

**CANYON ESTATES SUBDIVISION**  
**CONCEPT PLAN**  
**700 EAST & 6600 SOUTH**  
**900 EAST & 6600 SOUTH**  
**CITY COUNCIL MEETING**  
**NOVEMBER 1, 2018**

**1. ZONING**

R-2 OK-

**2. SEWER**

The sewer will need to be brought to the property from 440 South. Possible agreement for partial repayment from future development.

**3. CULINARY WATER**

Main will need to be extended from 6600 south. The city has a 10" line partially down 6600 South, about 1500 feet to the west of this development.

**4. PRESSURIZED IRRIGATION**

Available at 6200 South

**5. ELECTRICAL**

Available at 6200 South

**6. FRONTAGE & AREA**

Annexation agreement requires minimum 14,520 square foot lots with at least a 99-foot frontage. Also, a 100-foot buffer is required from a house to the mink sheds. There could be some value in discussing looking at trying to find a way to create some 22,000 to 32,000 square foot lots around the mink farm so that someone could put animals behind their house up against the mink farm.

**7. STORM WATER**

To be determined. Ponds, swales and/or sumps will be considered. There are some irrigation ditches on this property. The developer has initially visited with the canal company and worked out some ideas for required piping. Ground water can be an issue in this area and it may require

that an engineering recommendation be required for any homes with basements.

## 8. ROADS

6600 will be the main access road for this development. In phase 1 we may want to eliminate the 750 East access to 6600. It would give more needed room from the intersection for people turning off the highway. It also would eliminate the car lights from shining into the existing house on the other side of 6600 South. Also, in the phase 6 area there should be a connector road to the other property so that this neighborhood is not isolated from future neighborhoods to the north. UDOT requirements, if any, are still unknown at this point. The developer has indicated that they would look into building a four to six-foot-high rock wall along the highway and canal to the east side of the larger portion of the development.

NOTES: This is property that was part of the recent large annexation to the city. (Wilkinson property) This development will be located off of Highway 165 and will use 6600 South for access both on the west and east portions of the plan. This will be the furthest south development for the city to date. This development will bring the city infrastructure to a whole new area that is developing towards the south. The City may want to work with the developer in putting together a Pioneering agreement for utilities to this and future properties. The addressing will also need to change to match the city. The east streets are fine as shown but the south addresses will need to be changed on the preliminary plat to match Hyrum City addressing. The Planning Commission recommends approval with the following conditions: Double fronting lots along the Highway & canal have fencing or wall & possible landscaping, 750 East access to 6600 South be eliminated, 6525 South be stubbed into neighboring property, privacy fence installed by the mink farm, & encourage developer to consider lots large enough to accommodate animal rights on property abutting the mink sheds. This submission includes the recommendations of the City Council & Planning Commission relating to roads, lighting, fencing, etc.

# CANYON ESTATES

## PRELIMINARY PLAN (PROPOSED CONDITIONS)

SCALE: 1"=80'

