



PLANNING COMMISSION MEETING

Thursday, August 08, 2024 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 08, 2024. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. 06/13/2024
5. **AGENDA APPROVAL**
6. **SCHEDULED DELEGATIONS**
 - A. Luis Ayala-Trujillo- Seeking a setback exception for an accessory structure behind the main dwelling.
 - B. William Hadfield- Seeking a setback exception for a pole barn accessory structure to be placed in front of the main dwelling.
 - C. Shania Laird- Seeking approval for two shipping containers that exceed the typical 140 square feet maximum.
7. **OTHER BUSINESS**
 - A. Annette Francis- to discuss the concept of a site plan as well as city code regarding senior housing developments. As a discussion, there may be recommendations but no decision.
8. **ADJOURNMENT**

Shara Toone
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 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 the 2nd day of August, 2024. Shara Toone, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD June 13, 2024 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Brian Carver

PRESENT: Chairman Brian Carver, Vice Chairman Angi Bair, Commissioners Stephen Nelson, Paul Willardson, and Alternate Member Averie Wheeler.

EXCUSED: Commissioner Blake Foster

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

OTHERS PRESENT: Zoning Administrator Matt Holmes and eight citizens. Secretary Shara Toone recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Stephen Nelson led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Chairman Brian Carver

APPROVAL OF MINUTES:

The minutes of a regular meeting held on May 9, 2024 were approved as written.

ACTION

Vice Chairman Angi Bair made a motion to approve the minutes of May 9, 2024 as written. Commissioner Averie Wheeler seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, and Willardson voted aye.

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was 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 Stephen Nelson made a motion to approve the agenda for June 13, 2024 as written. Commissioner Angi

Bair seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, and Willardson voted aye.

6. SCHEDULED DELEGATIONS

- A. Carl Green representing The Church of Jesus Christ of Latter-day Saints - seeking site plan approval to expand the parking lot located at 125 North 400 West.
- B. Jesse Vega representing The Ebenezer Church of God - seeking approval to install a sign along State Route 165. This is located at 340 North 800 East.
- C. Mandy Kapp (Phoenix Academy) - seeking site plan approval to create a micro-education facility at 471 East 600 South. This is located on an existing residential parcel of approximately 0.46 acres.

SCHEDULED DELEGATIONS:

CARL GREEN REPRESENTING THE CHURCH OF JESUS CHRIST OF LATER-DAY SAINTS - SEEKING SITE PLAN APPROVAL TO EXPAND THE PARKING LOT LOCATED AT 125 NORTH 400 WEST.

Carl Green said he works for McNeil Engineering, and they have been hired to design an addition to the existing parking lot for the Hyrum First and Fifth wards, at 125 North 400 West. The church has a need to provide more parking for the patrons that attend their building, particularly when they have overlapping meetings and stake events. The church has existing recreation property at the rear of the property that is an ideal spot to expand parking. They put together a plan to add approximately 62 parking spots to the facility, and hope this will keep people from parking along 400 West. They will be installing dark sky compliant lighting, so that light doesn't spill onto the neighbors' properties. They plan to have a dry well sump that will collect all their rainwater. Then the rainwater will percolate into the soil. They had a soil test done and had the sump sized accordingly.

Vice Chairman Brian Carver asked if any storm water from the existing parking lot will be redirected to the new sump.

Carl Green said the existing storm water will continue to drain the way it currently drains. He said there were some concerns with snow removal, as part of the review process. They

highlighted zones, on their plans, where they could push the snow that would provide the greatest amount of parking stalls, but also keep it away from the neighbors' properties. They also included a SWPPP to prevent contamination to waters and neighboring properties.

Commissioner Paul Willardson asked if they plan on planting trees.

Carl Green said they will install rock and mulch, with shrubs and trees, and utilize a drip system.

Commissioner Stephen Nelson asked how tall the lights will be. He said he thought the standard was 15 feet.

Carl Green said the tops of the poles are at 16 feet.

Commissioner Stephen Nelson asked Zoning Administrator Matt Holmes if that is a problem. He asked if the standard is currently 15 feet.

Zoning Administrator Matt Holmes said he isn't sure if there is a height maximum.

Carl Green said they would provide a 15-foot pole if that is the standard.

Commissioner Averie Wheeler said the plans seem to be very thorough.

Commissioner Stephen Nelson said he found the definition "Lighting-Exterior" in the code. It states "Residential lighting shall be mounted at a height equal to or less than the sum of $H = (D/3) + 3$, where D is the distance in feet to the nearest property boundary, but shall not be higher than fifteen feet (15') from the ground level to the top of the luminaire, whichever is less." He asked if the church is considered residential.

Zoning Administrator Matt Holmes said it's in residential zoning, but the facility is not considered residential.

Carl Green said the purpose of the lights is to provide safety at night.

Commissioner Averie Wheeler added the photometric plan shows that there will be zero added light.

Vice Chairman Angi Bair asked if there will be new access points.

Carl Green said they are not adding any new access points.

Commissioner Stephen Nelson asked if Hyrum City staff have any concerns.

Zoning Administrator Matt Holmes said Hyrum City already went through the review process, and the storm drain came up during that review process. He said the church plans to put another catch basin further away so even if it is buried, water will still be able to get in.

Commissioner Stephen Nelson asked if anyone else was concerned with a 16-foot light pole.

Carl Green said they are willing to change lighting to 15 feet.

Zoning Administrator Matt Holmes said the code says residential lighting should be mounted at a height of 15 feet.

Stephen Nelson said it's not residential, it's a civic use so the code wouldn't apply in this case.

Chairman Brian Carver said the photometric plan shows zero light spillage over the fence line, so it meets the intent.

ACTION

Commissioner Stephen Nelson made a motion to recommend site plan approval to expand the parking lot located at 125 North 400 West, as presented. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, and Willardson voted aye.

JESSE VEGA REPRESENTING THE EBENEZER CHURCH OF GOD - SEEKING APPROVAL TO INSTALL A SIGN ALONG STATE ROUTE 165. THIS IS LOCATED AT 340 NORTH 800 EAST.

Jesse Vega said the Ebenezer Church of God wants to put up a sign that helps identify the church. They are trying to match the size and location with the Baptist Church's sign. The sign will be on a foundation, stick built, stuccoed, with vinyl lettering. It will not be electrical so no power will be going to it. He added if they do need light, they will

install a solar lamp of some kind.

Commissioner Paul Willardson asked if the sign needs to be lit.

Zoning Administrator Matt Holmes said that it does not have to be lit.

Commissioner Paul Willardson said he likes the idea of the two signs lining up.

Commissioner Stephen Nelson asked if the sign will be right on the hill.

Jesse Vega said it will be right on the knoll. The location should be almost identical to the other sign.

ACTION

Commissioner Angi Bair made a motion to approve to install a sign along State Route 165, as presented. This is located at 340 North 800 East. Commissioner Averie Wheeler seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, and Willardson voted aye.

MANDY KAPP (PHOENIX ACADEMY) - SEEKING SITE PLAN APPROVAL TO CREATE A MICRO-EDUCATIONAL FACILITY AT 471 EAST 600 SOUTH. THIS IS LOCATED ON AN EXISTING RESIDENTIAL PARCEL OF APPROXIMATELY 0.46 ACRES.

Zoning Administrator Matt Holmes said the code for micro-schools used to require a conditional use permit. Utah SB 13 permits micro-schools to operate in both commercial and residential zones. The only place the city can deny permitted use is somewhere with a conflicting use. The M2 zone is the only conflicting area Hyrum City has.

Mandy Kapp said they are not building anything new. They are planning to use an existing house. There will only be about 10 cars and 30 kids. She said a lot of the students are families, so they will be carpooling. They don't expect there to be a lot of traffic, and most of the activity will be during business hours with exception of a few evening exhibits. She added that they plan to put in a real cool yard, and the house is up to code.

Commissioner Paul Willardson asked if anyone will be living

in the home.

Mandy Kapp said no one will be living in the home. The code says if someone is living in the home, they can only have 16 students.

Chairman Brian Carver said Matt pointed out a few things on the plans. If the gravel parking pad is going to be used for the business, it will need to be paved, and some kind of "No Parking" sign or painting the curb red would be beneficial.

Zoning Administrator Matt Holmes said the intent was to prevent people parking there overnight, resulting in safe drop-off in the morning.

Mandy Kapp asked how she would go about getting the curb painted.

Zoning Administrator Matt Holmes said he could check with the roads department, but his intent was to have a sign that says "No Parking" during certain hours.

Commissioner Paul Willardson asked if school will start at the same time for all the students.

Mandy Kapp said school will start at 9:00 am for all the students.

Commissioner Paul Willardson stated that he is concerned about students who might come early or late. He asked if those students would be dropped off safely.

Mandy Kapp said there will be a person at the load zone, and students will not be allowed to get out of the car until they are to that adult. She said they plan to send all the drop off information to the parents/guardians ahead of time.

Commissioner Averie Wheeler asked if there are long-term solutions for when students age out and new students, from new families come in.

