



PLANNING COMMISSION MEETING

Thursday, July 14, 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, July 14, 2022. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. 06/09/2022
5. **AGENDA APPROVAL**
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**

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 12th day of July, 2022. Shalyn Maxfield, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JUNE 09, 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 Angi Bair, Brian Carver, Blake Foster, Paul Willardson, and Alternate Member Dixie Schwartz.

EXCUSED:

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 Angi Bair

APPROVAL OF MINUTES:

The minutes of a regular meeting held on May 12, 2022 were approved as written.

ACTION **Commissioner Brian Carver made a motion to approve the minutes of May 12, 2022 as written. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, 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, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION **Commissioner Angi Bair made a motion to approve the Agenda for May 12, 2022 as written. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.**

6. SCHEDULED DELEGATIONS

- A. Allied Electric Sign Company - To request a sign permit approval for a free-standing pole sign to be installed at Western Dairy Transport.
- B. John Davidson, Nielson and Johnson Properties, LLC - To request approval of the 119 South mini subdivision located at 1650 East 145 South.
- C. Leon and Roy Savage - To request Site Plan approval of Savage Subdivision, a 13-lot subdivision on approximately 34 acres located at 900 West 85 South.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:**ALLIED ELECTRIC SIGN COMPANY - TO REQUEST A SIGN PERMIT APPROVAL FOR A FREE-STANDING POLE SIGN TO BE INSTALLED AT WESTERN DAIRY TRANSPORT.**

At the time of discussion there was not a representative in attendance.

Commissioner Angi Bair asked if the sign lights up.

Commissioner Brian Carver stated that there is internal lighting in the sign and that it looks like everything presented meets City Code.

ACTION

Commissioner Brian Carver made a motion to recommend approval of a sign permit for a free-standing pole sign to be installed at Western Dairy Transport as presented. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

JOHN DAVIDSON, NIELSON AND JOHNSON PROPERTIES, LLC - TO REQUEST APPROVAL OF THE 119 SOUTH MINI SUBDIVISION LOCATED AT 1650 EAST 145 SOUTH.

John Davidson stated that he helped facilitate this project and will be purchasing the east end of the lot. This will be used for a land development and construction company to store large equipment. Fencing will be put in. The previous owner that was being rented from was not willing to put in money to improve the property, so it is currently unsightly. Changes will be made under new ownership going forward.

Zoning Administrator Matt Holmes advised that this meeting is for

the subdivision approval. Any future buildings will be a separate meeting.

A discussion amongst the Planning Commission regarding a ten-foot easement and where the utilities are located took place.

ACTION **Commissioner Paul Willardson made a motion to recommend approval of the 119 South mini subdivision located at 1650 East 145 South with the following condition that a ten-foot easement be granted at the south end of Lots 1 and 2, and the west end of Lot 1. Commissioner Brian Carver seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.**

LEON AND ROY SAVAGE - TO REQUEST SITE PLAN APPROVAL OF SAVAGE SUBDIVISION, A 13-LOT SUBDIVISION ON APPROXIMATELY 34 ACRES LOCATED AT 900 WEST 85 SOUTH.

Roy Savage stated that this is a unique subdivision, the plan is to keep low density and low cost. It will be a rural ranchette style subdivision to the west of South Cache Middle School.

Commissioner Angi Bair asked if a sewer lift station will be needed for this subdivision.

Roy Savage stated that there is not a need for the lift station in this area. Bear River Health came out and did a soil evaluation and the area was approved for septic tanks contingent upon approval by the City. In the past this development was designed with 70 lots.

Commissioner Dixie Schwartz asked if all the lots will be large enough for a septic tank and meet all the requirements.

Roy Savage said that yes, each lot will have plenty of room behind the home and away from any water to allow for a septic tank.

Commissioner Angi Bair asked if a house can be built at the front of lot one or due to the slope if it will need to be built on top.

Roy Savage said that due to slope it would need to be built on top of the slope of lot one.

A discussion took place amongst the Commission about the potential road access for a future road connection as well as the unassigned property.

Roy Savage stated that the potential road connection would take away from the rural feel. The property that it would eventually connect to is the Poppleton property and currently there are no

plans to merit a road connection. The unassigned property is planned to be given to Hyrum City for a future trail.

Zoning Administrator Matt Holmes asked if this development would maintain animal rights.

Roy Savage said yes to the development having animal rights.

Commissioner Angi Bair asked if there will be curb and gutter.

Roy Savage said that because they would like a rural feel and they will have swales that there is no real need for curb and gutter. The cul-de-sac will be designed a little oversized to allow for emergency services to access the area easily as well as allowing for trucks and trailers to be pulled in and out.

Discussion continued on if curb and gutter would be required.

ACTION **Commissioner Brian Carver made a motion to recommend Site Plan approval of Savage Subdivision, a 13-lot subdivision on approximately 34 acres located at 900 West 85 South with the following conditions: 1. The drainage, hydrology swale, and storm water management will be addressed for lots 1,2,12 and 13; 2. The maps will be updated to show high water lines, drains, and street lighting; 3. Ribbon curb will be provided as curb and gutter are not necessary; 4. Animal rights will be maintained; 5. The Council considers assuming ownership of the unassigned property of the canal; and 6. The design remains a cul-de-sac. Commissioner Blake Foster 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 7:30 p.m.**

Terry Mann
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Written

CORLESS MINI-SUBDIVISION
257 S 100 EAST
PLANNING COMMISSION MEETING
JULY 14, 2022

Summary: Susan Corless is seeking approval for a two lot mini-subdivision located at approximately 257 South 100 East (Parcel 01-052-0034). The current lot is approximately 0.94 acres. No home exists on the current parcel. There are some shed/accessory structures on the north portion of the lot.

ZONING: R-2 Residential

UTILITIES:

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

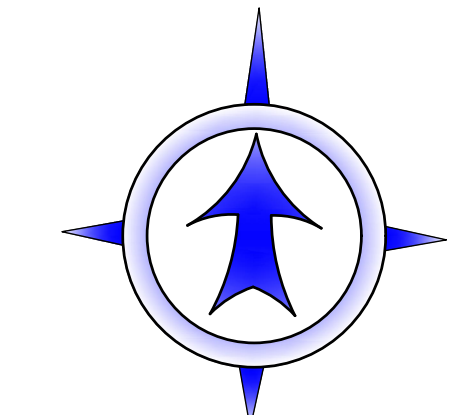
PARKING & ROADS: Paved roads, no curb

NOTES: A water right exists on the south side of the property. This needs to be shown and noted on the plat. Utilities on the plat need to be corrected to show actual conditions. The sewer as shown has a terminal manhole showing as a flow-through manhole. Sewer connection for this lot will need to be located on the north side of Lot 2 unless owner wishes to extend the sewer main. Owner address needs to be corrected.

