



## PLANNING COMMISSION MEETING

Thursday, July 13, 2023 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, July 13, 2023. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
  - A. 05/11/2023
  - B. 05/15/2023 SP
5. **AGENDA APPROVAL**
6. **SCHEDULED DELEGATIONS**
  - A. Jared Adams - To request site plan approval for two buildings with bays for rental to industrial tenants located at 249 South 1810 East (Lot 15, Blacksmith Fork Industrial Park).
  - B. Mandie Gochnour - Seeking approval for the conditional use of a property zoned as R-2 at 25 West 200 North for a private school.
  - C. Kirk Wilcox - Seeking site plan approval at 1673 Anvil Road (Lot 1, Blacksmith Fork Industrial Park). The proposed plan is for an office/yard location for Wilcox Landscaping together with an outdoor RV/trailer/boat storage yard.
7. **ADJOURNMENT**

---

**Hailey Brown**  
**Secretary**

Commission Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the Commission Member will be on speakerphone. The speakerphone will be amplified so that the other Commission Members and all other persons present in the Commission Chambers will be able to hear all

discussions. 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 10th day of July, 2023. Hailey Brown, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD MAY 11, 2023 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Chairman Paul Willardson

**PRESENT:** Chairman Paul Willardson, Vice Chairman Blake Foster, Commissioners Brian Carver, Terry Mann, and Alternate Member Dixie Schwartz.

**EXCUSED:** Commissioner Angi Bair and Zoning Administrator Matt Holmes.

**CALL TO ORDER:** There being five members present and five members representing a quorum, Chairman Paul Willardson called the meeting to order.

**OTHERS PRESENT:** One citizen. Secretary Hailey Brown recorded the minutes.

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

**INVOCATION:** Commissioner Dixie Schwartz

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on April 13, 2023 were approved as written.

**ACTION** Commissioner Brian Carver made a motion to approve the minutes of April 13, 2023 as written. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, 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, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

**ACTION** Commissioner Terry Mann made a motion to approve the agenda for May 11, 2023 as written. Commissioner Brian

**Carver seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.**

6. WORKSHOP

- A. Discussion on evaluating the current zoning regulations. This workshop will prepare recommendations to the Hyrum City Council regarding General Plan and City Code. The discussion may include master planning for undeveloped areas, infill, and housing affordability.

7. ADJOURNMENT

***WORKSHOP:***

**DISCUSSION ON EVALUATING THE CURRENT ZONING REGULATIONS. THIS WORKSHOP WILL PREPARE RECOMMENDATIONS TO THE HYRUM CITY COUNCIL REGARDING GENERAL PLAN AND CITY CODE. THE DISCUSSION MAY INCLUDE MASTER PLANNING FOR UNDEVELOPED AREAS, INFILL, AND HOUSING AFFORDABILITY.**

Chairman Paul Willardson stated the plan for this meeting is to discuss code recommendations to present to the City Council.

Commission Brian Carver said he would like to discuss residential facilities for elderly persons. The code shows up in R-1, R-2, R-2a, and C-2. The topic of constructing an independent apartment style senior development was brought to the Planning Commissions attention by Annette Francis. Commissioner Brian Carver also had some personal experiences that brought this topic to mind for discussion. He asked why the city would require a resident or family member of a resident to own the residential facility for elderly persons as addressed in Section B1 of Chapter 17.30.072. 30 years ago, the state required residential facilities for drug abuse, elderly, and the disabled. These individuals cannot be discriminated against by not allowing them housing. They receive treatments and federal housing law states cities are not allowed to prohibit that development in a residential area. Brian Carver doesn't understand the benefit of Section B1 and what would be the incentive for a person to operate the facility, possibly on a short-term basis for a family member while they live there. The State Code has everything from Section C to Section H of code 17.30.072. The state does not include the line of being owner occupied and most cities have a similar code to Hyrum City Code. Brian Carver said legally the city can allow Section B but asked if it is



functional to allow this restriction. He said the family could buy the elderly family member a home rather than put them with others.

Chairman Paul Willardson said he doesn't think the city would hear much opposition if the code was just dealing with elderly people. The code also applies to drug rehab in which the public may have opposition.

Commissioner Brian Carver said Hyrum City has a separate code for treatment facilities. This specific code is just for the elderly. The subject came to discussion when searching for hospice care for Brian's father in California. They looked at a house with separate dorm rooms and a communal living room. There was someone to bring in food and a registered live in nurse. The residents received regular medical treatment. Hospice owns the house and rents rooms to patients who need medical attention. It is like a smaller scale of an assisted living center.

Chairman Paul Willardson asked if Section A would restrict housing like the house Brian Carver looked at in California.

Commissioner Brian Carver said Section C would consider it a business if there was a staffed nurse. If it is not a business, someone is less likely to want to manage the unit.

Chairman Paul Willardson asked what the purpose for the city is to not let it operate as a business.

Commissioner Brian Carver said it provides assurance that the owners are not just there to make money. It is like an owner-occupied dwelling unit, where the owner is more motivated to keep the unit up.

Chairman Paul Willardson said the Planning Commission is trying to find more affordable housing for people in different situations. There is a need for multiple types of housing with this being one housing type we've seen. It makes sense to make the adjustments and recommend them to the City Council.

Commissioner Blake Foster said he would like to see a recommendation made on this code.

Commissioner Brian Carver said he would also like a discussion with the City Council to discuss how the home could be

operated. That type of housing shouldn't be noisy, there may just be a few extra family members cars.

Commissioner Terry Mann asked if stipulations would be placed such as if a person got to a certain health level, they would need to be moved from the home to protect the others living there.

Chairman Paul Willardson asked if the code defines what an elderly person is.

Commissioner Brian Carver said he isn't sure if the City Code defines an elderly person. State Code says the person must be willing to live there.

Commissioner Blake Foster recommended starting with Section A and proposing it to state "A residential facility for the elderly persons may operate as a business."

Commissioner Brian Carver said there would have to be rules and limitations put in place to help with upkeep of the home if allowed to operate as a business.

Chairman Paul Willardson confirmed the first recommendation to change Section A to state "A residential facility for elderly persons may operate as a business." Paul asked if changes needed to be made to Section B or strike it out.

Commissioner Terry Mann asked if Section A can state the business needs to be locally owned. The trailer park is not locally owned, and Terry Mann thinks it would be best to be locally owned.

Commissioner Brian Carver would recommend striking Section B line one. Section D is good to include and is similar to multifamily code.

Chairman Paul Willardson asked if the Planning Commission agreed as a group to strike Section B item one. Section B item two was read out loud and Paul asked if someone could interpret that.

Commissioner Brian Carver said four unrelated people can live in the home unless it is a duplex that allows eight individuals to live there.

Commissioner Terry Mann said that is consistent with

multifamily housing code.

Chairman Paul Willardson read aloud Section C and asked if healthcare needed to be added.

Commissioner Brian Carver said Section C is written as an exception to Section A. If food and utilities are charged, that is not considered a business. A business would include further items being charged such as healthcare, yard care, or a therapist.

Chairman Paul Willardson asked if it is allowed to be run as a business, are their other changes to add such as providing healthcare or being professionally staffed. Section D-H is the state code so that doesn't need to be changed. If someone was trying to take care of those living there and wasn't licensed, could that come back on Hyrum City.

Commissioner Terry Mann said there has to be liability within the business.

Chairman Paul Willardson asked if that falls into business licensing with the business itself.

Commissioner Terry Mann said it would depend on how the business was advertised.

Commissioner Dixie Schwartz asked if any cities in Cache Valley have a similar code to this.

Chairman Paul Willardson asked if the difference between this and Sunshine Terrace or Blacksmith Fork Assisted Living is allowing the housing in a residential area.

Commissioner Brian Carver said the difference is the smaller number of people living in the home.

Commissioner Dixie Schwartz asked if the home could be considered a business in a residential area.

Commissioner Brian Carver said business is not allowed in residential areas besides home occupation businesses because they are owner occupied. The Blacksmith Fork Assisted Living is commercial and close to the Senior Center. This would be a smaller scale than assisted living. If Brian Carver were to bring in his father and two war buddies as the code is currently written, he could charge for food and basic upkeep,

and it would not be considered a business.

Commissioner Terry Mann asked who would be willing to take on that responsibility.

Commissioner Dixie Schwartz asked what the benefit would be to the owner if no rent is collected.