Mandy Kapp responded that they might get up to 15 cars. She said it's never going to be a big school. They are going for a very individualized, small focused, education. She said most of the people who are interested in attending their school are homeschoolers, with a few people coming from public schools. She added the schedule would be Monday-Friday, but

if they get a high school suite next year, the suite would have different hours.

Commissioner Averie Wheeler said the count on the cars seems very conservative.

Mandy Kapp responded there could be more cars, but she knows a lot of students will be walking.

Vice Chairman Angi Bair asked if 30 is their max student capacity.

Mandy Kapp answered 60 is their maximum capacity, but she doesn't think they will reach that.

Vice Chairman Angi Bair said if high school students are added, then there will be more drivers adding more cars.

Mandy Kapp said they would have to add some kind of carpool rule. She said she doesn't see it being a big problem because most students will have younger siblings. She added there won't be parking, and they would let the families know there's no parking on the street.

Commissioner Paul Willardson asked how many teachers there will be.

Mandy Kapp said it depends on the student level. She said the school is going to be broken up into studios. They plan to have three studios, three guides, and potentially an aide.

Commissioner Paul Willardson asked if there will be four cars parked there.

Mandy Kapp responded four cars are possible, but there might be some carpooling.

Vice Chairman Angi Bair said there is a two-car garage.

Mandy Kapp said there is a three-car garage.

Vice Chairman Angi Bair asked if they could add more parking where the gravel lane is in the back.

Commissioner Averie Wheeler said the property is a half-acre. She added if all 60 students are outside, that's not a lot of space for them.

Mandy Kapp said they can stagger the times when the students are outside, so they aren't all outside at the same time.

Commissioner Averie Wheeler asked if there is any offsite parking, nearby, that could be utilized for walking.

Mandy Kapp said there isn't any public parking, that she's aware of.

Commissioner Stephen Nelson asked Zoning Administrator Matt Holmes if the school would be required to have an annual fire inspection.

Zoning Administrator Matt Holmes said some business licenses require annual fire inspections.

Mandy Kapp said they would be happy to have a fire inspection.

Zoning Administrator Matt Holmes said to check with the county since there is a change of occupancy. There might be things that need to be addressed. The county knows what is required for the occupancy.

Chairman Brian Carver said this is no longer a home or private residence, it is a business. Hyrum City is not going to approve or deny their request based on their ADA compliance, but they may want to investigate what is required to comply with title 3.

Commissioner Stephen Nelson said the only condition the Planning Commission has is the gravel parking needs to be paved, if they are going to park there.

ACTION

Commissioner Stephen Nelson made a motion to recommend site plan approval to create a micro-educational facility at 471 East 600 South, with conditions. Commissioner Averie Wheeler seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, and Willardson voted aye.

ADJOURNMENT:

ACTION

There being no further business before the Planning Commission, the meeting adjourned at 7:10 p.m.

Brian Carver
Chairman

ATTEST:

Shara Toone
Secretary

Approved: _____
As Written

AYALA SETBACK EXCEPTION
185 S 1100 EAST
PLANNING COMMISSION MEETING
AUGUST 8, 2024

Summary: Luis Ayala-Trujillo would like to discuss a setback exception for an accessory structure behind the main dwelling.

ZONING: R-2 Residential

UTILITIES:

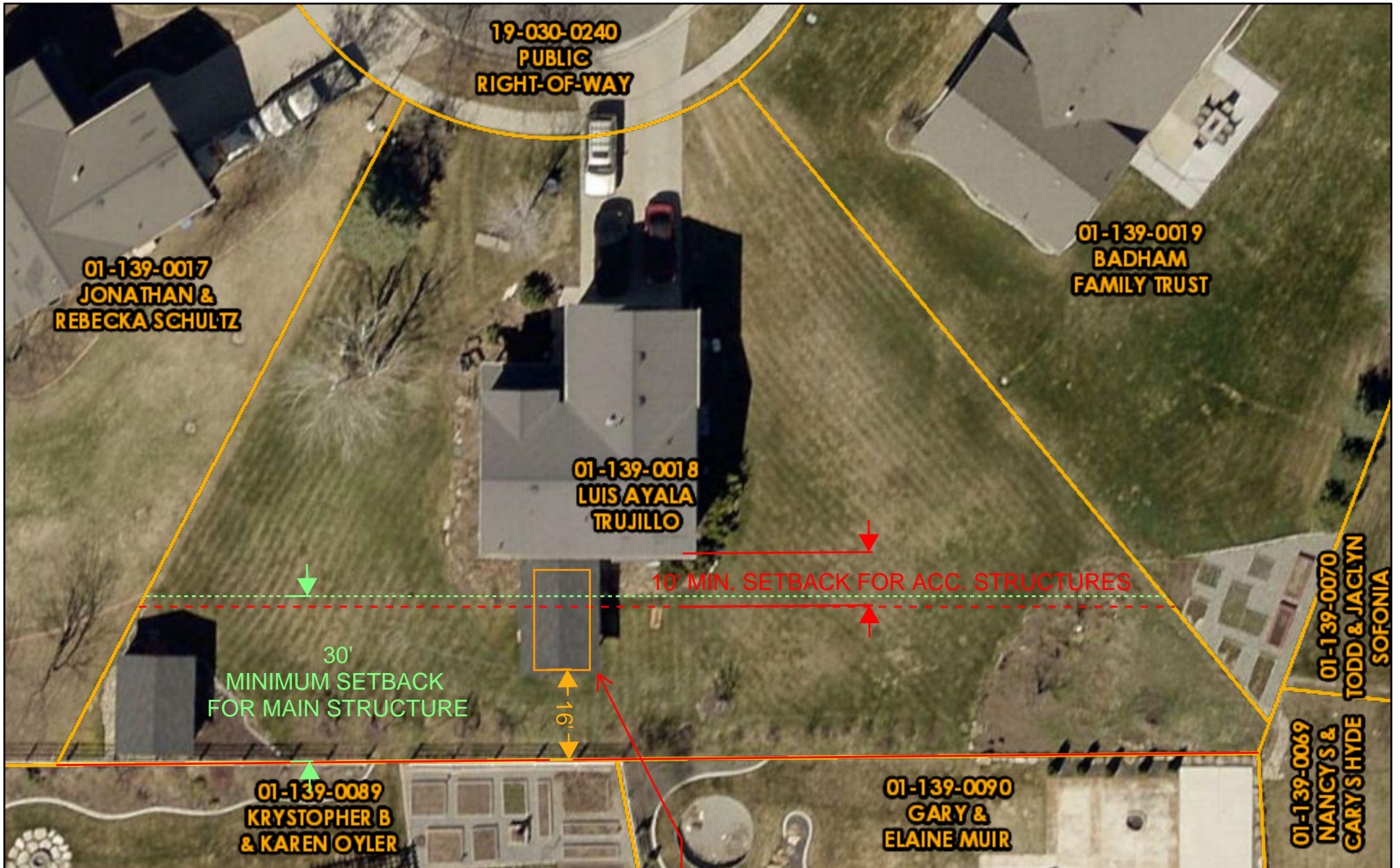
Power: N/A
Culinary: N/A
Sewer: N/A
Irrigation: N/A

PARKING & ROADS: N/A

NOTES: An existing structure has been built that does not meet the setbacks. The structure is under 200 square feet and is a roof over a concrete patio. The code requires an accessory structure to be placed a minimum of 10 feet behind the rear of the main structure.

The applicant would also like to enclose this patio to protect the area from the elements. This structure cannot be added to the house as this would violate the 30-foot setback requirement for the main structure.

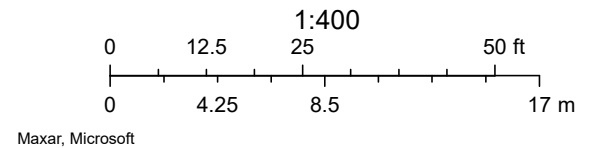
Map



8/1/2024, 2:18:26 PM

EXISTING PATIO WITH ROOF
OPEN ON THE SIDES < 200 S.F.

- Municipal Boundaries
- Cache Parcels
- County Centerline
- Parcel Tax ID & Owner Name Label



HADFIELD SETBACK EXCEPTION
535 EAST 300 NORTH
PLANNING COMMISSION MEETING
AUGUST 8, 2024

Summary: William Hadfield would like to discuss a setback exception for a pole barn accessory structure to be placed in front of the main dwelling.

