



60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

Staff Evaluation

First Review

Application: Danny Swett, Sunset Fields – To seek preliminary plat approval for a detached single-family dwelling residential subdivision consisting of 17 lots located at approximately 740 East 1100 South in the Residential Zone (R-2).

Application Number: 25-032
Preparation Date: September 18, 2025
Applicant Name: Danny Swett, Agent
Property Owner: Providence Lending Fund LP
Property Address: 740 East 1100 South
Parcel Number: 01-071-0007
Parcel Area: 7.88 Acres

Planning Commission: October 15, 2025
Commission Role: Preliminary Plat Approval
Application Type: Preliminary Plat
Nature of Request: Single-Family Residential Subdivision

Zoning District: Residential Zone R-2. The R-1/ R-2 Zone is a mixed density residential zone. Its minimum lot size is 9,900 square feet for a single-family dwelling. This zone is eligible for appropriately located Planned Unit Developments (PUDs). This area is within an Annexation Agreement which further restricts a minimum lot size of 14,520 feet and have a minimum frontage of 99 feet.

Application Overview: On May 16, 2024, the Hyrum City Council approved a Final Plat for Sunset Fields through a previous separate application. Construction began in the months after the approval; however, the development was not further pursued and was effectively abandoned and the Final Plat expired. Providence Lending Fund LP, Danny Swett desires to pursue the continuation of the development beginning at the preliminary plat stage.

Administrative Land Use Authority Comments:

Attorney:

1. No Comments Received.

Engineering:

1. See Comments on Attachments.

City Engineer:

1. See Comments on Attachments.

Staff Comments:

Planning and Zoning Department:

1. The Preliminary Plat submittal requires an Existing Conditions plan on its own sheet or sets of sheets (see Hyrum City Code 16.12.030.B). This requirement was clarified on Wednesday, September 3, 2025 during a coordination meeting. The separate sheet will be required to qualify a complete application to be submitted to the Planning Commission.
2. Include a note on the Preliminary Plat that clarifies the responsibilities for the maintenance of the retention Pond A and B.
3. Include a note on the Preliminary Plat that clarifies the stormwater pond and irrigation and access easements, and storm drain easements are “Non-Buildable” easements and may not be obstructed by main or accessory buildings, building egress requirements, trees, or fences or gates obstructing access to said easements.

4. Staff does not support the rear yard setback envelope on Lot 3 and Lot 10 abutting the edge of the retention ponds. Include on the Preliminary Plat a note addressing proximity of the proposed building envelope to the edge of the pond, a note assessing any increase of risks of flooding, and provide an increased separation between the edge of the pond and building envelope by illustrating the determined setback of the building envelope from the edge of the pond in lineal feet.
5. The adjacent property owner identified on property parcel 01-071-0006 does not correspond with Cache County Parcel & Zoning Data. Verify and correct.

Fire Department:

1. No Comments.

Power Department:

1. Conduit and pull boxes(transformers, secondary boxes) have been installed by previous developers. Location of before-mentioned pull boxes relevant to the plat should be verified.
2. All existing boxes should be brought to final grade and "squared up" with the curb/sidewalk.
3. Contractors will work with Hyrum City Power & Light to coordinate any additional work or inspections.

Sewer Department:

1. The plat does not show the sewer main size, depth and slope as required on a preliminary plat. Construction Standard 1.3.2.(C).7
2. Cleaning the sewer main will be required and is not on the engineering estimate.
3. Does not show new laterals on relocated sewer mains.
4. Hyrum Heights said that the elevations of the Sunset Fields sewer mains and manholes were not at the right elevation. Is this being addressed with the relocation of the sewer mains and manholes?
5. Laterals were installed without inspection and bellies in the mains, Matt H. emailed Matt Nelson about extending the warranty period to two years. Are the new owners aware?

Streets / Water Department:

1. The estimated price sheet shows 17 irrigation services. Irrigation services were not part of Matt Nielsens' original, so mains were just stubbed through to the north.
2. Irrigation meter structure will need to be determined on site for depth in property due to swale.
3. If services are installed to all lots, I would like to see them on the plans.
4. The lots to the north would need to long cross to a main line that is not existing.
5. I would like to see details on the new hot taps for water main and a plan of how to abandon the old hot tap on 1100 south. No inspections were done on the previous install and no pressure test or bac-t tests were done as well.

Planning Commission Responsibility:

1. The Planning Commission shall approve, conditionally approve, or deny the application; or table it for action at the next regular meeting. Denial shall be made when the developer has not met the requirements of the Code, the standards of development adopted by the City Council, for failure to mitigate an issue necessary to protect public health or safety, or if the approved plat would be contrary to state or federal law.

