



## PLANNING COMMISSION MEETING

Thursday, December 09, 2021 at 6:30 PM  
Council Chambers, 60 West Main, Hyrum, Utah

### AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, December 09, 2021. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
  - A. November 11, 2021
5. **AGENDA APPROVAL**
6. **SCHEDULED DELEGATIONS**
  - A. Kevin Garner - To request a minor revision to a previously approved two-lot Mini-Subdivision to move the common boundary line 16' to the east, located at 325 West 300 North.
  - B. M.G. Property Utah LLC - To request Site Plan approval for a 3.06-acre storage facility. The site consists of three lots in the Blacksmith Fork Industrial Subdivision located at approximately 1810 East Anvil Road.
7. **OTHER BUSINESS**
  - A. Matt Holmes, Zoning Administrator for Hyrum City - To discuss the Hyrum City Transportation Plan.
  - B. Friend Weller - To discuss the possibility of radio broadcasting regular Planning Commission meetings.
8. **ADJOURNMENT**

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**Shalyn Maxfield**  
**Secretary**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting

should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

**CERTIFICATE OF POSTING** - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 7th day of December, 2021. Shalyn Maxfield, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD NOVEMBER 11, 2021 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:31 P.M.

**CONDUCTING:** Commissioner Kevin Anderson

**PRESENT:** Commissioners Kevin Anderson, Blake Foster, Terry Mann, and Alternate member Paul Willardson.

**EXCUSED:** Angi Bair, Brian Carver

**CALL TO ORDER:** There being four members present and four members representing a quorum, Commissioner Kevin Anderson called the meeting to order.

**OTHERS PRESENT:** Zoning Administrator Matt Holmes and five citizens. Secretary Shalyn Maxfield recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Commissioner Paul Willardson led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Commissioner Terry Mann

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on October 14, 2021 were approved as written.

**ACTION** Commissioner Terry Mann made a motion to approve the minutes of October 14, 2021 as written. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Foster, Mann, and Willardson voted aye.

**AGENDA APPROVAL:**

A copy of the notice and agenda for this meeting was EMAILED to The Herald Journal, posted on the Utah Public Notice Website and Hyrum City's website, mailed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

**ACTION** Commissioner Paul Willardson made a motion to approve the Agenda for November 11, 2021 as written. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Foster, Mann, and Willardson voted aye.

6. SCHEDULED DELEGATIONS:

- A. Shelby Larsen - To request approval for a Conditional Use Permit in the Mixed Use Commercial C-2 Zone to operate a fabrication/welding shop located at 92 East Main Street.

7. ADJOURNMENT

***SCHEDULED DELEGATIONS:***

**SHELBY LARSEN TO REQUEST APPROVAL FOR A CONDITIONAL USE PERMIT IN THE MIXED USE COMMERCIAL C-2 ZONE TO OPERATE A FABRICATION/WELDING SHOP LOCATED AT 92 EAST MAIN STREET.**

Shelby Larsen said that he has been running a shop for a year and a half out of his garage at his residence. He builds residential and commercial railing and has outgrown his garage. He is not planning on expanding his business he just is looking for more space.

Commissioner Terry Mann asked if Mr. Larsen is planning on renting out the entire building or just a portion.

Paul Willardson asked if the operation involves a lot of customer interaction or commercial deliveries.

Shelby Larsen responded that he is only renting the west end of the old Downs Printing building. The interaction with the customers usually takes place at the customers home when he is collecting measurements.

Commissioner Kevin Anderson asked if the machinery needed would include anything that involves painting, carbon, or forming machinery. Would there be any concern or need for ventilation?

Shelby Larsen said that he mostly uses an air compressor, welder, and a grinder. All the powder coating is sent in a batch to be done in Idaho.

Commissioner Terry Mann asked what hours of the day the shop will be open.

Commissioner Kevin Anderson asked if there is any safety or health concerns for Mr. Larsen or the neighbors including fire hazards. He also asked if all the materials would be stored inside the building.

Shelby Larsen stated that he would try and stay within normal business hours. There are no exposed wood beams due to the building being completely sheet rocked so no immediate fire hazards. All the storage will be inside the building. Sometimes he will load the trailer the night before an early delivery. There is no need for



large machinery or trucks as everything he has is hand loaded.

Commissioner Kevin Anderson stated that it is critical that there is no external storage of raw materials. Parking needs to be maintained to what is available. As well as all the labor needs to be performed inside the building and not to be a nuisance to the neighbors

**ACTION** Commissioner Paul Willardson made a motion to recommend approval for a Conditional Use Permit in the Mixed Use Commercial C-2 Zone to operate a fabrication/welding shop located at 92 East as presented. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Foster, Mann, and Willardson voted aye.

**ADJOURNMENT:**

**ACTION** There being no further business before the Planning Commission, the meeting adjourned at 6:47 p.m.

\_\_\_\_\_  
Kevin Anderson  
Chairman

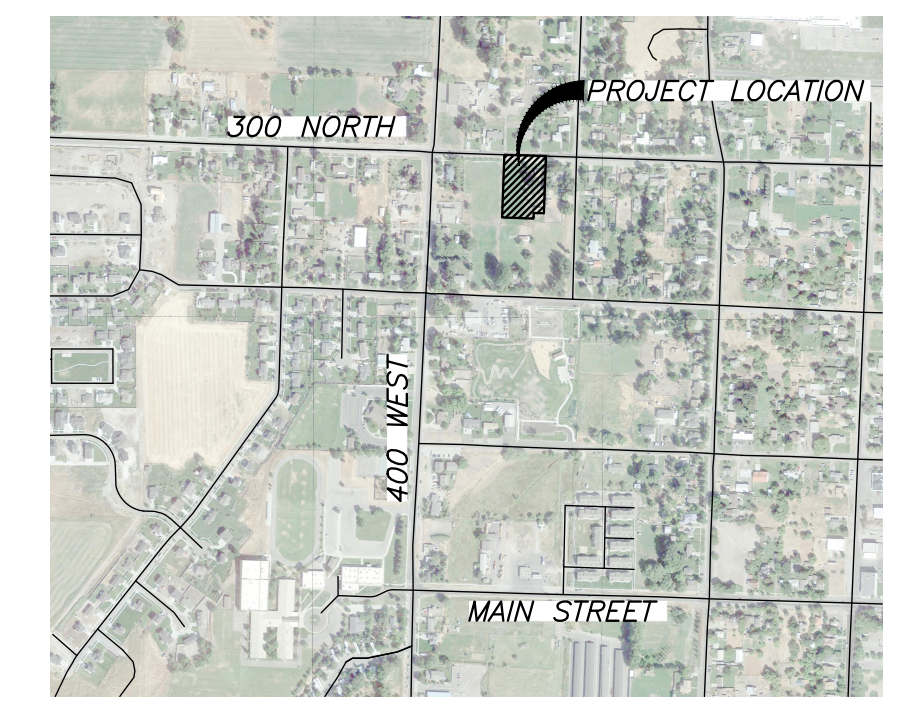
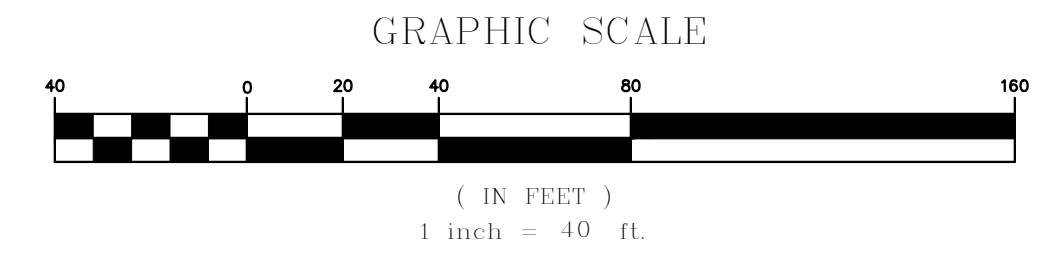
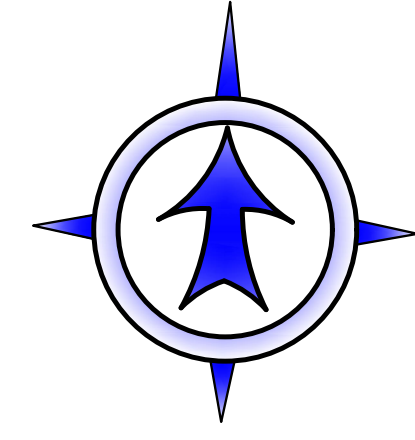
ATTEST:

\_\_\_\_\_  
Shalyn Maxfield  
Secretary

Approved: \_\_\_\_\_  
As Written



A FINAL PLAT FOR:  
**Garner "MINI" Subdivision**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 5, T10N, R1E, S.L.B.&M.  
 ALSO A PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" HYRUM CITY SURVEY.  
 HYRUM, CACHE COUNTY, UTAH  
 Containing 1.593 Acres and 2 Lots



- LEGEND:**
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - PUBLIC UTILITY EASEMENT
  - x - FENCE LINE
  - - - EDGE OF PAVEMENT
  - - - EDGE OF CONCRETE
  - - - EDGE OF GRAVEL
  - - - WATER LINE
  - - - SEWER LINE
  - - - OVERHEAD UTILITY
  - UTILITY POLE
  - WATER METER
  - FIRE HYDRANT
  - SEWER MANHOLE
  - COMMUNICATION MANHOLE
  - COMMUNICATION PEDESTAL
  - FOUND REBAR
  - STREET MONUMENT
  - SET 3/4" REBAR W/CAP