*concept plan*

### SHEET GENERAL NOTES:

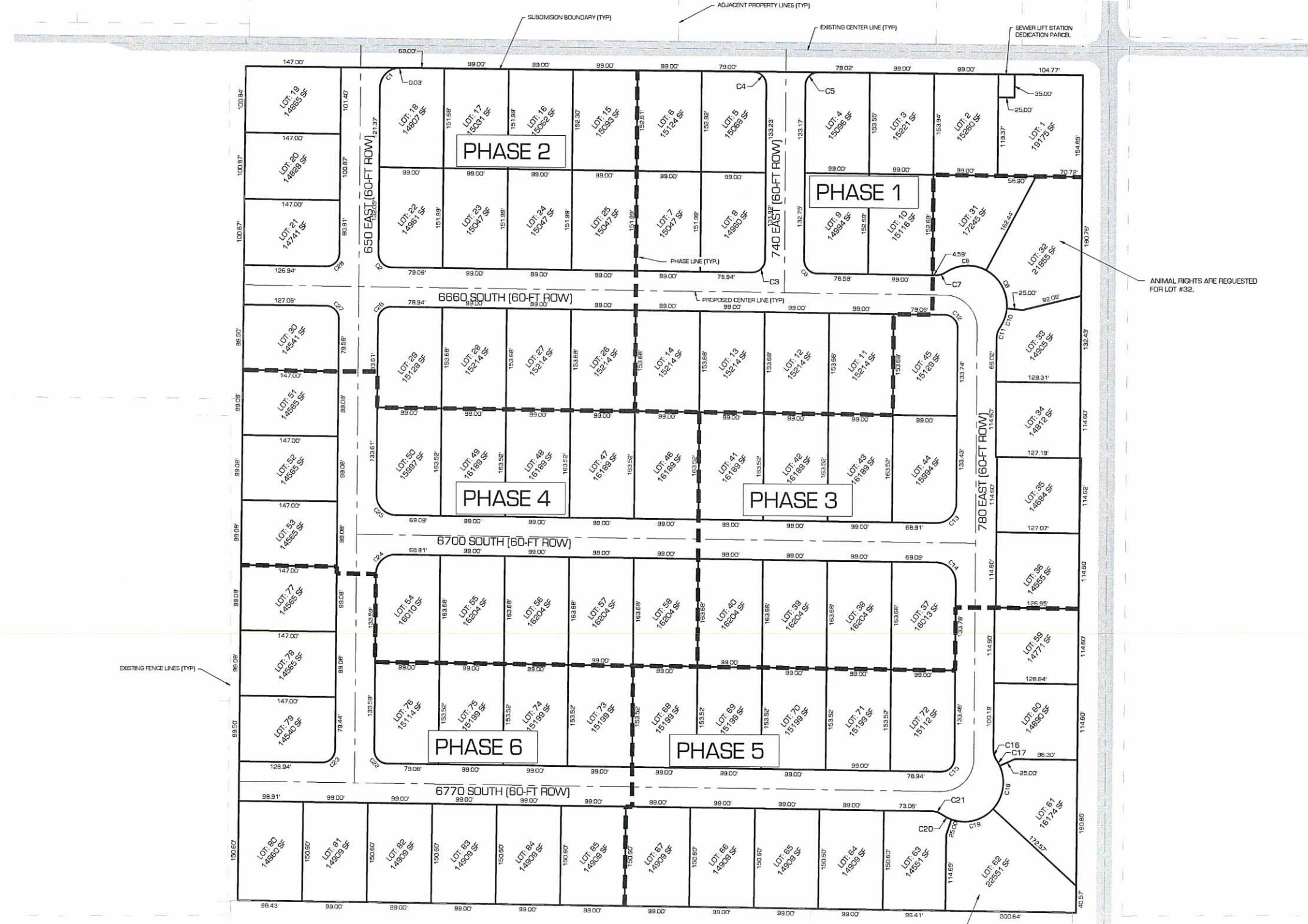
1. CURRENT ZONE: R-2
2. ZONING CODE:
  - 2.1. MINIMUM LOT SIZE = 14,520 SQ FT
  - 2.2. MINIMUM FRONTAGE AT SETBACK = 99 FT
  - 2.3. FRONT SETBACK = 25 FT
  - 2.4. REAR SETBACK = 30 FT
  - 2.5. SIDE SETBACK = 8 FT & 10 FT (EITHER SIDE)
3. PUBLIC UTILITY EASEMENTS (PUE) SHALL BE PROVIDED ON ALL SIDES OF ALL LOTS, WITH 10 FT EASEMENTS FRONTING RIGHTS-OF-WAY AND 5-FT EASEMENTS ON ALL OTHER SIDES.
4. THIS PROJECT WILL BE CONSTRUCTED IN 9 PHASES AS SHOWN.
5. FENCING: NON-FLAMMABLE FENCE WILL BE INSTALLED ALONG THE HIGHWAY.
6. THE PROPOSED DEVELOPMENT IS NOT A PLANNED-UNIT DEVELOPMENT (PUD).
7. THE COCCS, COVENANTS & RESTRICTIONS (CC&RS) RESTRICTING TREE HEIGHTS, LIGHTING TYPES, AND FENCING TYPES WILL BE PROVIDED BY THE OWNER.
8. NO PUBLIC OPEN SPACES ARE BEING PROPOSED AS PART OF THIS PROJECT.
9. NO ACCESS IS PROPOSED DIRECTLY TO/FROM THE UDOT RIGHT-OF-WAY.
10. PROPOSED UTILITY INFORMATION CAN BE FOUND ON SHEET 6.
11. SEE SHEET 5 FOR CURVE TABLE.