ZONING: R-2 Residential

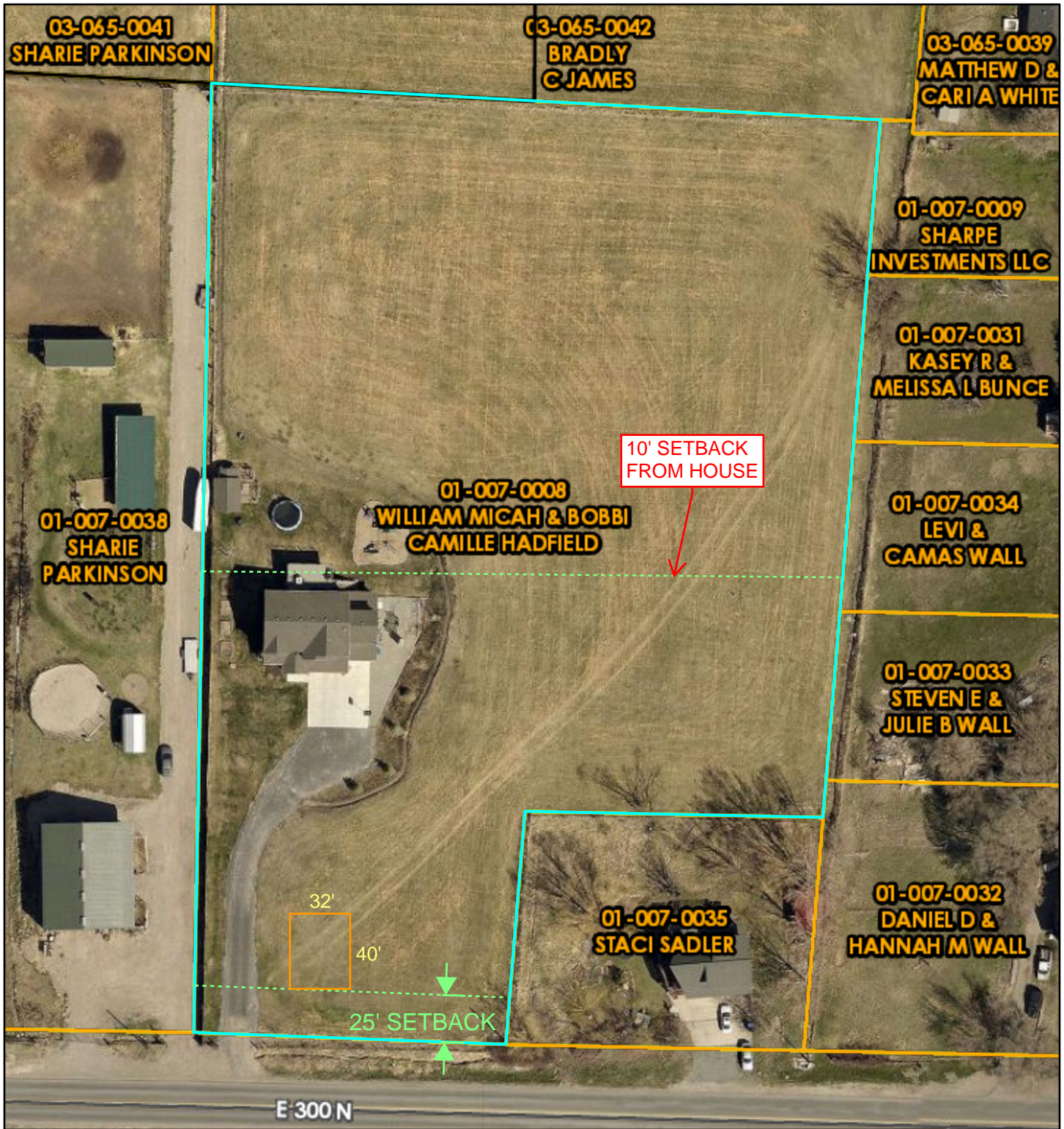
UTILITIES:

Power: N/A
Culinary: N/A
Sewer: N/A
Irrigation: N/A




PARKING & ROADS: N/A

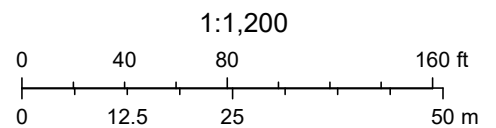
NOTES: Hyrum Code allows for a detached garage to be placed to the side of the main dwelling while all other buildings are to be placed behind the main structure. The applicant would like to build a pole barn to store farm equipment, hay, etc. This is proposed to be near the driveway for the house but behind the minimum front setback. The house has been set back in the lot.

Map



8/1/2024, 3:04:22 PM

-  Municipal Boundaries
-  County Centerline
- Parcel Tax ID & Owner Name Label
-  Cache Parcels



Maxar, Microsoft

LAIRD SHIPPING CONTAINERS
30 NORTH 300 EAST
PLANNING COMMISSION MEETING
AUGUST 8, 2024

Summary: Shania Laird is seeking approval for two shipping containers that exceed the typical 140 square feet maximum.

ZONING: R-2 Residential

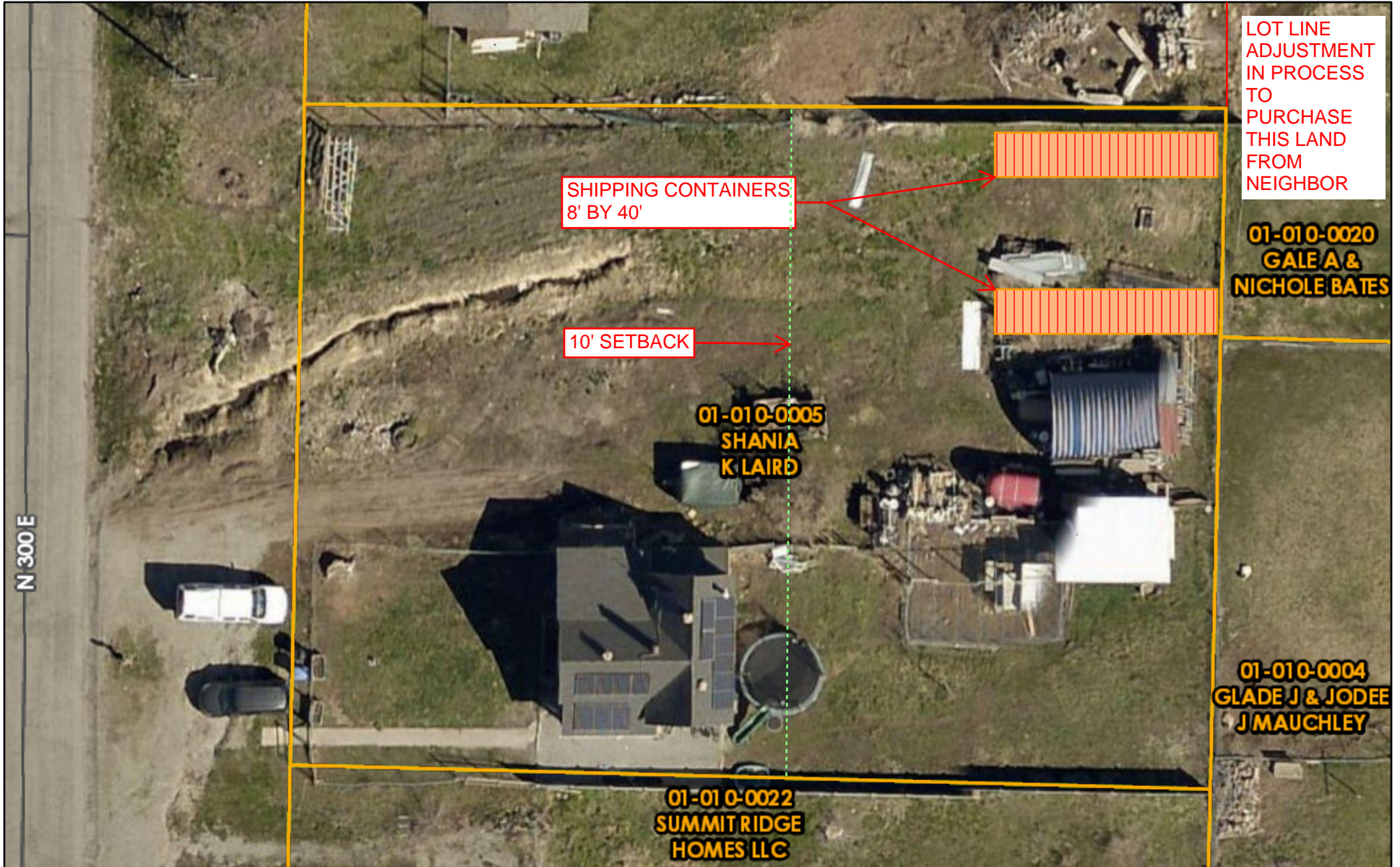
UTILITIES:

Power: N/A
Culinary: N/A
Sewer: N/A
Irrigation: N/A

PARKING & ROADS: N/A

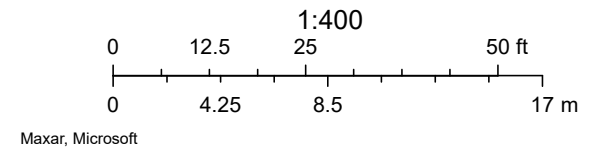
NOTES: Hyrum Code limits the use of storage pods/containers to 140 square feet unless approved by the Planning Commission. Approval may be given and may be conditioned upon additional landscaping and construction requirements or may be given for a temporary use period.