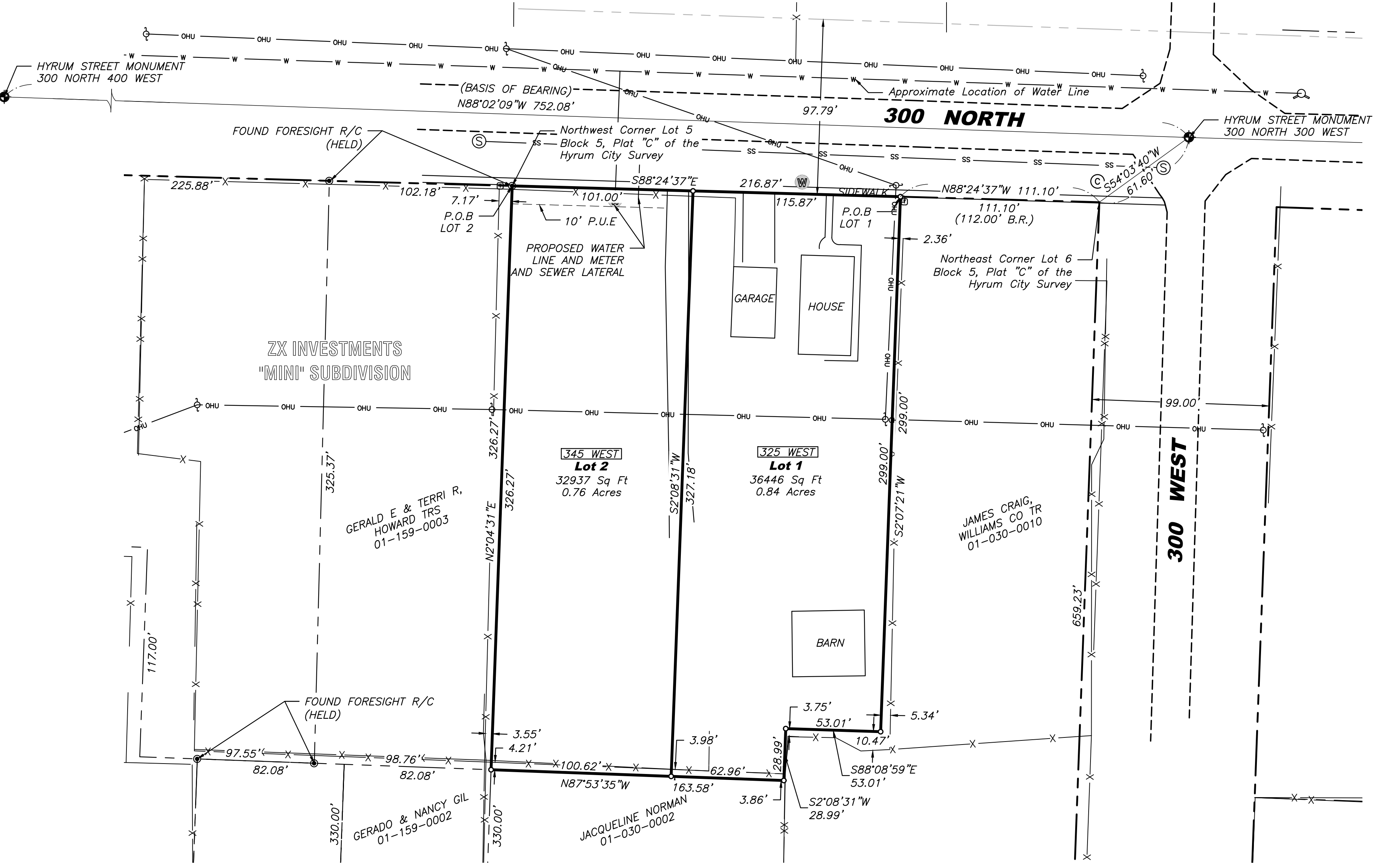
**Survey Narrative**

The purpose of this survey was to create a two lot subdivision on parcel 01-030-0001. The survey was ordered by Adam Tripp. The control used to establish the property corners was the survey monumentation found within this and the surrounding blocks. The basis of bearings for this survey was the line between the Hyrum City street monuments found at the intersections of 300 North Street and 300 West Streets and 300 North and 400 West Streets and was assumed to bear North 88°02'09" West.

**FORESIGHT**  
 LAND SURVEYING

2005 North 600 West, Logan, Utah  
 435-753-1910

Project No. 21-148  
 Prepared by JH, 12/1/21



**SURVEYOR'S CERTIFICATE**

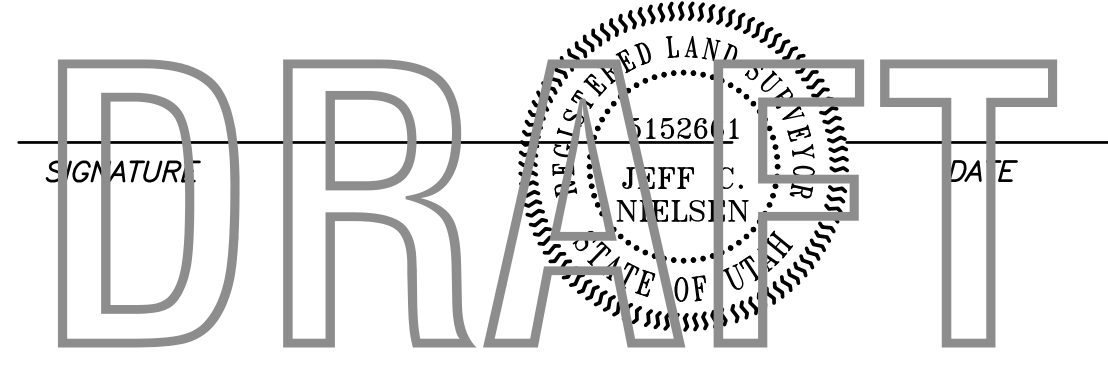
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: GARNER "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

**Boundary Descriptions**

**SUBDIVISION**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" OF THE HYRUM CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 6 LOCATED NORTH 88°24'37" WEST, A DISTANCE OF 111.10 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; RUNNING THENCE SOUTH 02°07'21" WEST, A DISTANCE OF 299.00 FEET; THENCE NORTH 88°08'59" WEST, A DISTANCE OF 53.01 FEET; THENCE SOUTH 02°08'31" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 87°53'35" WEST, A DISTANCE OF 163.58 FEET TO THE EAST LINE OF ZX INVESTMENTS "MINI" SUBDIVISION; THENCE NORTH 02°04'31" EAST, ALONG SAID SUBDIVISION A DISTANCE OF 326.27 FEET TO THE NORTH LINE OF SAID BLOCK 5; THENCE SOUTH 88°24'37" EAST, ALONG SAID NORTH LINE A DISTANCE OF 216.87 FEET TO THE POINT OF BEGINNING. CONTAINING 1.593 ACRES AND 2 LOTS

**LOT 1**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 6 POINT BEING LOCATED NORTH 88°24'37" WEST, A DISTANCE OF 111.10 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; RUNNING THENCE SOUTH 02°07'21" WEST, A DISTANCE OF 299.00 FEET; THENCE NORTH 88°08'59" WEST, A DISTANCE OF 53.01 FEET; THENCE SOUTH 02°08'31" WEST, A DISTANCE OF 28.99 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 87°53'35" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 62.96 FEET; THENCE NORTH 02°08'31" EAST, A DISTANCE OF 327.18 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 88°24'37" EAST, ALONG SAID NORTH LINE A DISTANCE OF 115.87 FEET TO THE POINT OF BEGINNING. CONTAINING 0.84 ACRES.

**LOT 2**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOTS 6 AND 7 OF BLOCK 5 PLAT "C" OF THE HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6 POINT BEING LOCATED NORTH 88°24'37" WEST, A DISTANCE OF 327.97 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; RUNNING THENCE SOUTH 88°24'37" EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 101.00 FEET; THENCE SOUTH 02°08'31" WEST, A DISTANCE OF 327.18 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 87°53'35" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 100.62 FEET TO THE EAST LINE OF THE ZX INVESTMENT "MINI" SUBDIVISION 1; THENCE NORTH 02°04'31" EAST, ALONG SAID SUBDIVISION A DISTANCE OF 326.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.76 ACRES.



**ACKNOWLEDGMENT**

STATE OF UTAH ) SS.  
 COUNTY OF CACHE )

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE \_\_\_\_\_ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID \_\_\_\_\_ BY AUTHORITY OF ITS BYLAWS.  
 WITNESS MY HAND AND OFFICIAL SEAL.

**GENERAL NOTES:**

- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
- Setback lines are for primary buildings only.

Front: 30.00'  
 Rear: 30.00'  
 Side: 12.00'  
 Side along Roadway: 30.00'

Record Owners: Kevin Jay Garner  
 325 West 300 North  
 Hyrum, UT 84319

NOTE: BUILDING SETBACKS WILL BE THOSE REQUIRED FOR THE ZONE AT THE TIME THE BUILDING PERMIT IS APPLIED FOR.

**CITY ENGINEER'S CERTIFICATE**

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

**UTILITY COMPANY APPROVALS**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY CULINARY WATER AUTHORITY	DATE _____
HYRUM CITY SANITARY SEWER AUTHORITY	DATE _____
HYRUM CITY POWER	DATE _____
COMCAST	DATE _____
QUESTAR GAS	DATE _____
QWEST	DATE _____

**OWNERS DEDICATION**

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: LUNDAHL "MINI" SUBDIVISION AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.

I/WE, HAVE EXECUTED THIS PLAT AND DEDICATION THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SIGN _____	SIGN _____
PRINT _____	PRINT _____
TITLE (OWNER) _____	TITLE (OWNER) _____

**CITY ATTORNEY APPROVAL**

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

DATE \_\_\_\_\_ HYRUM CITY ATTORNEY \_\_\_\_\_

**CITY COUNCIL APPROVAL AND ACCEPTANCE**

PRESENTED TO THE HYRUM CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: \_\_\_\_\_ CHAIRPERSON

SIGNATURE \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH (PRINT NAME) \_\_\_\_\_

COMMISSION NUMBER - EXPIRES \_\_\_\_\_ (SEAL)

**COUNTY RECORDER'S NO.**

STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_

ABSTRACTED \_\_\_\_\_

INDEX FILED IN: FILE OF PLATS \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_



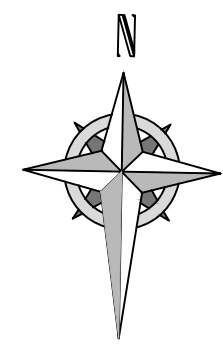






# SNOW REMOVAL AND STORAGE PLAN

LOCATION: 1791, 1778, 1765 Anvil Blvd, Hyrum, UT 84319, USA  
 SITE CITY: HYRUM  
 APN: 01-144-0016, 01-144-0020, 01-144-0017