Commissioner Brian Carver said this code could be valuable if the requirement was taken out to be owner occupied and allowed it to be operated as a business. One home per block or 660 feet shouldn't impact the neighborhood too much.

Chairman Paul Willardson said if the city allows for rent, food, and healthcare to be included, the owner would be more motivated to take care of the property. Paul's recommendation would be allowing it to be a business and remove owned by resident. He would also like to add a limitation on how close they can be placed.

Commissioner Brian Carver said Section D covers how close units can be placed near each other.

Commissioner Terry Mann asked if that would allow for one elderly facility and one four-plex multifamily dwelling per block. She asked if the city wanted to allow both on a residential block.

Chairman Paul Willardson and Commissioner Brian Carver said no.

Chairman Paul Willardson said they are different from each other. The Planning Commission is bringing recommendations to the City Council based on needs. He said another meeting could be held to discuss the future zoning of other areas. Paul recommended bringing three different recommendations together in a document before taking them to the City Council.

All commissioners agreed.

Chairman Paul Willardson asked what discussion the Planning Commission would like to talk about in the next meeting.

Commissioner Brian Carver said a discussion could be held discussing R2-A zones that allow duplexes and fourplexes. Possible topics could include proposed rezones for R2-A, restricting R2-A from the code, and allowing duplexes in a

residential zone. Brian Carver would like to see Section C on elderly residential facilities removed.

There being no further discussion, Chairman Paul Willardson allowed Gail Hembree located at 1452 East 300 South to speak.

Gail Hembree came to the City Office April 11<sup>th</sup> to submit a Planning Commission request. She was told it was too late to be on the agenda for April, but that she would be on the May 11<sup>th</sup> agenda and that's why she came tonight. She has some personal situations that make it hard for her to keep waiting each month for approval. City zoning states a shed cannot be placed beside the house as it must be placed in the rear yard. She has a garden area that she can't garden in and would like to put a pergola there and place a shed to the side of the home. She is not set on a specific location and said it could be centered in the side yard or closer to the fence.

Chairman Paul Willardson asked how tall her fence is.

Gail Hembree said she has a six-foot white vinyl fence. The HOA has approved the request and she is waiting for city approval.

Commissioner Terry Mann asked if the shed was going to be placed behind the fence.

Chairman Paul Willardson said shed exceptions for the side yard have been approved before. Paul said it looks like Gail Hembree has gone through the correct process for approval. He asked how much room was on the other side of the house.

Gail Hembree said the other side has 19 feet 10 inches.

Chairman Paul Willardson said the HOA has approved the shed and there was a good discussion tonight. With this item not being able to be approved because it was not on the agenda, there was discussion on when the Planning Commission could meet for a special meeting.

Gail Hembree said Monday evening worked for her, but she was unavailable Tuesday.

All commissioners agreed to hold a special meeting on Monday May 15<sup>th</sup> at 6:30 p.m.

Gail Hembree asked if the Planning Commission had any specific

area they would like the shed placed in the side yard.

Chairman Paul Willardson said it would best be placed in the center away from the house for fire safety and away from the property line.

**ADJOURNMENT:**

**ACTION**            **There being no further business before the Planning Commission, the meeting adjourned at 7:33 p.m.**

\_\_\_\_\_  
Paul Willardson  
Chairman

ATTEST:

\_\_\_\_\_  
Hailey Brown  
Secretary

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

MINUTES OF A SPECIAL MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD MAY 15, 2023 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Chairman Paul Willardson

**PRESENT:** Chairman Paul Willardson, Vice Chairman Blake Foster, Commissioners Angi Bair, Brian Carver, and Terry Mann.

**EXCUSED:**

**CALL TO ORDER:** There being five members present and five members representing a quorum, Chairman Paul Willardson called the meeting to order.

**OTHERS PRESENT:** Zoning Administrator Matt Holmes, Alternate Member Dixie Schwartz, and one citizen. Secretary Hailey Brown recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Terry Mann led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Chairman Paul Willardson

**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, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

**ACTION**

**Commissioner Terry Mann made a motion to approve the agenda for May 15, 2023 as written. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.**

6. SCHEDULED DELEGATIONS

A. Gail Hembree - To request an exception to the standard setback requirements for a shed. This request is to place the shed to the side of the house rather than in the rear yard. This will be located within a fenced yard.

7. ADJOURNMENT

**SCHEDULED DELEGATIONS:**

**GAIL HEMBREE - TO REQUEST AN EXCEPTION TO THE STANDARD SETBACK REQUIREMENTS FOR A SHED. THIS REQUEST IS TO PLACE THE SHED TO THE SIDE OF THE HOUSE RATHER THAN IN THE REAR YARD. THIS WILL BE LOCATED WITHIN A FENCED YARD.**

Gail Hembree has 25 feet 10 inches on the side of the home where the twelve by sixteen shed has been requested. She said that side is wasted space but is more protected from the wind. The pergola in the back will be slatted so that the wind can go through it. The shed will have easy access to it with a fence on one side and a double gate on the other side of the home. Gail had spoken with the HOA of the development ahead of time and is now requesting Planning Commission approval.

Chairman Paul Willardson confirmed there were fences on both sides of the home.

Commissioner Terry Mann asked how far the shed will be from the house.

Gail Hembree said it had been suggested to place the shed in the center but it could be placed one to two feet off center if needed for the gate.

Chairman Paul Willardson asked if there were any further questions.

Gail Hembree stated the HOA has marked the shed approved and pending city approval.

**ACTION**            **Commissioner Blake Foster made a motion to recommend approval of an exception to setback requirements for a shed to be placed to the side of the home located at 1452 East 300 South considering the HOA has approved the shed. Commissioner Brian Carver seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.**

**ADJOURNMENT:**

**ACTION**            **There being no further business before the Planning Commission, the meeting adjourned at 6:36 p.m.**



\_\_\_\_\_  
Paul Willardson  
Chairman

ATTEST:

\_\_\_\_\_  
Hailey Brown  
Secretary

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

**ADAMS FLEX SPACE**  
**SITE PLAN**  
**PLANNING COMMISSION MEETING**  
**JULY 13, 2023**

Summary: Jared Adams is seeking site plan approval at 249 South 1810 East (Lot 15, Blacksmith Fork Industrial Park). The proposed development is for two buildings with bays for rental to industrial tenants.

ZONING: M-2 Industrial

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	Existing

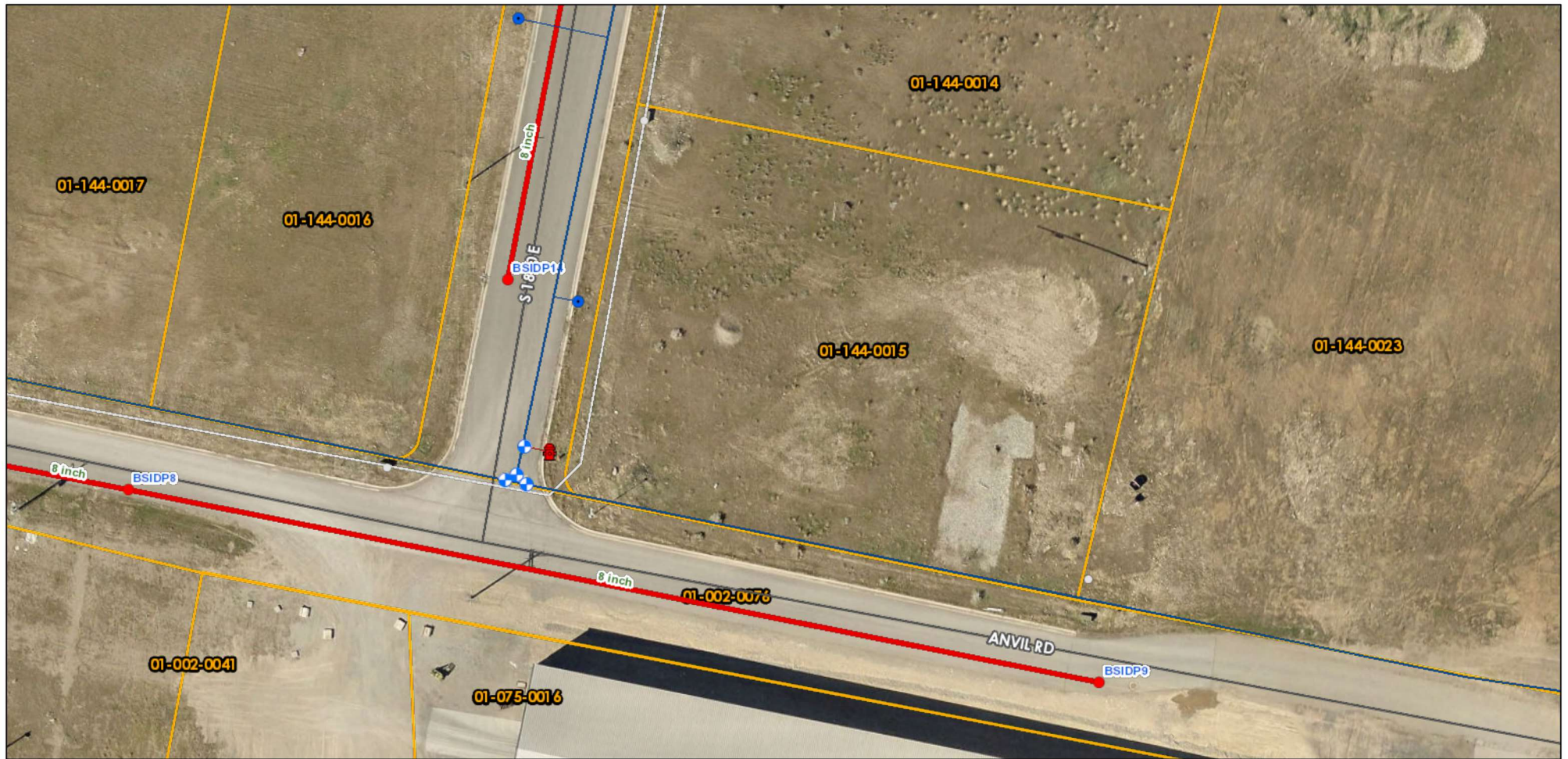
PARKING & ROADS: Roads were built with the development of the industrial park. Parking will be per site plan.