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

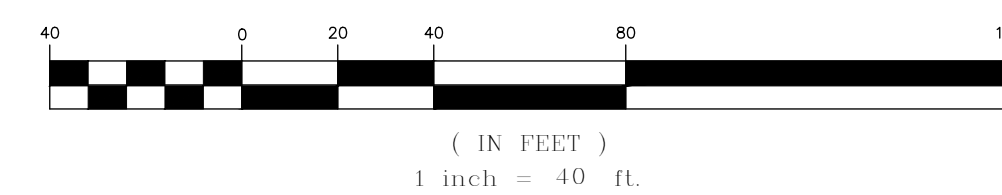
Corless "MINI" Subdivision

A PART OF BLOCK 1, PLAT "A" HYRUM CITY SURVEY
HYRUM, CACHE COUNTY, UTAH



June 23, 2022

GRAPHIC SCALE



Vicinity Map
Hyrum, Utah

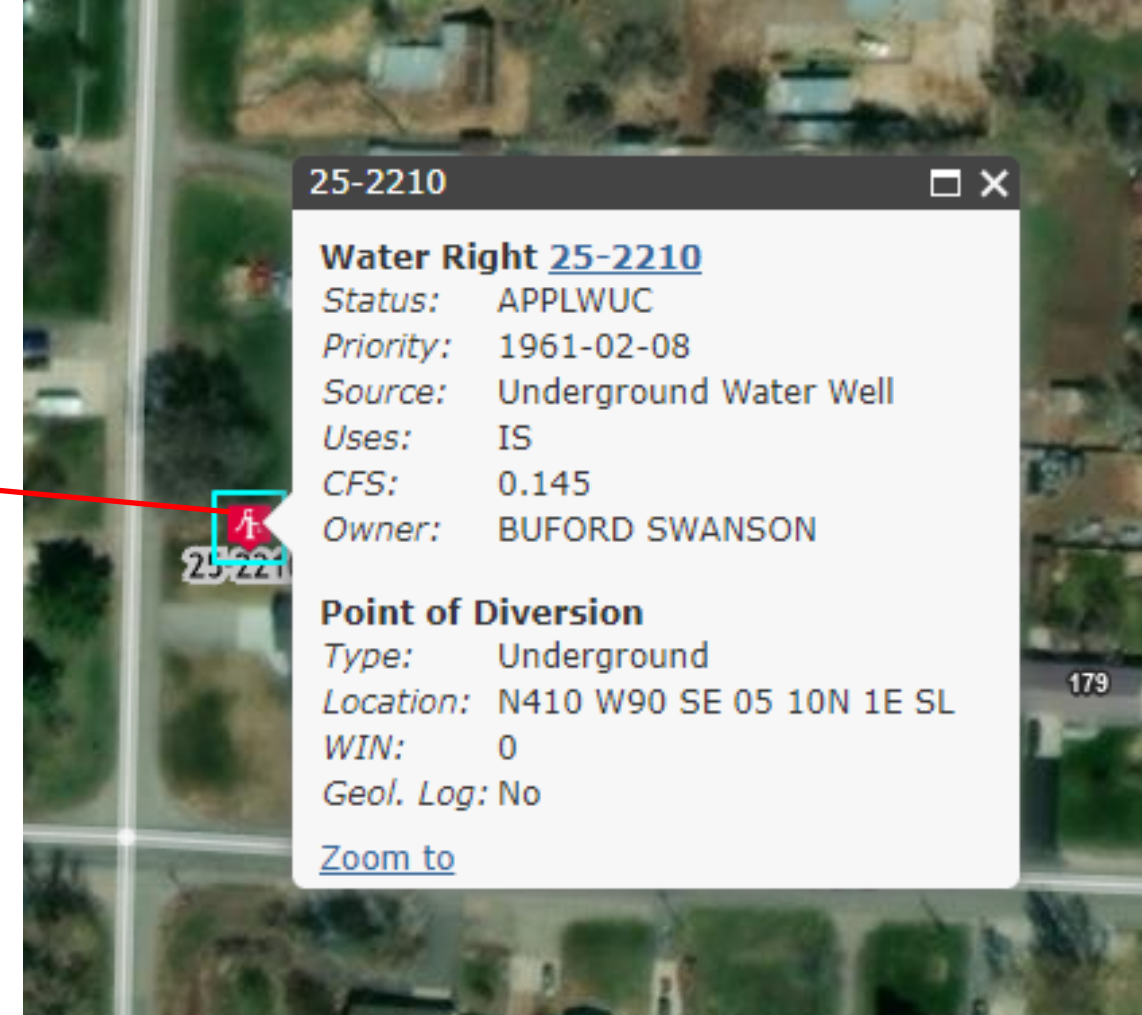
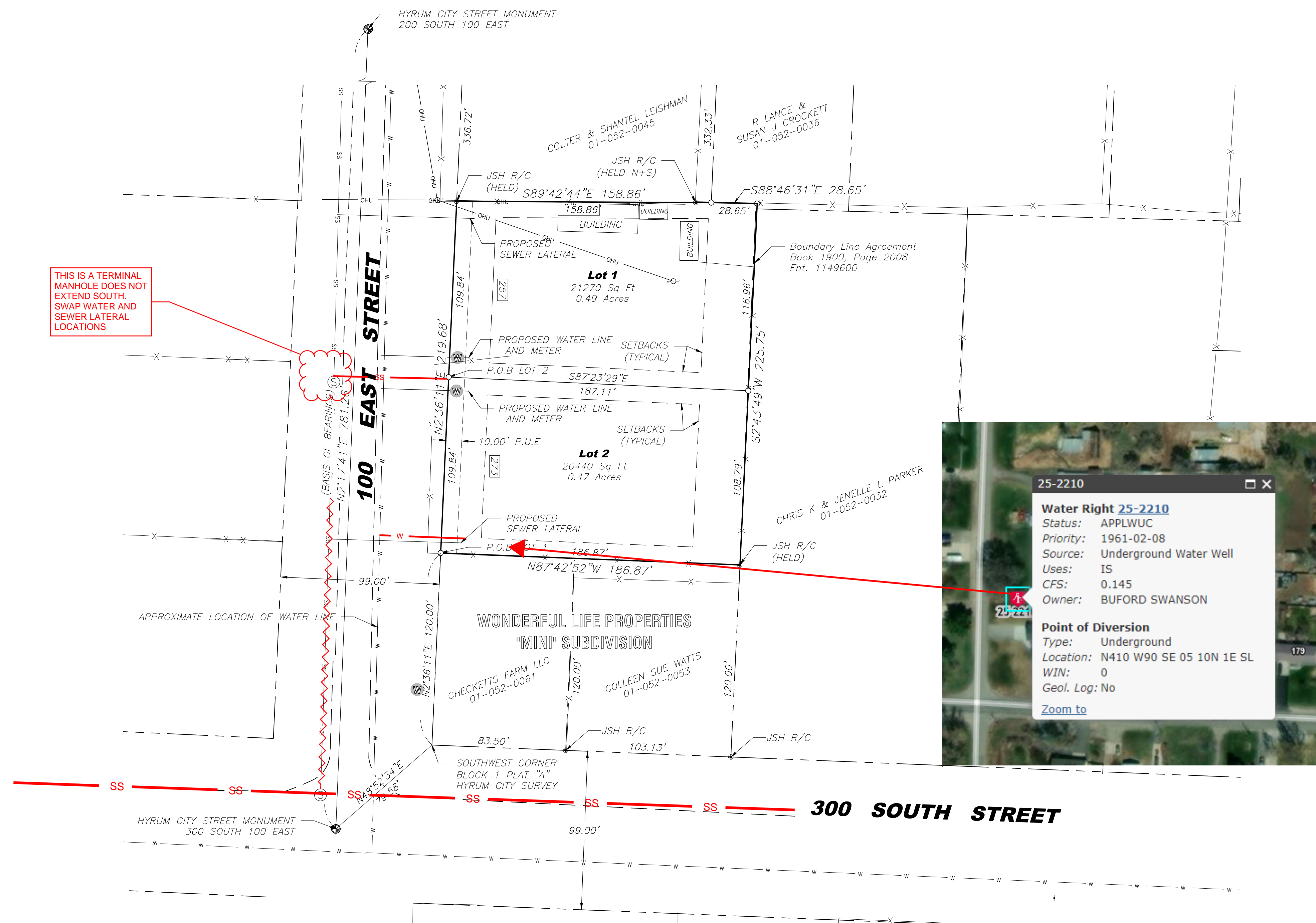
LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PROPERTY LINE
- - - PUBLIC UTILITY EASEMENT
- - - BUILDING SETBACK
- - - FENCE LINE
- - - EDGE OF PAVEMENT
- - - WATER LINE
- - - SEWER LINE
- - - OVERHEAD UTILITY
- - - LOT ADDRESS
- - - UTILITY POLE
- - - WATER METER
- - - SEWER MANHOLE
- - - FOUND REBAR
- - - STREET MONUMENT
- - - SET % REBAR W/CAP

Survey Narrative

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON PARCEL 01-052-0034. THE SURVEY WAS ORDERED BY SUSAN CORLESS. 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 200 SOUTH STREET AND 100 EAST STREETS AND 300 SOUTH AND 100 EAST STREETS AND WAS ASSUMED TO BEAR SOUTH 02°17'41" WEST.

