



Preliminary Plat Application

For Official Use only

Date Received	<u>8.15.16</u>
Receipt No.	<u>4809</u>
Amount \$	<u>140.00</u>

Proposed Project Name West Park Commc

Address of Subject Property 250 West 3700 North

Name of Applicant Mark Lynne Phone 757-2629

Please include with the application submitted at least 10 days prior to meeting with the LUA:

- A. 7 copies of Preliminary plat, at least 11" x 17"; 3 copies 24" x 36"; 1 copy 8 1/2" x 11"
- B. Fees Paid for Preliminary Plat - \$100 plus \$20 per lot

Existing conditions to be shown on plat shall include as detailed in Ordinance:

- A. Location of nearest benchmark and monument
- B. Boundary of the proposed subdivision and acreage included
- C. All property under control of subdivider
- D. Location, width, name of existing streets within two hundred (200) feet of the subdivision and of all prior platted streets or other public ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporate lines within and adjacent to tract.
- E. The location of all wells – proposed, active and abandoned – to a distance of at least one hundred (100) feet beyond tract boundaries
- F. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.
- G. Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries. High water levels should be indicated.
- H. Boundary lines of adjacent tracts of subdivided and unsubdivided land showing ownership.
- I. Location of all sensitive lands
- J. Contours at a minimum interval of two (2') feet

Proposed Subdivision development plans on the preliminary plat shall include:

- A. The layout of streets with names and numbers, crosswalks, alleys and easements
- B. Culinary water and waste disposal improvements plan
- C. Layout, numbers and dimensions of lots
- D. Open Space
- E. Lot size and building set back lines
- F. Easements for water, sewers, drainage, utility lines, etc.
- G. Storm water retention or detention/discharge plan
- H. Site of any facilities for exclusive use of the home owners
- I. Sidewalk, curb and gutter
- J. Distribution system for irrigation water for each lot

Title blocks along bottom of preliminary plat as detailed in the Subdivision Ordinance

- A. _____ Name of subdivision, location, surveyor, owner, subdivider, designer, date of plat preparation
- B. _____ Certificate of clear title or authorization by owner, Copy of most recent Title Report
- C. _____ Utility company approval
- D. _____ City engineer block for approval
- E. _____ Planning and Zoning block for approval
- F. _____ Irrigation Company block for approval

Hyde Park City Planning



HYDE PARK CITY

established in 1860

Documents to be submitted with preliminary plat, as detailed in Ordinance

- A. NA Copies of any agreements with adjacent property owners
- B. NA Environmental impact assessment
- C. NA Soils report
- D. NA Geology report
- E. BU Contractors Stormwater Management Plan and Permit
- F. NA Revegetation plan
- G. NA Sensitive lands report
- H. NA Any other necessary report

Contacts to be made

- A. _____ Contact Post Office to set up delivery procedures
- B. _____ Contact appropriate canal company.

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.

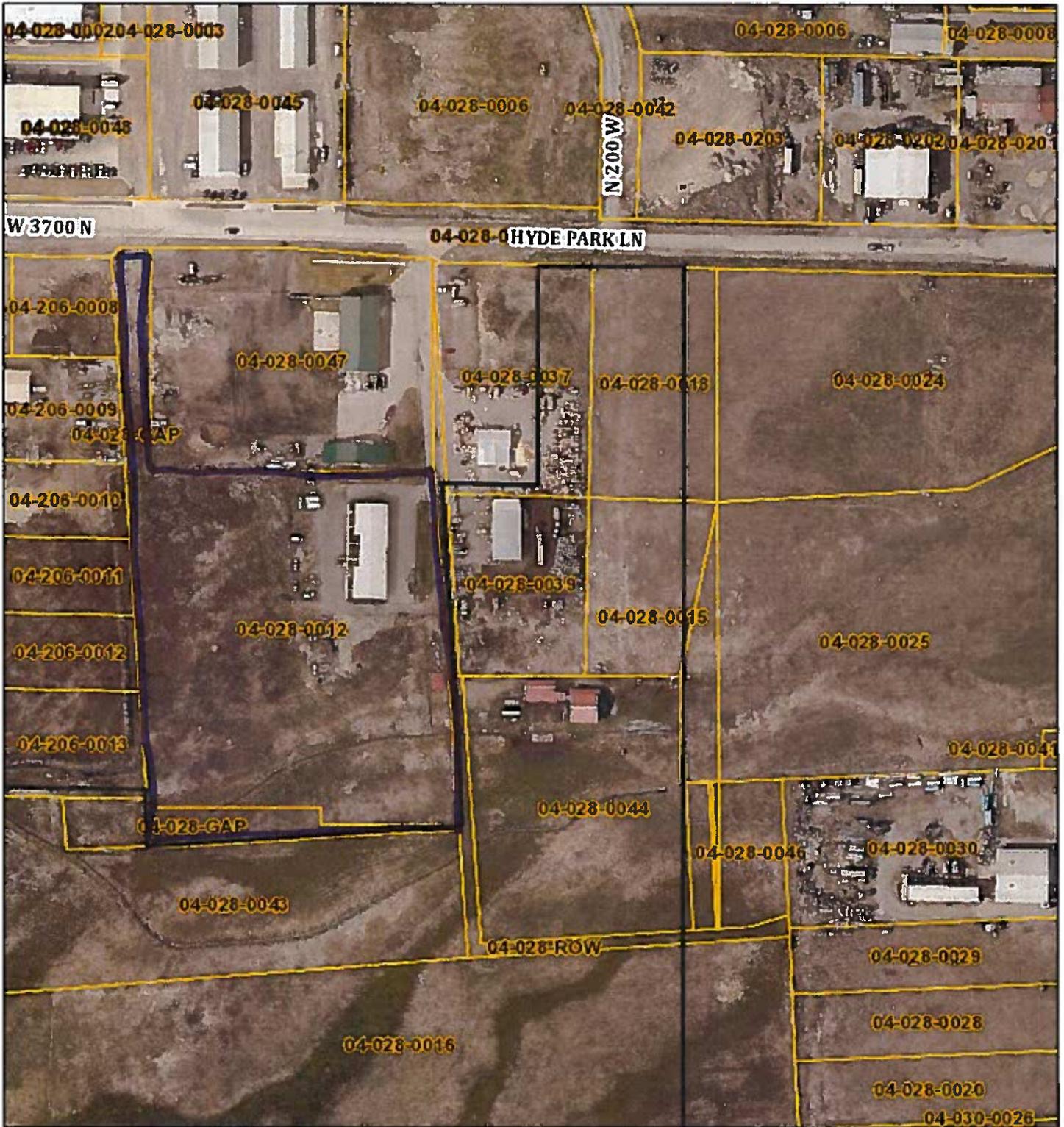
I certify that I am the record owner of the subject property and I consent to the submittal of this project.