NOTES:

1. Industrial sewer connections should include a grease/sediment trap to be maintained by the owner or other measures as required by the sewer department.

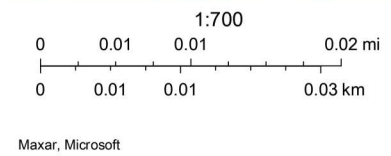
**Electrical component delays for equipment not already ordered are estimated to be up to 2.5 years. Utility connections are subject to the capacity of the existing system. Sewer and Electrical capacities are being evaluated by their respective departments.**

# Map



6/27/2023, 4:16:49 PM

- |                 |                              |            |                                 |                      |                   |                   |                                |
|-----------------|------------------------------|------------|---------------------------------|----------------------|-------------------|-------------------|--------------------------------|
| PRV Station     | Water Valves                 | 46 kV      | Secondary                       | Pole Millers Private | Regulators        | Service Line      | Irrigation Valves              |
| Culinary Leaks  | Powerlines Feeders           | Canyon     | Locations                       | Pole Private         | Sub Station       | Pressurized Mains | Irrigation Valves within Parks |
| Service Line    | No Feeder cct Value Assigned | Lincoln    | No Location Type Value Assigned | Pole US West         | Switch Fuse       | Pressurized       | Lift Station                   |
| Fire Water Line | Hammer #1                    | MC         | Building                        | Power Meters         | Switch Gear       | Gravity Mains     | Cleanout                       |
| Fire Hydrants   | Hammer #2                    | RMP        | Decorative Pole                 | Power Pole Primary   | Transformer       | Sewer Mains       | 4" Force Main                  |
| Water Meters    | Hammer #3                    | Ridgecrest | Junction Box 3 Phase            | Power Pole Secondary | Pad               | Gravity           | 6 inch                         |
| Water Mains     | Hammer #4                    | Sewer      | Junction Box Secondary          | Reclosure            | Transmission Pole | Irrigation Leaks  | 8 inch                         |
|                 | 100 North                    |            | Junction Box Single Phase       |                      |                   |                   |                                |



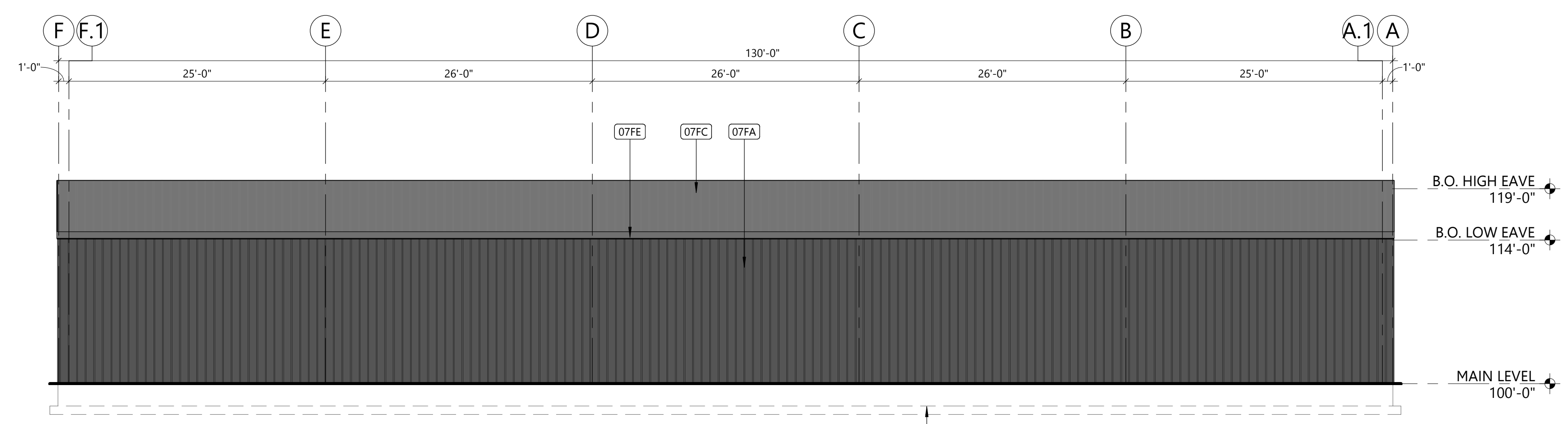
Cache County GIS  
Maxar, Microsoft | City and JUB engineering |