Map



8/1/2024, 3:33:27 PM

- Municipal Boundaries
- Cache Parcels
- County Centerline
- Parcel Tax ID & Owner Name Label



ZONING DISCUSSION
139 WEST MAIN
PLANNING COMMISSION MEETING
AUGUST 8, 2024

Summary: Annette Francis would like to discuss the concept of a site plan as well as city code regarding senior housing developments. As a discussion, there may be recommendations but no decision.

ZONING: C-2 Mixed Use Commercial

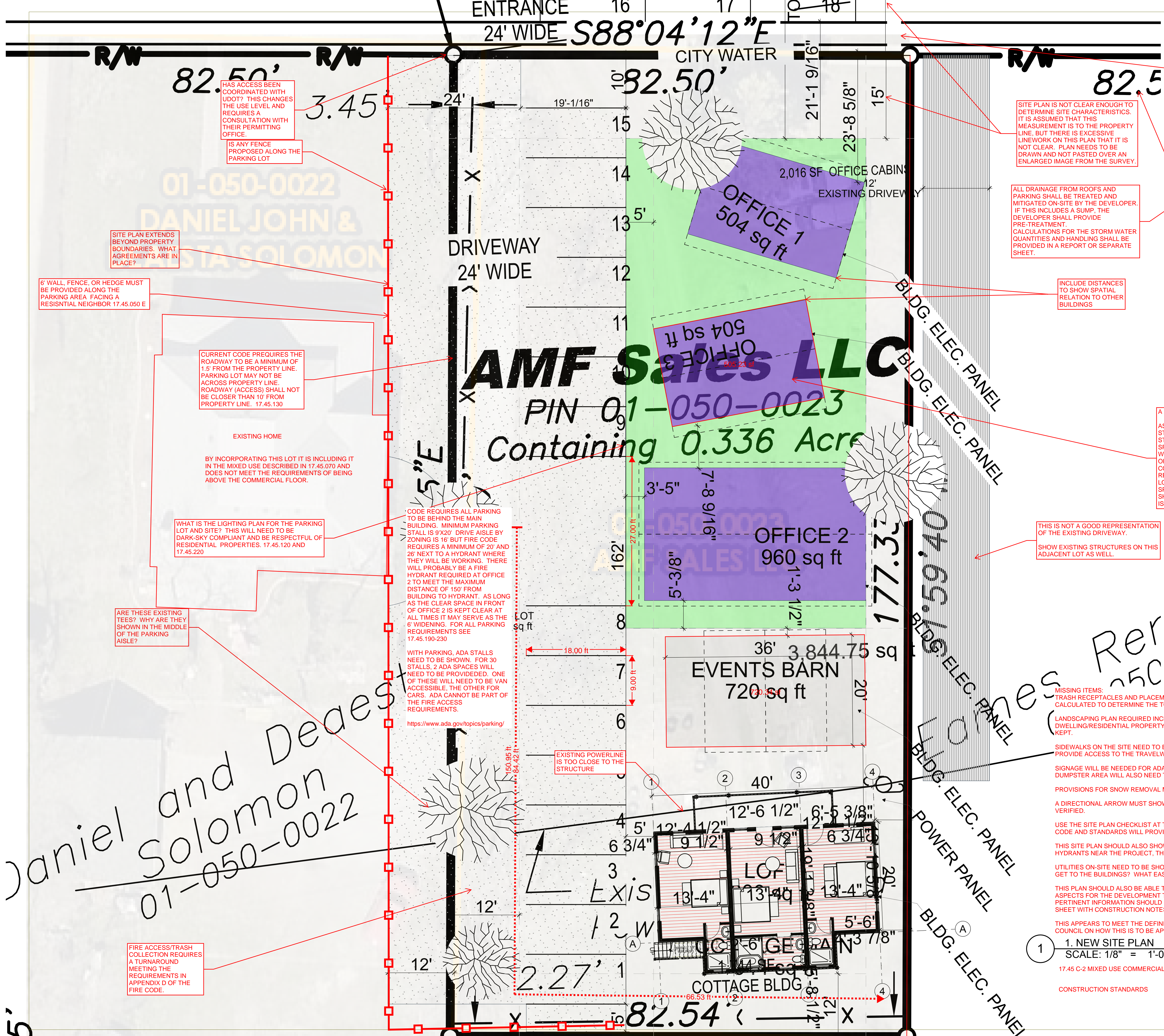
Notes:

There are several issues which could be discussed regarding the attached plan and the issues surrounding the commercial mixed use. As currently presented this plan does not meet the code requirements for parking and access. Also a difficulty for this to be used as a senior housing option is that the code does not allow first floor residential units in a mixed zone. This will also need to meet multi-family requirements as there is more than a single residential unit per lot.

CONTACT: Republic of Rational Design 279 Willow Court Francis Utah 84036 USA

CLIENT: ANNETTE FRANCIS 195 W MAIN ST HYRUM UT, 84319 Parcel # 01-050-0023

MIXED USE COTTAGE, EVENTS BARN & OFFICES 195 W MAIN ST HYRUM UT, 84319 Parcel # 01-050-0023



NEEDS TO SHOW STREETSCAPE WITH EXISTING CONDITIONS AND HOW IT COMPLIES OR WILL COMPLY. THIS ALSO NEEDS TO SHOW THAT IT MEETS CODE AND ADA REQUIREMENTS.

- SITE PLAN GENERAL NOTES: 1. WRITE / COPY AND PASTE COMMON NOTES... 2. CONTRACTOR SHALL COORDINATE WITH LOCAL JURISDICTIONS FOR REMOVAL, RELOCATION, AND RECONNECTION OF EXISTING UTILITIES... 3. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO EXCAVATIONS AND EARTHWORK ACTIVITIES... 4. OFF-SITE IMPROVEMENTS IN PUBLIC RIGHT OF WAYS UNDER SEPARATE PERMIT... 5. ROOF DRAINAGE SHALL FLOW TO CURB FACE IN STREET... 6. FINISH GRADE TO SLOPE AWAY FROM FOUNDATIONS

SHOULD ALSO INCLUDE RESPONSIBILITY TO ACQUIRE PERMITS

BACKGROUND IS JUST A SCREEN CAPTURE OF THE SURVEY. THIS NEEDS TO BE DRAFTED OUT FOR CLARITY OF THE DIMENSIONS AND LIMITATIONS OF THE LOT.

Table with 2 columns: Business areas, Concentrated business use areas. Values: 150 gross, See Section 1004.8

A BREAK DOWN OF OFFICE/RETAIL AREA IS NEEDED FOR PARKING CALCULATION. ASSUMING MINIMUM RESTROOM SIZE OF 50 S.F. THE SMALLER OFFICE SPACES WOULD STILL HAVE 450 S.F. IF 10% IS USED FOR STORAGE OF SUPPLIES, 400 SQUARE FEET IS STILL AVAILABLE FOR OFFICE USE...

THIS BOX DOES NOT APPLY TO THIS SITE PLAN

Table with columns: Plan Keynote, #, Type, Spec Section, Description, Notes. Lists construction items like Swimming Pools, Asphalt Paving, Concrete Paving, etc.

SITE PLAN IS NOT CLEAR ENOUGH TO DETERMINE SITE CHARACTERISTICS. IT IS ASSUMED THAT THIS MEASUREMENT IS TO THE PROPERTY LINE, BUT THERE IS EXCESSIVE LINEWORK ON THIS PLAN THAT IT IS NOT CLEAR. PLAN NEEDS TO BE DRAWN AND NOT PASTED OVER AN ENLARGED IMAGE FROM THE SURVEY.

ALL DRAINAGE FROM ROOFS AND PARKING SHALL BE TREATED AND MITIGATED ON-SITE BY THE DEVELOPER. IF THIS INCLUDES A SUMP, THE DEVELOPER SHALL PROVIDE PRE-TREATMENT. CALCULATIONS FOR THE STORM WATER QUANTITIES AND HANDLING SHALL BE PROVIDED IN A REPORT OR SEPARATE SHEET.

INCLUDE DISTANCES TO SHOW SPATIAL RELATION TO OTHER BUILDINGS

THIS IS NOT A GOOD REPRESENTATION OF THE EXISTING DRIVEWAY. SHOW EXISTING STRUCTURES ON THIS ADJACENT LOT AS WELL.

MISSING ITEMS: TRASH RECEPTACLES AND PLACEMENT. A DEVELOPMENT OF THIS SIZE WILL LIKELY NEED A DUMPSTER. HAS THIS BEEN CALCULATED TO DETERMINE THE TOTAL AMOUNT OF TRASH GENERATED?

LANDSCAPING PLAN REQUIRED INCLUDING SIDE YARDS BY 17.45.050, 15' ALONG THE YARDS ADJACENT TO A DWELLING/RESIDENTIAL PROPERTY. THIS NEEDS TO SHOW EXISTING AND PROPOSED AS WELL AS WHICH ITEMS WILL BE KEPT.