## VICINITY MAP

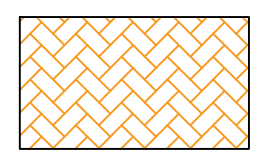
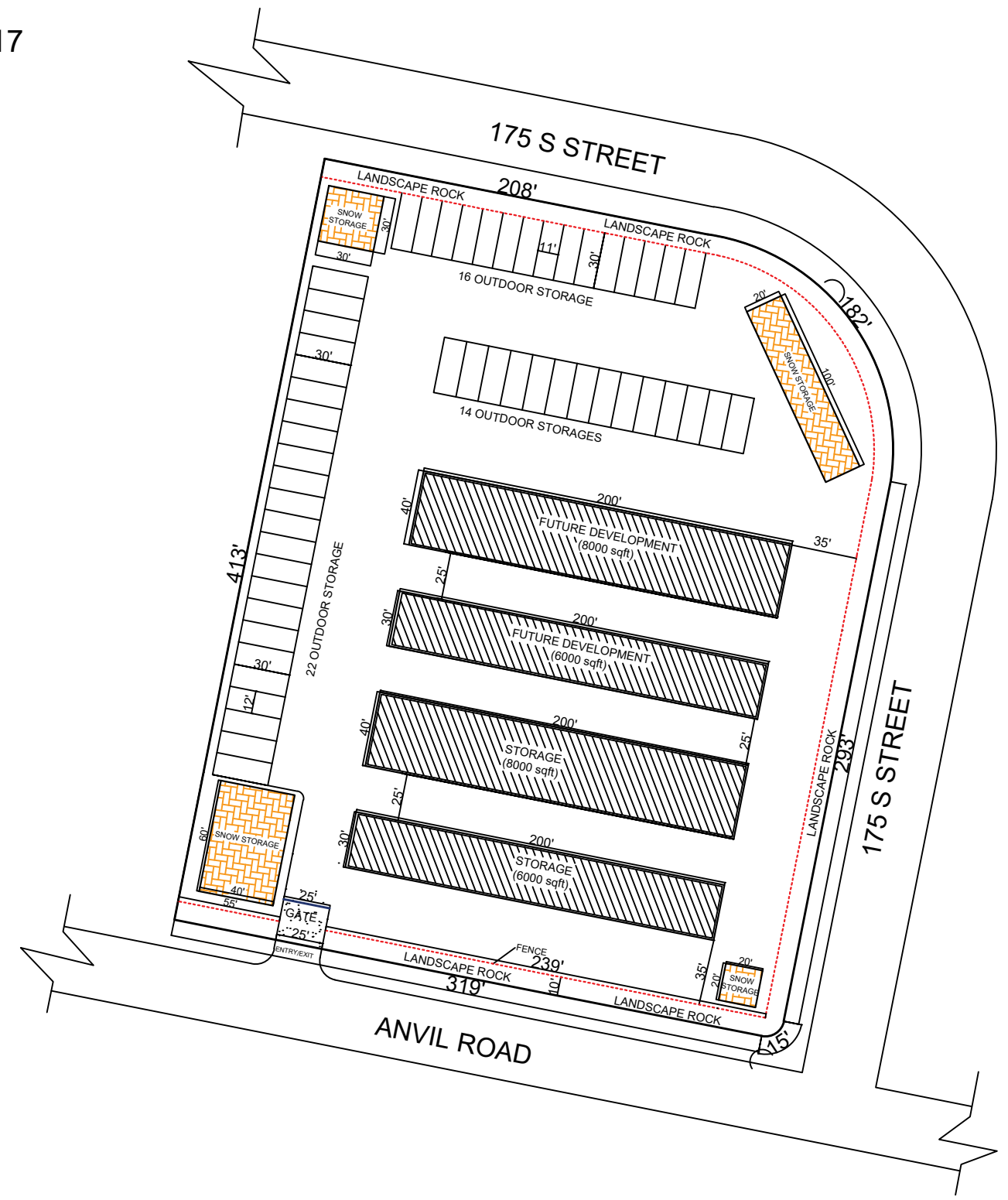


### SCOPE OF WORK

-TO CONSTRUCT THE SELF STORAGE FACILITIES ON 3 LOTS SIZED 1.08 ACRES, 1.0 ACRES AND 0.98 ACRES RESPECTIVELY.

### PLOT SIZE

3.06 Acres



SNOW STORAGE

<b>SHEET TITLE</b>
<b>SNOW REMOVAL AND STORAGE PLAN</b>

LOT OWNER:  
**MG PROPERTY UTAH LLC**

**DEEN'S CONSULTS**  
 Architects , Planners & Project Managers

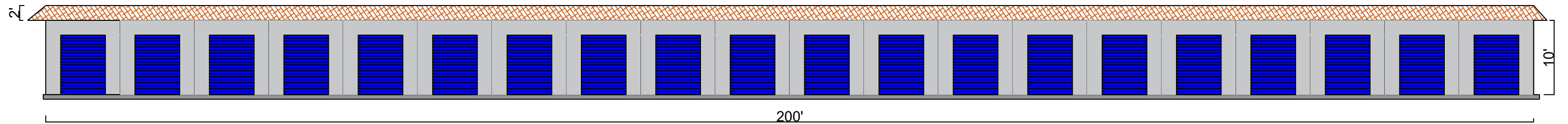
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DRAWN	<i>Deen's consult</i>		
CHECKED BY	<i>Deen's consult</i>		
SCALE	1"=40'(A3)	DATE	11-18-2021

# FRONT ELEVATION

LOCATION: 1791, 1778, 1765 Anvil Blvd, Hyrum, UT 84319, USA

SITE CITY: HYRUM

APN: 01-144-0016, 01-144-0020, 01-144-0017

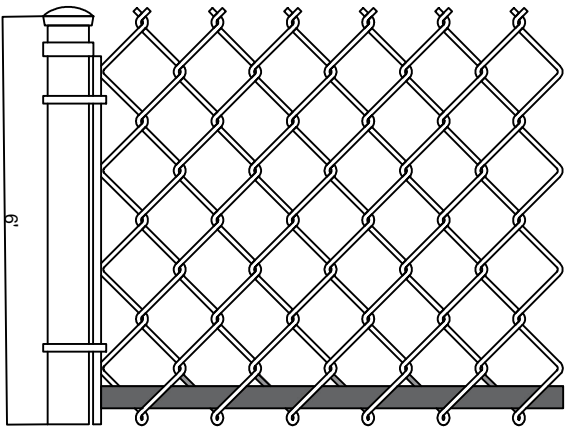


				CLIENT	PROJ	PROJECT NO		
				MG PROPERTY UTAH LLC	PROPOSED STORAGE BUILDING	00-000		
		No.	ISSUED	DATE	CONSULTANT ARCHITECT :	DRAWN		DEEN
		1.	ISSUED FOR CONSTRUCTION		DEEN CONSULT	PLOTTED DATE		
					DRAW	SCALE		
					FRONT ELEVATION	1/16"=1'-0" A3		
						ARCHITECT	DWG. NO.	
							BT-01	

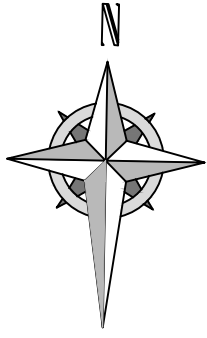
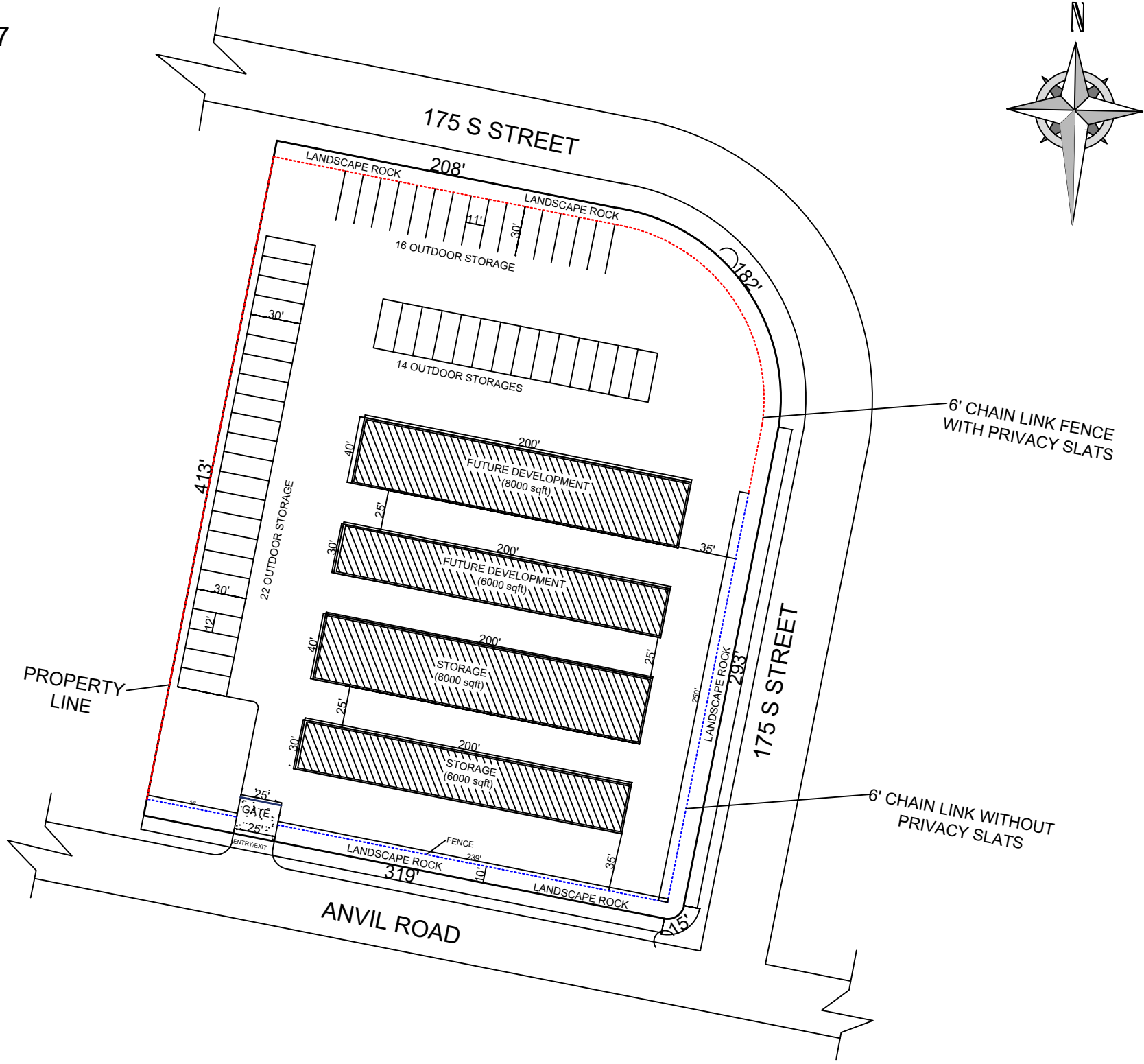
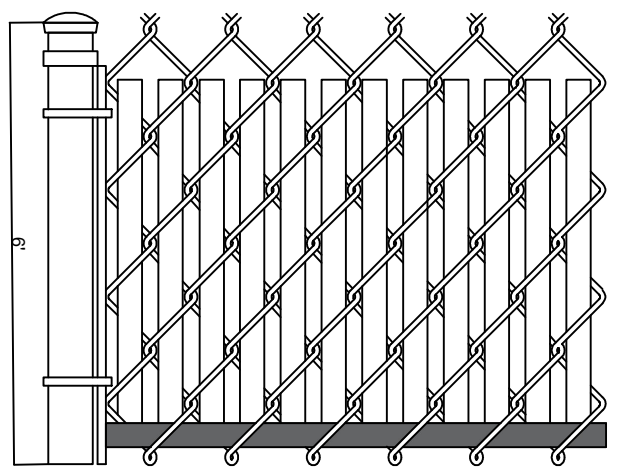
# FENCING PLAN

