



PLANNING COMMISSION MEETING

Thursday, August 11, 2022 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, August 11, 2022. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. 07/14/2022
5. **AGENDA APPROVAL**
6. **SCHEDULED DELEGATIONS**
 - A. Nick Crookston - To request approval of a two-lot mini subdivision located at approximately 40 East 400 South.
 - B. Dianna Sampson - To request Site Plan approval for a 8400 square foot building to be used as a machine shop in Blacksmith Fork Industrial Park, located at 185 South 1810 East.
7. **ADJOURNMENT**

Shalyn Maxfield
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 9th day of August, 2022. Shalyn Maxfield, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JULY 14, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Terry Mann

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

EXCUSED: Commissioner Angi Bair

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

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

PLEDGE OF ALLEGIANCE: Commissioner Blake Foster 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 June 09, 2022 were approved as written.

ACTION Commissioner Paul Willardson made a motion to approve the minutes of June 09, 2022 as written. Commissioner Dixie Schwartz seconded the motion and Commissioners Foster, Mann, Schwartz, and Willardson voted aye.

Commissioner Brian Carver Arrived at 6:32 P.M

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 Brian Carver made a motion to approve the Agenda for July 14, 2022 as written. Commissioner Blake Foster seconded the motion and Commissioners Carver,

Foster, Mann, Schwartz, and Willardson voted aye.

6. SCHEDULED DELEGATIONS

- A. Susan Corless - To request approval of a two-lot mini subdivision located at approximately 257 South 100 East.
- B. Terra Alta Ventures - To request Preliminary Plat approval of Harvest Valley Court for a 3.75 acre Planned Unit Development. This development includes 28 patio homes and is proposed as a senior living community located at 43 North 300 East.
- C. Jeremy Broadhurst - To request Site Plan approval for an expansion of Hyrum Self Storage located at 168 South 1720 East.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:

SUSAN CORLESS - TO REQUEST APPROVAL OF A TWO-LOT MINI SUBDIVISION LOCATED AT APPROXIMATELY 257 SOUTH 100 EAST.

Susan Corless stated that she inherited the property and is looking to split the lot into two. The plan is to put a manufactured home on one lot and to sell the other lot.

Arno Copley added that each lot would be a little less than a half-acre each. The lot to the North already has power. Both lots meet setback and frontage requirements.

Commissioner Terry Mann stated that the underground water well needs to be shown on the map.

Commissioner Brian Carver stated that the main sewer line only comes to Lot 1, so the sewer for Lot 2 either needs to run down another line or it needs to be extended an additional 60 feet. The address for the owner of record also needs to be corrected.

Zoning Administrator Matt Holmes proposed that the sewer line be shown on the plat, so it is obvious for future building.

ACTION

Commissioner Brian Carver made a motion to recommend approval of a two-lot mini subdivision located at approximately 257 South 100 East with the following conditions: 1. The address for the owner of record be corrected; 2. Water rights will be shown on Lot 2; and 3. The sewer line be corrected and shown on the Plat map. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.

TERRA ALTA VENTURES - TO REQUEST PRELIMINARY PLAT APPROVAL OF HARVEST VALLEY COURT FOR A 3.75 ACRE PLANNED UNIT DEVELOPMENT. THIS DEVELOPMENT INCLUDES 28 PATIO HOMES AND IS PROPOSED AS A SENIOR LIVING COMMUNITY LOCATED AT 43 NORTH 300 EAST.

Matthew Lee presented 3D rendering and landscaping plans.

Adam Stevens stated that they are doing their best to make sure that the plans include all of the recommendations that the city has made.

Commissioner Terry Mann asked how wide the walking path is from the gazebo.

Matthew Lee stated that he would have to verify but estimates it is the same size as the sidewalk which seems to be about four feet.

Commissioner Brian Carver asked with the water detention basin what is the plan for emergency overflow.

Matthew Lee said that the water would be retained on site and rely on the engineers to make sure there is adequate space to allow for the water.

Zoning Administrator Matt Holmes advised that there have been some years that the ground is frozen and then had early rainfall that can cause issues. Maybe plan on an underground sump to prepare for situations like that.

Commissioner Brian Carver asked if the snow removal is planned to be in the basin as well. Is there a plan to get over the hump?

Matthew Lee private road C and the retention pond will be available for snow removal. Considering putting a ramp to the pond.

Commissioner Brian Carver stated that the water supply line on 300 East needs to be upsized.

Zoning Administrator Matt Holmes stated that Terra Alta will do their portion and the city will also do a portion.

Commissioner Paul Willardson asked if there have been any conversations with the irrigation company.

Adam Stevens said that all the feedback that was given to them by the irrigation company is included in the plan that is presented.

Commissioner Terry Mann asked if this project is going to happen all at once or in phases.

Matthew Lee stated that they have only talked about it being done all at once.

Commissioner Paul Willardson asked if Terra Alta would consider replacing the sidewalk on Main Street that is in front of the project. Some areas of Main Street sidewalks are in horrendous condition.

Matthew Lee said that he would like to go and look at what shape it is in but feels like they would be willing to work with the cost and installation but would ask the city to help with removal and disposal. If the sidewalk proves to need replacement in those areas.

A discussion took place about the landscaping plan and the CCR's.

Adam Stevens stated that they will work on finalizing a landscaping plan and gave a short rundown of the CCR's.

