ADU (accessory dwelling unit) which has allowed the owner to live in the home while renting out the basement apartment to several different people and families since 2013. The past owners continued to live in the top unit and rent out the basement apartment from 2013-2019 using ADU status. This status did not require a zone change.

Currently, the property has a separate entrance for the basement unit as well as 4 parking spots, 1 garage, a kitchen, living room, 3 bedrooms and 1 bathroom. The upstairs unit consists of 3 bedrooms, 2 bathrooms, kitchen, living room, as well as its own 4 parking spots. This layout, and the fact that there are currently no other Multi-family housing developments within 660 feet from the property, makes 605 Park Dr. a perfect candidate for a re-zone.

The reason for the re-zone request is because we do not plan on living in the top apartment while renting out the basement apartment. An owner needs to be present in the current zoning requirements. This re-zone will allow the owner to rent the top *and* bottom units to tenants that are not related to the owner.

Some of the changes we are going to make to meet the requirements for the re-zone are as followed:

- Change the addresses to apartment 605 A Park Dr. and 605 B Park Dr.
- Each unit will have its own mailbox
- Insure the pathway from garage to doorway for unit B (basement) is well lit by adding light fixtures
- Remove the interior stairs that connect both units, allowing there to be no access internally to each unit.

Thank you for your attention to this matter and I appreciate all you do for this city,

Sincerely,

Collette & Hayden Petersen





OWNER INITIATED PETITION  
TO REZONE TO ALLOW  
MULTI-FAMILY DUPLEX