THIS IS A TERMINAL MANHOLE DOES NOT EXTEND SOUTH. SWAP WATER AND SEWER LATERAL LOCATIONS



SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 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: CORLESS "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

SUBDIVISION BOUNDARY
A PART OF LOT 2 AND 3 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 1 LOCATED NORTH 02°36'11" EAST, A DISTANCE OF 120.00 FEET FROM THE SOUTHWEST CORNER OF AFOREMENTIONED BLOCK 1; THENCE NORTH 02°36'11" EAST, ALONG SAID WEST LINE A DISTANCE OF 219.68 FEET; THENCE SOUTH 89°42'44" EAST, A DISTANCE OF 158.86 FEET; THENCE SOUTH 88°46'31" EAST, A DISTANCE OF 28.65 FEET; THENCE SOUTH 02°43'49" WEST, A DISTANCE OF 225.75 FEET TO THE NORTHEAST CORNER OF WONDERFUL LIFE PROPERTIES "MINI" SUBDIVISION; THENCE NORTH 87°42'52" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 186.87 FEET TO THE POINT OF BEGINNING. CONTAINING 0.96 ACRES IN TWO LOTS

LOT 1
A PART OF LOT 3 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 1 LOCATED NORTH 02°36'11" EAST, A DISTANCE OF 229.84 FEET FROM THE SOUTHWEST CORNER OF AFOREMENTIONED BLOCK 1; THENCE NORTH 02°36'11" EAST, ALONG SAID WEST LINE A DISTANCE OF 109.84 FEET; THENCE SOUTH 89°42'44" EAST, A DISTANCE OF 158.86 FEET; THENCE SOUTH 88°46'31" EAST, A DISTANCE OF 28.65 FEET; THENCE SOUTH 02°43'49" WEST, A DISTANCE OF 116.96 FEET; THENCE NORTH 87°23'29" WEST, A DISTANCE OF 187.11 FEET TO THE POINT OF BEGINNING. CONTAINING 0.49 ACRES

LOT 2
A PART OF LOT 2 AND 3 BLOCK 1, PLAT "A" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 1 LOCATED NORTH 02°36'11" EAST, A DISTANCE OF 120.00 FEET FROM THE SOUTHWEST CORNER OF AFOREMENTIONED BLOCK 1; THENCE NORTH 02°36'11" EAST, A DISTANCE OF 109.84 FEET; THENCE SOUTH 87°23'29" EAST, A DISTANCE OF 187.11 FEET; THENCE SOUTH 02°43'49" WEST, A DISTANCE OF 108.79 FEET TO THE NORTHEAST CORNER OF WONDERFUL LIFE PROPERTIES "MINI" SUBDIVISION; THENCE NORTH 87°42'52" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 186.87 FEET TO THE POINT OF BEGINNING. CONTAINING 0.47 ACRES

DRAFT

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE) SS.

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.

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 _____

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.
- Builders will be responsible to provide underground conduit along 400 North Street for electrical service
- Setback lines are for set by current code and its the applicants responsibility to comply. Setbacks are for primary buildings only.

Front: 25.00'
Rear: 30.00'
Side: 8.00' & 10.00'
Side along Roadway: 25.00'

Record Owners: Susan Corless
166-165-North 500 West
Logan, UT 84321

FORESIGHT
LAND SURVEYING

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

Project No. 22-211
Prepared by JH, 6/23/22

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 _____

DOMINION ENERGY _____ 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: CORLESS "MINI" SUBDIVISION 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 _____, 2022.

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 _____, 2022.

DATE _____ HYRUM CITY ATTORNEY _____

LAND USE AUTHORITY

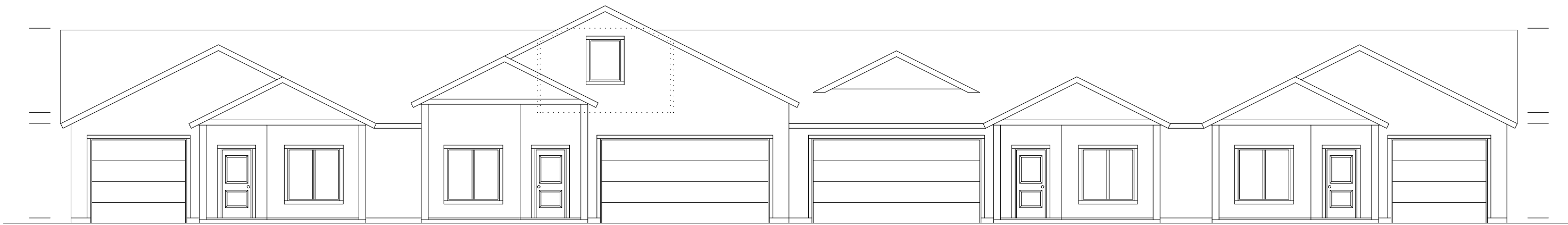
PRESENTED TO THE HYRUM CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____ ATTEST _____