**civilsolutionsgroup**mc

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 info@civilsolutionsgroup.net  
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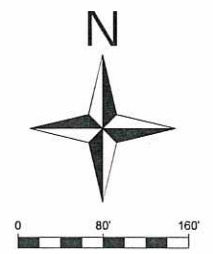
**CANYON ESTATES SUBDIVISION**

6600 SOUTH SR-165  
 HYRUM, UT 84319



MARK	DATE	DESCRIPTION

PROJECT #: 18-303  
 DRAWN BY: B. REES  
 PROJECT MANAGER: M. TAYLOR  
 ISSUED: 10.22.18



**PROPOSED CONDITIONS**

4 OF 7

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

# CANYON ESTATES

## PRELIMINARY PLAN (PROPOSED CONDITIONS)

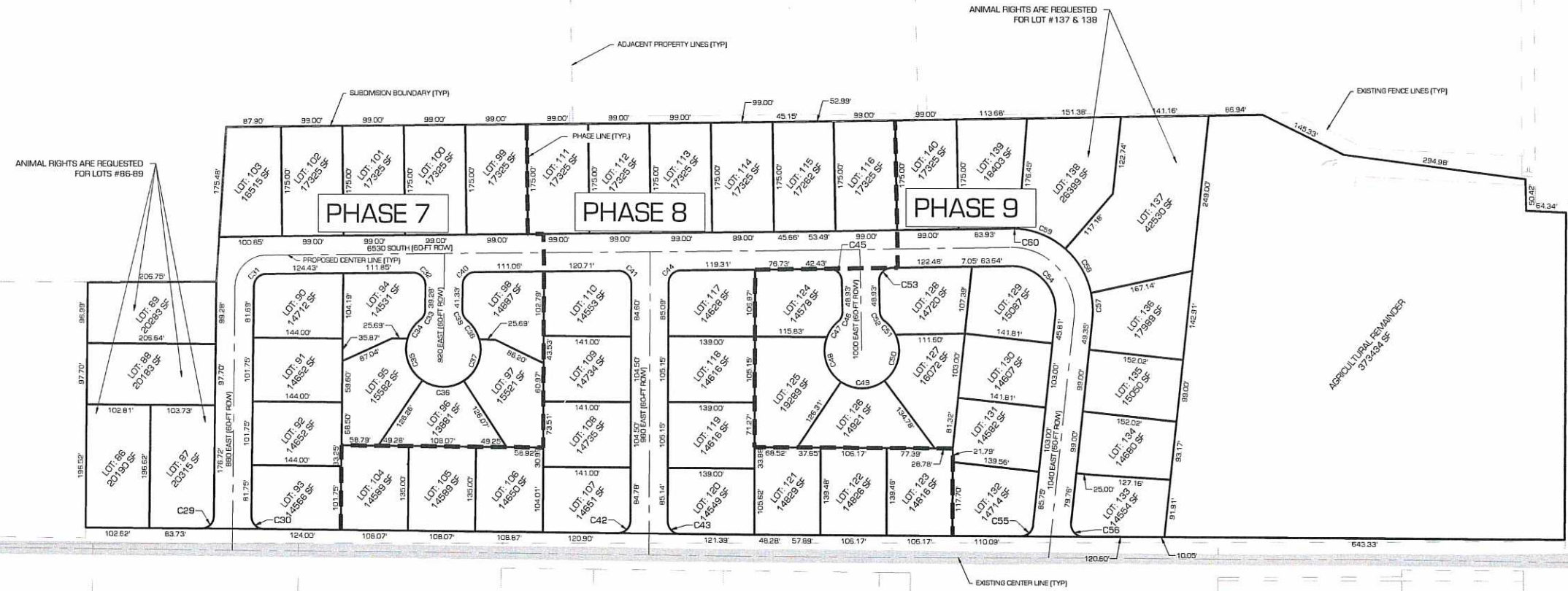
SCALE: 1"=100'

concept plan

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4. THIS PROJECT WILL BE CONSTRUCTED IN 9 PHASES AS SHOWN.
5. FENCING: NON-FLAMMABLE FENCE WILL BE INSTALLED ALONG THOSE PORTIONS OF THE DEVELOPMENT FRONTING THE MINK FARM.
6. THE PROPOSED DEVELOPMENT IS NOT A PLANNED UNIT DEVELOPMENT (PUD).
7. THE CODES, COVENANTS & RESTRICTIONS (CC&RS) RESTRICTING TREE HEIGHTS, LIGHTING TYPES, AND FENCING TYPES WILL BE PROVIDED BY THE OWNER.
8. NO PUBLIC OPEN SPACES ARE BEING PROPOSED AS PART OF THIS PROJECT.
9. NO ACCESS IS PROPOSED DIRECTLY TO/FROM THE UDOT RIGHT-OF-WAY.
10. PROPOSED UTILITY INFORMATION CAN BE FOUND ON SHEET 7.