LOCATION: 1791, 1778, 1765 Anvil Blvd, Hyrum, UT 84319, USA  
 SITE CITY: HYRUM  
 APN: 01-144-0016, 01-144-0020, 01-144-0017

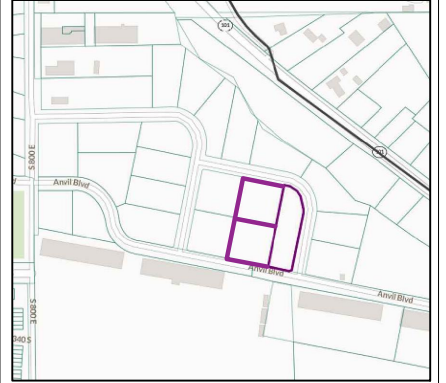
CHAIN LINK WITHOUT PRIVACY SLATS BARBWIRE.



CHAIN LINK FENCE WITH PRIVACY SLATS BARBWIRE



## VICINITY MAP



### SCOPE OF WORK

-TO CONSTRUCT THE SELF STORAGE FACILITIES ON 3 LOTS SIZED 1.08 ACRES, 1.0 ACRES AND 0.98 ACRES RESPECTIVELY.

### PLOT SIZE

3.06 Acres

SHEET TITLE
<b>FENCE PLAN</b>

LOT OWNER:  
**MG PROPERTY UTAH LLC**

**DEEN'S CONSULTS**  
 Architects , Planners & Project Managers

ARCHITECT	<i>Deen's consult</i>	SHEET NO. <b>01</b>	
DRAWN	<i>Deen's consult</i>		
CHECKED BY	<i>Deen's consult</i>		
SCALE	1"=40'(A3)	DATE	11-02-2021

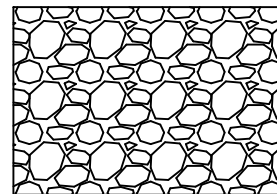


# LANDSCAPE PLAN

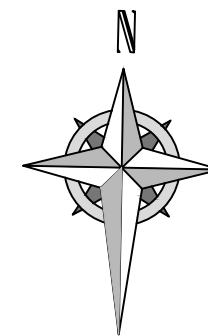
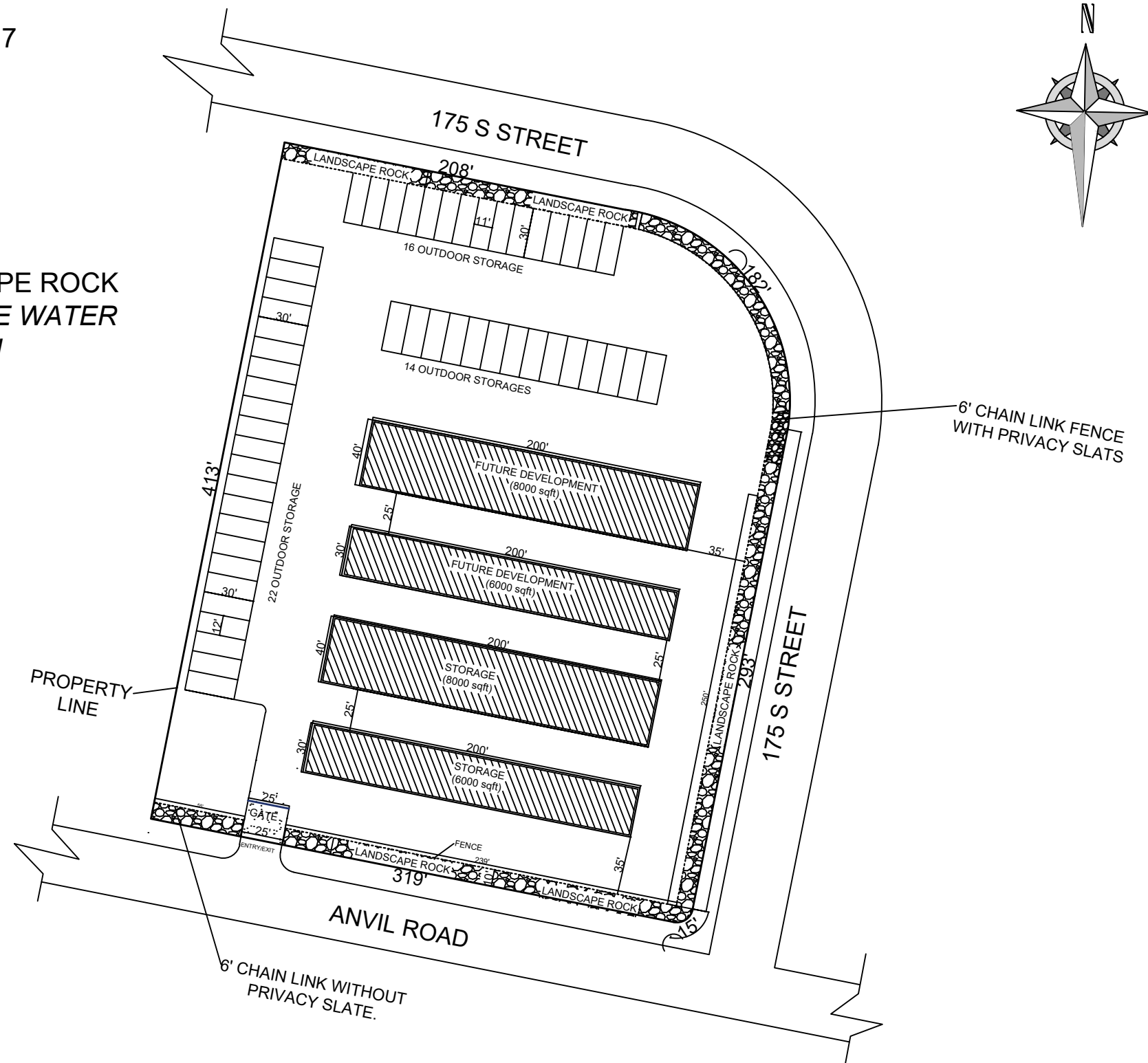
LOCATION: 1791, 1778, 1765 Anvil Blvd, Hyrum, UT 84319, USA

SITE CITY: HYRUM

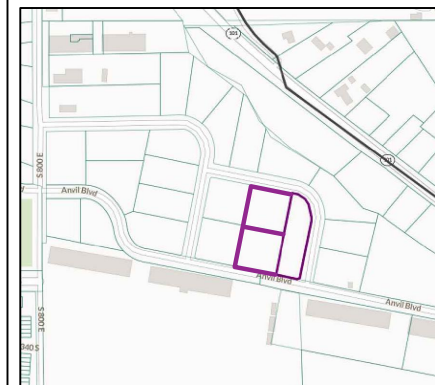
APN: 01-144-0016, 01-144-0020, 01-144-0017



DECORATIVE LANDSCAPE ROCK  
-INSTALLED TO REDUCE WATER  
CONSUMPTION



## VICINITY MAP



### SCOPE OF WORK

-TO CONSTRUCT THE SELF STORAGE FACILITIES ON 3 LOTS SIZED 1.08 ACRES, 1.0 ACRES AND 0.98 ACRES RESPECTIVELY.

### PLOT SIZE

3.06 Acres

SHEET TITLE
<b>LANDSCAPE PLAN</b>

LOT OWNER:  
**MG PROPERTY UTAH LLC**

**DEEN'S CONSULTS**  
Architects , Planners & Project Managers

ARCHITECT	<i>Deen's consult</i>	SHEET NO. <b>01</b>	
DRAWN	<i>Deen's consult</i>		
CHECKED BY	<i>Deen's consult</i>		
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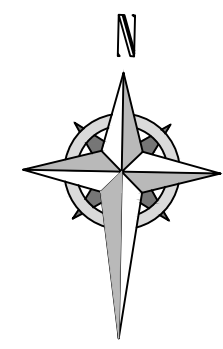


# LIGHTING PLAN

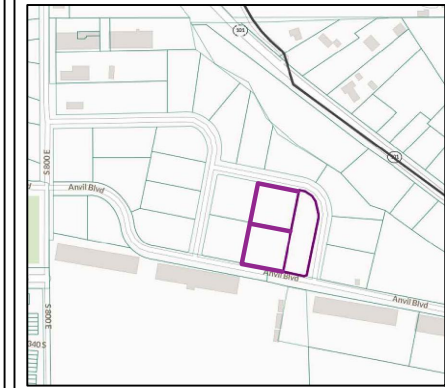
LOCATION: 1791, 1778, 1765 Anvil Blvd, Hyrum, UT 84319, USA

SITE CITY: HYRUM

APN: 01-144-0016, 01-144-0020, 01-144-0017



## VICINITY MAP



### SCOPE OF WORK

-TO CONSTRUCT THE SELF STORAGE FACILITIES ON 3 LOTS SIZED 1.08 ACRES, 1.0 ACRES AND 0.98 ACRES RESPECTIVELY.