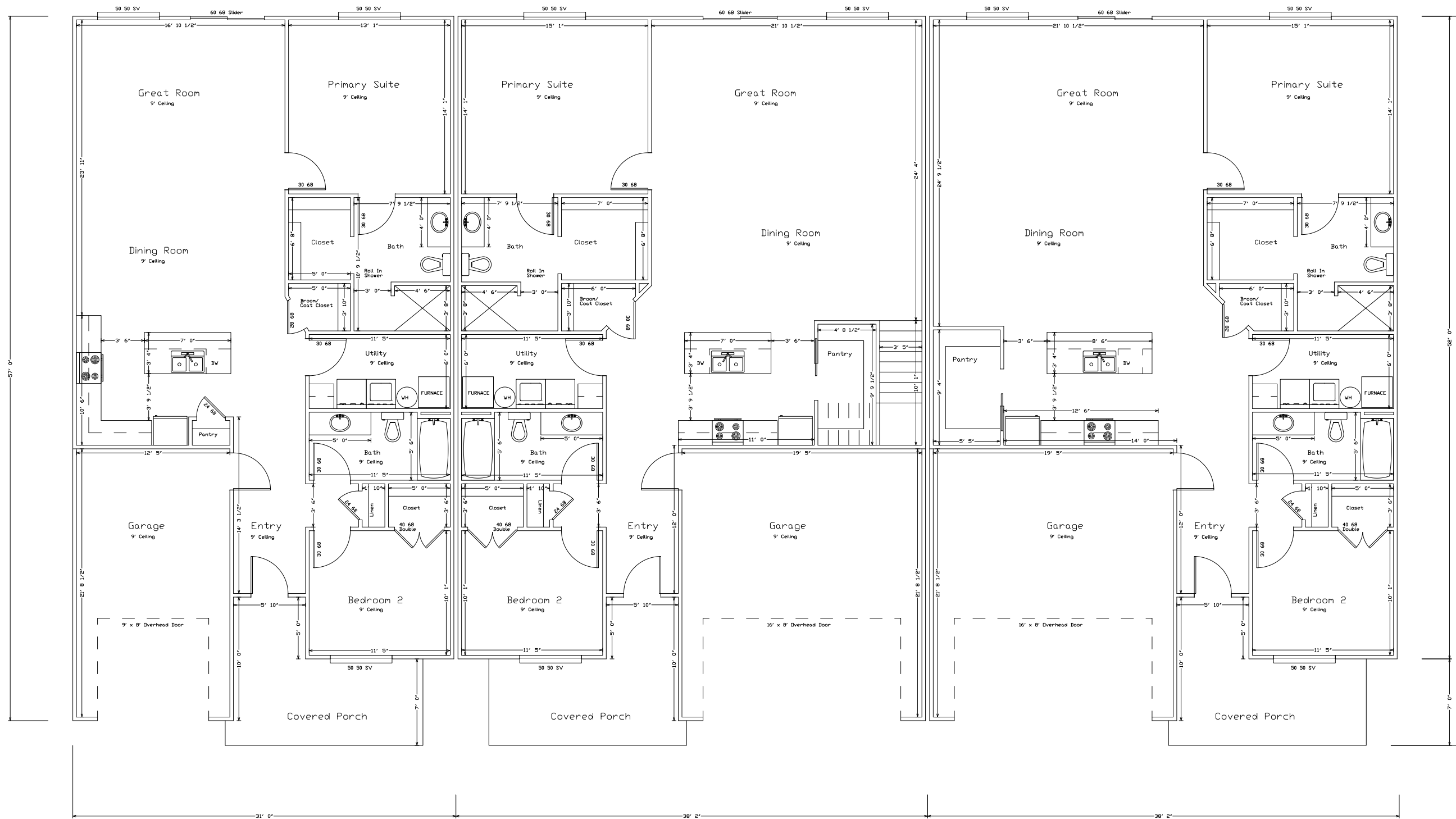
PLANNING COMMISSION APPROVAL

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

BY: _____



Front Elevation



Main Floor A
31' Wide Unit

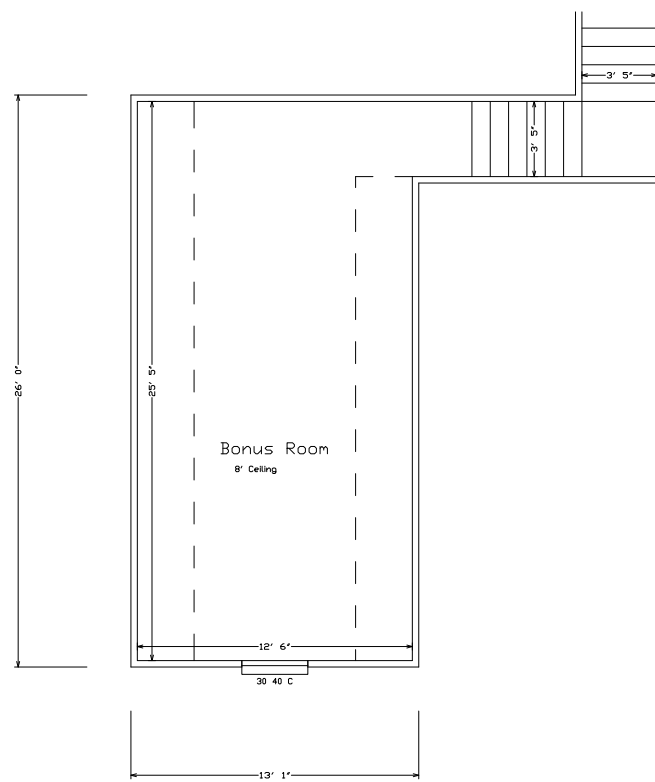
Main Floor: 1354 Sq. Ft.
Garage: 282 Sq. Ft.

Main Floor B
38' Wide Unit

Main Floor: 1602 Sq. Ft.
Garage: 436 Sq. Ft.

Main Floor C
38' Wide Unit w/Bonus

Main Floor: 1602 Sq. Ft.
Garage: 436 Sq. Ft.



Upper Floor Plan

Bonus Room Option
Bonus Room: 348 Sq. Ft.

HARVEST VALLEY COURT, P.U.D.
PRELIMINARY PLAT
43 NORTH 300 EAST
PLANNING COMMISSION MEETING
JULY 14, 2022

SUMMARY: Terra Alta Ventures is seeking Preliminary Plat approval of a Planned Unit Development at 43 North 300 East. The proposed development contains 28 patio homes and is located on approximately 3.75 acres. This is proposed as a 55+ senior living community.

ZONING: R-2 Residential

UTILITIES:

Power:	Available on 300 East
Culinary:	Needs upsized to handle added demand, to be looped through development
Sewer:	Available on 300 East
Irrigation:	Available on 300 East A piped irrigation canal runs through the property and will need to be coordinated with the canal company.

PARKING & ROADS: Curb, gutter, sidewalk, road to be built to full width on the west side of 300 East. Road to be built to 68-foot width, 18.5 feet of pavement from the centerline of 300 East. Sidewalk along 300 E will be 5 feet wide.

NOTES:

Items not provided in submission:

Full landscaping plan

Full building elevations

Details for retention pond overflow

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

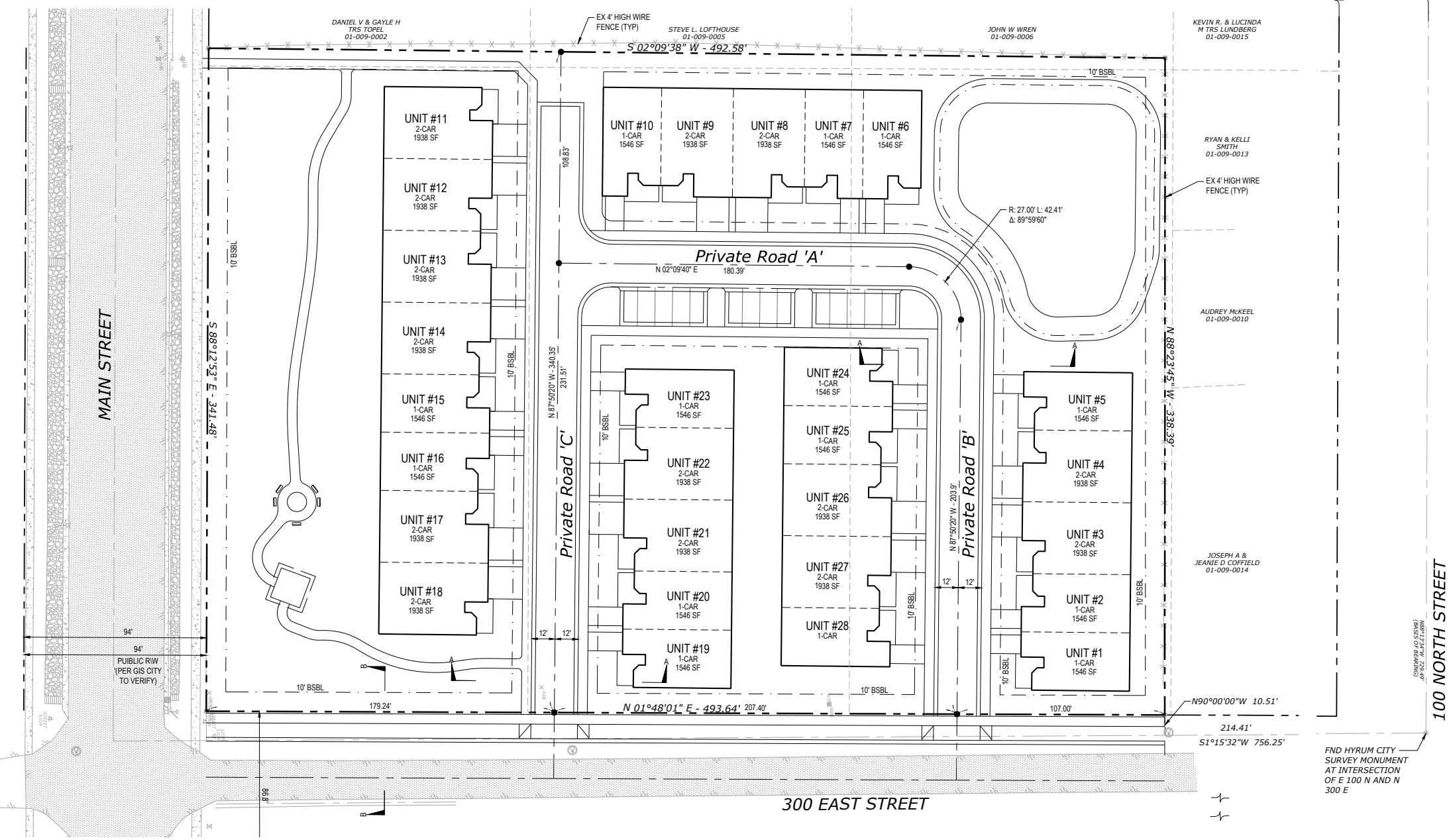
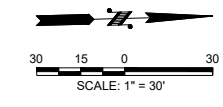
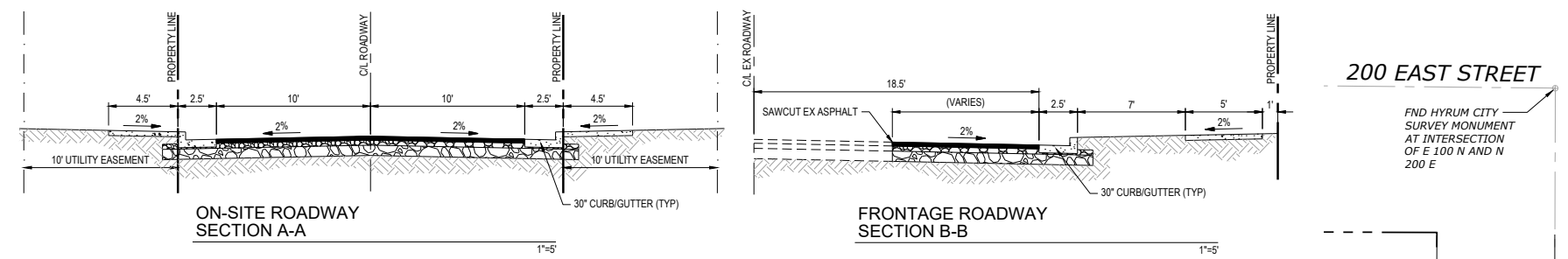
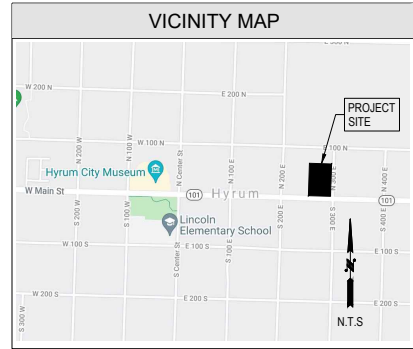
NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN

