



## CITY COUNCIL MEETING

Thursday, February 03, 2022 at 6:30 PM  
Council Chambers, 60 West Main, Hyrum, Utah

### AGENDA

Public notice is hereby given of a Hyrum City Council Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, February 03, 2022. The proposed agenda is as follows:

1. **ROLL CALL**
  2. **CALL TO ORDER**
  3. **WELCOME**
  4. **PLEDGE OF ALLEGIANCE**
  5. **INVOCATION**
  6. **APPROVAL OF MINUTES**
  7. **AGENDA ADOPTION**
  8. **PUBLIC COMMENT**
  9. **SCHEDULED DELEGATIONS**
    - A. [Mike Gallagher, M.G. Property, LLC - To request Site Plan approval for a 3.06 acre 3 lots storage facility at 1765 Anvil Road in Blacksmith Fork Subdivision.](#)
  10. **INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES**
    - A. [Ordinance 22-01 - An ordinance amending the Zoning Map of Hyrum City, Utah by rezoning property located at approximately 605 Park Drive Parcel #01-013-0031 from Residential R-2 to Residential R-2A.](#)
  11. **OTHER BUSINESS**
    - A. Appointment to Senior Center Board.
    - B. Consideration and approval of Youth Council Advisor.
    - C. Report on diversity.
    - D. Mayor and City Council Reports.
  12. **ADJOURNMENT**
-

**Stephanie Fricke  
City Recorder**

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 at 435-245-6033 at least three working days before the meeting.

**CERTIFICATE OF POSTING** - The undersigned, duly appointed and acting City Recorder 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 **31st day of January, 2022**. Stephanie Fricke, MMC, City Recorder.

**M.G. PROPERTY UTAH, LLC – SITE PLAN**  
**1765 ANVIL ROAD**  
**CITY COUNCIL MEETING**  
**FEBRUARY 3, 2022**

Summary: Mike Gallagher of M.G. Property Utah is seeking site plan approval for a 3.06-acre storage facility. The site consists of 3 lots in the Blacksmith Fork Subdivision.

ZONING: M-1 Light Manufacturing

UTILITIES:

Power:	Available
Culinary:	Available
Sewer:	Available
Irrigation:	Not Available

PARKING & ROADS: Road is paved with gutter.

NOTES: A full grading and site plan to be submitted with the zoning clearance for the building permit.

PLANNING COMMISSION:

Approved Conditionally:

1. Lighting is to be dark sky compliant (required by city code).
2. Southerly building is to be modified to not have loading from street side (required by city code).
3. Rental agreement to include restriction on R.V. and boat covers to prohibit tarps, custom covers to be allowed.
4. Landscaping to be modified to meet requirements of city code.

City Council recommendations from previous meeting:

1. The building facing Anvil Road be changed to a single load option from the back of the unit;
2. Landscaping Plan will include a mix of twenty trees or shrubs;

3. The lighting on the plans will show as dark sky compliant;
4. The rental agreement needs to include that outdoor storage must be custom covers only if used, and no tarps will be allowed;
5. A second access be shown on the site plan;
6. All setback requirements are met;
7. Fencing and landscaping plan be submitted;
8. Contract also include no leaking chemicals and repairing vehicles is prohibited on the site; and
9. A dumpster area be provided.