ACTION

Commissioner Paul Willardson made a motion to recommend Preliminary Plat approval of Harvest Valley Court for a 3.75 acre Planned Unit Development with the following conditions: 1. To include evergreens in the landscaping groups in the corners; 2. An arrangement or agreement be made to replace sidewalks along Main Street; and 3. Make any utility adjustments by advice of City Staff. Commissioner Brian Carver seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.

JEREMY BROADHURST - TO REQUEST SITE PLAN APPROVAL FOR AN EXPANSION OF HYRUM SELF STORAGE LOCATED AT 168 SOUTH 1720 EAST.

Jeremy Broadhurst said that he has two acres nearly full and is looking to include a third acre. The lot has a little curvature in it so the units will be placed to maximize the space available. The neighbor has 11 feet to the fence with just rock instead of landscaping. This project would like to have the same provisions.

Commissioner Brian Carver stated that according to the City Code storage units must be landscaped on boundaries. He stated that he was worried that the setback along the north road would not meet code. That the set back from the property line should be 12-15 feet from the property line.

Jeremy Broadhurst said that for his first acre he was allowed to be within three feet from the property line because the storage containers are technically moveable even though that is not the plan.

A discussion took place on what type of fencing and in which areas of the lot, as well as how much landscaping to be considered.

ACTION Commissioner Brian Carver made a motion to recommend Site Plan approval for an expansion of Hyrum Self Storage located at 168 South 1720 East with the following conditions: 1. A privacy fence be installed on the West of the property to the first row of 8 x 20 containers; 2. North side to be landscaped to meet twenty five percent screen within five years; and 3. The three-foot berm requirement be waived on the north side or the northerly driveway. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 7:50 p.m.

Terry Mann
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Written

CROOKSTON MINI-SUBDIVISION
40 EAST 400 SOUTH
PLANNING COMMISSION MEETING
AUGUST 11, 2022

Summary: Nick Crookston is seeking approval for a three lot mini-subdivision located at approximately 40 East 400 South (Parcel 01-063-0012). The current lot is approximately 1.56 acres. A home exists on the current parcel. There are some shed/accessory structures throughout the lot.

ZONING: R-2 Residential

UTILITIES:

Power:	Subject to transformer availability
Culinary:	Available
Sewer:	Available
Irrigation:	Available

PARKING & ROADS: Paved roads, no curb

NOTES: Utilities on the plat need to be corrected to show locations.

Residence on Lot 1 will not meet minimum setback from the easterly property line. Nick discussed the possibility of altering the wall to meet setback requirements.

Gravel road on Lot 2 provides access to Lot 3. Is this to remain?

Hyrum City Code prevents building residences on flag lots. If Planning Commission decides the creation of Lot 3 is in keeping with 16.28.010, the zoning administrator recommends final approval be decided by the City Council.

Metes and bounds descriptions needed for all lots.

Note for street trees should be added. (This lot has a large number of mature trees along 400 South.)

Electrical component delays for equipment not already ordered are estimated to be 2.5 years.