Harvest Valley Court

A Senior Living Community

Parcel #01-009-0001

LANDSCAPING PLAN IS NOT INCLUDED



SITE DATA	
PARCEL NUMBER:	01-009-0001
SITE ADDRESS:	43 N 300 E HYRUM CITY, UT 84319
SITE AREA:	3.75 ACRES
OPEN SPACE:	82,803 SF (1.90 AC)(50%)
ZONING:	R-2, RESIDENTIAL, MULTI-FAMILY

PROJECT INFO	
APPLICANT/CLIENT: DAVID MADSEN HYRUM, UT 84319 TEL: 801-916-6366	ENGINEER: BEYLER CONSULTING 5920 100TH ST SW, STE 25 LAKEWOOD, WA 98499 CONTACT: LANDON BEYLER, PE TEL: 253-984-2900
OWNER: MICHAEL D TR NIELSEN 43 N 300 E HYRUM, UT 84319-1347 TEL: 801-916-6366	SURVEYOR: GARDNER ENGINEERING 5180 SOUTH 375 EAST OSDEN, UT CONTACT: KLINT H. WHITNEY PLS TEL: 801-476-0202

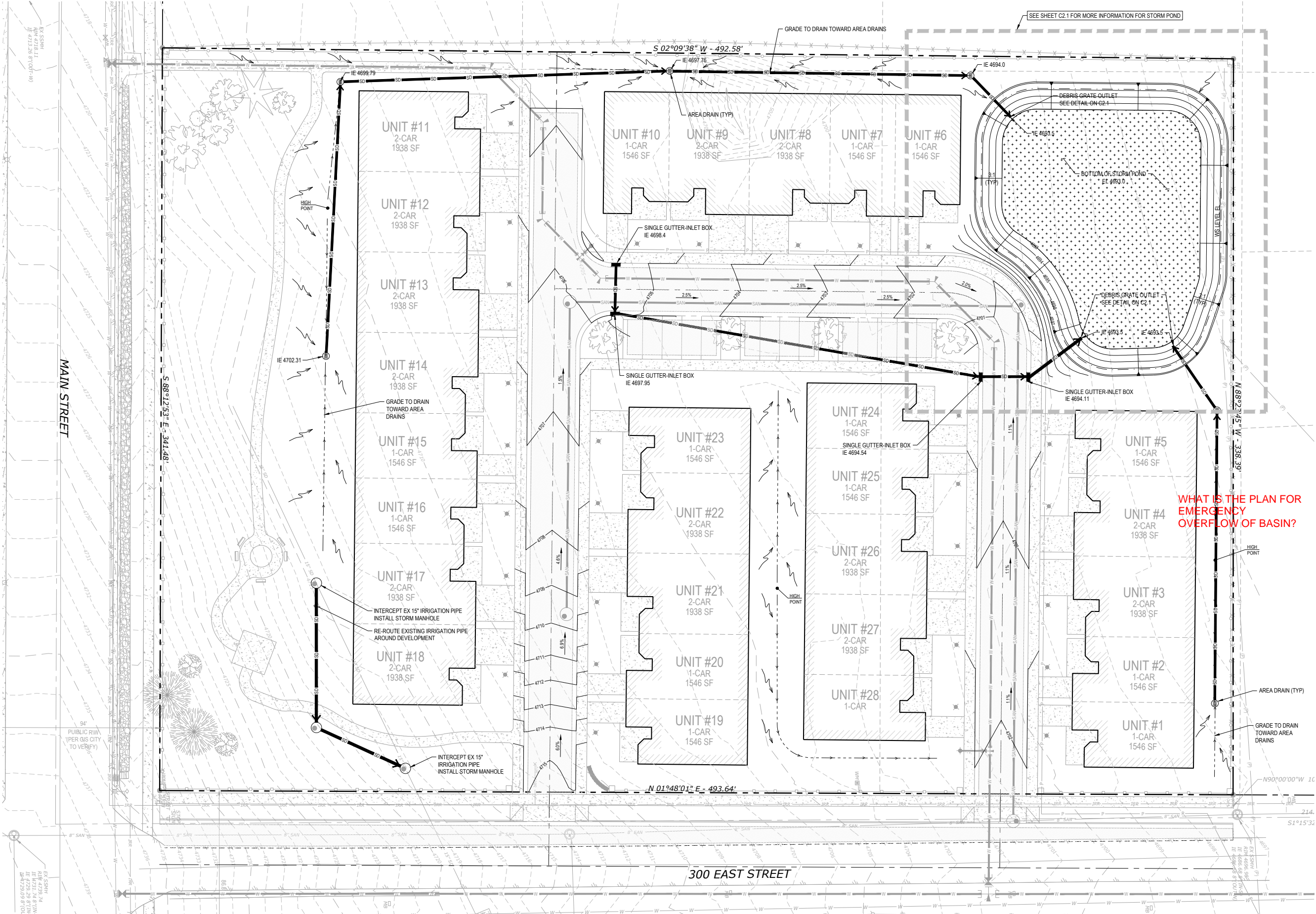
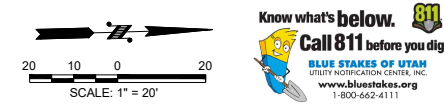
UTILITIES	
WATER:	HYRUM CITY CULINARY WATER AUTHORITY
SEWER:	GRAVITY HYRUM CITY SEWER AUTHORITY
POWER:	HYRUM CITY POWER

LEGAL DESCRIPTION	
ALL OF LOTS 1, 7, 8 OF BLOCK 22 PLAT A HYRUM CITY SURVEY, ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN	

SHEET INDEX	
C1.0	PRELIMINARY PLAT
C2.0	STORMWATER MANAGEMENT CONCEPT PLAN
C2.1	STORMWATER DETAILS
C2.2	STORMWATER DETAILS
C3.0	PRELIMINARY UTILITY PLAN
C3.1	UTILITY DETAILS
S1	PROPERTY SURVEY FOR DAVID MADSEN

NO.	DESCRIPTION	INIT	DATE
<p>BEYLER CONSULTING Plan. Design. Manage CIVIL & STRUCTURAL ENGINEERING LAND SURVEYING PERMITTING SERVICES CONSTRUCTION MANAGEMENT</p>			
<p>UTAH Harvest Valley Court A Senior Living Community</p>		<p>DATE: 6/28/2022 SCALE: HORIZ: 1"=30' VERT: LCB DRAWN: LPL DESIGNED: LCB</p>	
<p>HYRUM CITY JOB NUMBER 22.00188 SHEET C1.0</p>			