CARTWRIGHT PROJECT #	123075
DATE:	5/23/2023
DRAWN BY:	RA
CHECKED BY:	JMC
APPROVED BY:	JMC

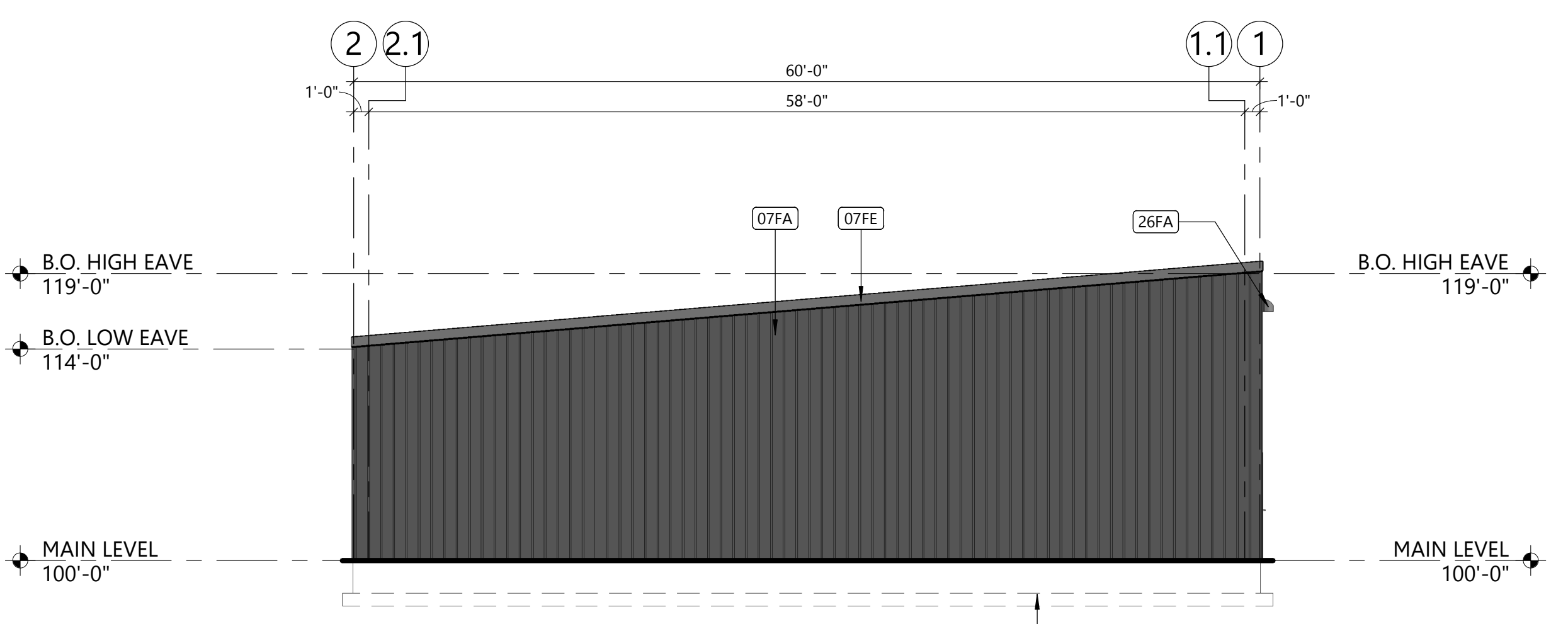
REVISIONS	
DATE	DESCRIPTION

**KEYNOTES**

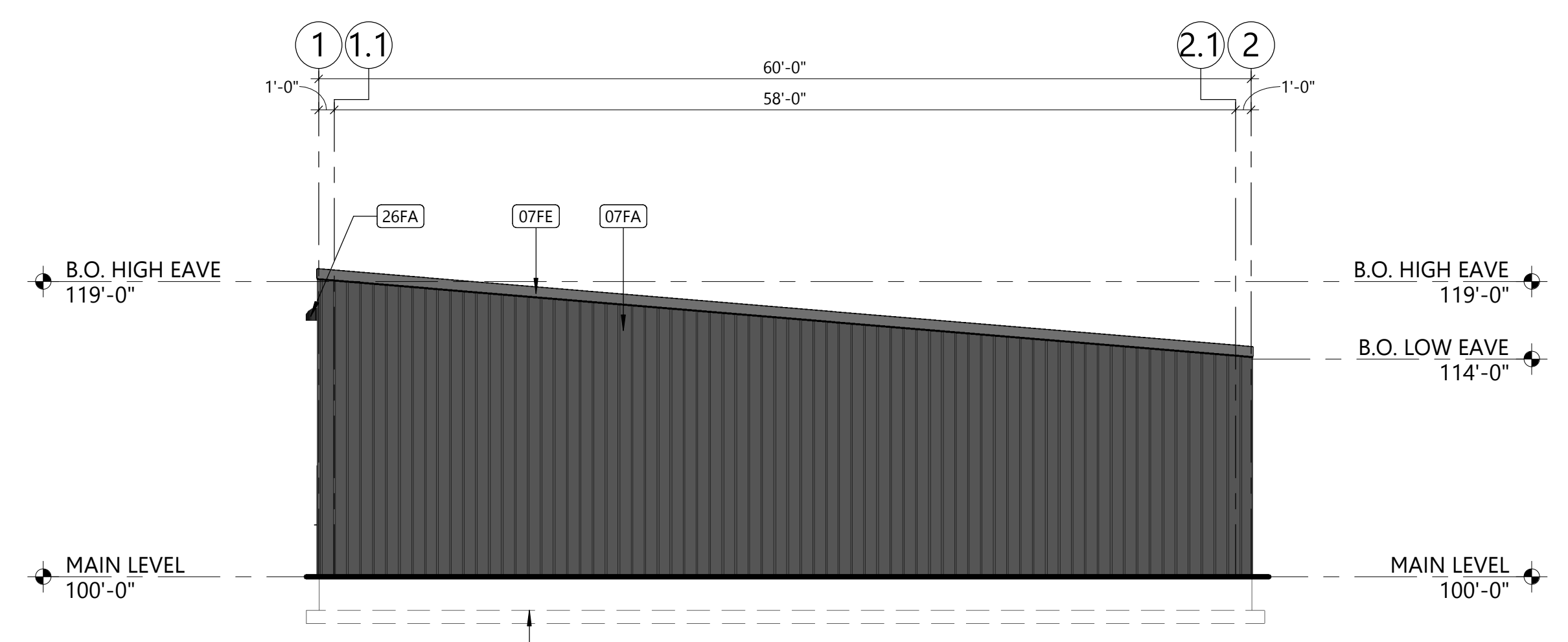
#	DESCRIPTION
03AA	LINE OF FOUNDATION WALL AND FOOTING
07FA	DARK GRAY METAL BUILDING PANELS
07FC	METAL BUILDING STANDING SEAM ROOF PANEL - COLOR: LIGHT GRAY
07FE	METAL BUILDING EAVE TRIM - COLOR: LIGHT GRAY
08BA	OVERHEAD DOOR
08BB	SWINGING DOOR
26FA	EXTERIOR LIGHT, DARK SKY COMPLIANT



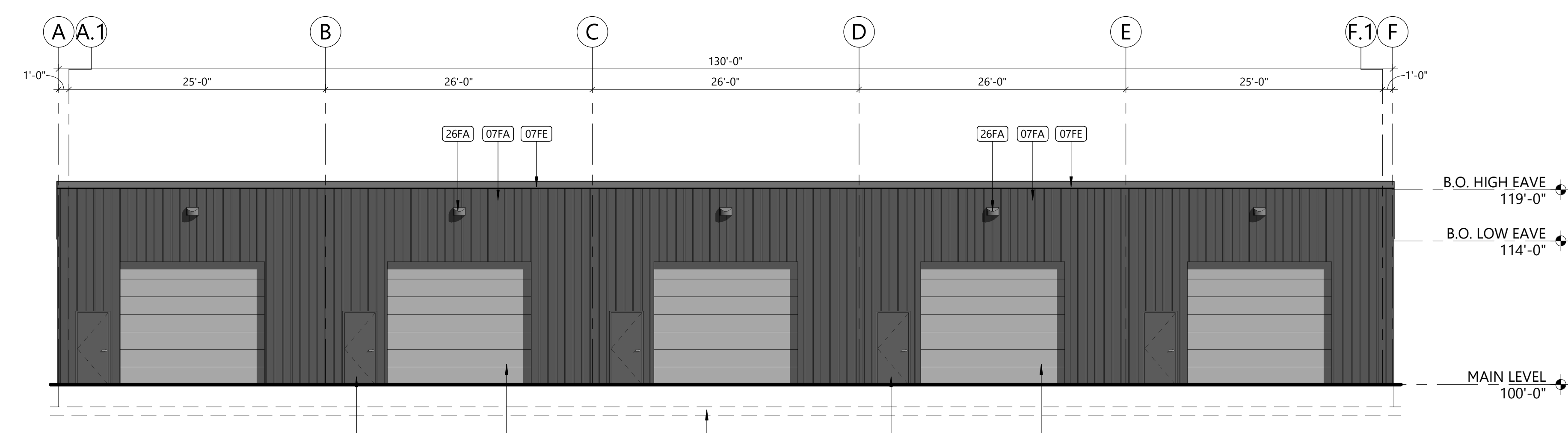
**C4 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**C2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