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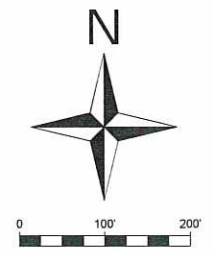
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PROJECT #: 18-303  
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**PROPOSED CONDITIONS**

Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.06	30.00	89.84	S45°21'33"W	42.40	C21	17.76	30.00	33.90	N72°28'43"W	17.48	C41	28.15	60.00	55.85	N38°53'32"W	27.50
C2	31.25	20.00	89.82	N44°31'08"W	28.24	C22	31.26	20.00	89.82	N44°31'08"W	28.24	C42	31.25	20.00	90.30	S45°19'08"W	28.26
C3	31.48	20.00	90.18	N45°28'52"E	28.33	C23	31.48	20.00	90.18	S45°28'52"W	28.33	C43	28.02	20.00	83.14	N41°27'57"W	26.84
C4	31.42	20.00	90.00	S44°36'32"E	28.28	C24	47.22	30.00	90.18	N45°28'52"E	42.49	C44	31.12	20.00	89.14	N44°44'32"E	28.07
C5	31.40	20.00	89.85	N45°22'00"E	28.27	C25	47.03	30.00	89.82	N44°31'08"W	42.36	C45	31.42	20.00	90.00	S46°01'02"E	28.28
C6	31.26	20.00	89.82	N44°31'08"W	28.24	C26	31.48	20.00	90.18	N45°28'52"E	28.33	C46	17.81	20.00	51.32	S24°38'32"W	17.32
C7	17.85	30.00	34.09	N73°31'37"E	17.59	C27	31.25	20.00	89.82	S44°31'08"E	28.24	C47	30.84	60.00	28.18	S35°43'18"W	30.21
C8	64.54	60.00	81.64	N67°18'02"E	61.48	C28	31.48	20.00	90.18	S45°28'52"W	28.33	C48	80.93	60.00	77.28	S17°30'02"E	74.93
C9	69.88	60.00	66.73	S67°30'55"E	66.00	C29	31.42	20.00	90.00	S45°28'00"W	28.29	C49	74.27	60.00	70.93	N68°27'43"E	68.62
C10	35.96	60.00	26.57	S19°38'04"W	35.62	C30	31.42	20.00	90.00	N44°32'00"W	28.28	C50	80.08	60.00	78.28	N13°44'29"E	75.83
C11	12.82	30.00	34.03	S17°58'19"W	12.56	C31	31.01	20.00	89.82	N44°32'37"E	28.00	C51	28.15	60.00	55.85	N38°53'32"W	27.50
C12	31.26	20.00	89.82	S44°31'08"E	28.24	C32	31.93	20.00	91.17	S49°08'02"E	28.97	C52	17.81	20.00	51.32	N38°40'32"W	17.28
C13	47.22	30.00	90.18	S45°28'52"W	42.49	C33	17.81	20.00	51.32	S28°08'42"W	17.32	C53	31.42	20.00	90.00	N47°55'00"E	28.28
C14	47.03	30.00	89.82	S44°31'08"E	42.36	C34	37.14	60.00	35.47	S34°04'14"W	35.65	C54	118.65	70.00	97.11	S42°27'35"E	104.85
C15	31.48	20.00	90.18	S45°28'52"W	28.33	C35	75.55	60.00	72.15	S19°44'12"E	70.66	C55	26.33	20.00	84.04	S48°08'58"W	26.77
C16	17.76	30.00	33.90	S16°37'34"E	17.49	C36	70.98	60.00	67.41	N69°30'50"W	66.59	C56	33.50	20.00	85.86	N41°53'05"W	28.72
C17	8.45	60.00	5.03	S28°58'45"E	8.44	C37	75.55	60.00	72.15	N20°42'33"E	70.66	C57	41.64	130.00	18.35	S37°04'48"E	41.46
C18	69.88	60.00	66.73	S67°30'56"W	66.00	C38	37.14	60.00	35.47	N37°05'53"W	35.65	C58	83.03	130.00	36.60	S30°37'14"E	81.83
C19	69.88	60.00	66.73	S79°38'54"W	66.00	C39	17.81	20.00	51.32	N25°10'22"W	17.32	C59	83.03	130.00	36.60	S67°08'57"E	81.83
C20	16.22	60.00	15.49	N63°16'24"W	16.17	C40	31.01	20.00	89.83	N44°57'56"E	27.89	C60	126.64	130.00	5.87	S88°12'52"E	122.82



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