Staff Recommendation:

1. The Planning Commission should have a thorough discussion of the application, staff evaluation, and specifying conditions and requirements.

Stipulations:

1. Providence Lending Fund LP, Danny Swett desires to pursue the continuation of the development beginning at the preliminary plat stage.

Findings of Fact:

1. Single family dwellings are a permitted use in this zone.

Attachments:

1. Statement of Intent (1 Sheet)
2. Preliminary Plat for Sunset Fields Subdivision (3 Sheets)

9/8/2025

Statement of Intent - Sunset Fields Subdivision

Dear Planning Commission Members,

On behalf of Providence Lending Fund, LP, we are pleased to submit this letter of intent regarding the proposed development of *Sunset Fields Subdivision*. Our vision for this subdivision is to create a thoughtfully planned, high-quality residential community that will complement the surrounding area and contribute positively to the City's long-term growth.

Intent of Development

The Sunset Fields Subdivision is designed to provide 17 single-family residential lots. The project emphasizes accessibility, community character, and alignment with the City's comprehensive plan.

Feasibility

Preliminary evaluations of site conditions, infrastructure availability, and market demand indicate that the project is both practical and sustainable. The property is well-suited for residential development, with access to existing roadways, utilities, and public services, ensuring efficient integration into the community.

Design Criteria

The subdivision will follow established planning and zoning standards, focusing on:

- Safe and efficient roadway connections
- Adequate utility service capacity (water, sewer, drainage, electricity)
- Pedestrian-friendly design with sidewalks, green spaces, and community amenities
- Compliance with environmental and stormwater management requirements

Overall Impact

The development is anticipated to provide quality housing opportunities, increase the local tax base, and support economic vitality. By incorporating open spaces and thoughtful design elements, Sunset Fields will enhance neighborhood livability and contribute positively to the City's long-term vision.

We appreciate the City's consideration of our proposal and look forward to working collaboratively throughout the review and approval process. Please feel free to contact us with any questions.

Sincerely,



Danny Swett, REALTOR
Swett Equity Real Estate

SE/4 OF SEC 9 TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

PROPERTY BOUNDARY
(PER LEGAL)

PROPOSED PROPERTY
SETBACK LINE

EXISTING PROPERTY L

EXISTING ROW CENTER

PROPOSED ROW CENT

EXISTING ASPHALT

PROPOSED ASPHALT

SANITARY SEWER LINE

EXISTING FENCE

LEGEND

STORM DRAIN LINE
CULINARY WATER LINE
WATER VALVE
FIRE HYDRANT
WATER METER
STORM DRAIN BOX
STORM WATER CATCH BASIN
SEWER MANHOLE
ROW DEDICATION

SD _____
W _____

IF THIS IS TO BE ABANDONED FOR THE IRRIGATION DITCH, PLEASE REMOVE. THE STORMDRAIN EASEMENTS NEED TO BE SIZED AND ALSO LISTED AS ACCESS TO ALLOW MAINTENANCE OF THE PONDS.

BUILDING ENVELOPES WILL NOT BE ALLOWED WITHIN THE EASEMENT. THIS INCLUDES ROOFS AND OTHER ARCHITECTURAL FEATURES THAT MAY IMPEDE THE ACCESS OF THE EASEMENTS.

PLEASE CHECK
OWNERSHIP,

Add "access"

01-071-0010
KYLE M
RICHARDSON

SOUTHEAST CORNER
OF SECTION 9,
T10N, R1E, S.L.B.&M
(SET 1" MAG NAIL
AT KNOWN LOCATION)
(BENCHMARK)

(BASIS OF BEARING: N89°38'29"W 2,651.67' BETWEEN MONUMENTS)

1100 SOUTH (68' PUBLIC ROW)

CANYON ESTATES SUBDIVISION PHASE 2

CURVE TABLE IS MISSING SEVERAL ITEMS FROM THE PLAT

EXISTING CONDITIONS SHEET NOT PROVIDED HCC 16.12.030 (B)

WILL THERE BE ANY CC&R OR DEED RESTRICTIONS?

SURVEY DOCUMENT STATED THAT THERE WAS INTENT TO PERFORM A BOUNDARY AGREEMENT WITH THE NEIGHBORS. HAS THIS BEEN STARTED? PLEASE PROVIDE COPY.