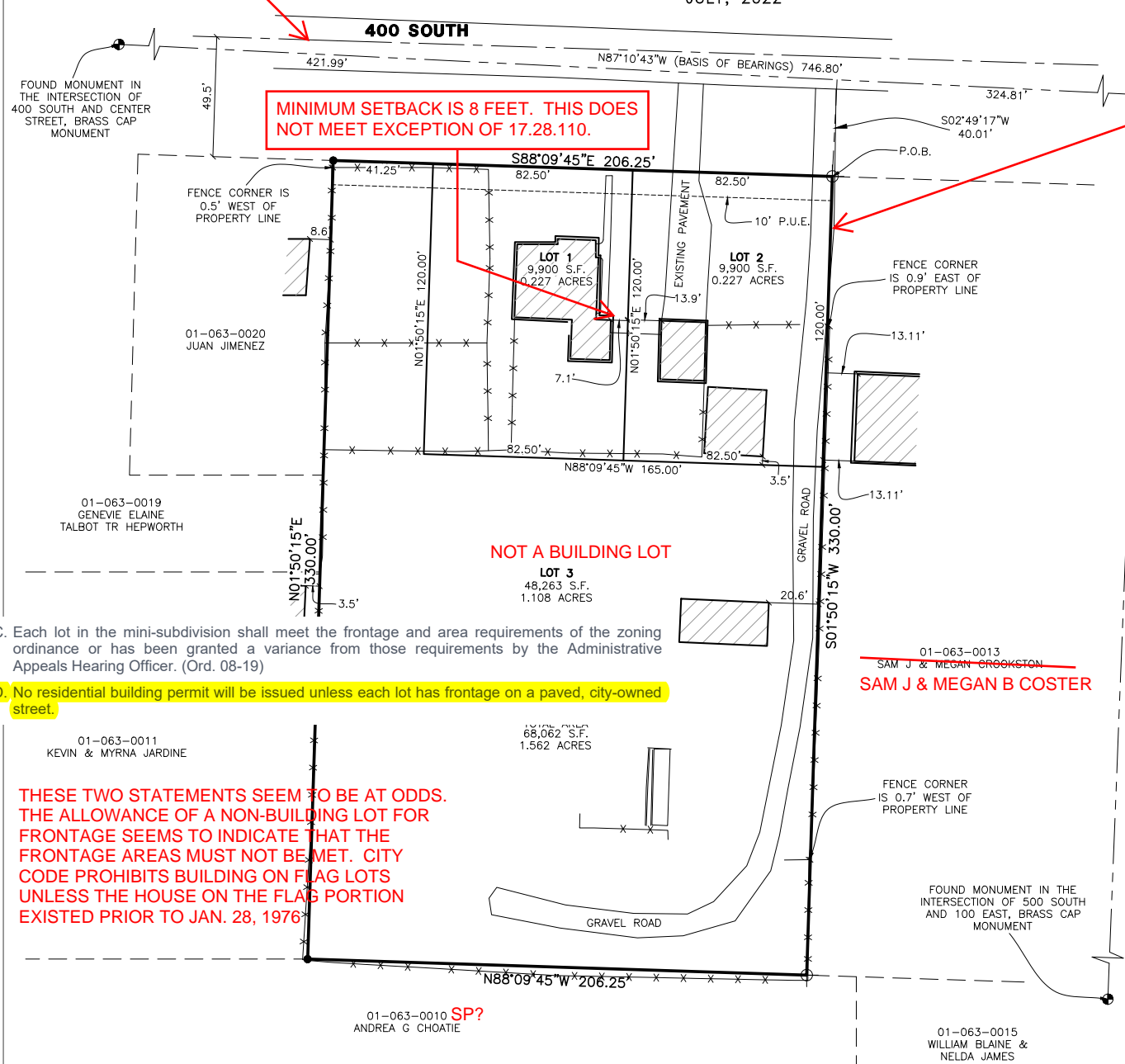
CROOKSTON SUBDIVISION

PART OF BLOCK 8, PLAT B, HYRUM CITY SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HYRUM CITY, CACHE COUNTY, UTAH
JULY, 2022

LABEL C/L RIGHT OF WAY

MINIMUM SETBACK IS 8 FEET. THIS DOES NOT MEET EXCEPTION OF 17.28.110.

IS THIS ROAD TO REMAIN? EASEMENT WILL NEED TO BE PROVIDED IF KEPT.



FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND 100 EAST, BRASS CAP MONUMENT

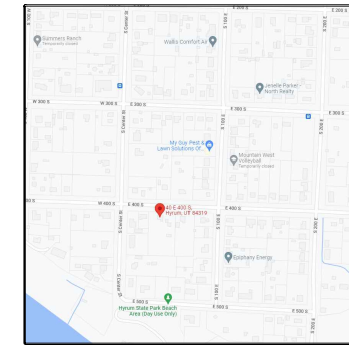
FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND CENTER STREET, BRASS CAP MONUMENT

FENCE CORNER IS 0.5' WEST OF PROPERTY LINE

FENCE CORNER IS 0.9' EAST OF PROPERTY LINE

FENCE CORNER IS 0.7' WEST OF PROPERTY LINE

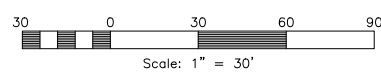
BOUNDARY DESCRIPTION
A PARCEL OF LAND BEING A PART OF BLOCK 8, PLAT B, HYRUM CITY SURVEY, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 400 SOUTH, SAID POINT BEING N87°10'43"W 324.81 FEET AND S02°49'17"W 40.01 FEET FROM A FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND 100 EAST (FOUND MONUMENT BEING S87°10'43"E 746.80 FEET FROM A FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND CENTER STREET; THENCE S01°50'15"W 330.00 FEET; THENCE N88°09'45"W 206.25 FEET; THENCE N01°50'15"E 330.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 400 SOUTH; THENCE S88°09'45"E 206.25 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 400 SOUTH TO THE POINT OF BEGINNING.
CONTAINING 68,062 SQUARE FEET OR 1.562 ACRES MORE OR LESS.



VICINITY MAP
NOT TO SCALE

LEGEND

- = SET 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- ⊕ = FOUND ENTELLUS REBAR AND CAP MONUMENT
- = BOUNDARY LINE
- - - = LOT LINE
- - - - - = PUBLIC UTILITY EASEMENT
- - - - - = ADJOINING PROPERTY
- - - - - = MONUMENT TIE LINE
- - - - - = ROAD CENTERLINE
- x x x = EXISTING FENCELINE
- [Hatched Box] = EXISTING BUILDING



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED BY RETRACING BLOCK 8 OF HYRUM CITY SURVEY. THERE IS A RECORD OF SURVEY ON FILE FOR THE ADJACENT PARCEL TO THE EAST, FILED AS RECORD OF SURVEY # 2022-0083. I ACCEPTED THE RETRACEMENT DONE ON SAID SURVEY AS BY SO DOING, ALL OCCUPATION LINES MATCH VERY WELL WITH DEEDS. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN A FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND 100 EAST AND A FOUND MONUMENT IN THE INTERSECTION OF 400 SOUTH AND CENTER STREET SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N87°10'43"W.