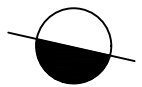
### PLOT SIZE

3.06 Acres

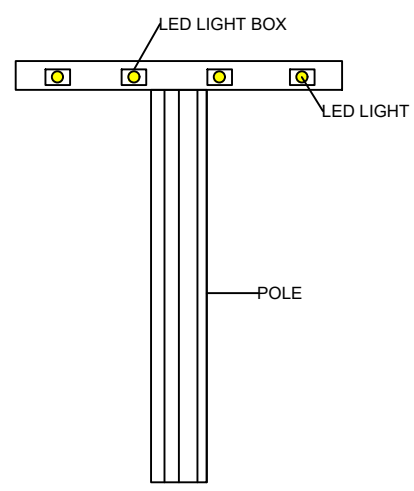
### KEYS



LED LIGHT



4 LED LIGHT BOXES ATTACH TO A POLE ALL FACING PROPERTY



4 LED LIGHT BOXES ATTACHED TO A POLE

LIGHTS NEED TO BE DARK SKY COMPLIANT, A DETAIL OF LIGHT COULD BE ADDED TO ADDRESS THIS REQUIREMENT. DARK SKY MEANS THAT THE LIGHT MUST BE SHIELDED SO THAT LIGHT ONLY PROJECTS DOWNWARD.



SHEET TITLE	
<b>LIGHTING PLAN</b>	

LOT OWNER:  
**MG PROPERTY UTAH LLC**

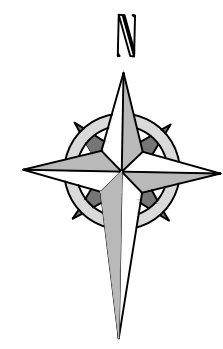
<b>DEEN'S CONSULTS</b>	
Architects , Planners & Project Managers	

ARCHITECT	<i>Deen's consult</i>
DRAWN	<i>Deen's consult</i>
CHECKED BY	<i>Deen's consult</i>
SCALE	1"=40'(A3)
DATE	11-09-2021

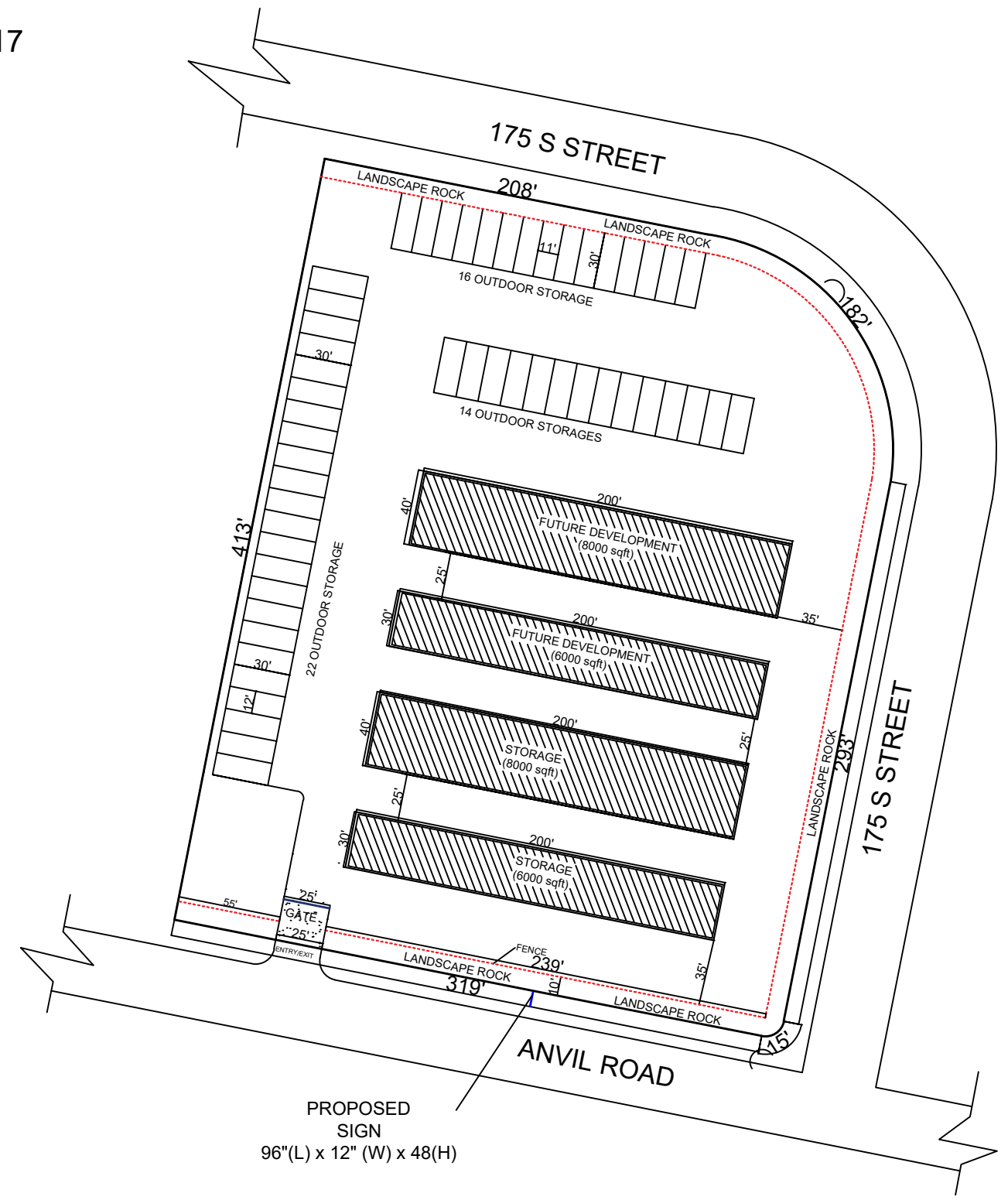
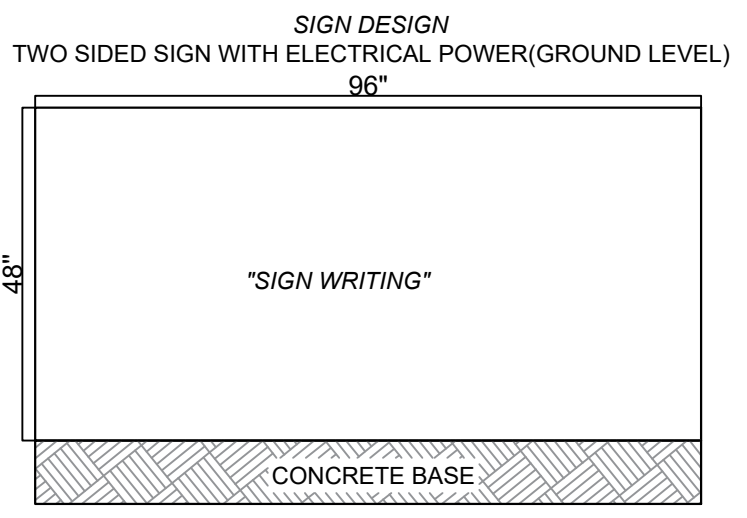
SHEET NO.	<b>01</b>
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# SIGN PLAN

LOCATION: 1791, 1778, 1765 Anvil Blvd, Hyrum, UT 84319, USA  
 SITE CITY: HYRUM  
 APN: 01-144-0016, 01-144-0020, 01-144-0017



## VICINITY MAP



### SCOPE OF WORK

-TO CONSTRUCT THE SELF STORAGE FACILITIES ON 3 LOTS SIZED 1.08 ACRES, 1.0 ACRES AND 0.98 ACRES RESPECTIVELY.

### PLOT SIZE

3.06 Acres

SHEET TITLE	
<b>SIGN PLAN</b>	

LOT OWNER:  
**MG PROPERTY UTAH LLC**

**DEEN'S CONSULTS**  
 Architects , Planners & Project Managers

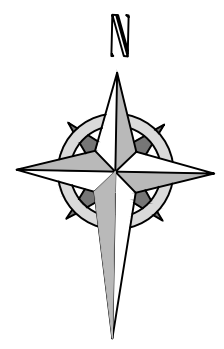
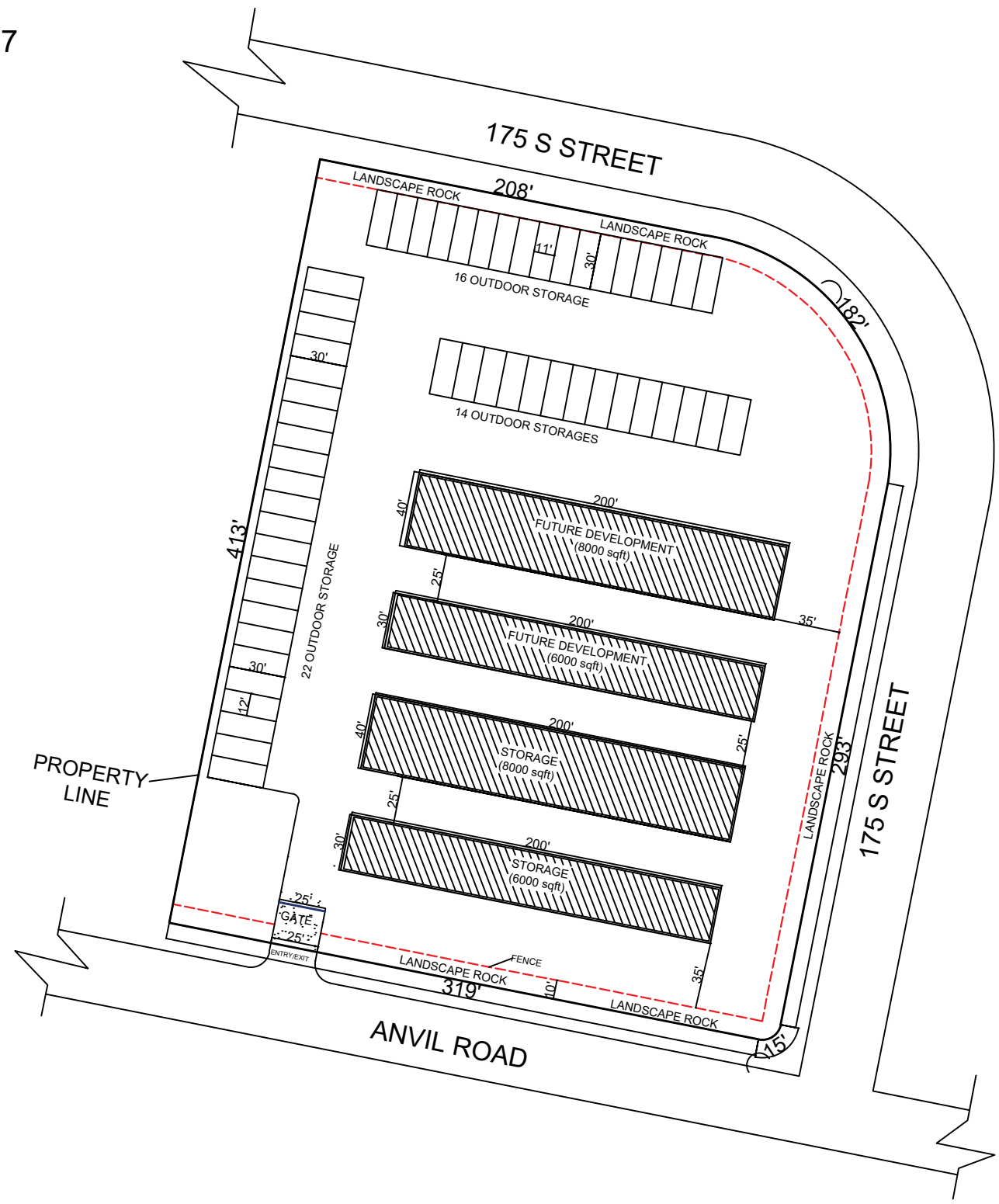
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DRAWN	<i>Deen's consult</i>		
CHECKED BY	<i>Deen's consult</i>		
SCALE	1":40'(A3)	DATE	11-20-2021