- CANYON ESTATES SUBDIVISION PHASE 1

— THERE IS SUPPOSED TO BE A TITLE BLOCK IN THE LOWER RIGHT HAND CORNER THAT HAS THE NAME, TYPE OF DEVELOPMENT, LOCATION THAT INCLUDES THE SECTION, TOWNSHIP AND RANGE OWNER AND SUBDIVIDER INFORMATION, TABULATION DATE AND ZONING DESIGNATION. HCC 16.12.030 (A)

PROJECT CONTACTS:
OWNER INFORMATION MUST
BE PROVIDED HCC 16.12.030
(A)(4)

CHRISTOPHER HUFFMAN
E: christopher@provcapgroup.com
P: 801.557.3170

2. CIVIL ENGINEER: *spacing*

CLAY SCHAFFNER
498 WEST 100 SOUTH
PROVIDENCE, UT 84332
E: CSCHAFFNER@CSG.WORK
P: 307.399.6374

3. SURVEYOR:

CURTIS BOWN
498 WEST 100 SOUTH
PROVIDENCE, UT 84332
E: CBOWN@CIVILSOLUTIONSGROUP.NET
P: 435.710.3761

GENERAL NOTES:

1. NUMBER OF RESIDENTIAL LOTS: 17
2. PROJECT ZONING: R-2
3. EX PARCELS: 01-071-0007 & 01-071-0008
4. ORIGINAL PARCEL ACREAGE: 7.85 AC (COMBINED)
5. PROPOSED SUBDIVISION ACREAGE: 7.29 AC
6. MINIMUM LOT WIDTH: 99'
7. MINIMUM LOT SIZE: 14,520 SF
8. NUMBER OF PHASES: 1
9. SUBDIVISION DENSITY: 2.17 UNITS/ACRE
10. AVERAGE LOT SIZE PROVIDED: 15,230 SF
11. NO DESIGNATED SENSITIVE LANDS INCLUDING WETLANDS, FLOODPLAIN, FLOODWAYS, HIGH GROUND WATER AREAS, SLOPES EXCEEDING 30%, VEGETATION AREAS, OR ENDANGERED SPECIES AREAS WITHIN OR NEAR THE PROPERTY.
12. ALL PUBLIC ROWS ARE TO BE DEDICATED TO AND MAINTAINED BY THE CITY OF HYRUM.
13. DUE TO THE SURROUNDING: NO BATS, NO CARNIVORES ARE PERMITTED.
14. ANIMAL RIGHTS REQUESTED: 2 DOGS, 2 CATS, & 6 CHICKENS PER LOT.
15. SUBDIVISION TO BE ENCOMPASSED BY A 6" VINYL FENCE AROUND THE PERIMETER.

THIS HAS BEEN A HIGH
GROUND WATER AREA

ARE RABBITS TO BE ALLOWED? CITY CODE WOULD ALLOW UP TO 8 HENS IF DESIRED.

IS THIS BY THE DEVELOPER OR IS THIS A REQUIREMENT OF THE HOMEOWNER?

LEGAL DESCRIPTION

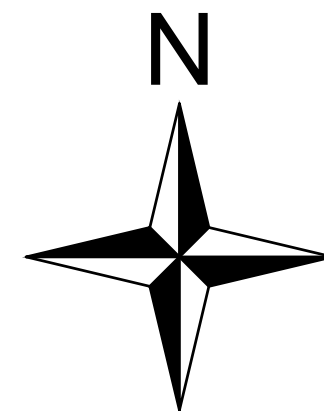
SECTION 9, TOWNSHIP 10 NORTH
A PORTION OF THE SE1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 10 NORTH
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING N89°38'29"W 291.72 FEET FROM THE SOUTHEAST CORNER OF SECTION 9, T10N, R1E, S.L.B. & M. (BASIS OF BEARINGS: N89°38'29"W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SAID SECTION 9);
AND RUNNING THENCE N89°38'29"W 1022.12 FEET ALONG THE SECTION LINE; THENCE N00°30'34"E 333.78 FEET ALONG AN EXISTING FENCE LINE; THENCE S89°47'02"E 1020.41 FEET MORE OR LESS ALONG AN ANCIENT FENCE LINE; THENCE S00°02'25"W 336.32 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

CONTAINS: 7.85 ACRES

PUE & SETBACK DETAIL
NOT TO SCALE

NOT TO SCALE



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UTILITY NOTIFICATION CENTER, INC.