16.28.020 (D) REQUIRES A METES AND BOUNDS DESCRIPTION OF EACH LOT. (THIS SHOULD INCLUDE POB/TPOB SHOWN FOR EACH LOT)

(E) REQUIRES UTILITIES (EXISTING AND PROPOSED) TO BE SHOWN.
(H) REQUIRES STREET TREES - PLEASE ADD NOTE

NOT A BUILDING LOT
LOT 3
48,263 S.F.
1.108 ACRES

01-063-0013
~~SAM J & MEGAN CROOKSTON~~
SAM J & MEGAN B COSTER

DEVELOPER:
NICHOLAS CROOKSTON
410 S 100 E
HYRUM, UT 84319

C. Each lot in the mini-subdivision shall meet the frontage and area requirements of the zoning ordinance or has been granted a variance from those requirements by the Administrative Appeals Hearing Officer. (Ord. 08-19)

D. No residential building permit will be issued unless each lot has frontage on a paved, city-owned street.

THESE TWO STATEMENTS SEEM TO BE AT ODDS. THE ALLOWANCE OF A NON-BUILDING LOT FOR FRONTAGE SEEMS TO INDICATE THAT THE FRONTAGE AREAS MUST NOT BE MET. CITY CODE PROHIBITS BUILDING ON FLAG LOTS UNLESS THE HOUSE ON THE FLAG PORTION EXISTED PRIOR TO JAN. 28, 1976

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **XXXX** IN **HYRUM CITY, CACHE COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **CACHE COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **CACHE COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT **BRIDLE PATH ESTATES PHASE 1**, AND DO HEREBY DEDICATE PUBLIC UTILITY, DRAINAGE AND CANAL MAINTENANCE EASEMENTS: GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

THIS ENTIRE STATEMENT IS INCORRECT

NICHOLAS CROOKSTON

ACKNOWLEDGMENT

THIS NEEDS TO BE CHANGED TO ALLOW FOR NICK AND MANDI TO SIGN AS INDIVIDUALS, NOT AN LLC.

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

SIGNATURE _____ THESE LINES NEED TO BE INCLUDED TO ALLOW FOR PROVISION OF UCA 46-1-16 (7). THEY CAN STILL SEAL THIS BUT TOO MANY TIMES THE SEAL IS ILLEGIBLE AND THE INFORMATION MUST THEN BE FILLED IN BY HAND. (SEAL)

A NOTARY PUBLIC COMMISSIONED IN UTAH (PRINT NAME)

COMMISSION NUMBER - EXPIRES _____

HYRUM CITY CULINARY WATER

APPROVED THIS _____ DAY OF _____, 20____.

REPRESENTATIVE _____

HYRUM CITY SANITARY SEWER

APPROVED THIS _____ DAY OF _____, 20____.

REPRESENTATIVE _____

APPROVAL AND ACCEPTANCE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

HYRUM CITY MAYOR _____

ATTEST CITY RECORDER _____

COMCAST

APPROVED THIS _____ DAY OF _____, 20____.

REPRESENTATIVE _____

HYRUM CITY POWER AND LIGHTS

APPROVED THIS _____ DAY OF _____, 20____.

REPRESENTATIVE _____

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 20____.

REPRESENTATIVE _____

COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION OF FILE IN THIS OFFICE.

DATE _____ COUNTY SURVEYOR _____

HYRUM CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION OF FILE IN THIS OFFICE.

DATE _____ CITY ENGINEER _____

BEAR RIVER DISTRICT HEALTH DEPARTMENT APPROVAL

THIS SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER DISTRICT HEALTH DEPARTMENT THIS _____ DAY OF _____, 20____.

BY _____ TITLE _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

HYRUM CITY ATTORNEY _____

CITY PLANNING AND ZONING

APPROVED THIS _____ DAY OF _____, 20____, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____

Project Info.
Surveyor: T. HATCH
Designer: A. MULLINS
Begin Date: 7-11-22
Number: 5007-02

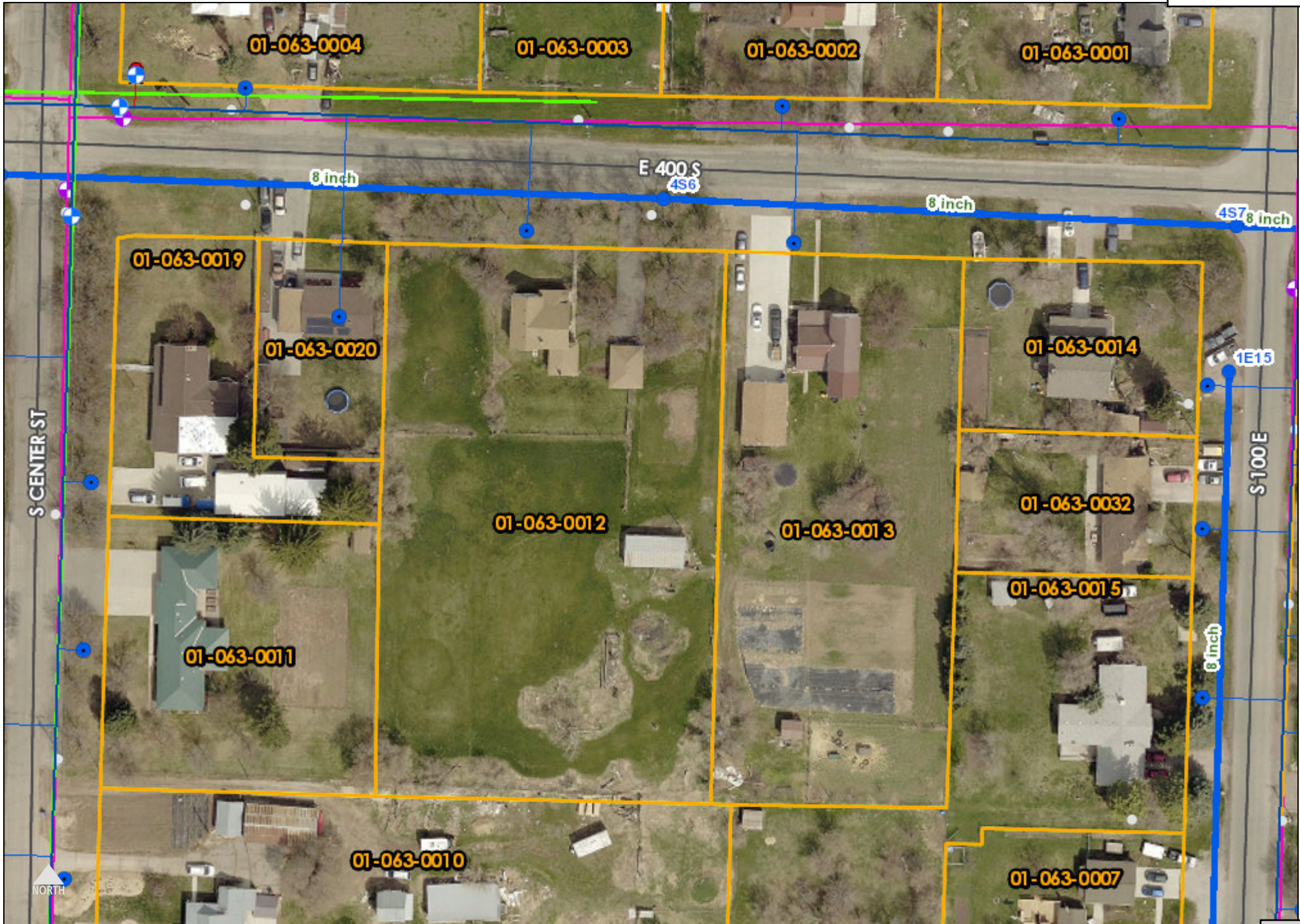
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