# SITE PLAN

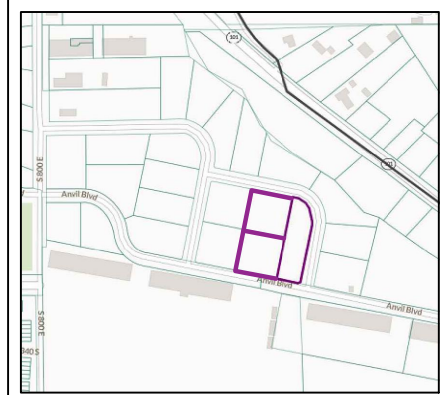
LOCATION: 1791, 1778, 1765 Anvil Blvd, Hyrum, UT 84319, USA

SITE CITY: HYRUM

APN: 01-144-0016, 01-144-0020, 01-144-0017



## VICINITY MAP



### SCOPE OF WORK

-TO CONSTRUCT THE SELF STORAGE FACILITIES ON 3 LOTS SIZED 1.08 ACRES, 1.0 ACRES AND 0.98 ACRES RESPECTIVELY.

### PLOT SIZE

3.06 Acres

SHEET TITLE  
**SITE PLAN**

LOT OWNER:  
**MG PROPERTY UTAH LLC**

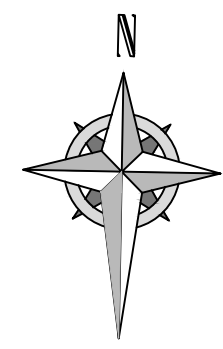
**DEEN'S CONSULTS**  
Architects , Planners & Project Managers

ARCHITECT	<i>Deen's consult</i>	SHEET NO. <b>01</b>	
DRAWN	<i>Deen's consult</i>		
CHECKED BY	<i>Deen's consult</i>		
SCALE	1"=40'(A3)	DATE	11-02-2021



# STORMWATER PLAN

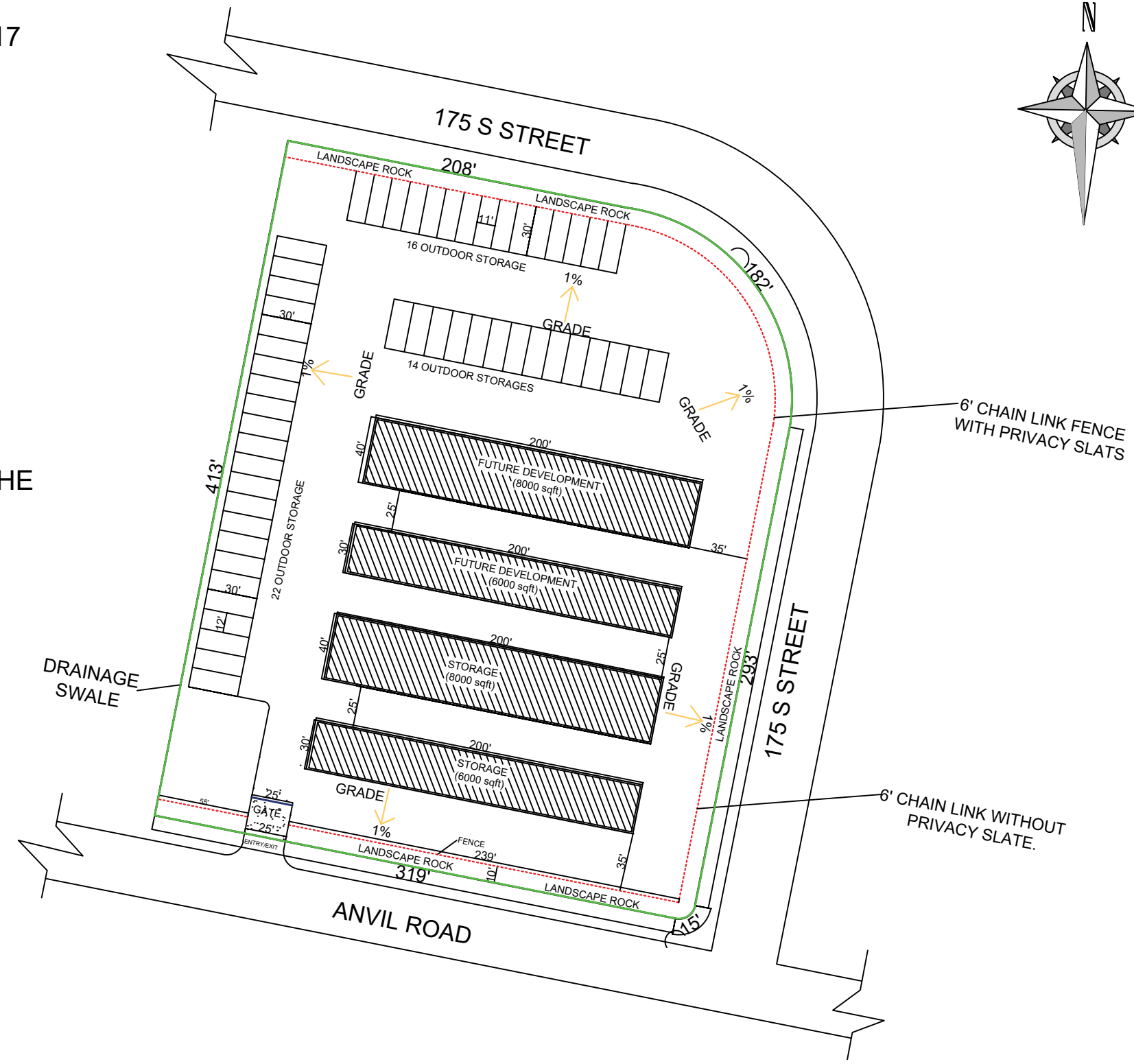
LOCATION: 1791, 1778, 1765 Anvil Blvd, Hyrum, UT 84319, USA  
 SITE CITY: HYRUM  
 APN: 01-144-0016, 01-144-0020, 01-144-0017



## VICINITY MAP



- ASPHALT LOT WITH A 1% GRADE TO DRAINAGE SWALE
- ALL STORM-WATER TO REMAIN ON THE PROPERTY
- DRAINAGE SWALE



### SCOPE OF WORK

-TO CONSTRUCT THE SELF STORAGE FACILITIES ON 3 LOTS SIZED 1.08 ACRES, 1.0 ACRES AND 0.98 ACRES RESPECTIVELY.

### PLOT SIZE

3.06 Acres

SHEET TITLE
<b>STORMWATER PLAN</b>

LOT OWNER:  
**MG PROPERTY UTAH LLC**

**DEEN'S CONSULTS**  
 Architects , Planners & Project Managers

ARCHITECT	<i>Deen's consult</i>	SHEET NO. <b>01</b>	
DRAWN	<i>Deen's consult</i>		
CHECKED BY	<i>Deen's consult</i>		
SCALE	1"=40'(A3)	DATE	11-10-2021

**TRANSPORTATION PLAN - DISCUSSION**  
**PLANNING COMMISSION**  
**DECEMBER 09, 2021**

Summary: The expansion of Hyrum has outgrown our current Roads Functional Classification Map. An amendment is needed to address the growth in areas not shown on the existing transportation plan.

UTILITIES: Road corridors will function as primary routes for all city utilities.

NOTES: Additional road widths for various traffic capacities will need to be included in the standards. Cross-sections will also need to accommodate for trail/bike routes. Arterial roads will need to be built without direct access from residential lots to promote safety.

Roads 4, 6, & 10 of the General Plan were not reserved at arterial widths. These need to be relocated to other locations where right of way can be reserved in future developments.

Wording should be added that provide for regular spacing of streets be added to standards. Minor arterials at 2640, collectors at 1320 and 660, locals as approved in preliminary. There will need to be some flexibility to account for the physical restrictions of the land. Major arterials are state highways, freeways, etc.

# Annual Average Daily Vehicle Trips (AADT) Of Selected Land Uses

The following table was developed to provide general guidance for determining the Annual Average Daily Vehicle Trips (AADT) from several land use categories. [Rule 8061 \(Paved and Unpaved Roads\)](#) and [Rule 8071 \(Unpaved Vehicle/Equipment Traffic Areas\)](#) of Regulation VIII applies to unpaved road segments with 26 or more AADT and to unpaved vehicle and equipment traffic areas with 50 or more AADT, respectively.

The factors referenced in the table are derived from the Institute of Transportation Engineers (ITE) publication “Trip Generation, 7<sup>th</sup> Edition” (ITE, 2003). Not all land use categories described in the ITE publication are included on this table. The listed factors do not replace any data that may have been developed from a site-specific survey of an unpaved road segment or unpaved traffic area using acceptable sampling methodologies.