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SUNSET FIELDS SUBDIVISION
PRELIMINARY PLAT
700 EAST 1100 SOUTH
HYRUM, UT 84319

MARK: DATE: DESCRIPTION:

PROJECT #: 25-257
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: C. SCHAFFNER
ISSUED: 9/8/2025

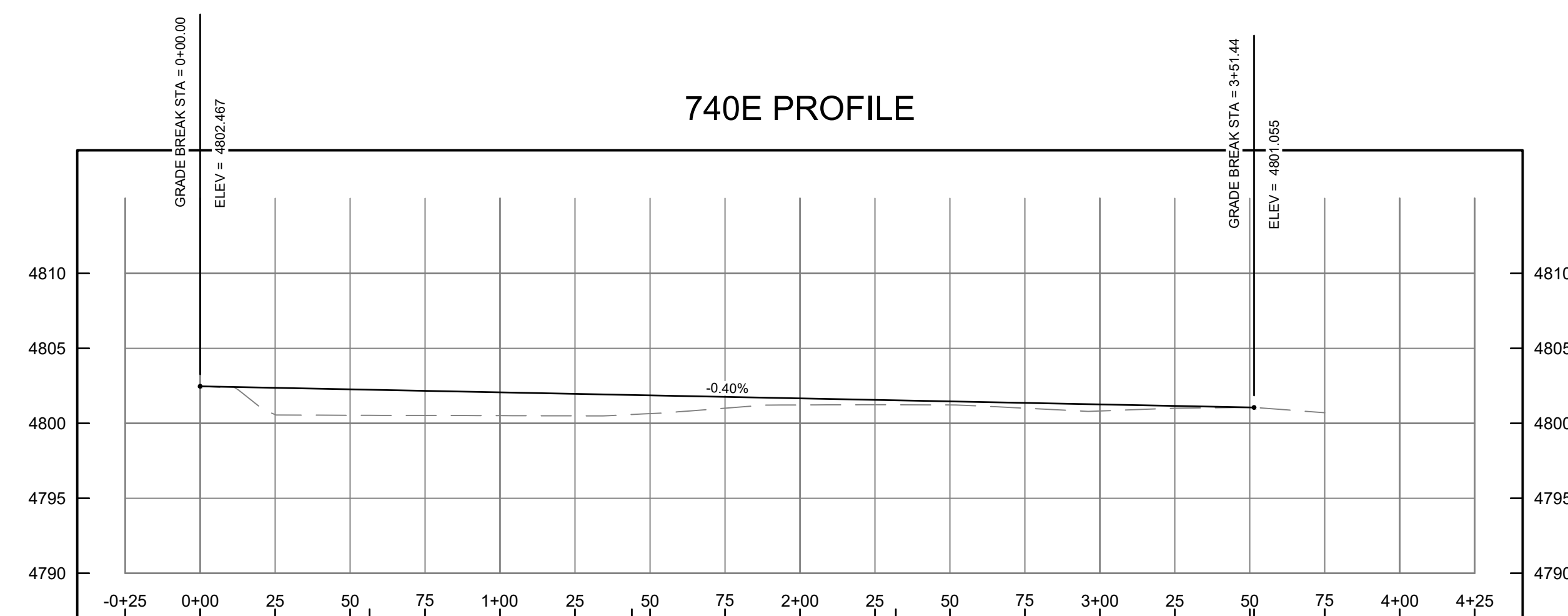
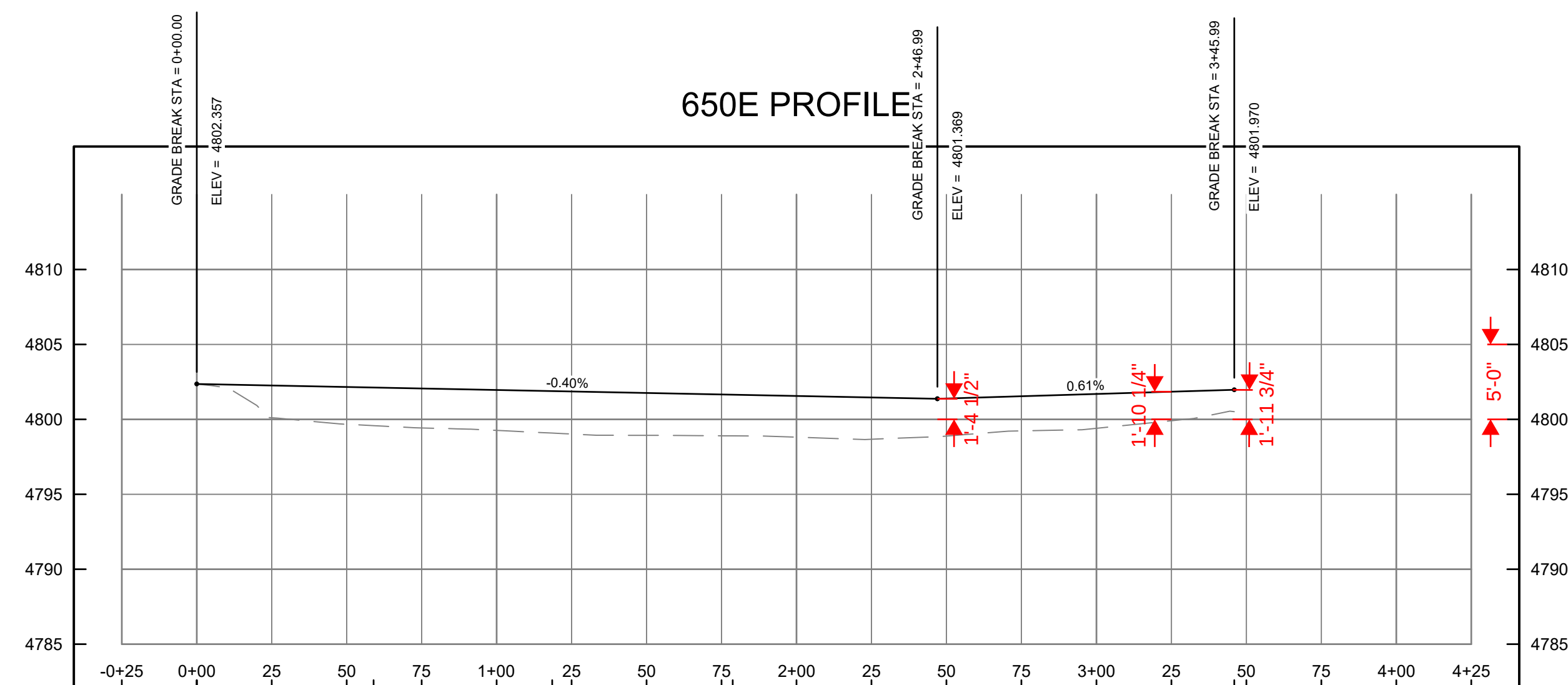