SIDEWALKS ON THE SITE NEED TO BE SHOWN 17.45.080 STATES THAT THE SITE NEEDS TO BE WALKABLE AND NEEDS TO PROVIDE ACCESS TO THE TRAVELWAY (PUBLIC SIDEWALK)

SIGNAGE WILL BE NEEDED FOR ADA AND RESIDENTIAL PARKING. ANY FIRE LANE SIGNS AND NO PARKING SIGNS FOR DUMPSTER AREA WILL ALSO NEED TO BE SHOWN.

PROVISIONS FOR SNOW REMOVAL MUST BE SHOWN. WHERE WILL THE SNOW BE STORED

A DIRECTIONAL ARROW MUST SHOW NORTH. IT IS RECOMMENDED TO USE A VISUAL SCALE TO ALLOW SCALE TO BE VERIFIED.

USE THE SITE PLAN CHECKLIST AT THE END OF THIS DOCUMENT TO MAKE SURE ALL OF THE PARTS ARE SHOWN. THE CODE AND STANDARDS WILL PROVIDE DETAILS FOR THE REQUIRED ITEMS.

THIS SITE PLAN SHOULD ALSO SHOW THE ROAD AND RIGHT OF WAY INCLUDING IMPORTANT INFORMATION SUCH AS FIRE HYDRANTS NEAR THE PROJECT, THE UTILITIES SERVICING THE PROJECT, ETC.

UTILITIES ON-SITE NEED TO BE SHOWN. WHERE WILL THE WATER, SEWER, POWER, GAS, ETC. BE LOCATED HOW WILL IT GET TO THE BUILDINGS? WHAT EASEMENTS ARE BEING PROPOSED?

THIS PLAN SHOULD ALSO BE ABLE TO BE USED AS CONSTRUCTION DRAWINGS FOR THE SITE AND SHOULD INCLUDE ALL ASPECTS FOR THE DEVELOPMENT TO BE BUILT. USE SEPARATE SHEETS WITH SITE INFORMATION FADED OUT. THE PERTINENT INFORMATION SHOULD BE SHOWN IN BLACK TO CLEARLY IDENTIFY WHAT NEEDS TO BE BUILT. A COVER SHEET WITH CONSTRUCTION NOTES, EMERGENCY CONTACT INFORMATION, SHEET INDEX, ETC. NEEDS TO BE INCLUDED.

THIS APPEARS TO MEET THE DEFINITION OF MULTI-FAMILY HOUSING. I WILL NEED TO SEEK CLARIFICATION FROM THE COUNCIL ON HOW THIS IS TO BE APPLIED OR CHANGED IF NECESSARY.

1. NEW SITE PLAN SCALE: 1/8" = 1'-0"

17.45 C-2 MIXED USE COMMERCIAL

CONSTRUCTION STANDARDS



CLICK ON HYPERLINKS TO ACCESS REFERENCED MATERIAL

01-050-0022 DANIEL JOHN & SOLOMON

Daniel and Dearest 01-050-0022

5'

Table with columns: MARK, DATE, DESCRIPTION

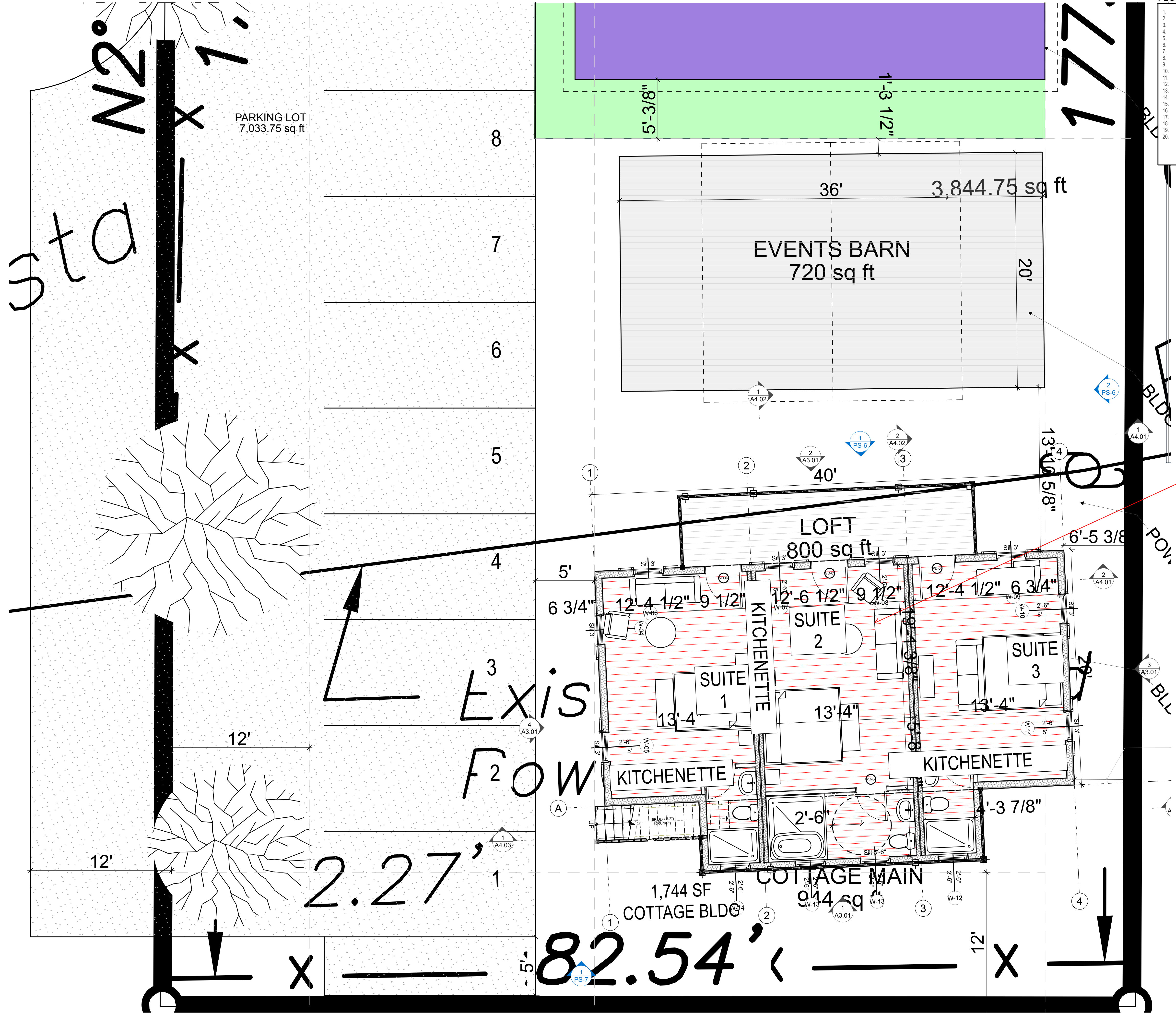
DATE: 6/28/24 12:35 PM

SHEET TITLE PROPOSED SITE PLAN

A1.04

MIXED USE COTTAGE, EVENTS BARN & OFFICES
195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023

FLOOR PLAN NOTES
WRITE / COPY AND PASTE COMMON NOTES.
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20.



RESIDENTIAL IS NOT PERMITTED ON MAIN FLOOR IN MIXED USE COMMERCIAL DEVELOPMENT.

1. Main Level
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION

DATE: 6/28/24 12:25 PM

SHEET TITLE
MAIN FLOOR OVERALL

A2.02

CONTACT: Republic of Rational Design
279 Willow Court Francis Utah 84036 USA
nik@rofrd.com
702-630-3849
www.rofrd.com

CLIENT: ANNETTE FRANCIS
195 W MAIN ST HYRUM UT,
84319 Parcel # 01-050-0023

MIXED USE COTTAGE, EVENTS BARN & OFFICES
195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023