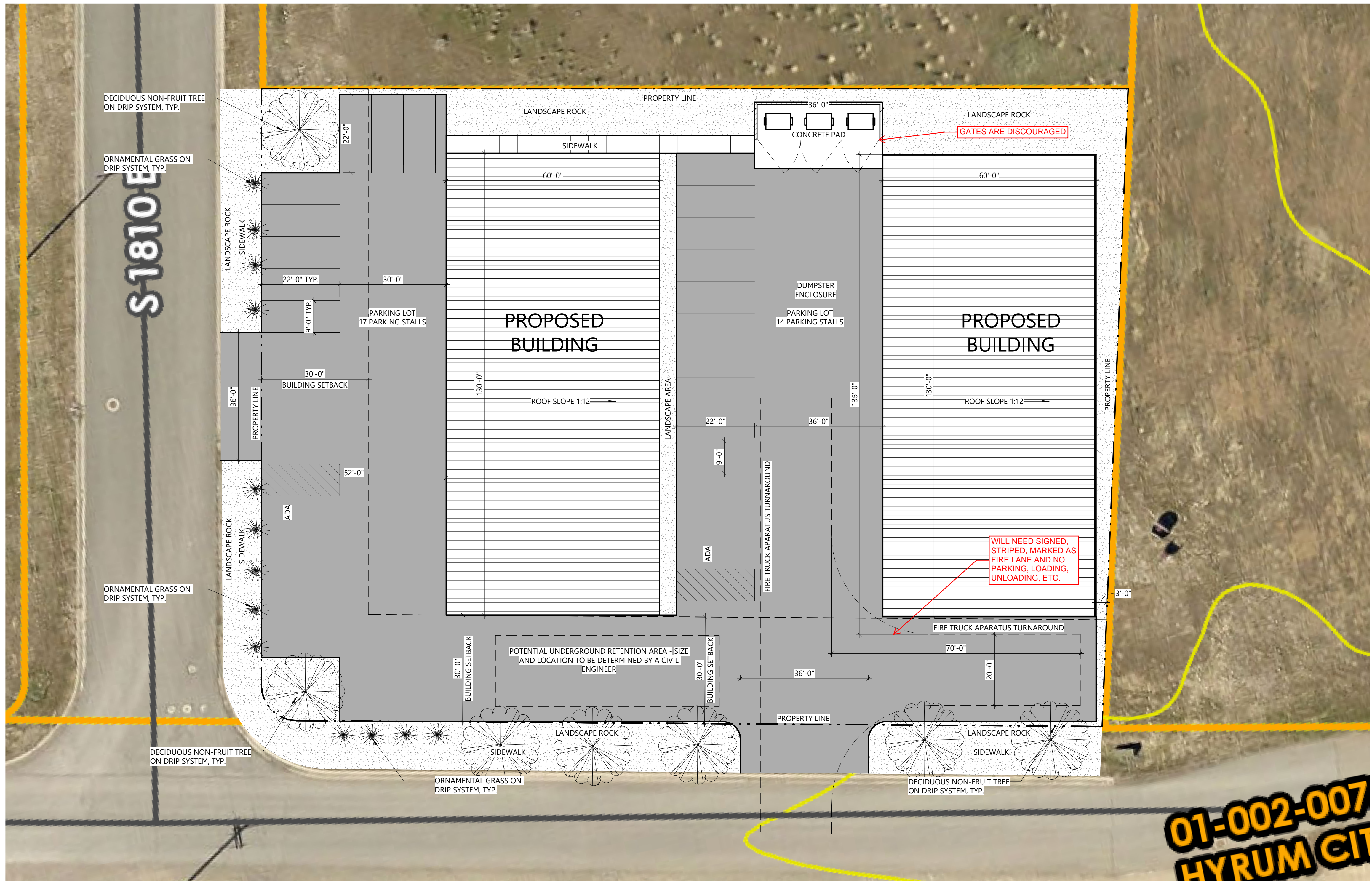


**A4 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**A1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"





**A3** ARCHITECTURAL SITE PLAN  
SCALE: 1/16" = 1'-0"

**HYRUM FLEX SPACE**

ANVIL ROAD HYRUM, UTAH

CARTWRIGHT PROJECT #	123075
DATE:	5/23/2023
DRAWN BY:	Author
CHECKED BY:	Checker
APPROVED BY:	Approver

REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL  
SITE PLAN

**AS101**

PRELIMINARY





Stephanie Miller, Mayor  
Council Members -  
Stephen G. Adams  
Jared L. Clawson  
Vicky McCombs  
Paul C. James  
Craig L. Rasmussen  
Stephanie B. Fricke, Recorder  
Todd Perkins, Treasurer  
60 West Main Street, Hyrum, Utah 84319 • 435-245-6033

Dear Hyrum Resident,

Hyrum City has received an application for a Conditional Use Permit for a property adjacent to your land. Conditional Use Permits are the method which the Planning Commission may approve a use that is not directly permitted but is consistent with the intended zoning of your neighborhood. This means that the use may be allowed by mitigating any justifiable impacts caused by the proposal on the surrounding community.

Proposed Use: Private School  
Applicant: Bright Cache Academy (Private School), Mandie Gochnour  
Address: 25 West 200 North

Bright Cache Academy is a small private school for children between the ages of 6 and 11 years old. It will be operated as a one room schoolhouse. The school will allow up to 12 students. The Cache Bright Academy is proposing to use this location for approximately 2 years while they locate a permanent facility.

Hours of operation will be from 9:00 am until 3:00 pm. School will be held Monday through Thursday. Weekend events and activities will be held occasionally.

We invite you to attend the meeting and discuss the project with the Planning Commission. This proposal will be heard on Thursday, July 13, 2023 in the City Council Chambers. This is located at 60 West Main with the doors to the chambers located on the north side of the building. The meeting will begin at 6:30 pm.

Sincerely,

A handwritten signature in blue ink that reads "Matthew S. Holmes".

Matthew Holmes  
City Engineer/ Zoning Administrator

**BRIGHT CACHE ACADEMY  
CONDITIONAL USE PERMIT  
PLANNING COMMISSION MEETING  
JULY 13, 2023**

Summary: Mandie Gochnour is seeking approval for the conditional use of a property zoned as R-2 at 25 W 200 North for a private school. This is consistent with conditional uses in the R-2 zone. The home is owned by Colton and Tiffany Millington.

ZONING: R-2

Notes:

Bright Cache Academy is a small private school for kids ages 6 to 11. This is a single-room group setting with all of the students in a single room. Current enrollment is 8 students but may increase to 12 students. This is expected to be a temporary location while a permanent location is being determined. The school hours will run from 9:00 am through 3:00 pm. School will be held Monday through Thursday with occasional weekend activities. Two adults will be present during operation.

**17.84.010 When Required**

A conditional use permit shall be obtained for all uses listed as such under each land use zone regulations. No building permit or license shall be issued for a conditional use until the conditional use is approved by the Hyrum City Planning Commission.

**17.84.040 Development Plan-Required - Contents**

The applicant shall prepare a site plan of the proposed conditional use, drawn to scale and showing all existing and proposed buildings, fences, landscaping, vehicle parking and loading areas, and such other information as the Planning Commission may require.

**17.84.050 Development Plan-Submission - Hearing**

The development plan shall be submitted to the planning commission at least two weeks before its regularly scheduled meeting. The commission shall, insofar as practical, give notice of the first meeting at which the development plan will be considered to all contiguous properties and those properties across the street from the subject property's frontage, or frontages, in the case of a corner lot. These property owners will be invited to express their reaction to the proposal. The names and addresses of said property owners shall be furnished to the planning commission by the applicant at least two weeks before the meeting at which the development plan shall be first considered. Compliance with this section shall not be a condition precedent to proper legal notice and no hearing or action taken thereon shall be deemed invalid or illegal because of failure to provide notification as stated in this section. The planning commission may also hold a public hearing as may be deemed necessary.

**17.84.060 Application - Determination**

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Approval shall consider the following items:

1. That the proposed use is necessary or desirable and will contribute to the general well-being of Hyrum City;
2. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
3. That the proposed use will comply with the regulations of this title as may be applicable;
4. That the proposed use is in harmony with the intent of the zone in which it is located.
5. That the infrastructure will support the new facility.



6. In setting conditions, the Planning Commission shall show relationship to the broad area of concern to which each condition applies. These areas include:
  1. Traffic
  2. Noise
  3. Odor
  4. Pollution
  5. Hours of operation
  6. Design criteria
  7. Lighting
  8. Visual blight
  9. Safety conditions not related to one of these broad areas may not be imposed.

**17.84.070 Time Limit**

A conditional use permit shall be null and void one year after approval unless substantial work shall have been accomplished towards its completion.

**17.84.080 Development - Inspection**

The City Engineer shall inspect the development during the course of construction. Any items not in compliance with the conditions of the use permit shall be corrected before further construction proceeds.

**17.84.090 Appeals**

Appeals of any decisions of the Planning Commission shall be made to the Administrative Appeals Hearing Officer. Appeals shall be filed in writing with the City Recorder within ten (10) calendar days of the decision of the commission as per provisions of HCC 17.16. (Ord. 08-13)

**17.84.100 Revocation**

A conditional use permit shall be reviewed every two years for compliance with the terms under which it was issued. It may be revoked upon failure to comply with requirements imposed when the permit was originally approved or as thereafter revised.