Mark Lynne 8-15-2016
 Signature of applicant Date

 Signature of Owner Date

Hyde Park City Planning

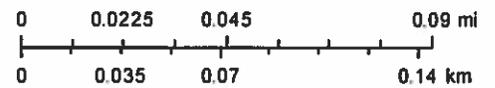
ArcGIS Web Map



August 16, 2016

1:2,660

-  County Boundary
-  Municipal Boundary
-  County Centerline
-  Parcel Tax ID Labels
-  Cache Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**HYDE PARK CITY
LAND USE AUTHORITY
August 17, 2016**

MEMBERS PRESENT

Mark Lynne, Bret Randall, Darrin Hancey, Mike Grunig, Reed Elder, Donja Wright, Jay Downs and Susan Balls

OTHERS PRESENT

None

DUNKLEY SUBDIVISION PROJECT

The LUA held a discussion on the proposed layout regarding connections to the Corry Craig Road and 1600 East.

The city can find no record of the dedication from the Corry Craig road. Minutes clearly indicate that it is to be a dedicated roadway. City Ordinance states that in order to have a legal lot, it must have frontage on a City road.

A Development agreement was signed indicated that Corry would construct the road to city standards and according to City Ordinance. There is a ROW across the Proffit / Measom property and Corry has developed the road on his frontage to meet City Standards.

The LUA feel that this 895 East road must go in as a part of the proposed Dunkley Subdivision project. The city will have a dedication document drawn up and present it to Corry along with the ordinance requiring frontage on a city dedicated street and minutes from meetings indicating that the road must be dedicated to the City.

Mike Grunig and Bob Christensen met with Steve Thurston last week. At this point Steve is unwilling to give the City any land for the road. According to plans drawn up by Max Pierce, it was determined that the city would need .38 acres to make the connection to North Logan's 1600 East road. This will be open for further discussion.

Mark Lynne has been experimenting with different layouts on this property. He feels there are better configurations that would allow the master road plan to be followed and create north and east connection to adjacent property.

WEST PARK COMMERCIAL SUBDIVISION

Mark Lynne presented a preliminary plat for the West Park Commercial Subdivision located at 250 West 3700 North. Proposal is for 2 lots on approximately 7.2 acres. The sketch plan was approved in October. Mark Lynne has checked elevations of the main sewer line. He will be using the same sewer main line as he has for his current building. He will be installing a private access road along the west side of the City property to access the new lot. Jay Downs has reviewed and indicated placement of a fire hydrant.

DISCLOSURE STATEMENT
HYDE PARK CITY
CACHE COUNTY
STATE OF UTAH

The undersigned, being duly sworn deposes and states:

- ❖ I am a Planning & Zoning Commission member of Hyde Park City and my address is 139 W. 100 N., Utah.

Own a business entity regulated by Hyde Park City.

- ❖ I am an (officer) (director) (employee) of Hyde Park City located at Cache County, Utah.
- ❖ I (my spouse) (my children) own 100 % of West Park Commercial Sub.
- ❖ I am an officer, director, agent, employee, or owner of a substantial interest in West Park Commercial which is subject to regulation by the City. The precise nature of my interest is Owner & Subdivider

Interest in Business Entity Doing Business with Hyde Park City

- ❖ I am an (officer) (director) (employee) of Mark Lynne Const located at Hyde Park, Ut., Utah.
- ❖ ~~I (my spouse)~~ (my children) own 100 % of SAID BUSINESS.
- ❖ If the City were to award a contract to Mark & Lois Lynne, I will/could benefit from the award for the reason(s) that: sale of Property

Have an Investment Which Creates a Conflict of Interest

- ❖ I have a personal interest (or investment in) sale of Land, which is a matter for Council action.
- ❖ I am an officer, director, agent, employee, or owner of a substantial interest in Mark Lynne Const which is subject to regulation by the City. The precise nature of my interest is owner of Commercial Land at 250 W. 3700 N.
- ❖ If the City were to award a contract to Mark & Lois Lynne, I will/could benefit from the award for the reason(s) that: sale of land

Signed: Mark Lynne

DATED this 18 day of August, 20 16.

Signed, Mark Lynne

Residing at: 139 W 100 N

My Term Expires: Dec 31, 2017