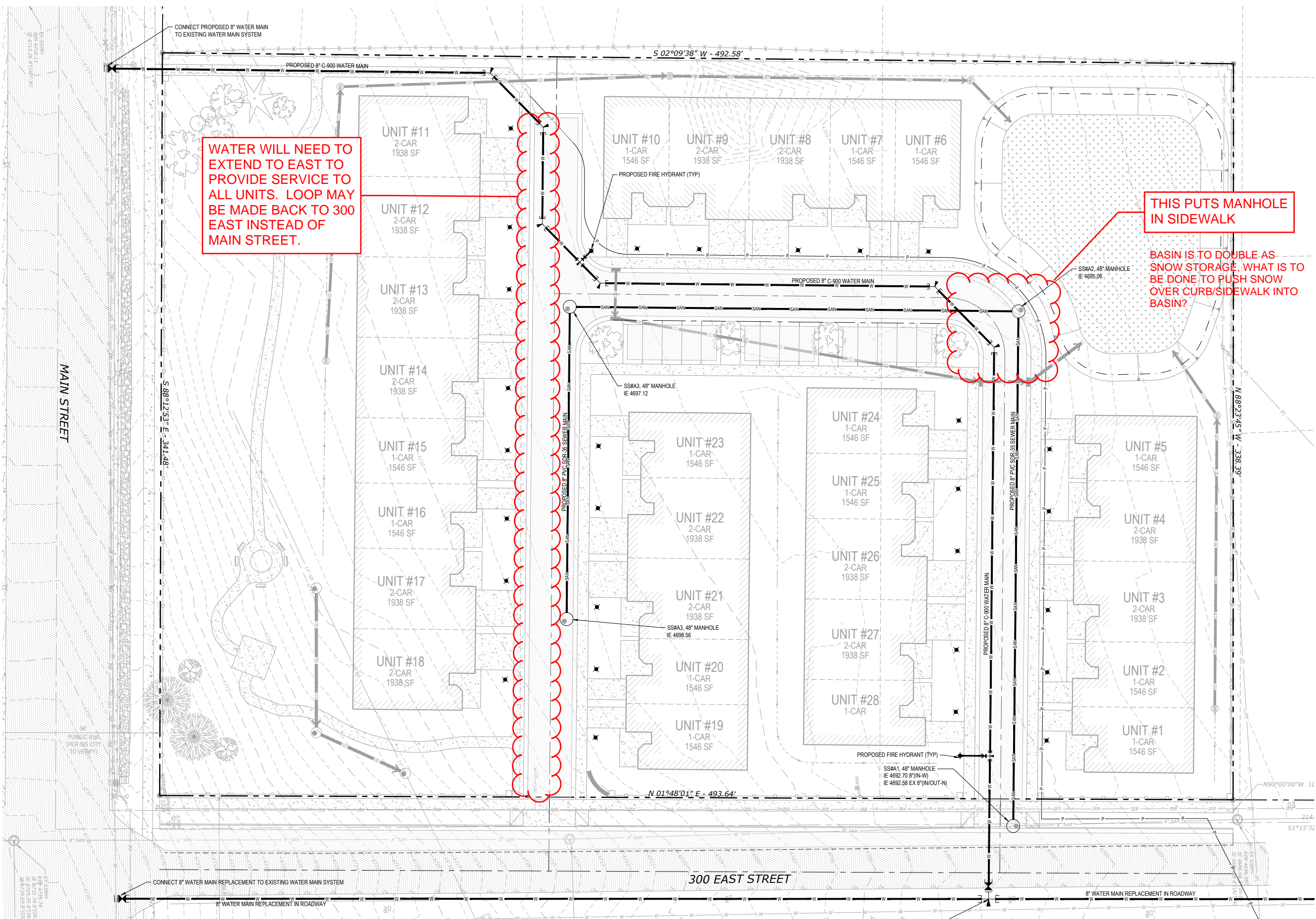
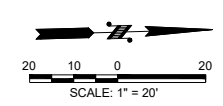
CAD FILE: X:\Projects\2022\Projects\22.00188\Harvest Valley Court\AC\CA\Engineering\Drawings\22.00188 COVER.dwg
 PLOT DATE/TIME: 6/28/2022 5:57 PM



WHAT IS THE PLAN FOR EMERGENCY OVERFLOW OF BASIN?

CAD FILE: X:\Projects\2022\Harvest Valley Court\Storm\Drawings\22.00188 STORM.dwg
 PLOT DATE/TIME: 6/28/2022 5:54 PM
 EX: SSMH, IE: 4713.26, 87.00(74W)

Section 6. Item	
NO.	DESCRIPTION
<p>BEYLER CONSULTING Plan. Design. Manage CIVIL & STRUCTURAL ENGINEERING LAND SURVEYING PERMITTING SERVICES CONSTRUCTION MANAGEMENT baylorconsulting.com</p>	
CORPORATE OFFICE 5920 100th St SW, Ste # 25 Lakewood, CO 80459 (303) 394-2900	
UTAH	DATE: 6/28/2022
STORMWATER MANAGEMENT CONCEPT PLAN Harvest Valley Court A Senior Living Community HYRUM CITY	VERT: 1" = 20' HORIZ: 1" = 20' CHECKED: LCB DRAWN: LPL DESIGNED: LCB/LPL
PROFESSIONAL ENGINEER No. 4938076 LANNON C. BEYLER STATE OF UTAH 6/28/2022	JOB NUMBER 22.00188 SHEET C2.0



WATER WILL NEED TO EXTEND TO EAST TO PROVIDE SERVICE TO ALL UNITS. LOOP MAY BE MADE BACK TO 300 EAST INSTEAD OF MAIN STREET.

THIS PUTS MANHOLE IN SIDEWALK

BASIN IS TO DOUBLE AS SNOW STORAGE, WHAT IS TO BE DONE TO PUSH SNOW OVER CURB/SIDEWALK INTO BASIN?

CAD FILE: X:\Projects\2022\Projects\22.00188\Harvest Valley Court\CDM Engineering\Drawings\22.00188\UTILITY.dwg PLOT DATE/TIME: 6/28/2022 8:00 PM

DATE	
INIT	
NO.	DESCRIPTION
<p>PRELIMINARY UTILITY PLAN</p> <p>Harvest Valley Court</p> <p>A Senior Living Community</p> <p>HYRUM CITY</p>	
DESIGNED:	LCB/LPL
DRAWN:	LPL
CHECKED:	LCB
SCALE:	HORIZ: 1"=20' VERT: 1"=20'
DATE:	6/28/2022
UTAH	
<p>BEYLER CONSULTING</p> <p>BEYLER CONSULTING</p> <p>Plan. Design. Manage</p> <p>CIVIL & STRUCTURAL ENGINEERING LAND SURVEYING PERMITTING SERVICES CONSTRUCTION MANAGEMENT</p> <p>5920 100th St SW, Ste # 25 Lakewood, CO 80499 (303) 394-2900 beylerconsulting.com</p>	
PROFESSIONAL ENGINEER	<p>No. 49380</p> <p>LANSON C. BEYLER</p> <p>STATE OF UTAH</p> <p>6/18/2022</p>
JOB NUMBER	22.00188
SHEET	C3.0



HYRUM CITY PLANNING COMMISSION MEETING REQUEST FORM

INSTRUCTIONS: Fill out the form and return it to the City Office at least 14 days prior to the scheduled meeting of the Planning Commission. The regular meeting is held the second Thursday of the month. If no applications for appointment are received prior to the deadline, it is possible that no meeting will be held. If applicable, request must be accompanied by a map, drawings, or checklist for the proposal.