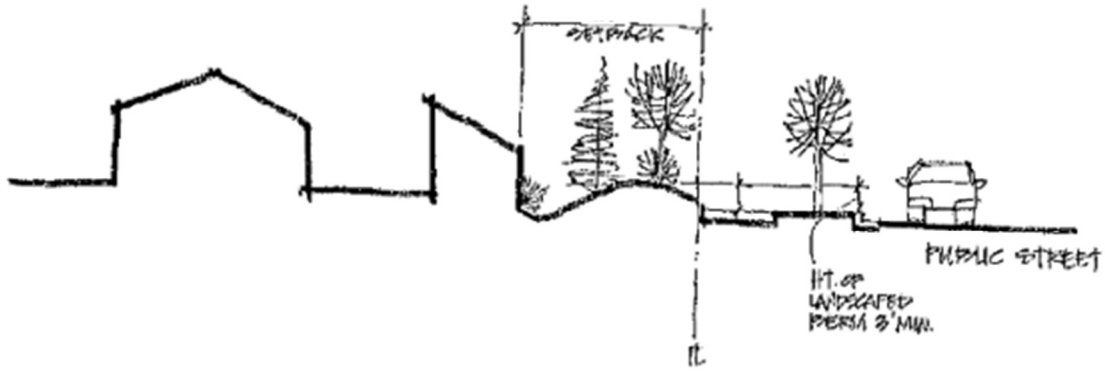
### 17.48.150 Self Storage

1. **Purpose** – The additional requirements for self-storage uses are intended to ensure that this type of project is developed to reduce adverse consequences on surrounding properties and requires that the long-term appearance of storage units is maintained.
2. **Standards** – The following additional development standards are required for self-storage developments:

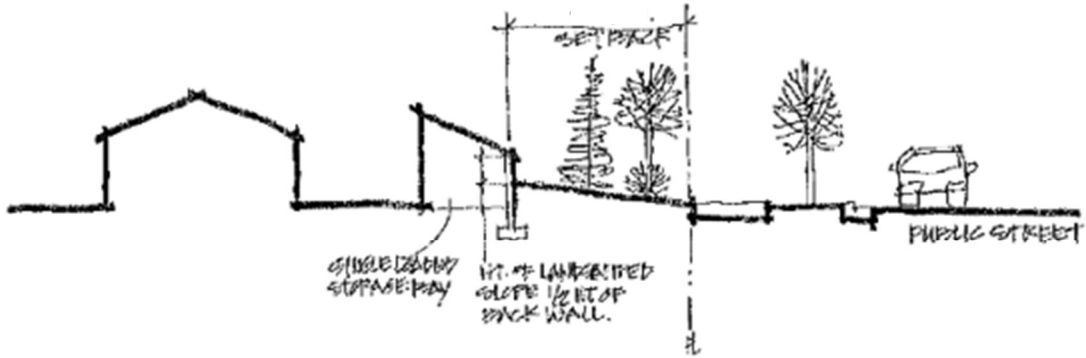
1. Storage of any kind is prohibited in required setbacks.

#### 17.48.030 Area, Frontage, Yard And Height Regulations

1. There are no area, frontage or height regulations.
2. The building shall have a setback of thirty (30) feet from the front property line, unless otherwise specified by the Planning Commission prior to erection of the building.
2. All outside storage shall be located at a more visually screened area of the facility, possibly at the rear of the property, and have a roof cover, completely screened from public view by a solid screen fence, building, or other manner as approved by the Planning Commission. Roof cover may be waived by the Planning Commission when they deem appropriate. (Custom covers required, etc., instead of roof) No blue tarp or similar type visually detrimental coverings will be allowed.
3. All roadways and interior alleyways in the storage facility will be hard surfaced. (Concrete or asphalt)
4. Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the street and doorways of the units facing inward toward other storage units.
5. Front yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Trees must be planted at 2½” caliper while shrubs must be planted with at least 5-gallon nursery stock.
6. All side yard and rear yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 25% screen within 5 years. Trees must be planted at 1½” caliper while shrubs must be planted with at least 1 gallon nursery stock.
7. All setbacks are required to be irrigated by an automatic sprinkler irrigation system.
8. The developer shall landscape and grade the street facing frontage using one of the following options or other approved screening as approved by the City:



