

**CANYON ESTATES SUBDIVISION**  
**700 EAST & 6600 SOUTH**  
**900 EAST & 6600 SOUTH**  
**CITY COUNCIL MEETING**  
**OCTOBER 18, 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.

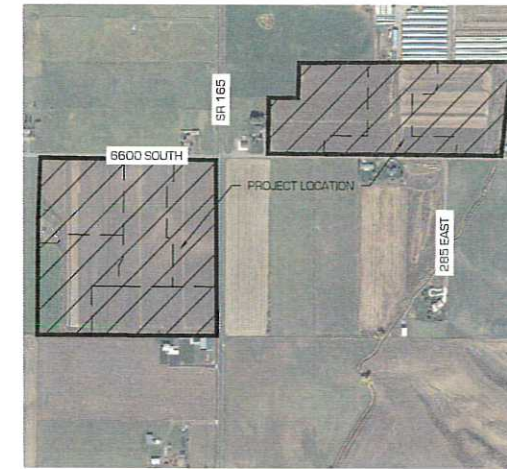


# CANYON ESTATES SUBDIVISION CONCEPT PLAN

SCALE: 1"=80'



## VICINITY MAP:



## GENERAL NOTES:

- PROPERTY OWNER:  
ROSEHILL HOLDINGS, LLC  
ADDRESS: 2571 WEST HWY 101 WELLSVILLE, UT 84339
- DEVELOPER:  
HYRUM REAL ESTATE DEVELOPMENT, LLC  
C/O BEN RUSSELL  
PHONE: 801.389.5805  
EMAIL: b.russell@centerpointut.com
- CULINARY WATER: 8" MUNICIPAL MAINS PROPOSED IN ALL PROPOSED RIGHTS-OF-WAY. OFF-SITE WATER MAINS ALSO REQUIRED TO SITE.
- SANITARY SEWER: 8" MAINS PROPOSED IN ALL RIGHTS-OF-WAY. OFF-SITE SEWER MAINS ALSO REQUIRED TO SITE.
- TOTAL ACREAGE OF PROPOSED DEVELOPMENT: 64.54 ACRES
- TOTAL LOTS: 140  
PHASE 1: LOTS 1-16  
PHASE 2: LOTS 17-32  
PHASE 3: LOTS 33-48  
PHASE 4: LOTS 49-66  
PHASE 5: LOTS 67-84  
PHASE 6: LOTS 85-102  
PHASE 7: LOTS 103-121  
PHASE 8: LOTS 122-140
- ALL NEW RIGHTS-OF-WAYS WILL BE IMPROVED TO CITY STANDARD OF 60-FT.

## HYRUM CITY CODE:

3. ZONE = R-2  
MINIMUM LOT SIZE = 14,520 SQ FT  
MINIMUM FRONTAGE AT SETBACK= 99 FT  
FRONT SETBACK = 25FT  
REAR SETBACK = 30FT  
SIDE SETBACK = 8FT & 10FT (EITHER SIDE)  
SETBACK FROM MINK SHEDS = 100FT

**civilsolutionsgroup inc.**  
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SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

CANYON ESTATES SUBDIVISION  
CONCEPT PLAN  
HYRUM, UT, 84319

MARK	DATE	DESCRIPTION

PROJECT #:	18-303
DRAWN BY:	A. OCHSENBERN
REVIEWED BY:	M. TAYLOR
ISSUED:	9.25.2018

CONCEPT  
PLAN

1 OF 2

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.

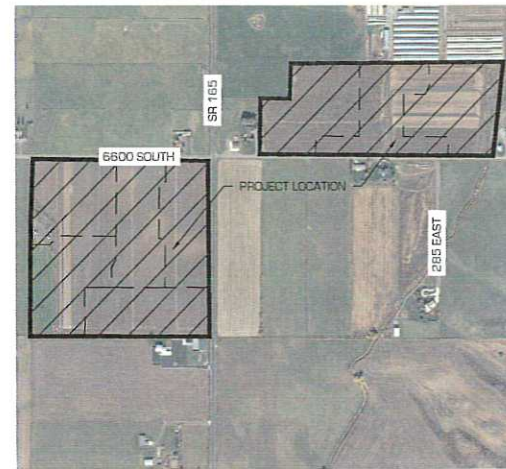


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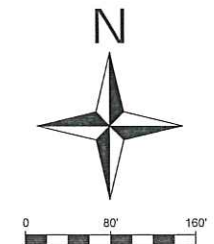
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#01-079-0021  
WAYNE & LINDA  
V. JEWKES



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