****** IF CONDITIONAL USE PERMIT IS BEING REQUESTED THE APPLICANT IS REQUIRED TO PROVIDE NAMES AND ADDRESSES OF ALL CONTIGUOUS PROPERTIES AND THOSE PROPERTIES ACROSS THE STREET FROM SUBJECT PROPERTY.**

NAME: Jeremy Broadhurst
ADDRESS: 1895 East highway 101 Logan 84321
PHONE: _____ CELL PHONE: 435-770-2836
SUBJECT: Self Storage

DESCRIPTION OF PROPOSAL: Expansion of
Hyrum Self Storage

LOCATION: (provide sketch or map if necessary)

Hyrum Industrial Park Lot #7

SIGNED: [Signature] DATE: 6/27/2022

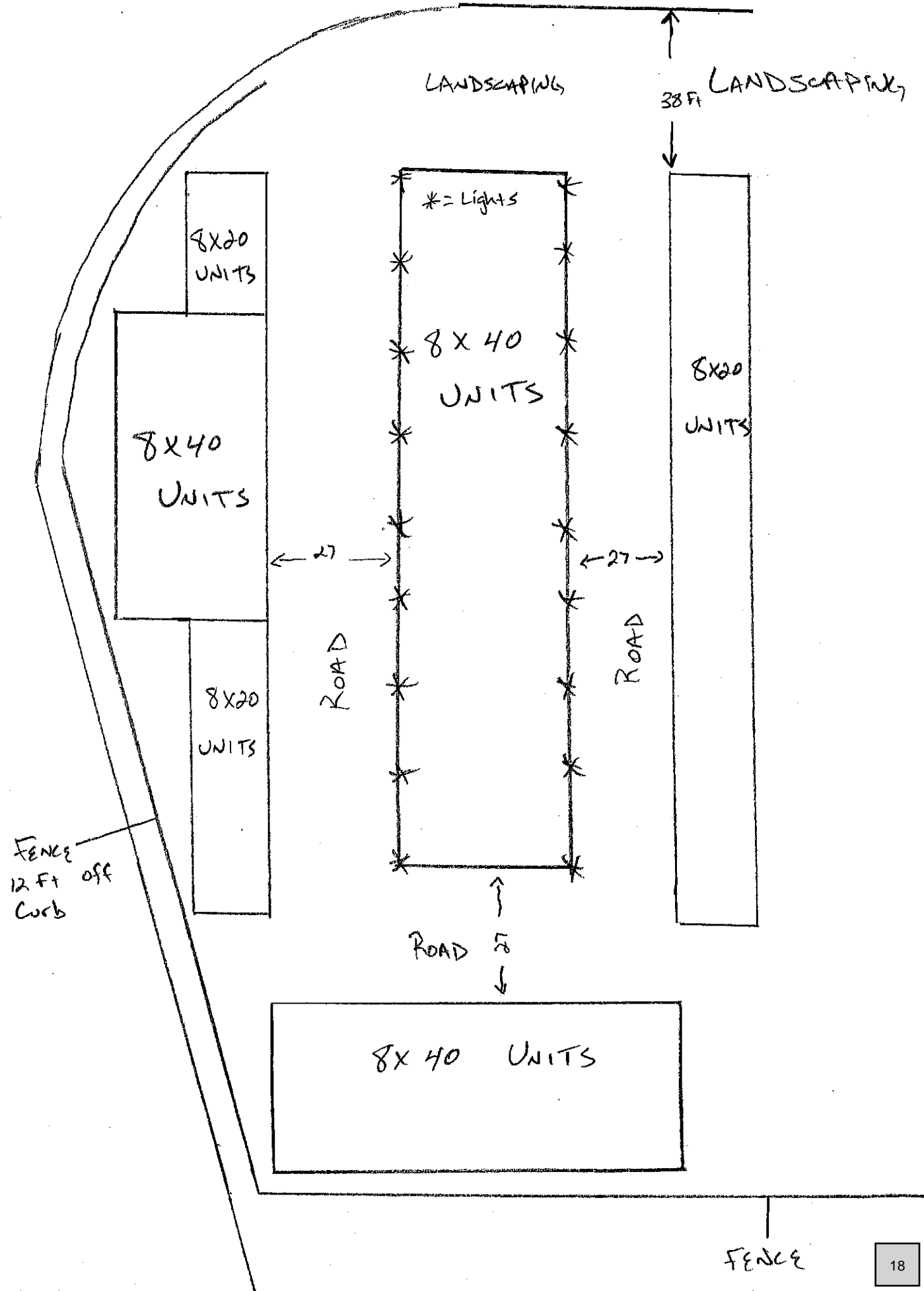
Office use:

Date Received: _____

Amount Received: \$ _____

Date to go to the Planning Commission: _____

NORTH
↑

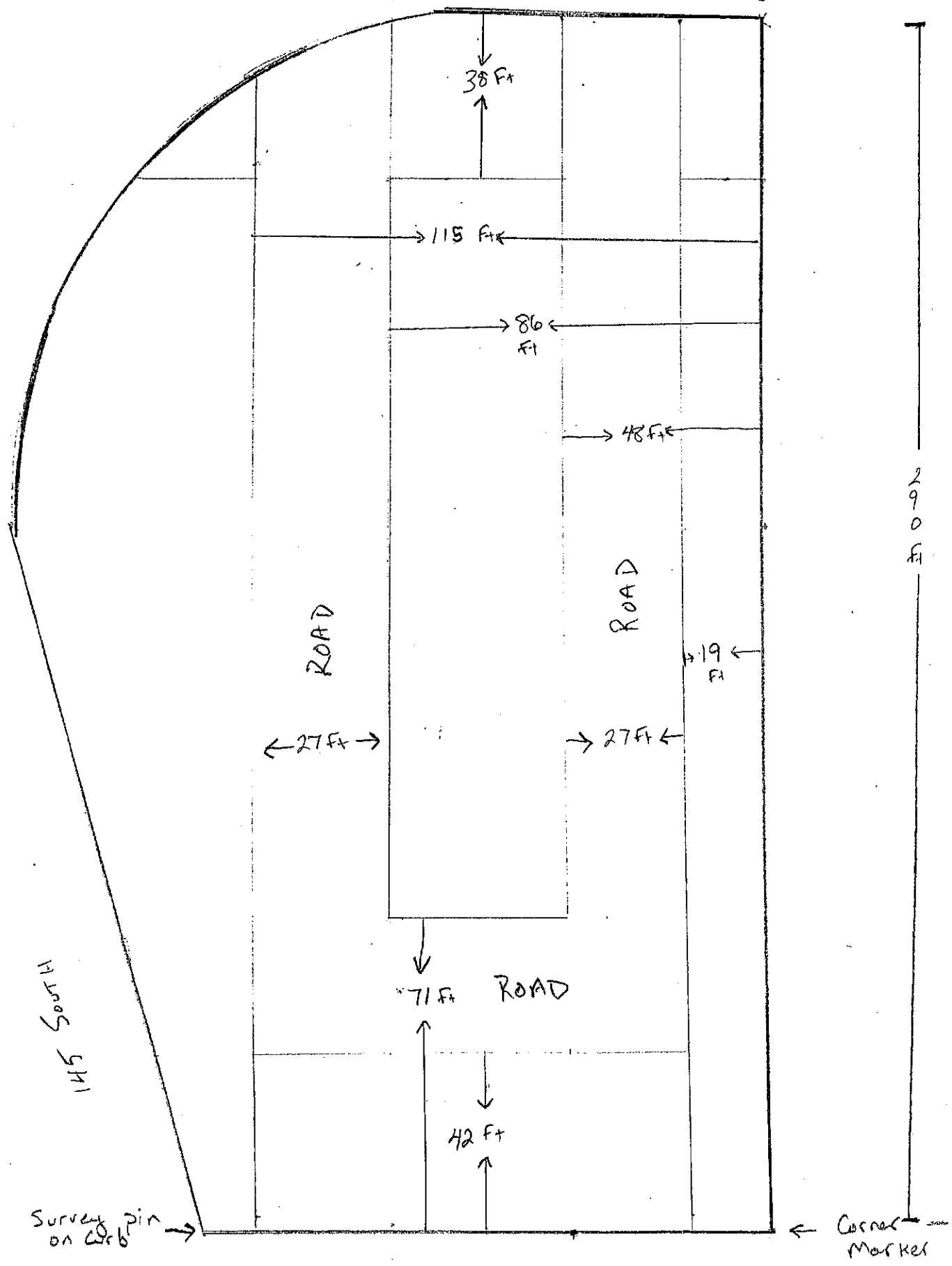


1720 EAST

Survey

Section 6. Item C.