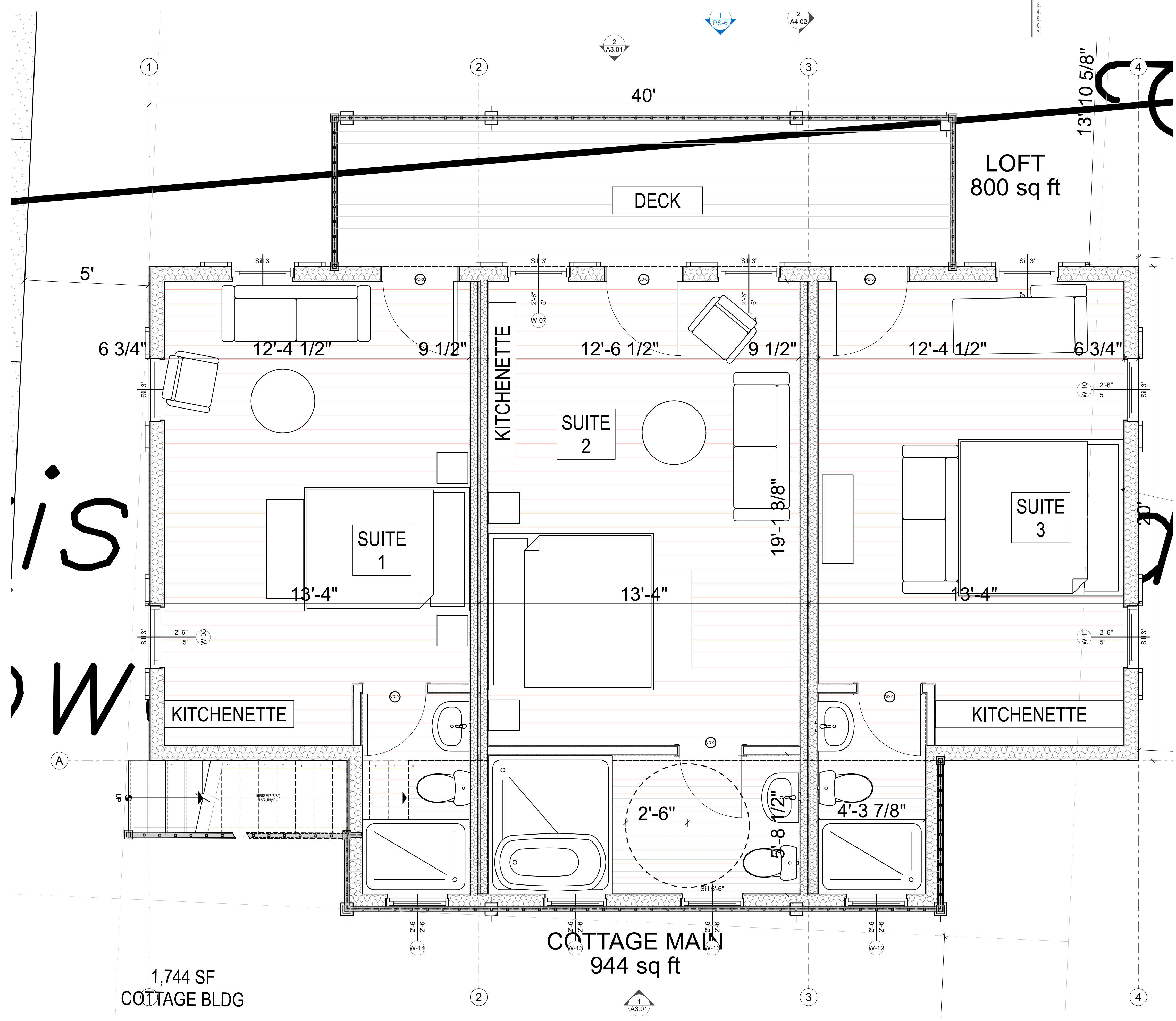
MARK	DATE	DESCRIPTION

DATE: 6/28/24 12:27 PM

SHEET TITLE
MAIN FLOOR PLAN

A2.03

PLAN NOTES
1. WRITE / COPY AND PASTE COMMON NOTES...



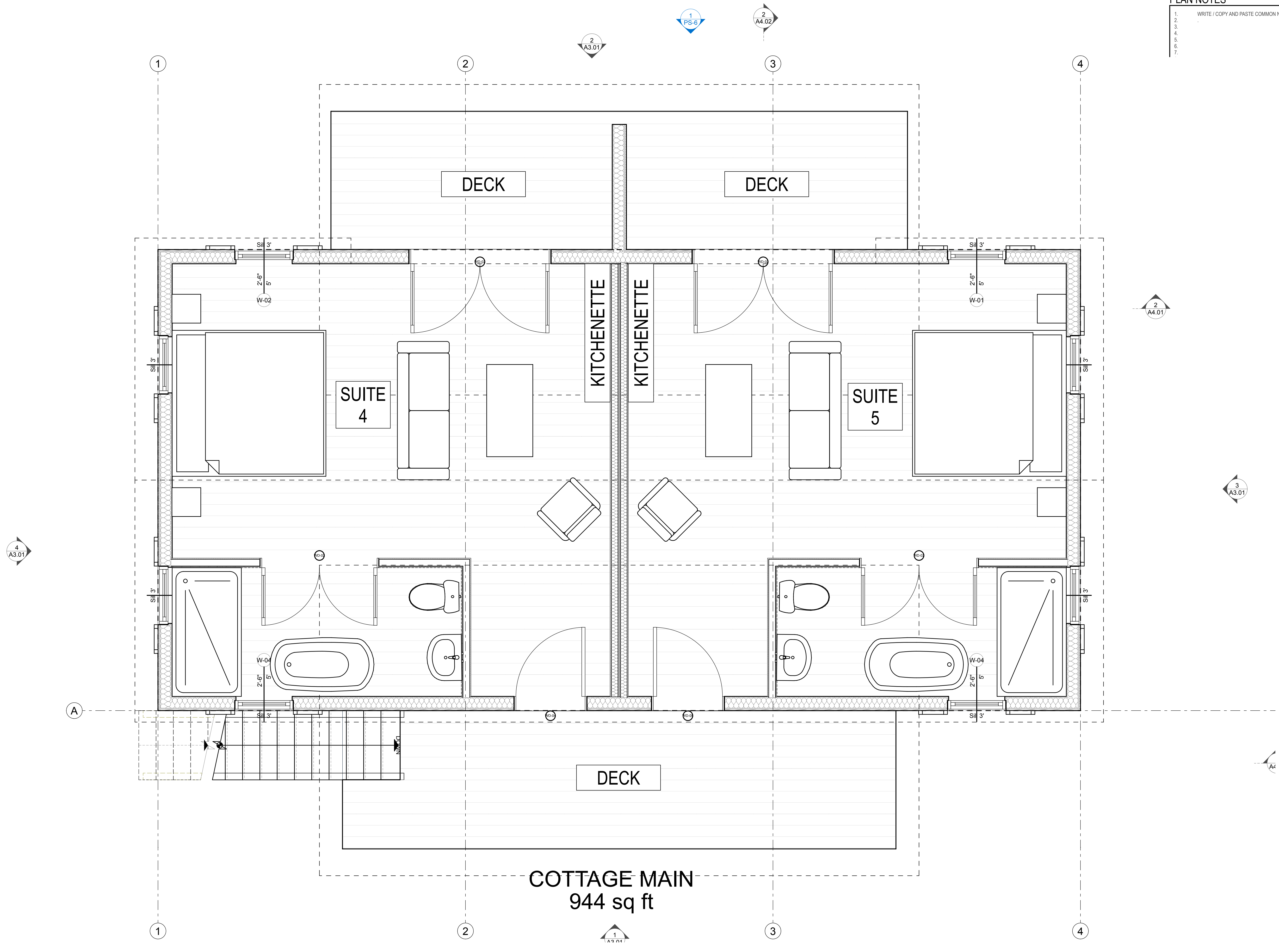
1. Main Level (1)
SCALE: 1/2" = 1'-0"

CONTACT:
Republic of Rational Design
279 Willow Court Francis
Utah 84036 USA
nik@rofrd.com
702-630-3849
www.rofrd.com

CLIENT:
ANNETTE FRANCIS
195 W MAIN ST HYRUM UT,
84319 Parcel # 01-050-0023

MIXED USE COTTAGE, EVENTS
BARN & OFFICES
195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023

PLAN NOTES
1. WRITE / COPY AND PASTE COMMON NOTES...



1 2. Upper Level (1)
SCALE: 1/2" = 1'-0"

MARK	DATE	DESCRIPTION

DATE: 6/28/24 12:27 PM

SHEET TITLE
UPPER FLOOR PLAN

A2.04

CONTACT:

Republic of Rational Design
279 Willow Court Francis
Utah 84036 USA
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CLIENT:

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195 W MAIN ST HYRUM UT,
84319 Parcel # 01-050-0023