Last update: May 5, 2004

**Estimated Minimum Number of Units Needed to  
Meet or Exceed the Minimum AADT Applicability for Rule 8061 and Rule 8071**

<b>Land Use</b>	<b>Units</b>	<b>Average Trip Generation Rate (Trips/unit)</b>	<b>Unpaved Roads Min. Number of Units Meeting 26 AADT</b>	<b>Unpaved Areas Min. Number of Units Meeting 50 AADT</b>	<b>Source</b>
Single Family Housing	Dwelling	9.57	3 Dwellings	6 Dwellings	ITE (210)
Apartment, Low Rise	Dwelling	6.59	4 Dwellings	8 Dwellings	ITE (221)
Apartment, High Rise	Dwelling	4.20	7 Dwellings	12 Dwellings	ITE (222)
Condominium/Townhouse, General	Dwelling	5.86	5 Dwellings	9 Dwellings	ITE (230)
Condominium/Townhouse, High Rise	Dwelling	4.18	7 Dwellings	12 Dwellings	ITE (232)
Mobile Home Park	Dwelling	4.99	6 Dwellings	10 Dwellings	ITE (240)
Senior Adult Housing – Detached	Dwelling	3.71	7 Dwellings	15 Dwellings	ITE (251)
Senior Adult Housing – Attached	Dwelling	3.48	8 Dwellings	15 Dwellings	ITE (252)
Congregate Care Facility	Dwelling	2.02	13 Dwellings	25 Dwellings	ITE (253)
Recreational/Vacation Homes	Dwelling	3.16	9 Dwellings	16 Dwellings	ITE (260)
Hotel/Motel	Dwelling	8.92	3 Dwellings	6 Dwellings	ITE (310) & (320)
Campground/Recreational Vehicle Park	Site	0.52	50 Sites	97 Sites	ITE (416)
Truck Terminal	Acre	81.90	0.3 Acres	0.6 Acres	ITE (030)
Convenience Store (Open 16-hours)	Sq Ft Floor Area	31.02	838 Sq Ft	1,612 Sq Ft	ITE (852)
General Light Industry*	Employee	3.02	9 Employees	17 Employees	ITE (110)
	Sq Ft Floor Area	6.97	3,730 Sq Ft	7,174 Sq Ft	
	Acre	51.80	0.5 Acre	1.0 Acre	
General Heavy Industry*	Employee	0.82	32 Employees	61 Employees	ITE (120)
	Sq Ft Floor Area	1.50	17,333 Sq Ft	33,333 Sq Ft	
	Acre	6.75	3.9 Acres	7.4 Acres	
Industrial Park*	Employee	3.34	8 Employees	15 Employees	ITE (130)
	Sq Ft Floor Area	6.96	3,736 Sq Ft	7,184 Sq Ft	
	Acre	63.11	0.4 Acres	0.8 Acres	
Manufacturing*	Employee	2.13	13 Employees	24 Employees	ITE (140)
	Sq Ft Floor Area	3.82	6,807 Sq Ft	13,089 Sq Ft	
	Acre	38.88	0.7 Acres	1.3 Acres	
Day-Care Center	Sq Ft Floor Area	79.26	328 Sq Ft	631 Sq Ft	ITE (565)
High School	Sq Ft Floor Area	12.89	2,018 Sq Ft	3,879 Sq Ft	ITE (530)
Church/Place of Worship	Sq Ft Floor Area	9.11	2,854 Sq Ft	5,489 Sq Ft	ITE (560)

\*Three options provided. Select one.



Numbers Every Traffic Engineer Should Know, Traffic Corner Tuesday, Traffic Engineering Standards Traffic Facts



By Mike Spack, PE, PTOE

I originally posted this article several years ago. I attend a lot of meetings where I'm seen as the expert on traffic issues and I get asked questions related to basic standards and general practice. You can always respond that you don't know the answer and you need to look it up, but you look better if you're able to rattle off the numbers from memory. To that end, I have updated the list of questions and answers that every traffic engineer should consider memorizing.

**About how much traffic will my development generate?** *(round numbers based on ITE Trip Generation Report, 10th Edition) (Corrections were made to these numbers as of Jan 25, 2018 at 10:00 pm)*

- Single Family Houses (per unit): 10 trips per day, 1 per peak hour
- Apartments/Condos/Townhouses (per unit): 7 trips per day, 0.7 per peak hour
- Office (per 1000 sq ft): 10 trips per day, 1.5 per peak hour
- Retail (per 1000 sq ft): 38 trips per day, 4.2 per peak hour
- Industrial (per 1000 sq ft): 5 trips per day, 0.9 per peak hour

**Planning level daily capacity of a road** *(Round numbers based on Level of Service D/E thresholds in HCM 6th Edition)*

- 2 lane local street: 1,000 vehicles per day based on livability
- 2 lane (w/ left turn lanes): 18,300 vehicles per day
- 4 lane (w/ left turn lanes): 36,800 vehicles per day
- 6 lane (w/ left turn lanes): 55,300 vehicles per day

**Peak hour capacity of an intersection** *(Based on Level of Service D/E thresholds in HCM 6th Edition)*

- Stop sign controlled: 35 seconds/vehicle
- Roundabout controlled: 35 seconds/vehicle
- Traffic Signal controlled: 55 seconds/vehicle

**Theoretical maximum saturation flow rate per lane** *(this will allow you to do quick calculations in your head to check reasonableness at big events)*

- 1,900 vehicles per hour per lane



**Threshold for when you need to add a second (dual) left turn lane at a signalized intersection?**

- 300 left turning vehicles from that leg of the intersection in the peak hour

**Width of a commercial driveway** *(based on NCHRP Report 659)*

- One lane in only: 14 feet curb to curb
- Two lane, bi-directional: 24 feet curb to curb
- Three lane, one lane in with median than two lanes out: 40 feet curb to curb
- Minimum industrial driveway: 26 feet curb to curb

**Size of a footprint that a roundabout can take**

- Single lane diameter: 132 foot
- Double lane diameter: 165 foot

**Closeness between driveways and intersections** *(these are very rough rules of thumb – other regions are less stringent)*

- On a local street: 150 feet
- On a collector street: 660 feet
- On an arterial: 1,320 feet to 2,640 feet (with medians, right-in/right-outs can be 660 feet away)

**Parking needed for functionality** *(these are suburban rules of thumb – urban conditions require less, but that’s very situational)*

- Multifamily Residential: 1 per bedroom
- Retail: 4 per 1,000 SF
- Restaurant: 15 per 1,000 SF (varies a lot)

**Interested in learning more about the numbers every traffic engineer should know?**

Check out our Traffic Corner Tuesday webinar replay titled *Numbers Every Traffic Engineer Should Know*.



**Mike Spack, PE, PTOE**

Mike is the founder of Spack Enterprise and creative force and principal writer behind MikeOn Traffic.

He is the recognized industry leader of traffic studies and traffic data collection. He is also the author or numerous industry leading guides used by transportation professionals around the world and presenter for Traffic Corner Tuesday webinars.

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**Mike Spack**

My mission is to help traffic engineers, transportation planners, and other transportation professionals improve our world.

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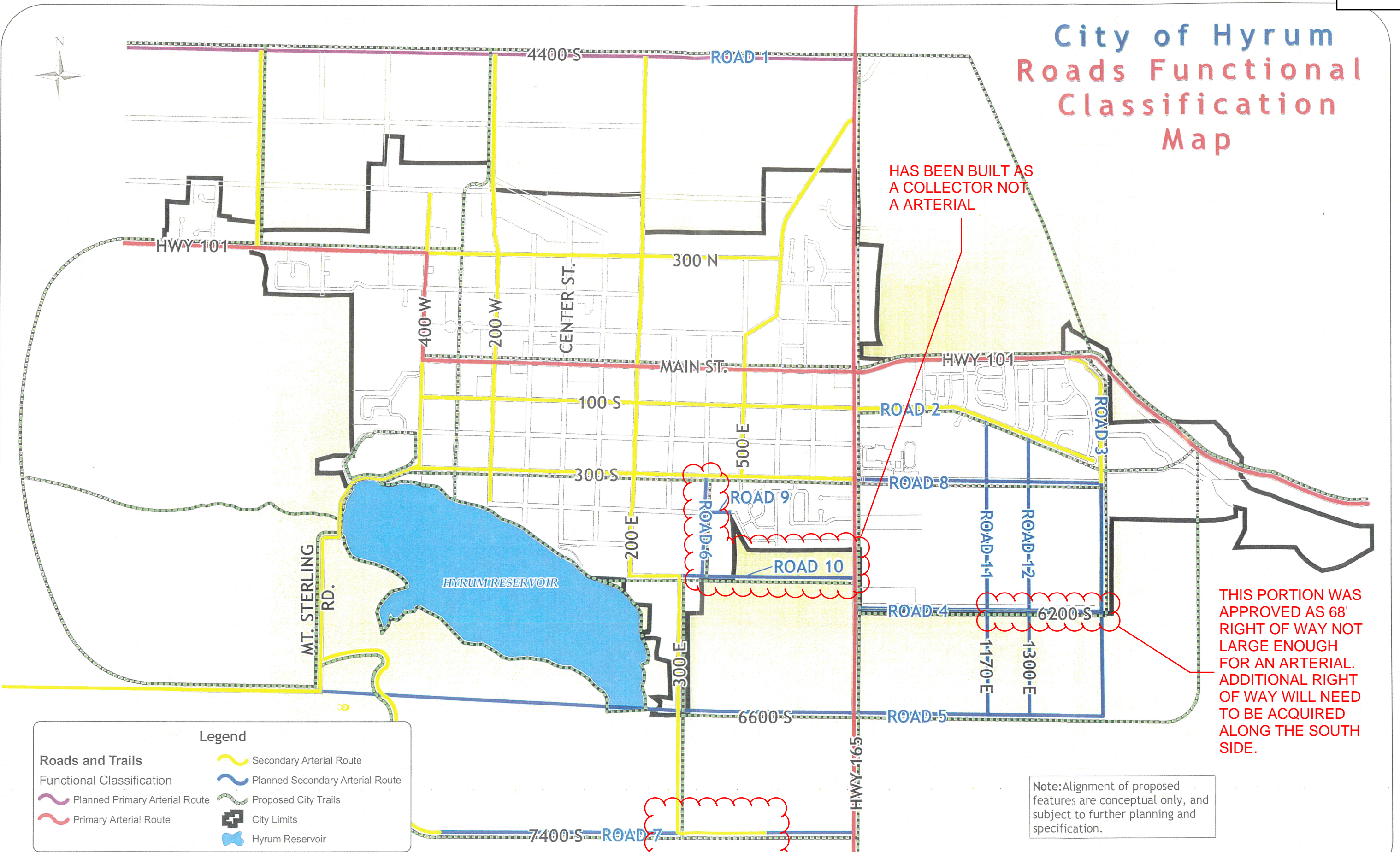
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# City of Hyrum Roads Functional Classification Map



HAS BEEN BUILT AS  
A COLLECTOR NOT  
A ARTERIAL

THIS PORTION WAS  
APPROVED AS 68'  
RIGHT OF WAY NOT  
LARGE ENOUGH  
FOR AN ARTERIAL.  
ADDITIONAL RIGHT  
OF WAY WILL NEED  
TO BE ACQUIRED  
ALONG THE SOUTH  
SIDE.