RECORDED #

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ CACHE COUNTY RECORDER _____



SAMPSON – SITE PLAN
185 SOUTH 1810 EAST
PLANNING COMMISSION MEETING
AUGUST 11, 2022

Summary: Dianna Sampson is seeking site plan approval for a new machine shop in the Blacksmith Fork Industrial Park. The proposed site plan provides for a 8400 square foot steel building on 0.99 acres.

ZONING: M-2 Industrial

UTILITIES:

Power:	Available
Culinary:	Available
Sewer:	Available
Irrigation:	None

PARKING & ROADS: Paved roads. Parking on site. Total parking required is based on the number of employees working the largest shift.

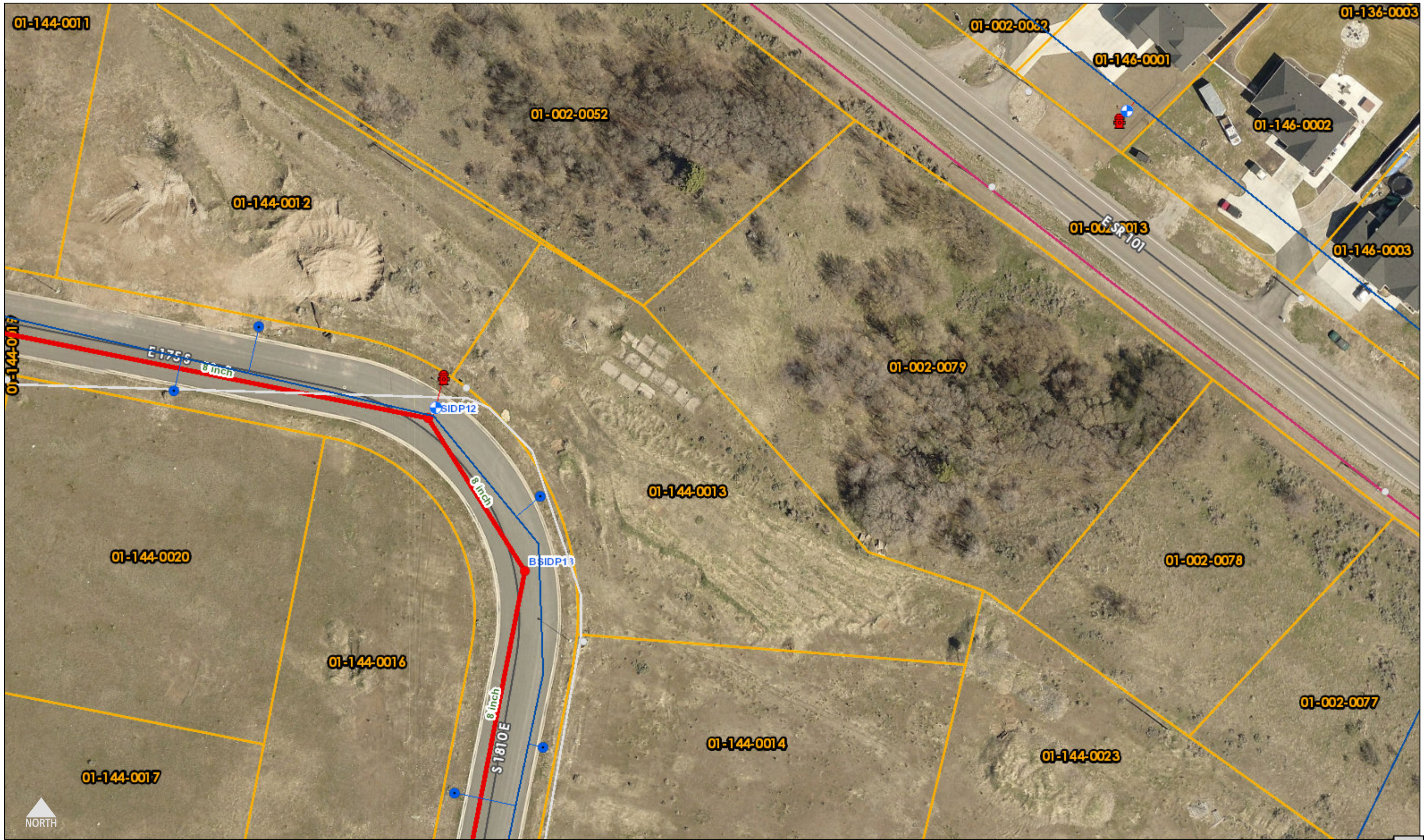
NOTES:

Building setback along frontage is 30 feet. No side setback is required. All lots within this subdivision are subject to a 30-foot setback from the top of the slope. The top of the slope/subdivision boundary borders an R-2 Residential zone.

Is there any signage that will be needed? This may need Planning Commission approval.

Retention pond is not required for stormwater, but there is a need to account for snow storage.

Electrical component delays for equipment not already ordered are estimated to be 2.5 years.



PROPOSED RETENTION POND:
IS THIS INTENDED FOR SNOW
STORAGE?
IF BUILDING IS MOVED THIS WOULD
ALLOW MORE ROOM TO ALLOW THE
POND TO BE FURTHER FROM THE
TOP OF SLOPE.

DUMPSTER LOCATION

Proposed Lighting
Downward Facing
Wall mounted LED lighting
7 places

PLAT REQUIRED ALL
BUILDINGS TO HAVE A
MINIMUM 30-FOOT
SETBACK FROM THE
SLOPE ON THE
NORTHEAST SIDE. TOP
OF SLOPE APPEARS TO
FOLLOW PROPERTY LINE.
BUILDING WILL STILL FIT
IF MOVED SOUTH AND
ROTATED CLOCKWISE.

Dianna Sampson
899 Grandview Dr. Providence, UT

Plot Location
185 S. 1810 E.
Blacksmith Fork Subdivision Lot # 13 .98 Ac.

EXISTING STREET
LIGHTS

Proposed Landscaping
Cover yard with
1" Landscape rock
Maintenance
Occasional Grading
and Weed control

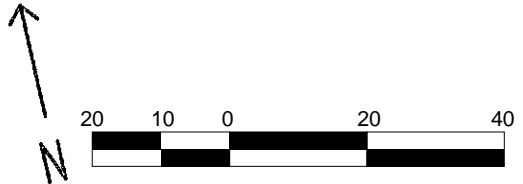
MINIMUM SETBACK INDUSTRIAL M-2
FRONT: 30 FEET

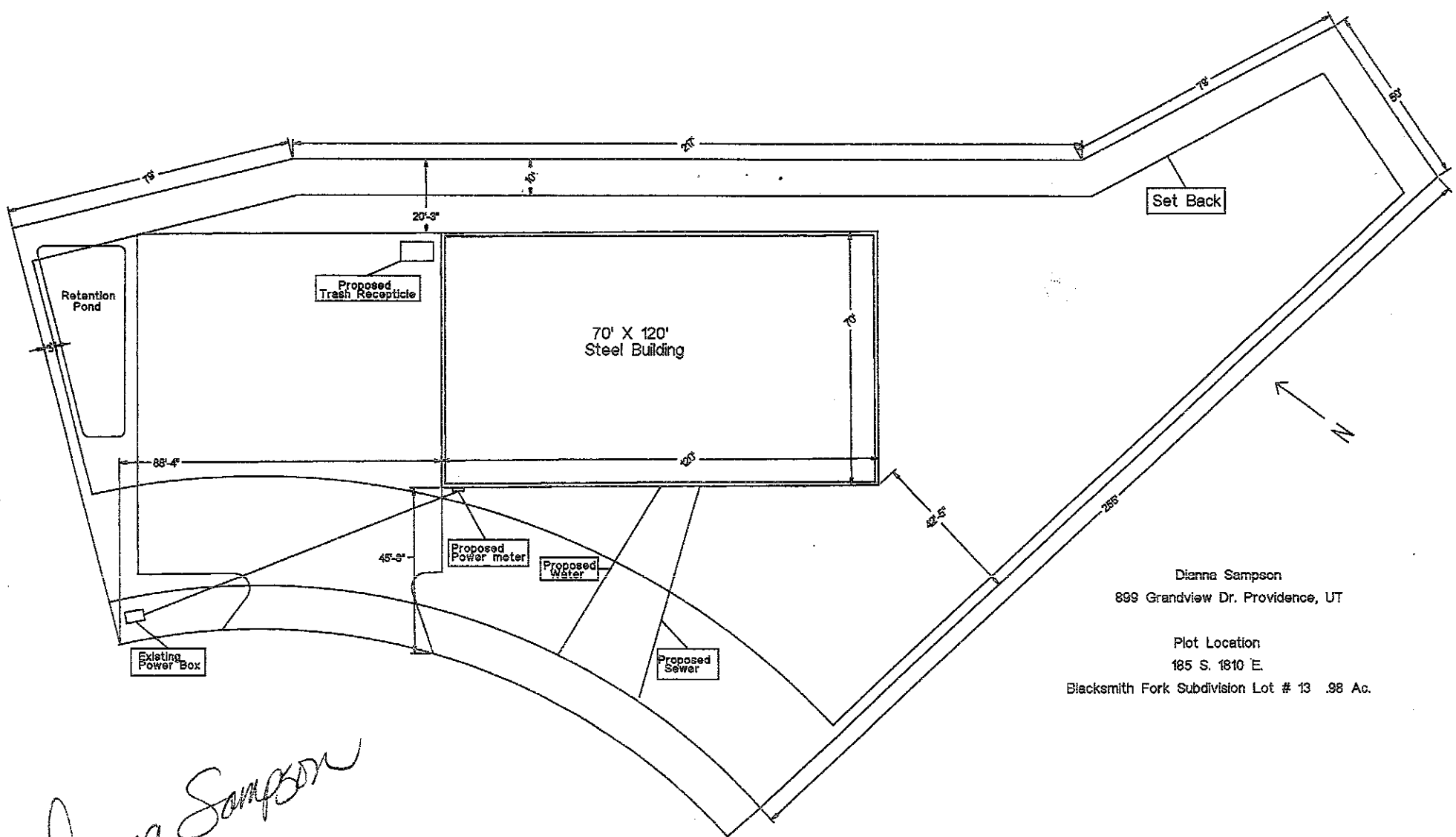
PARKING REQUIRED: SPACE PER EMPLOYEE DURING HIGHEST STAFFED
SHIFT.