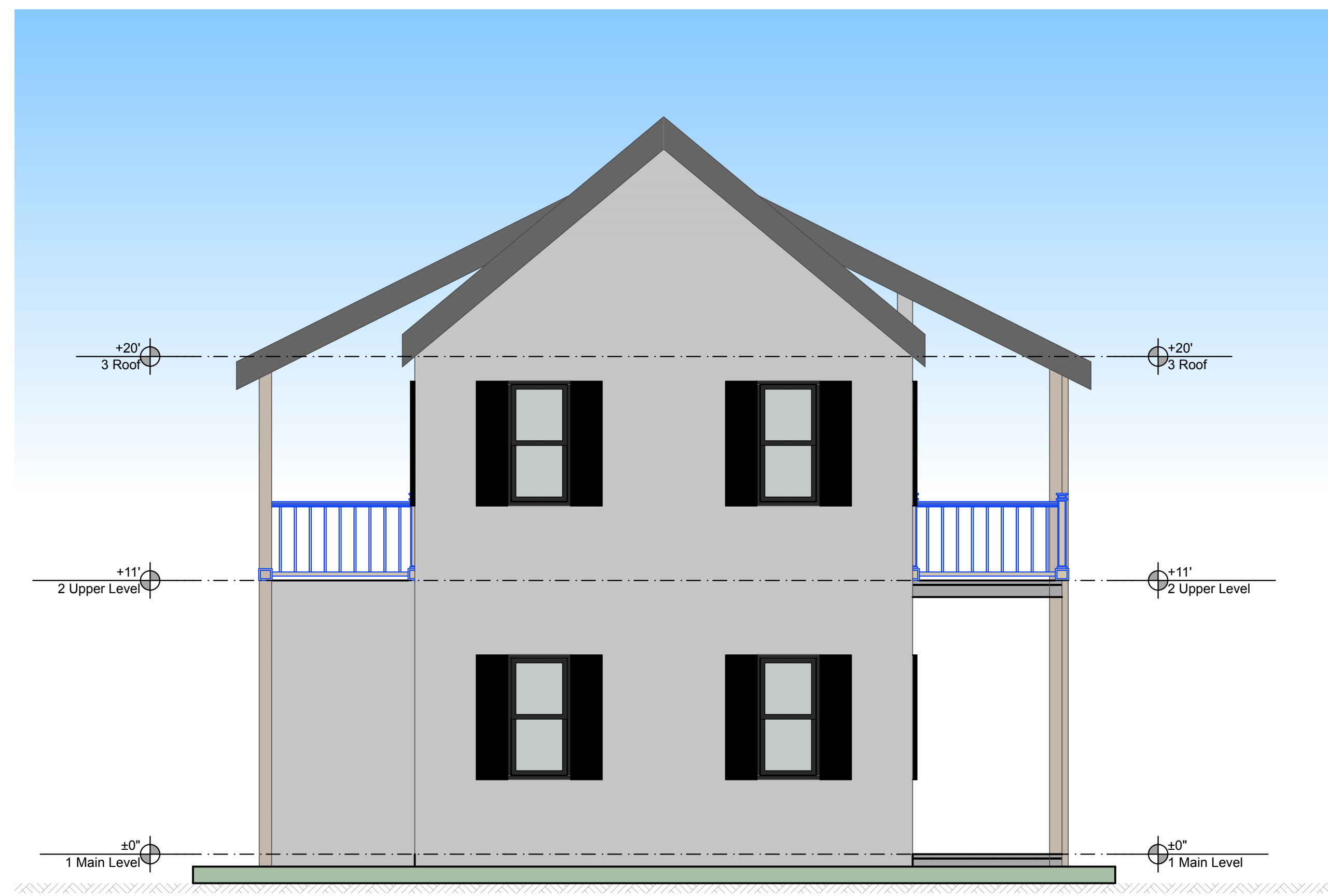
MIXED USE COTTAGE, EVENTS
BARN & OFFICES
195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023



4 BLDG WEST
SCALE: 1/4" = 1'-0"



2 BLDG NORTH (1)
SCALE: 1/4" = 1'-0"



3 BLDG EAST (1)
SCALE: 1/4" = 1'-0"



1 BLDG SOUTH
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION

DATE: 6/28/24 12:25 PM

SHEET TITLE
ELEVATIONS

CONTACT:

*Republic of
Rational Design*

279 Willow Court Francis
Utah 84036 USA

nik@rofrd.com
702-630-3849
www.rofrd.com

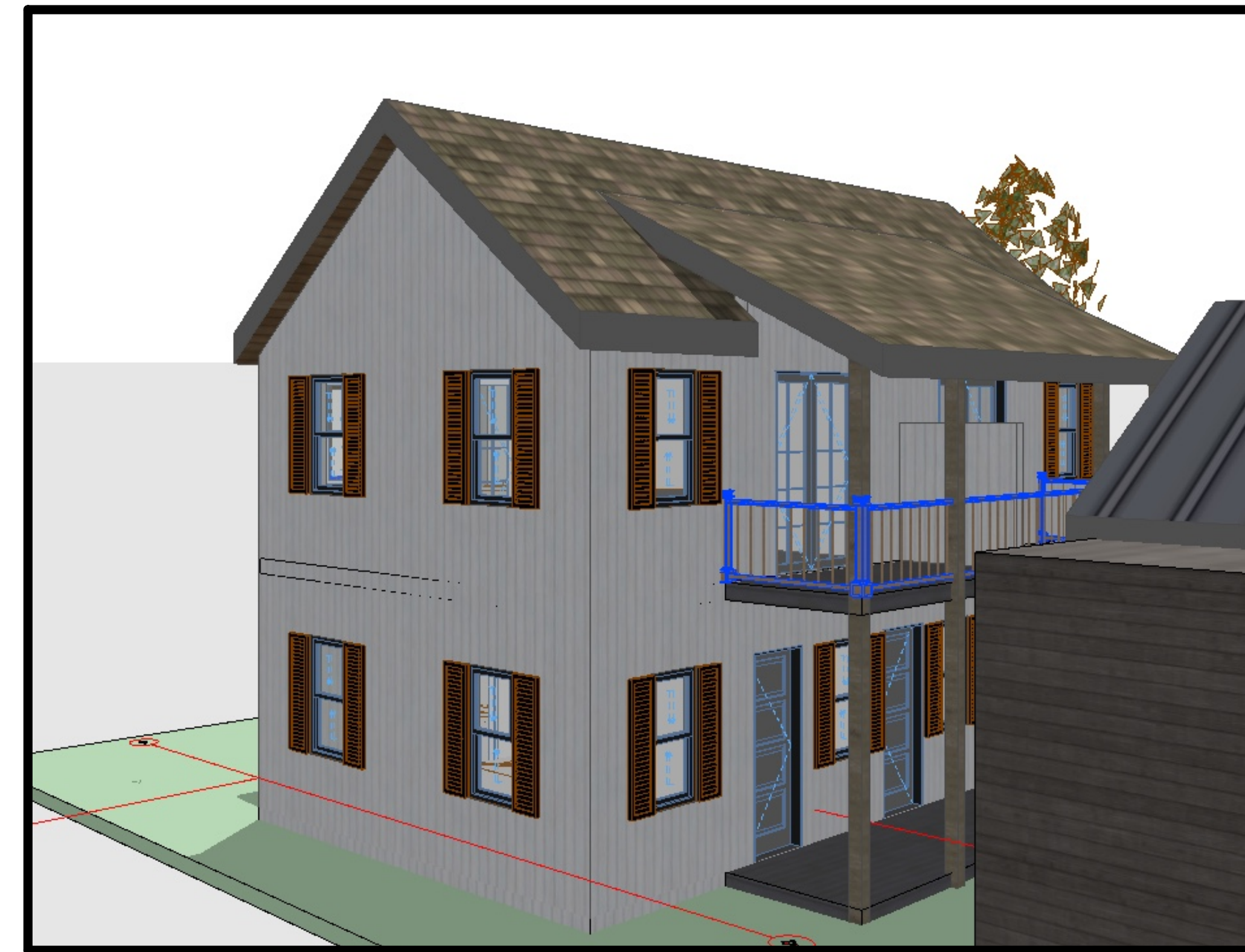
CLIENT:

ANNETTE FRANCIS
195 W MAIN ST HYRUM UT,
84319 Parcel # 01-050-0023

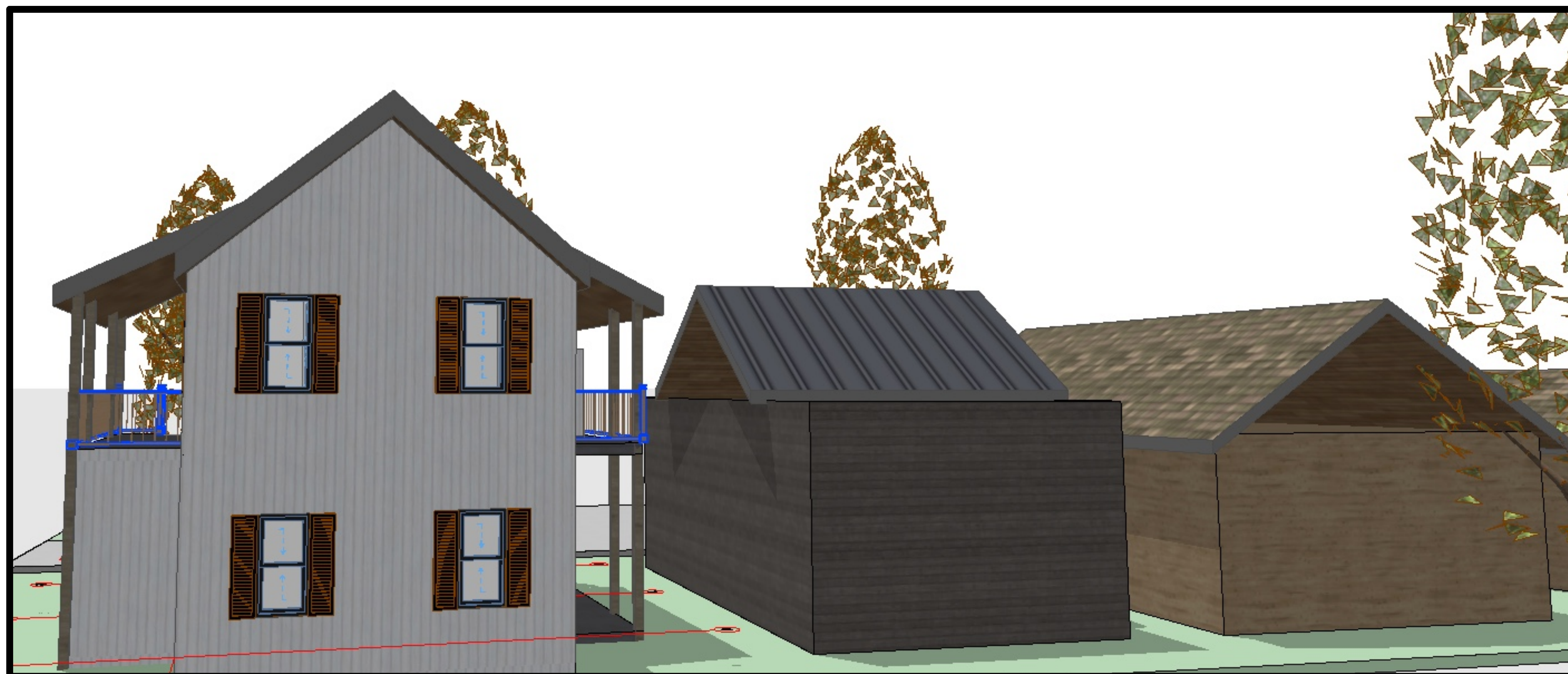
MIXED USE COTTAGE, EVENTS
BARN & OFFICES
195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023