## **State Code for Conditional Use**

### **10-9a-103 Definitions**

(8) "Conditional use" means a land use that, because of the unique characteristics or potential impact of the land use on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

### **10-9a-507 Conditional uses.**

(1)

(a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.

(b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.

(2)

(a)

(i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.

Utah Code Page 310

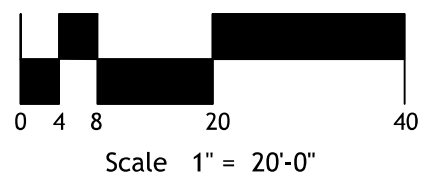
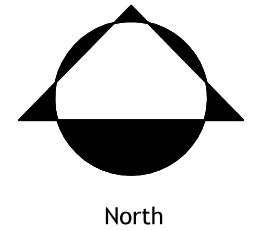
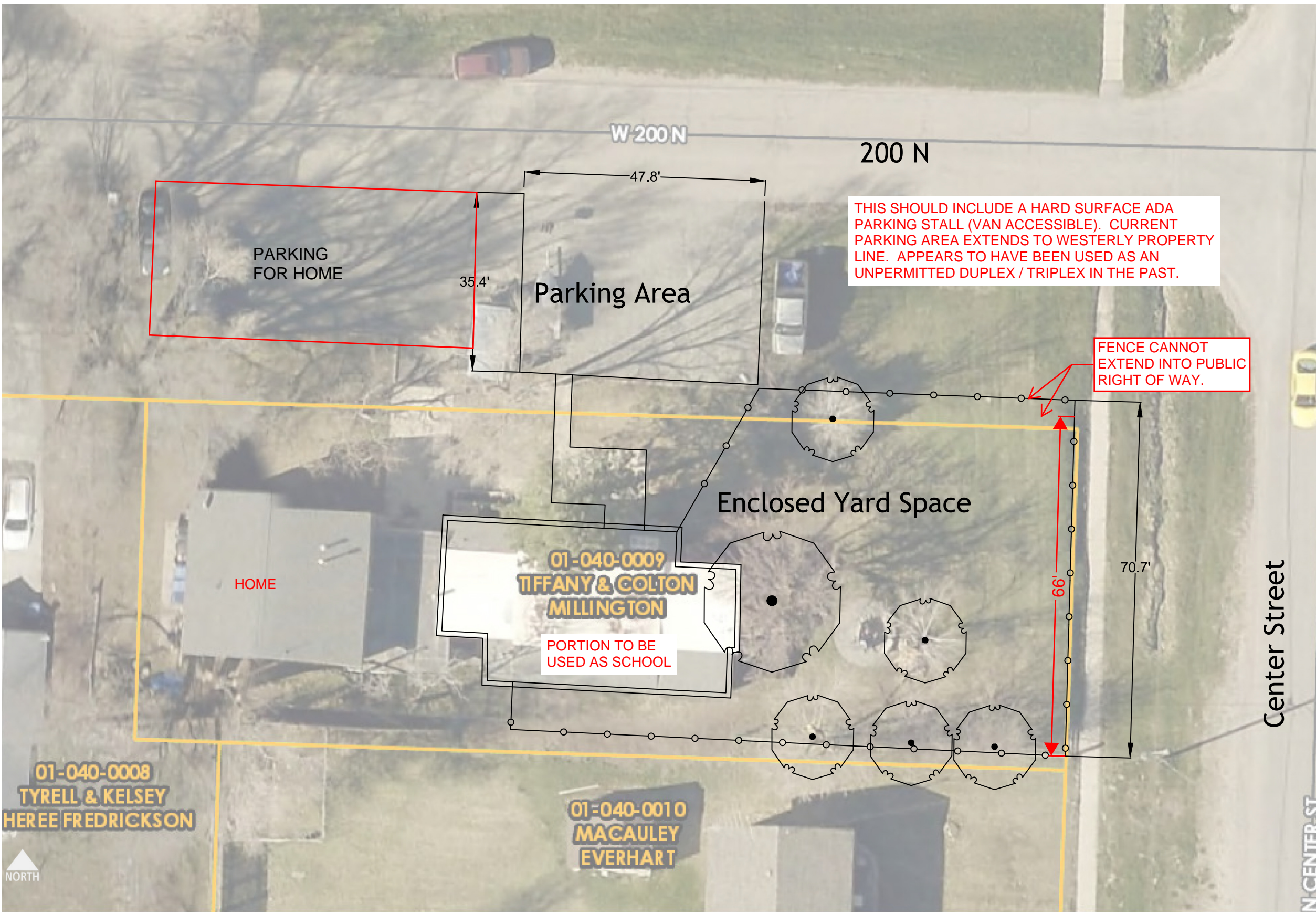
(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

(3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.

(4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

# Bright Cache Academy

25 W 200 N  
Hyrum, UT 84339  
July 2023  
Site Plan



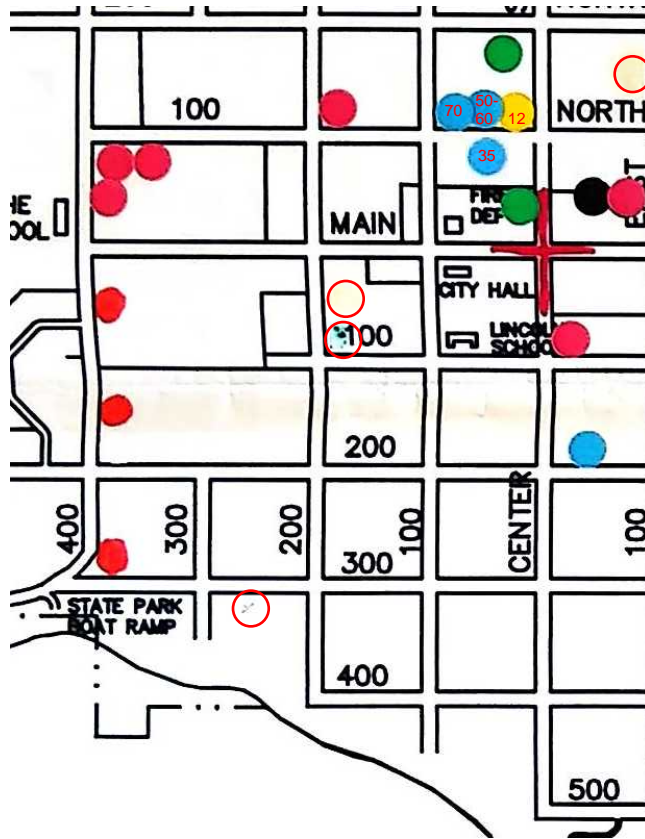













-  ACCESSORY APT.
-  DUPLEX
-  TRIPLEX
-  FOURPLEX
-  FIVEPLEX
-  SIXPLEX
-  UNKNOWN MARK
-  MULTI-FAMILY PUD

**WILCOX LANDSCAPING/STORAGE**  
**SITE PLAN**  
**PLANNING COMMISSION MEETING**  
**JULY 13, 2023**

Summary: Kirk Wilcox is seeking site plan approval at 1673 Anvil Road (Lot 1, Blacksmith Fork Industrial Park. The proposed plan is for an office/yard location for Wilcox Landscaping together with an outdoor RV/trailer/boat storage yard.

ZONING: M-2 Industrial

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	Existing

PARKING & ROADS: Roads were built with the development of the industrial park. Parking will be per site plan.