Note: Alignment of proposed  
features are conceptual only, and  
subject to further planning and  
specification.






**Legend**

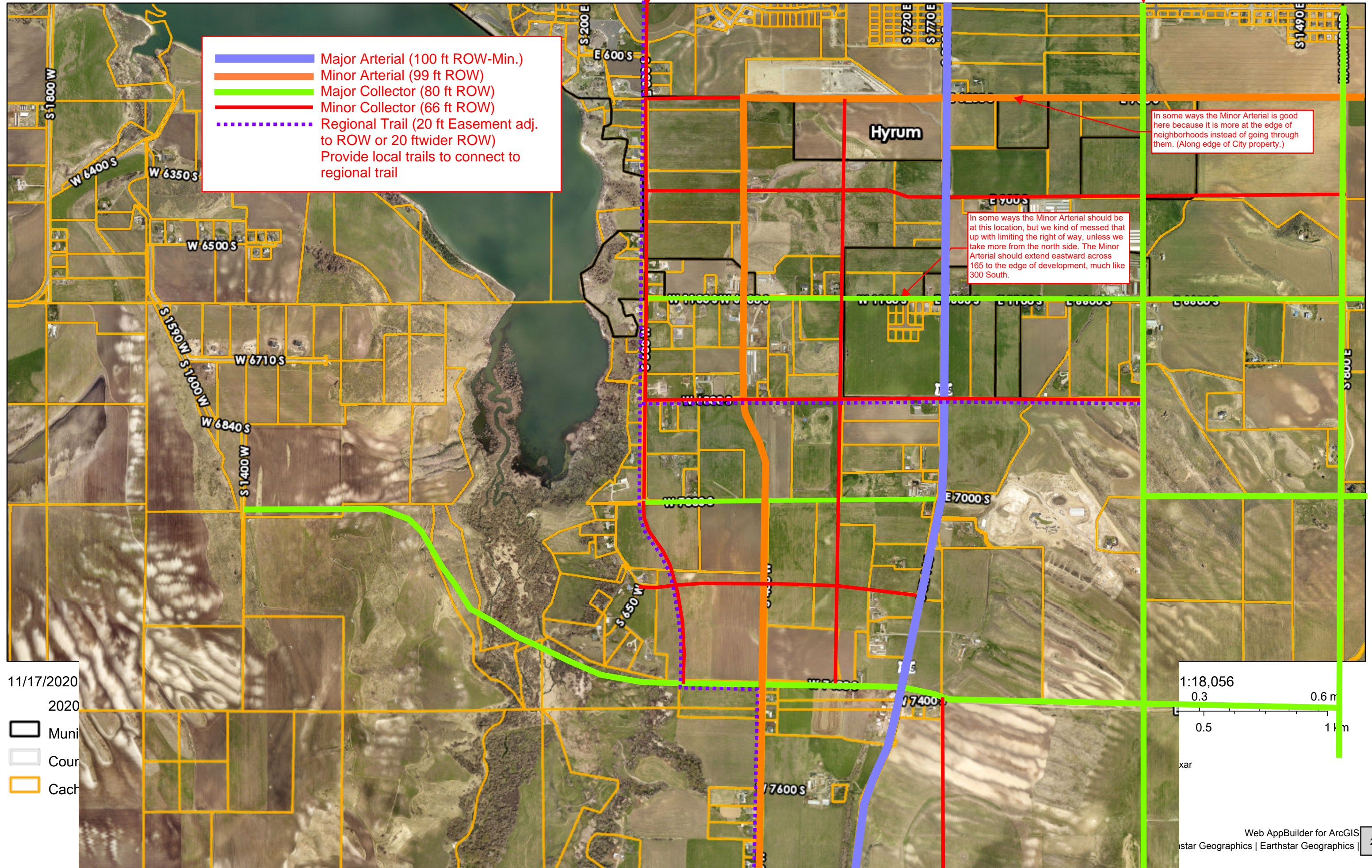
Secondary Arterial Route	Planned Secondary Arterial Route
Planned Primary Arterial Route	Proposed City Trails
Primary Arterial Route	City Limits
	Hyrum Reservoir

ROAD MAP DOES NOT SPECIFY WIDTHS, ARTERIAL ROADS TEND TO BE INT THE 70-100+ SIZES. WE NEED TO SPECIFY WHAT THE INTENDED ROAD WIDTHS ARE SO THAT DEVELOPMENT IS CLEAR.

DUE TO "EXISTING" PORTION, THIS LOOKS LIKE IT WAS SUPPOSED TO BE 7000 S NOT 7400 S



-  Major Arterial (100 ft ROW-Min.)
-  Minor Arterial (99 ft ROW)
-  Major Collector (80 ft ROW)
-  Minor Collector (66 ft ROW)
-  Regional Trail (20 ft Easement adj. to ROW or 20 ft wider ROW)  
Provide local trails to connect to regional trail



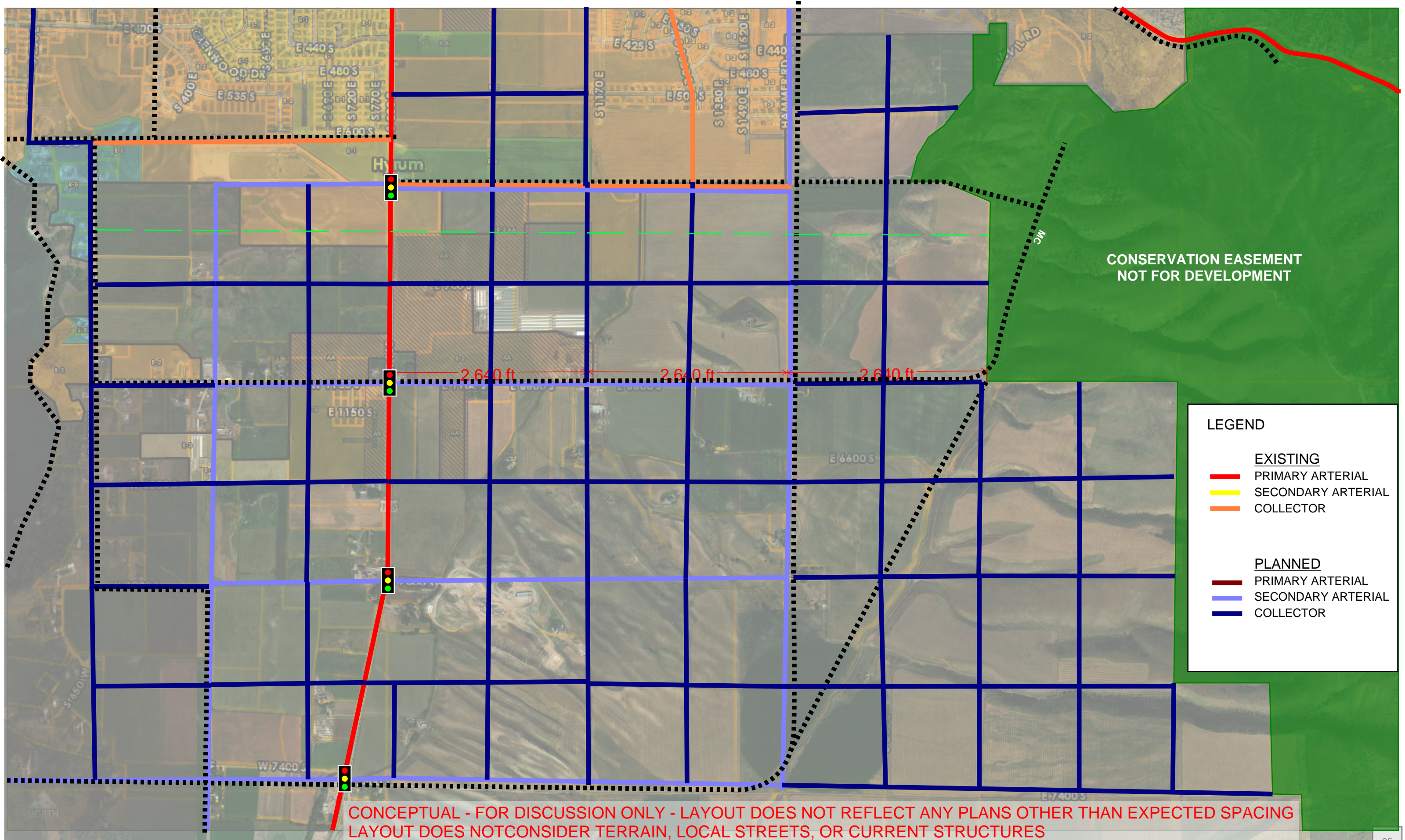
In some ways the Minor Arterial is good here because it is more at the edge of neighborhoods instead of going through them. (Along edge of City property.)

In some ways the Minor Arterial should be at this location, but we kind of messed that up with limiting the right of way, unless we take more from the north side. The Minor Arterial should extend eastward across 165 to the edge of development, much like 300 South.

11/17/2020  
2020  
Muni  
Cour  
Cach

1:18,056  
0.3 0.6 m  
0.5 1 km





**LEGEND**

EXISTING

- PRIMARY ARTERIAL
- SECONDARY ARTERIAL
- COLLECTOR

PLANNED

- PRIMARY ARTERIAL
- SECONDARY ARTERIAL
- COLLECTOR

CONCEPTUAL - FOR DISCUSSION ONLY - LAYOUT DOES NOT REFLECT ANY PLANS OTHER THAN EXPECTED SPACING LAYOUT DOES NOT CONSIDER TERRAIN, LOCAL STREETS, OR CURRENT STRUCTURES