STORAGE BAY STANDARD  
OPTION A

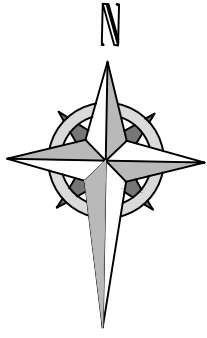
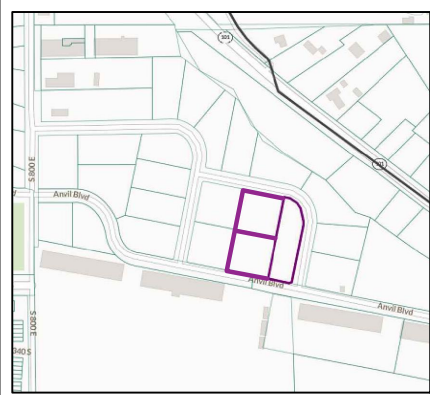


STORAGE BAY STANDARD  
OPTION B

# 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



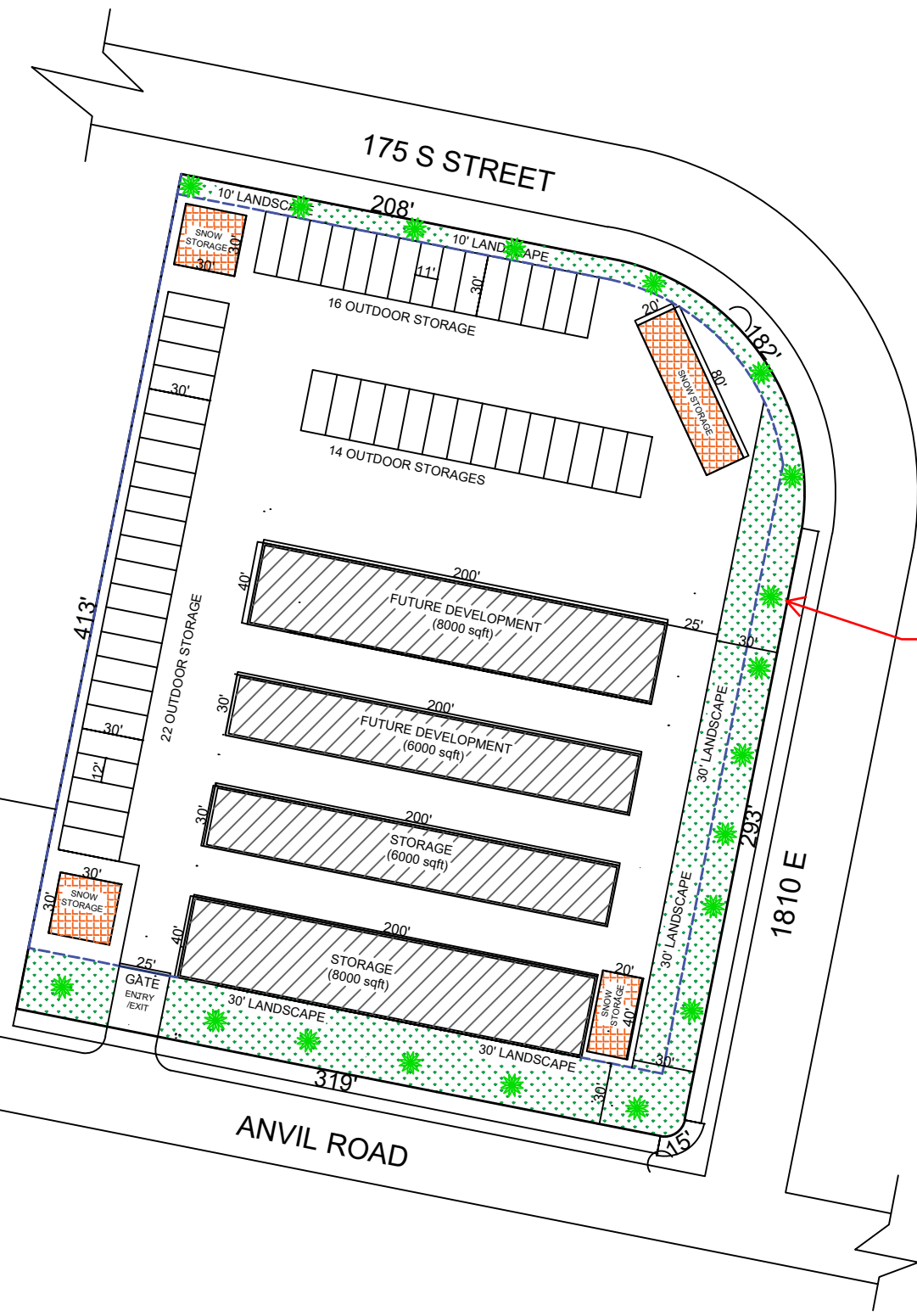
## LEGEND

19 TREES - MAPPLE ON DRIP SYSTEM  
 MAPLE

FENCE - PRIVACY FENCE AROUND OUTSIDE STORAGE

SNOW STORAGE

- Councilmember Rasmussen made a motion to continue the discussion for Site Plan approval for a storage facility on three lots (3.06 acres) located at 1765 Anvil Road when the developer revised the Site Plan to include the following changes:
1. The building facing Anvil Road be changed to a single load option from the back of the unit;
  2. Landscaping Plan will include a mix of twenty trees or shrubs;
  3. The lighting on the plans will show as dark sky compliant;
  4. The rental agreement needs to include that outdoor storage must be custom covers only if used, and no tarps will be allowed;
  5. A second access be shown on the site plan;
  6. All setback requirements are met;
  7. Fencing and landscaping plan be submitted;
  8. Contract also include no leaking chemicals and repairing vehicles is prohibited on the site; and
  9. A dumpster area be provided.



## 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>SITE PLAN</b>	

LOT OWNER:  
**MG PROPERTY UTAH LLC**

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

ARCHITECT	Deen's consult	SHEET NO. <b>01</b>	
DRAWN	Deen's consult		
CHECKED BY	Deen's consult		
SCALE	1"=40'(A3)	DATE	01-14-2022

ORDINANCE 22-01

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits, including the establishment of zones, the boundaries of which are shown on the Zoning Map of Hyrum City; and