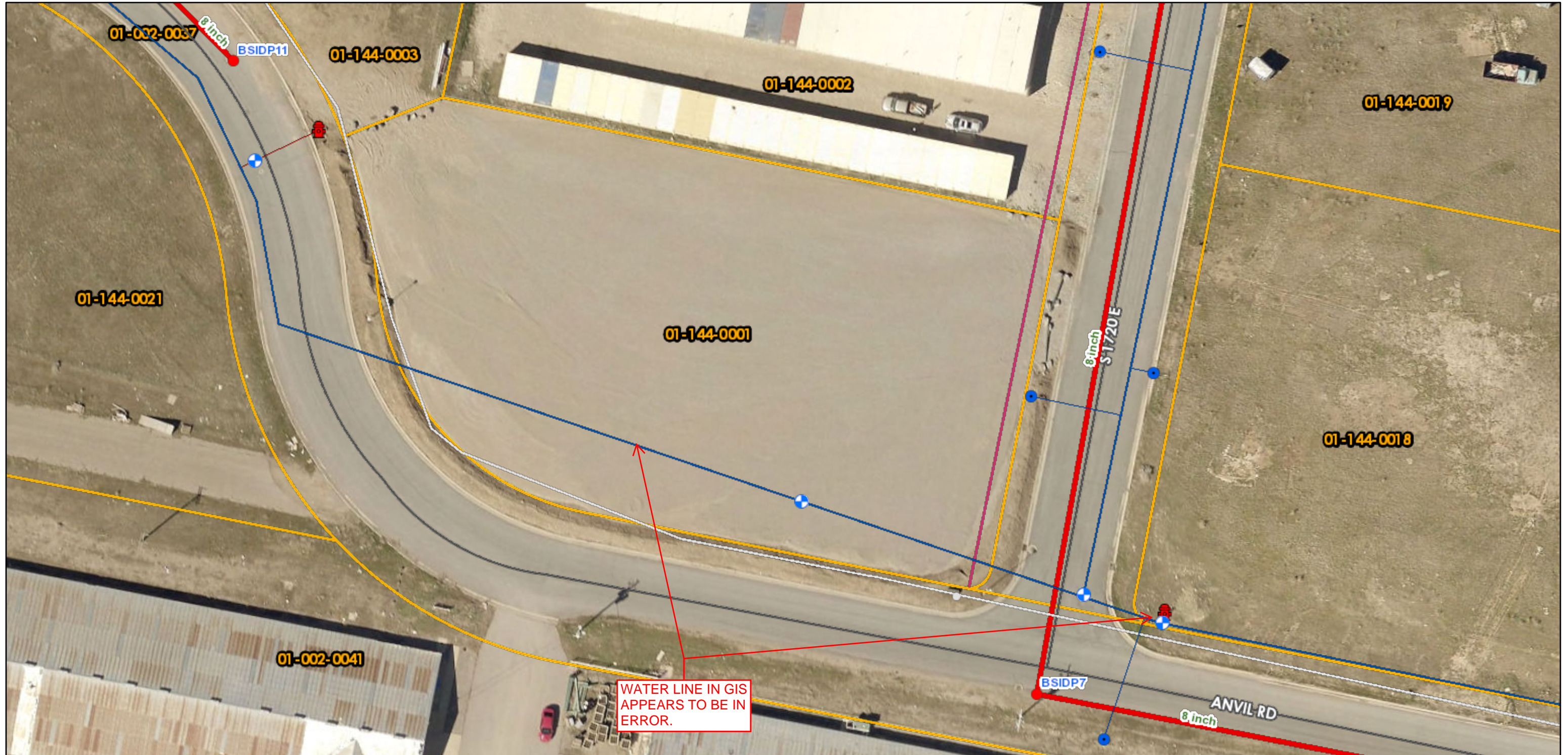
NOTES:

1. Covers for outside storage items must be durable custom covers. No tarps or plastic sheeting is permitted. Custom shrink wrap is acceptable if it is not degraded.
2. The existing berm along the street will be moved back to allow utilities to be accessed.

**Electrical component delays for equipment not already ordered are estimated to be up to 2.5 years. Utility connections are subject to the capacity of the existing system. Sewer and Electrical capacities are being evaluated by their respective departments.**

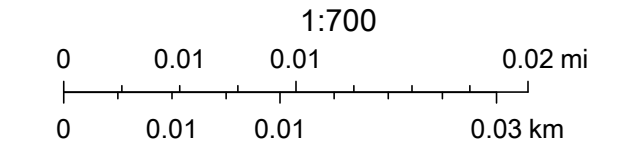


# Map



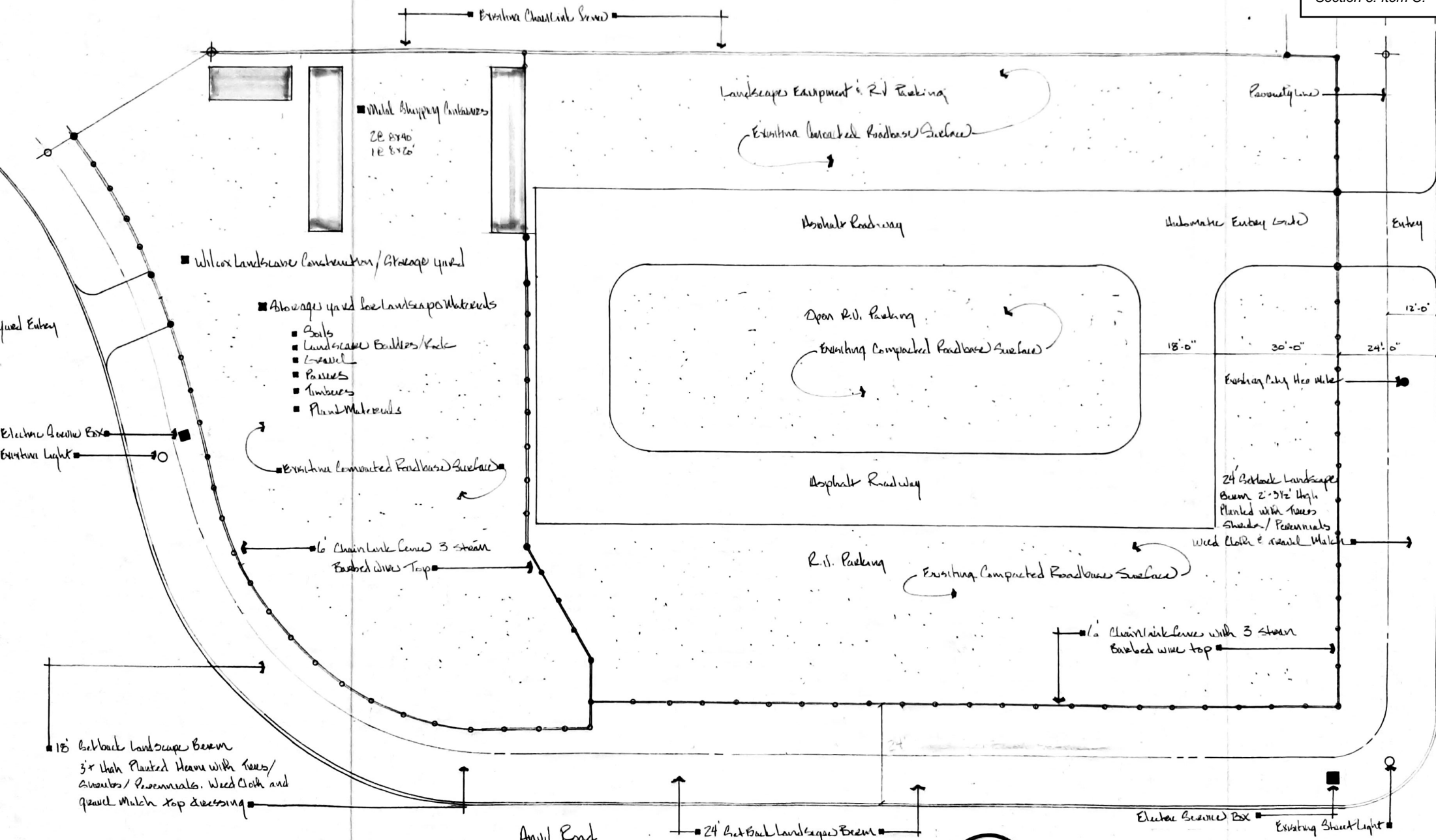
6/27/2023, 4:20:41 PM

- |                 |                              |            |                                 |                      |                   |                   |                                |
|-----------------|------------------------------|------------|---------------------------------|----------------------|-------------------|-------------------|--------------------------------|
| PRV Station     | Water Valves                 | 46 kV      | Secondary                       | Pole Millers Private | Regulators        | Service Line      | Irrigation Valves              |
| Culinary Leaks  | Powerlines Feeders           | Canyon     | Locations                       | Pole Private         | Sub Station       | Pressurized Mains | Irrigation Valves within Parks |
| Service Line    | No Feeder cct Value Assigned | Lincoln    | No Location Type Value Assigned | Pole US West         | Switch Fuse       | Pressurized       | Lift Station                   |
| Fire Water Line | Hammer #1                    | MC         | Building                        | Power Meters         | Switch Gear       | Gravity Mains     | Cleanout                       |
| Fire Hydrants   | Hammer #2                    | RMP        | Decorative Pole                 | Power Pole Primary   | Transformer       | Sewer Mains       | 4 " Force Main                 |
| Water Meters    | Hammer #3                    | Ridgecrest | Junction Box 3 Phase            | Power Pole Secondary | Pad               | 6 inch            | 8 inch                         |
| Water Mains     | Hammer #4                    | Sewer      | Junction Box Secondary          | Reclosure            | Transmission Pole | Irrigation Leaks  |                                |
|                 | 100 North                    |            | Junction Box Single Phase       |                      |                   |                   |                                |