FENCE AND LANDSCAPING IS REQUIRED AROUND PARKING LOT PER
17-49-070. READING THIS SUGGESTS THAT THIS MAY HAVE BEEN INTENDED
ABUTTING RESIDENTIAL LOTS BUT IT IS WRITTEN TO BE REQUIRED
GENERALLY.

WILL THERE BE A
BUSINESS SIGN? IF
SO WHERE WOULD
THIS BE LOCATED?
TYPE AND HEIGHT?

Existing Landscape
Bare Ground

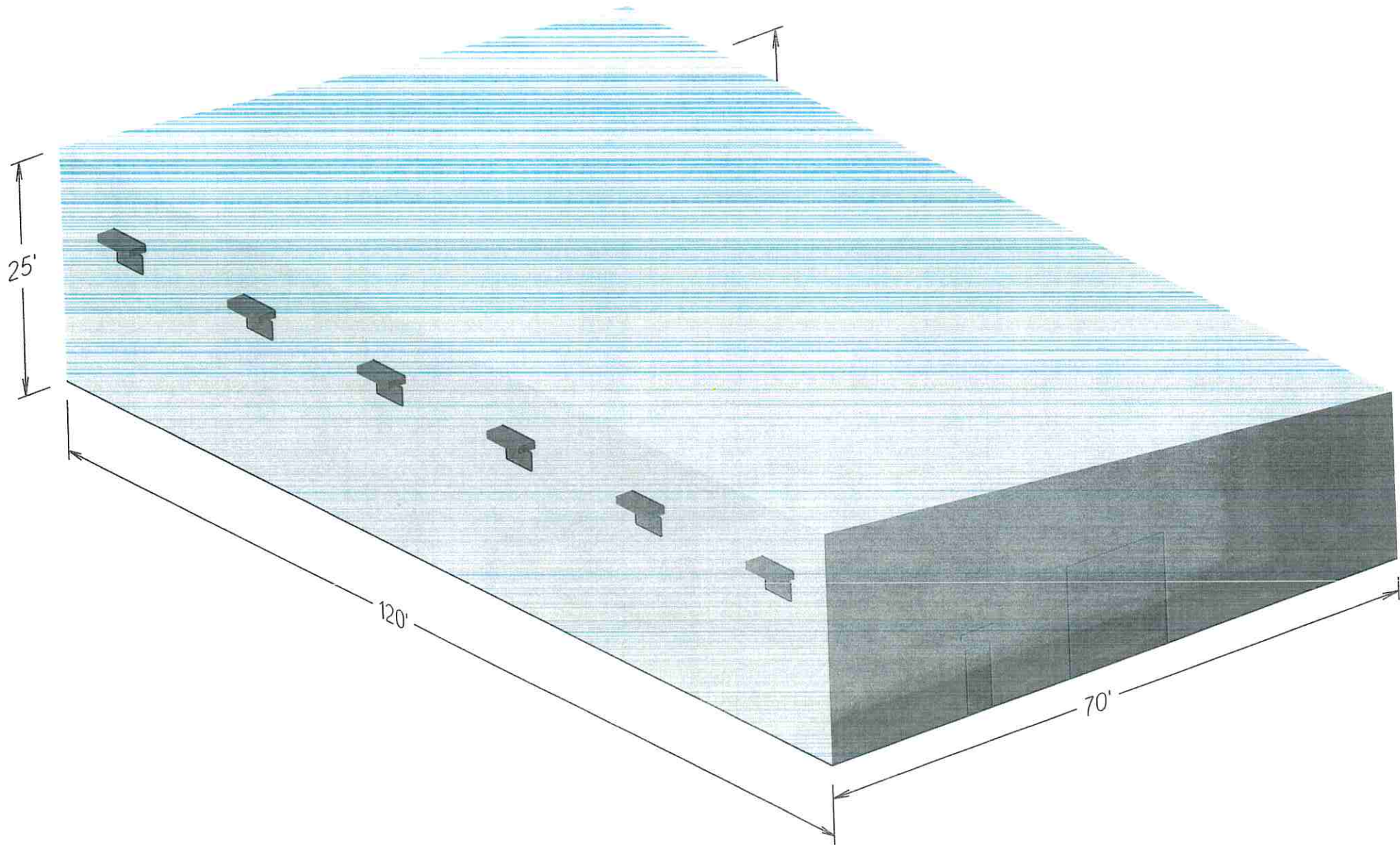