WHEREAS, Section 17.04.040 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, including the Zoning Map, to be amended by the City Council following fourteen days' notice and a public hearing; and

WHEREAS, the City Council, upon the recommendation of the Planning Commission, has determined there is a need to revise the Zoning Map of Hyrum City, Utah.

NOW, THEREFORE, following a public hearing as required by Section 17.04.040, the Hyrum City Council hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING THE ZONING MAP OF HYRUM CITY, UTAH BY REZONING PROPERTY LOCATED AT APPROXIMATELY 605 PARK DRIVE PARCEL #01-013-0031 FROM RESIDENTIAL R-2 TO RESIDENTIAL R-2A.

BE IT ORDAINED by the City Council of Hyrum City, Cache County, State of Utah, as follows:

1. ZONING CHANGE. The following described real property located in Hyrum City, Cache County, Utah which is currently zoned Residential R-2 is hereby rezoned to Residential R-2A:

*Tax Parcel No. 01-013-0031*

BEG N 87\*27' W 410 FT OF SE COR BLK 5 PARK ADDITION TO HYRUM CITY, W 74.6 FT N 68\*58' W 116.3 FT N 6\*15' E 88.2 FT S 87\*27' E 175.5 FT S 48' W125 FT TO BEG NE/4 SEC 4 T 10N R 1E

2. ZONING MAP AMENDMENT. The Zoning Map of Hyrum City is hereby amended to reflect the changes authorized herein.



3. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

4. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

5. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

6. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 3<sup>rd</sup> day of February, 2022.

HYRUM CITY

BY: \_\_\_\_\_  
Stephanie Miller  
Mayor

ATTEST:

\_\_\_\_\_  
Stephanie Fricke  
City Recorder

Posted: \_\_\_\_\_