NORTH
←



145 South

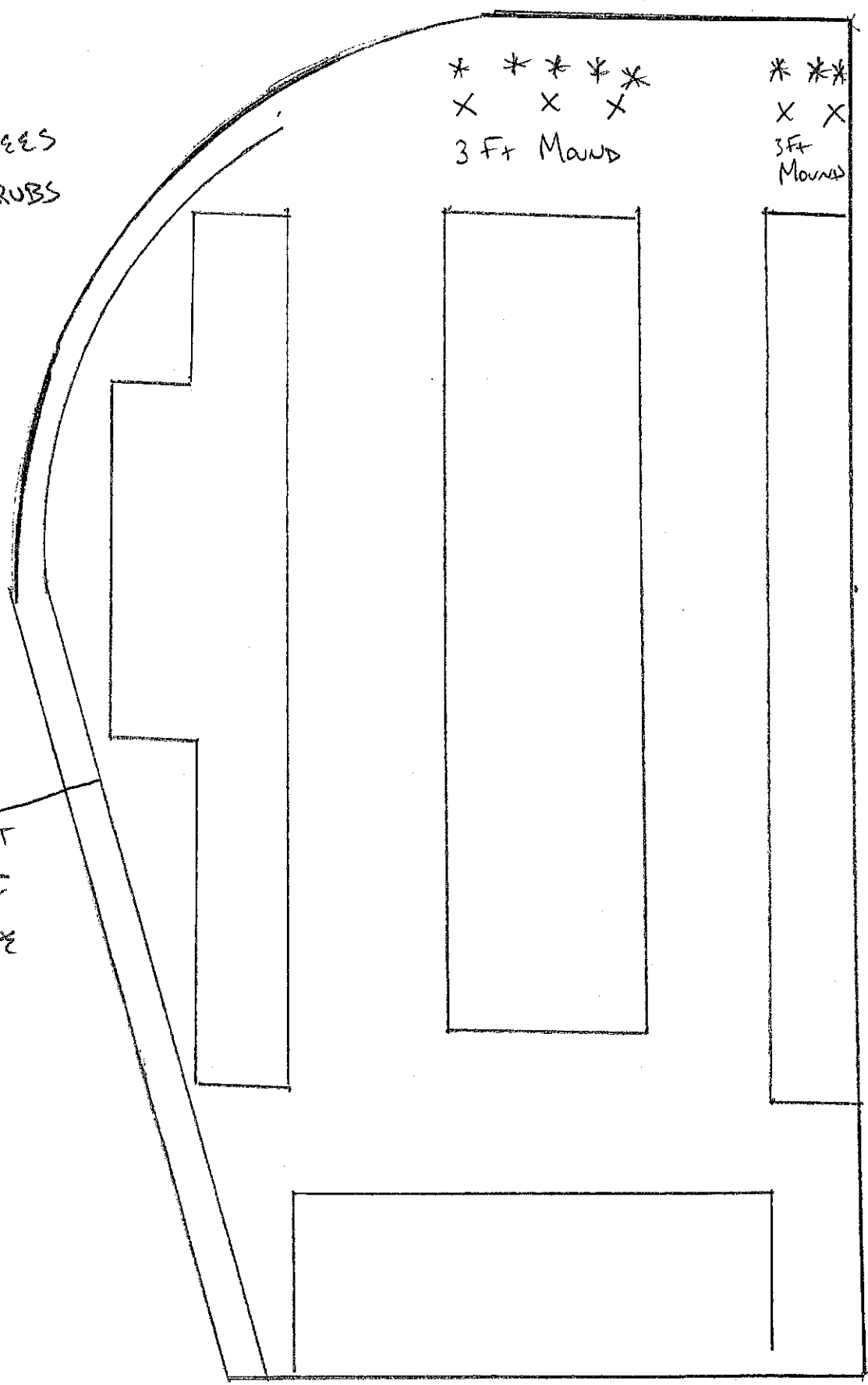
X = TREES
* = SHRUBS

* * * * *
X X X
3 Ft MOUND

* * *
X X
3 Ft MOUND

NORTH
←

ENCE 12 FT
20M CURB &
ROCK SCAPE



BI-ANNUAL WEED CONTROL VIA LAWN DOCTOR

Rational Method Computations:

Rainfall 100 yr event = 3.24 inches in 24 hour period.

	<u>Asphalt</u>	<u>Undeveloped land</u>
Rational runoff coefficient	.7-.95(.8)	.1-.3(.2)
Drainage area	13,340 square feet	26963 square feet
Peak Discharge	107 cubic yds/day	54 cubic yds/day
Total peak discharge	161 cubic yds/day	

Detention Capacity

All swails will have a 1:3 slope to final depth

Swail #1	160ft X 34ft X 1ft	201 Cubic yds
Swail #2	90ft X 34ft X 1ft	113 Cubic yds
Swail #3	14ft X 160ft X 1ft	82 Cubic yds
Swail #4	14ft X 160ft X 1ft	82 Cubic yds

Total Discharge Capacity: 478 Cubic yds

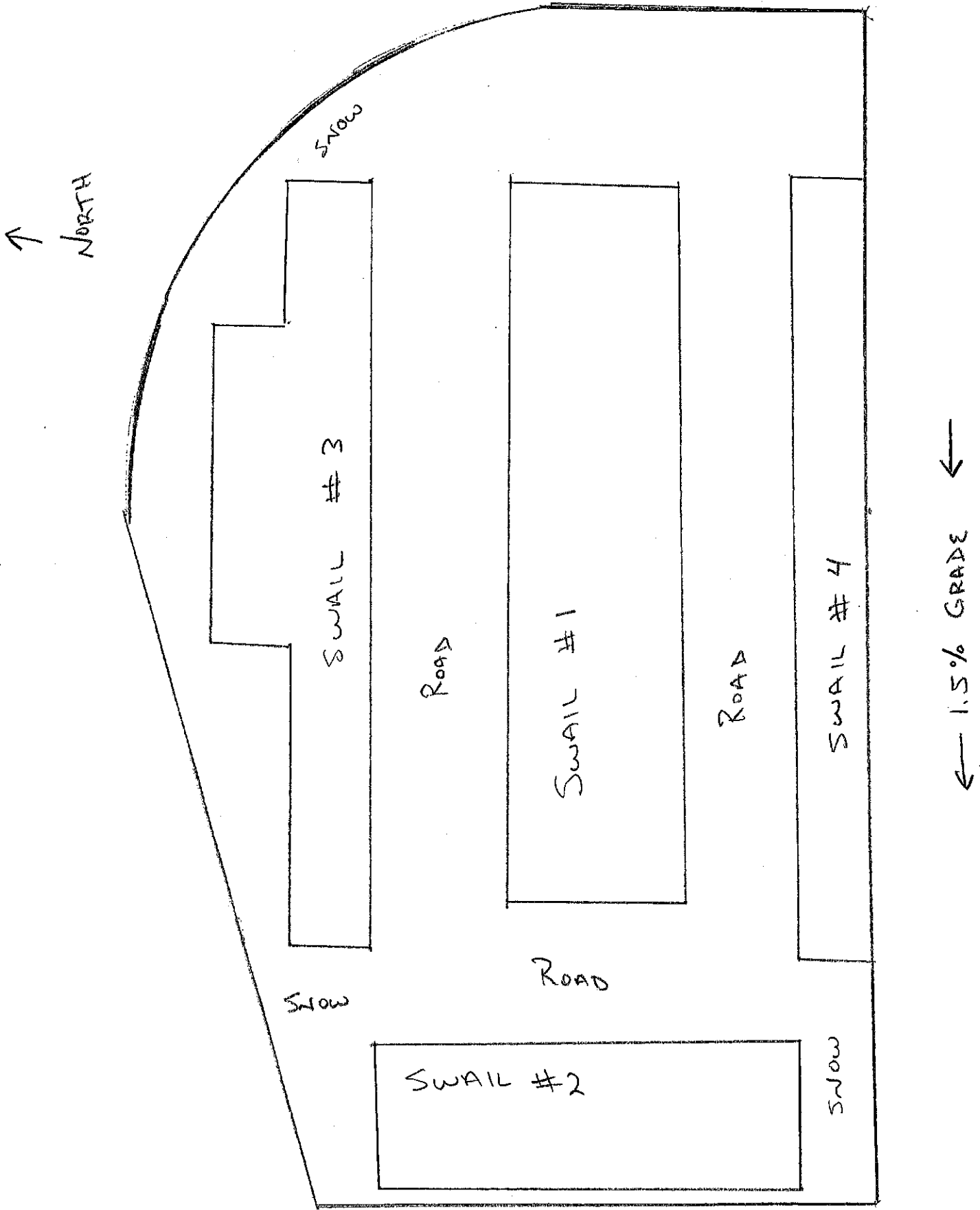
Hyrum Self Storage proposal for Lot #7

Owner Information:

Jeremy Broadhurst

1895 East Highway 101

Logan UT 84321



ROADS CROWNED TO ALLOW FLOW INTO SWAILS