



# Sketch Plan Application

For Official Use only

Proposed Project Name Cedar Heights

Date Received	_____
Receipt No.	_____
Amount \$	_____

Address of Subject Property Aprox 1000 E 160 N.

Name of Applicant REED Elder Phone 435-563-3269

Address of Applicant 3765 N. Hwy 91 Hyde Park UT 84318

E-mail address of Applicant reed@cedarhy.com Cell / Fax 435-994-0151  
Fax 563-8620

Name of Property Owner CX Enterprises LLC Phone \_\_\_\_\_

County Tax Parcel # 04-049-0001 Zoning of Property RE 20

Please include with the Application and submit at least 7 days prior to meeting:

- A.  6 copies of sketch plan, at least 11"x 17", scale between 1" = 10' to 1" = 200', 1 copy 8 1/2" x 11"
- B.  Proposed name of subdivision
- C.  Contour map at a 5-foot minimum interval 10'
- D.  The property boundaries of the proposed development. All phases of the proposed development shall be presented in the sketch plan.
- E.  Names of adjacent property owners
- F.  Approximate number of lots proposed and street layout indicating general scale dimensions of lots. Sensitive lands shall be protected.
- G.  Sensitive lands shown. See Subdivision Ordinance (page 5) for definition.
- H.  Total acreage of the development
- I.  Present zoning. Density for each zone is given in the Subdivision Ordinance.
- J.  Feasibility, design criteria and overall impact
- K.  Approximate location of nearest utilities
- L.  Total design plan - showing all property of proposed and future projects with roads, parcels and intended uses. Plan must be drawn to scale.

File the completed application at:

Hyde Park City  
113 East Center  
Hyde Park, UT 84318  
(435) 563-6507

I certify that the information contained in this application and supporting plans are correct and accurate.

I certify that I am the record owner of the subject property and I consent to the submittal of this project.

	<u>4-27-16</u>
Signature of Applicant	Date
	<u>4-27-16</u>
Signature of Owner	Date

Hyde Park City Planning

DISCLOSURE STATEMENT  
HYDE PARK CITY  
CACHE COUNTY  
STATE OF UTAH

The undersigned, being duly sworn deposes and states:

*Also a member of The L U A,*

- ❖ I am a Planning & Zoning Commission member of Hyde Park City and my address is 600 E. 275 N. Hyde Park Utah.

Own a business entity regulated by Hyde Park City.

- ❖ I am an (officer) (director) (employee) of \_\_\_\_\_ located at \_\_\_\_\_, Utah.
- ❖ I (my spouse) (my children) own \_\_\_\_\_% of \_\_\_\_\_.
- ❖ I am an officer, director, agent, employee, or owner of a substantial interest) in \_\_\_\_\_ which is subject to regulation by the City. The precise nature of my interest is \_\_\_\_\_

Interest in Business Entity Doing Business with Hyde Park City

- ❖ I am an (officer) (director) (employee) of \_\_\_\_\_ located at \_\_\_\_\_, Utah.
- ❖ I (my spouse) (my children) own \_\_\_\_\_% of \_\_\_\_\_.
- ❖ If the City were to award a contract to \_\_\_\_\_, I will/could benefit from the award for the reason(s) that: \_\_\_\_\_

Have an Investment Which Creates a Conflict of Interest

- ❖ I have a personal interest (or investment in Cedar Heights Sub., which is a matter for Council action.
- ❖ I am an officer, director, agent, employee, or owner of a substantial interest) in Cedar Heights Sub. which is subject to regulation by the City. The precise nature of my interest is Owner & Developer
- ❖ If the City were to award a contract to \_\_\_\_\_, I will/could benefit from the award for the reason(s) that: \_\_\_\_\_

DATED this 27 day of April, 2016.

Signed, [Signature]

Residing at: 600 E. 275 N. Hyde Park UT.

My Term Expires: \_\_\_\_\_

**HYDE PARK CITY  
LAND USE AUTHORITY  
MAY 2, 2016**

**MEMBERS PRESENT**

Mark Lynne, Bret Randall, Mike Grunig, Reed Elder, Jay Downs, Robert Christensen and Susan Balls

**OTHERS PRESENT**

None

**CEDAR HEIGHTS SUBDIVISION SKETCH PLAN**

The LUA reviewed the sketch plan for the Cedar Heights Subdivision located at approximately 1000 East 160 North. This project is located in an RE-20 zone. Total project is located on 40.29 acres. Proposal is for 4 phases, with a PUD being phase 2. Reed Elder disclosed that he would be the developer of this proposed subdivision.

Reed Elder said that this is the area of the former Wolf Ridge Subdivision proposed in about 2007, minus the lower 10 acre parcel. Reed should sign a contract this week for purchase of the property, conditioned upon approval of a preliminary plat. He explained the configuration of the lots. The proposal is for 68 lots on 34.29 acres and 21 PUD lots on 6 acres. Reed will be using the bonus density ordinance to develop this subdivision. He has marked proposed bonus density lots on the sketch plan with (BD). Reed indicated that this is a 6-10 year project. He plans flat curb and gutter in the project, except on 1000 East; the west road in the subdivision. This road will be developed with regular curb and gutter.

He plans to connect to the sewer at the 900 East sewer line. His engineer has indicated that the fall is about 35-40 feet. Mike indicated that the water line would need to be looped. Reed has spoken with Scott Archibald, Sunrise Engineering. He will continue working with him to have the project water modeled. Bret asked that Reed plan on putting in a secondary water line. Reed said that he is willing to do this, but would like the council to officially declare their intention to have secondary water available for use above the east canal. Reed also said that he is looking into a grey/black water separation system. He will bring details to the City as he progresses in the development process.

Reed explained that his egress and ingress are planned with temporary roads from the Greystone area from the North and through either the Corry Craig / Jamie Proffitt property or the Craig Adams / Jamie Proffit property to the south. His plan is for 1000 East to be developed as a 66-foot road on an 80-foot right-of-way. The LUA discussed the need for an 80-foot ROW through Hyde Park when North Logan and Smithfield only have a 66-foot ROW along this road. City Council should discuss this as they review the Master Road Plan.

The private open space will be maintained by the PUD HOA. The detention pond on lot 15 will be maintained by the lot owner.

The LUA approved the review of this subdivision by the Planning Commission.

**FRECKLE FARMS LANDSCAPING**

The LUA discussed possible violation of Hyde Park City Commercial Landscaping ordinance by Freckly Farms located at 3915 North Highway 91. A letter went to the business last summer, but no progress was made in complying with the ordinance.

The LUA suggested that a phone call be made to the owner asking him to come to the City Council to discuss his non-compliance with the landscaping ordinance and the discharge of ground water into the city street. A follow up letter should be sent referencing the phone call and the letter from last year.

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Susan Balls