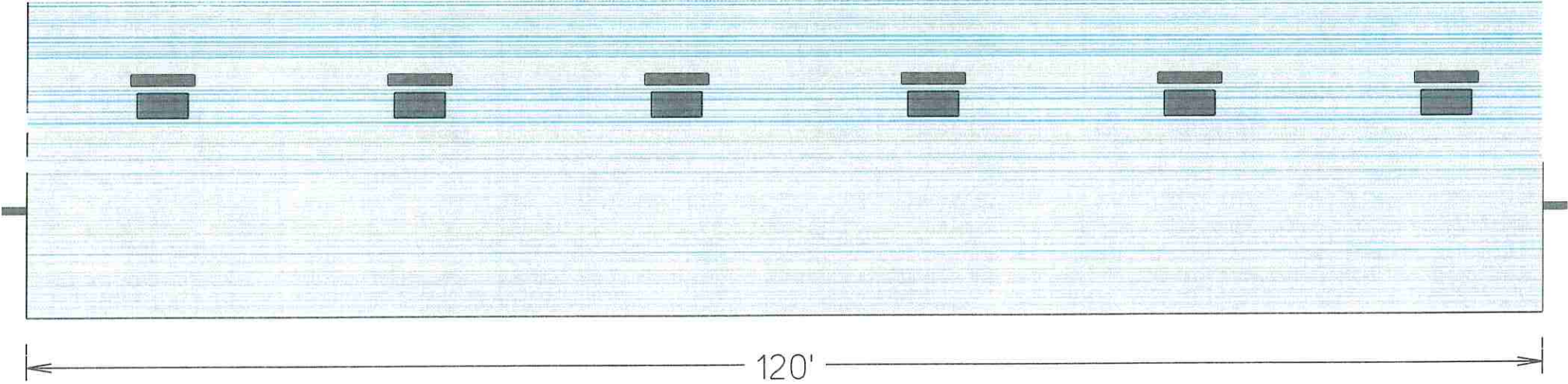


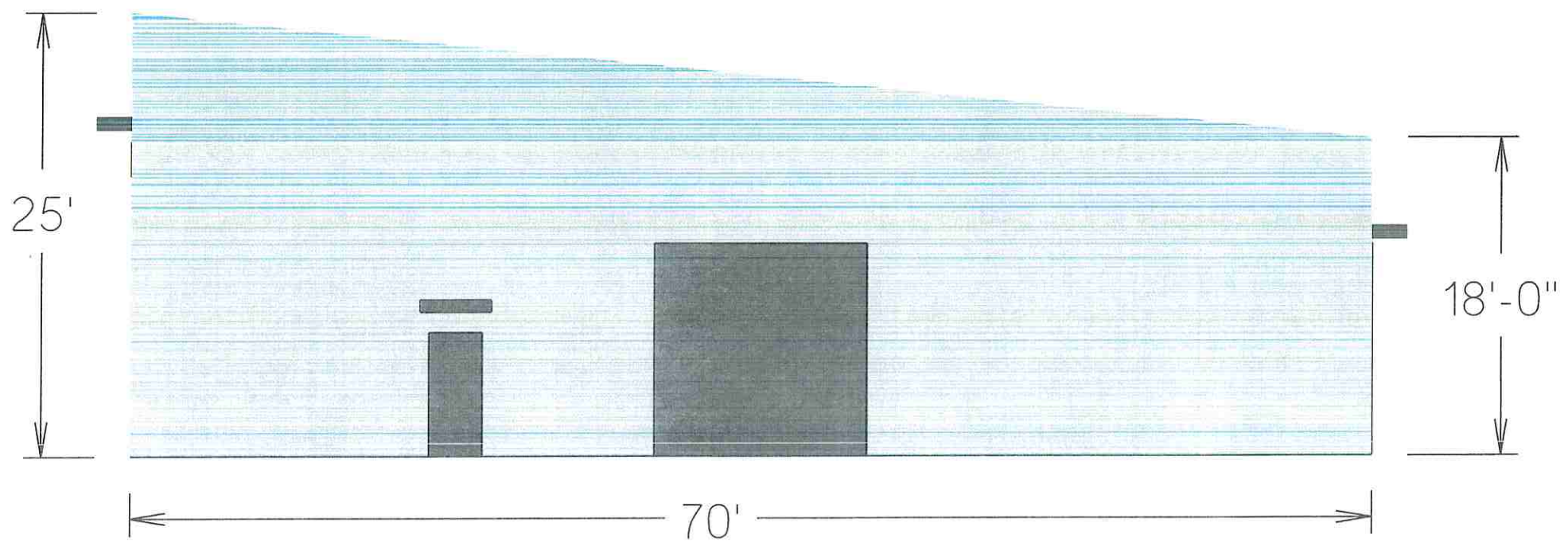
Dianna Sampson
899 Grandview Dr. Providence, UT

Plot Location
165 S. 1810 E.
Blacksmith Fork Subdivision Lot # 13 .98 Ac.

Dianna Sampson







01-002-0052
AARON C
RITCHEY

01-002-0079
RONALD W & CHERALYNN
O SALVESEN

01-144-0013
STEVE SAMPSON

01-144-0014