Maxar, Microsoft





- Aborage yard for Landscapes Materials
  - Soils
  - Landscapes Builders/Tools
  - Gravel
  - Pipes
  - Timbers
  - Plant Materials

■ Wilcox Landscape Construction / Storage yard

■ Metal Shipping Containers  
28 8'x40'  
12 8'x20'

Electric Service Box  
Existing Light

■ 18' Backpack Landscape Beam  
3' thick Planted Home with Trees /  
Shrubs / Perennials. Weed Cloth and  
gravel Mulch top dressing

24' Backpack Landscape  
Beam 2'-3 1/2' High  
Planted with Trees  
Shrubs / Perennials  
Weed Cloth & gravel Mulch

Arvill Road

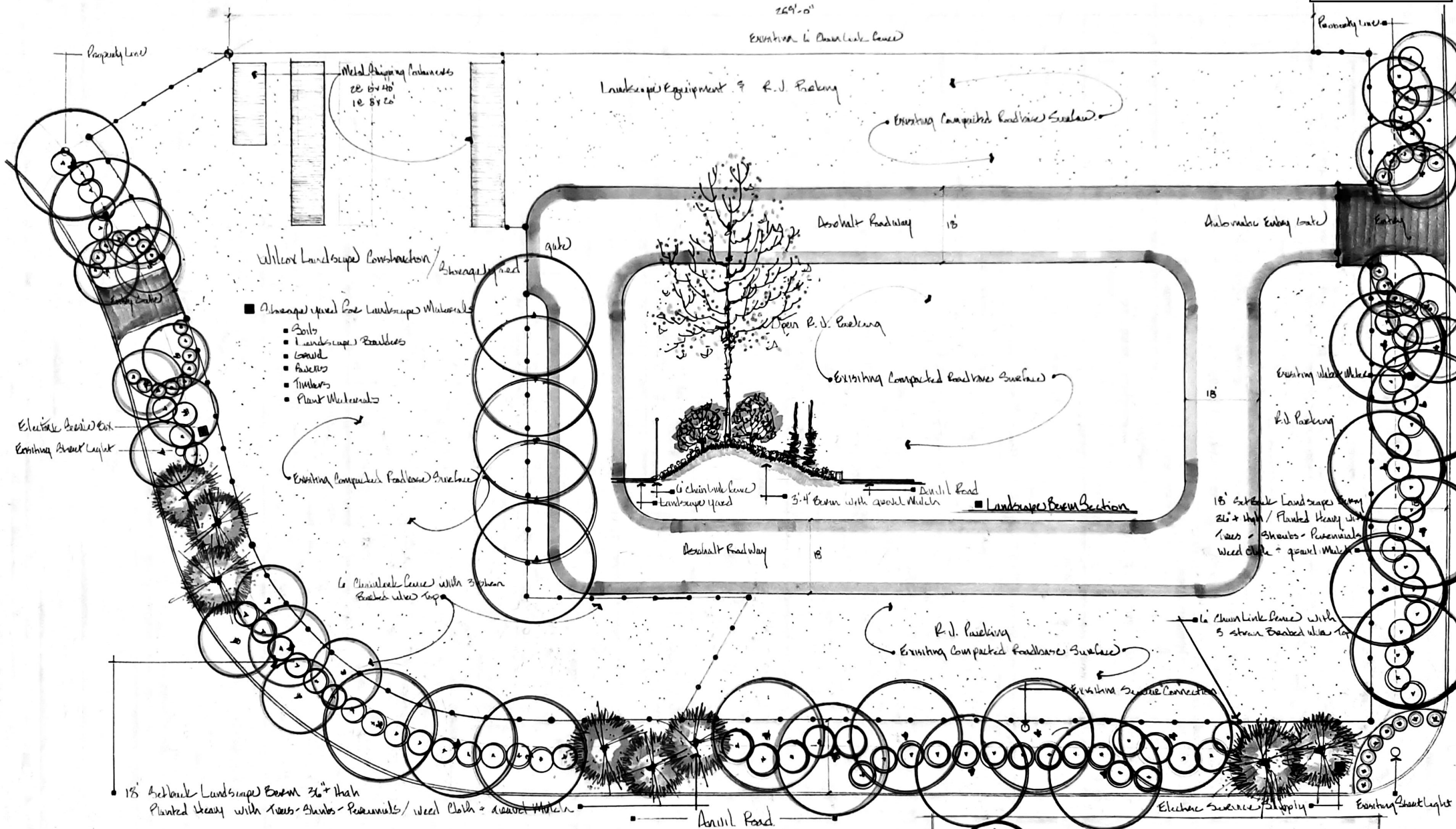
■ 24' Backpack Landscape Beam

Electric Service Box  
Existing Street Light



**WILCOX LANDSCAPE / LANDSCAPE YARD / RV STORAGE**  
CONCEPTS / CONSTRUCTION  
31 So. 400 E. Logan, Utah 84321  
435.757.0328  
wilcox38@comcast.net  
M. Kirk Wilcox - Landscape Architect

Blacksmith Hill Business Park  
Lot # 1 22650 1720 E. Hwy  
North Scale 1"=10'-0"  
6-12-2005



Metal Shipping Containers  
28 12x40  
12 8x20

Landscape Equipment & R.V. Parking

Existing Compacted Roadway Surface

Asphalt Roadway 18

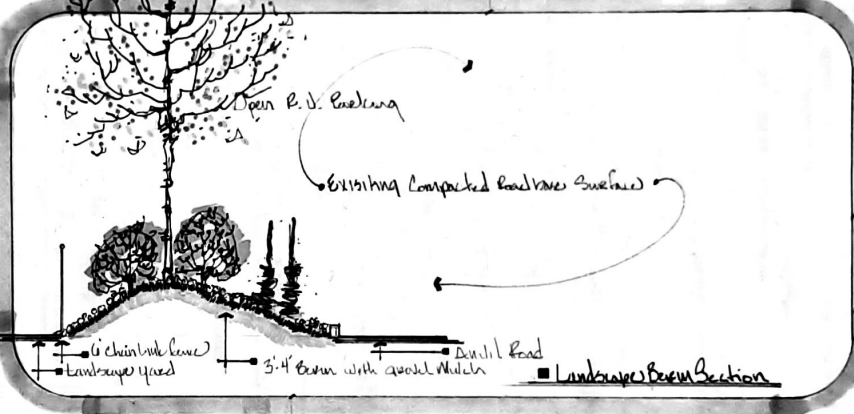
Automatic Entry Gate

Wilcox Landscape Construction / Landscape Yard

■ Changes upland for Landscape Materials

- Soils
- Landscape Barriers
- Gravel
- Ascents
- Timbers
- Plant Materials

Existing Compacted Roadway Surface



18' Gravel Landscape Basin  
26" high / Planted Heavy with  
Trees - Shrubs - Perennials  
Weed Cloth + gravel Mulch

6" Chain Link Fence with 3 strand  
Barbed wire top

R.V. Parking  
Existing Compacted Roadway Surface

6" Chain Link Fence with  
5 strand Barbed wire top

18' Gravel Landscape Basin 36" high  
Planted Heavy with Trees - Shrubs - Perennials /  
weed Cloth + gravel Mulch

- Plant Material
- Trees
    - Broadleaf Poplar
    - Quaking Aspen
    - Spruce - Pines
  - Shrubs
    - Snowy Halo Dogwood
    - Owl Eximiny Bush
    - Owl Bark Willow
    - Pinky Cotoneaster



**WILCOX LANDSCAPE** / LANDSCAPE YARD/RV STORAGE  
CONCEPTS / CONSTRUCTION  
Planning Concepts  
31 So. 400 E. Logan, Utah 84321  
435.757.0328  
wilcox38@comcast.net  
M. Kirk Wilcox - Landscape Architect

Blacksmith Fork Business Park  
Lot #1 Danil Road @ 1720E

North Scale 1"=0'