

**BEAR RIVER SOUTH SUBDIVISION**  
**CONCEPT PLAN**  
**750 EAST 730 NORTH**  
**PLANNING COMMISSION MEETING**  
**SEPTEMBER 8, 2022**

Summary: Bear River Health Department is seeking concept 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.**