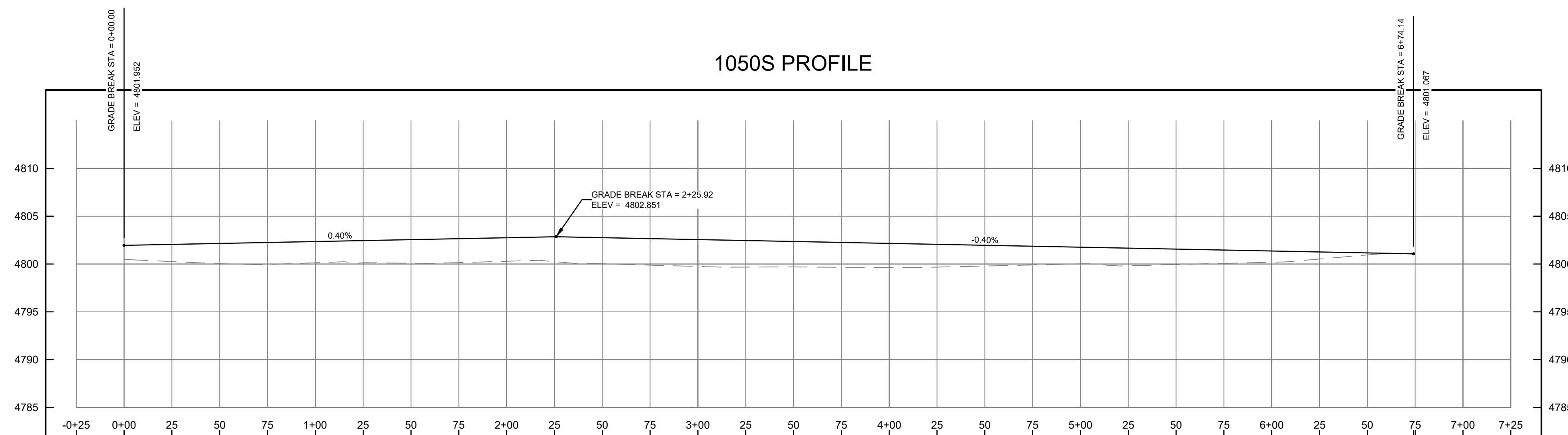
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SURVEY PLAN

1 OF 3

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



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[illegible]

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ROADWAY PROFILES

3 OF 3