Generic Perspective (3)



Generic Perspective (1)



Generic Perspective (2)



Generic Perspective

MARK	DATE	DESCRIPTION

DATE: 6/28/24 12:25 PM

SHEET TITLE
PERSPECTIVES



HYRUM CITY
SITE PLAN
REQUIRED INFORMATION

Site plan approval shall be required for any non-residential use and multi-family dwellings (excluding accessory apartments). Site plan approval is primarily a function of the Planning Commission which has wide latitude in specifying conditions and requirements for approval. Final approval must be obtained from the City Council which may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission for significant revisions.

The site plan shall contain the following information:

CHECKLIST

(Owner initial that this has been included- Return checklist with site plan)

- Location of main and accessory buildings on the site and in relation to one another.
- Traffic circulation features within the site.
- Height and bulk of buildings.
- Provisions of off-street parking space.
- Provisions for driveways for ingress and egress.
- Provision of other space on the site.
- The display of signs thereon.
- Property owner's name and address.
- Provisions required by Fire Officials review. (May be determined at building Permit application process)
- Plan for containing storm water.
- Show outside lighting. (Lighting must not effect neighboring properties)
- Directional arrow showing north.
- Location of garbage cans or dumpsters. (Dumpsters require an enclosure. See 17.44.055)
- Fencing- existing and proposed. (Outside storage areas must be fenced)
- Landscaping- existing and proposed. (With maintenance plan- watering, weeding, trimming, etc)
- Provisions for how snow removal & storage will be provided.
- Any roads, sidewalk, curb & gutter required.
- Fees paid to Hyrum City. (\$500 filing fee and \$2000 deposit)

A site plan may include landscaping, fences, and walls designed to further the purposes of the regulations for commercial and industrial zones and such features shall be provided and maintained as condition of the establishment and maintenance of any use to which they are appurtenant. Any outside storage, now or in the future, will require privacy fencing approved by the City Staff. Fencing may also be required to control litter and garbage from leaving the site.

In approving site plans, the Planning Commission may act on a site plan submitted to it or may act on its own initiative in proposing and approving a site plan, including any conditions or requirements designated or specified on or in connection therewith.

In considering any site plan hereunder, the Planning Commission shall endeavor to assure safety and convenience of traffic movement both within the area covered in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered and satisfactory and harmonious relations between such area and contiguous land buildings and adjacent neighborhoods.

Upon receiving site plan approval from the Planning Commission, the applicant shall submit the approved site plan to the City Council for its approval. Submittal shall be made at least two weeks before its regularly scheduled meeting.

The applicant shall appeal any decision of the City Council regarding site plans to the Administrative Appeals Authority. Appeals shall be filed in writing with the City Recorder, within ten (10) calendar days of the final decision of the City Council, as per provisions of Chapter 17.16. (Ord. 08-19)

Upon site plan approval, construction drawings will be required for any public works construction or improvement for approval by the City Engineer. (Ord. 08-13)

ANNETTE FRANCIS

HYRUM, UT USA

CONTACT:
Republic of Rational Design
279 Willow Court Francis
Utah 84036 USA
nik@rofrd.com
702-630-3849
www.rofrd.com

CLIENT:
ANNETTE FRANCIS
195 W MAIN ST HYRUM UT,
84319 Parcel # 01-050-0023

MIXED USE COMMERCIAL PROJECT
 195 W MAIN ST HYRUM UT, 84319
 Parcel # 01-050-0023

PROJECT AREAS	PROJECT DATA	SITE VICINITY MAP	DRAWING INDEX																																																												
<p>SITE DATA:</p> <p>SITE GROSS AREA: < Site Gross Area > SITE PERIMETER: < Site Perimeter ></p> <p>MEASURED AREAS:</p> <p>BLDG FOOTPRINT: < Building Footprint Area > DRIVES: < Driveway Area > HARDSCAPE: < Hardscape Area > LANDSCAPE: < Landscape Area > POOL / SPA: < Pool / Spa Area ></p> <p>ALLOWABLE AREAS:</p> <p>BUILDABLE AREA: < Define Max Footprint > FLOOR AREA RATIO: < F.A.R. > MAX ALLOWABLE: < Max Gross Area > PROPOSED FLOOR AREA: < Building Gross Area > PROPOSED F.A.R.: < Calculated F.A.R.></p> <p>MAX HEIGHT < Maximum Height > STORIES: < Total Stories > ABOVE GR: < Stories Above Grade > BELOW GR: < Stories Below Grade ></p> <p>FIRST FLOOR AREA: < 1st Floor Gross Area > SECOND FLOOR AREA: < 2nd Floor Gross Area > BASEMENT AREA: < Basement Gross Area > COVERED PORCH AREA: < Porch Gross Area > TOTAL BUILDING: < Total Gross Area ></p> <p>GARAGE AREA: < Garage Gross Area ></p>	<p>PROJECT DESCRIPTION:</p> <p><SHORT DESCRIPTION></p> <p>CODE DATA:</p> <p>OCCUPANCY: < Occupancy Type > CONSTRUCTION TYPE: < Constr. Class > FIRE SPRINKLERS: < Sprinklered ? > PARKING: < Parking Stall Count ></p> <p>APPLICABLE CODES:</p> <p>BUILDING CODE: < DEFINE > GREEN CODE: < DEFINE > MECHANICAL CODE: < DEFINE > ELECTRICAL CODE: < DEFINE > PLUMBING CODE: < DEFINE > FIRE CODE: < DEFINE ></p> <p>SITE DATA:</p> <p>ZONE: < Zone Land Use District > PARCEL AREA: < Site Gross Area > SETBACKS: FRONT: < Setback - Front > REAR: < Setback - Rear > SIDES: < Setback - Sides ></p> <p>LEGAL DESCRIPTION:</p> <p>PARCEL NO: < Parcel No > TRACT: < Tract > LOT: < Lot > MAP REFERENCE: < Map Reference ></p>		<table border="1"> <thead> <tr> <th>SHEET</th> <th>NAME</th> <th>Revision Mark</th> <th>Issued Date</th> </tr> </thead> <tbody> <tr> <td colspan="4">A0.0 GENERAL</td> </tr> <tr> <td>A0.01</td> <td>TITLE SHEET</td> <td></td> <td>-</td> </tr> <tr> <td colspan="4">A1.0 ARCHITECTURAL SITEPLAN</td> </tr> <tr> <td>A1.01</td> <td>SITE SURVEY</td> <td></td> <td>-</td> </tr> <tr> <td>A1.02</td> <td>PROPOSED SITE PLAN</td> <td></td> <td>-</td> </tr> <tr> <td>A1.03</td> <td>PARKING ANALYSIS</td> <td></td> <td>-</td> </tr> <tr> <td colspan="4">A2.0 FLOOR PLANS</td> </tr> <tr> <td>A2.01</td> <td>FOUNDATION PLAN</td> <td></td> <td>-</td> </tr> <tr> <td>A2.02</td> <td>MAIN FLOOR OVERALL</td> <td></td> <td>-</td> </tr> <tr> <td>A2.04</td> <td>UPPER FLOOR PLAN</td> <td></td> <td>-</td> </tr> <tr> <td>A2.04</td> <td>ROOF PLAN</td> <td></td> <td>-</td> </tr> <tr> <td colspan="4">A3.0 ELEVATIONS</td> </tr> <tr> <td>A3.01</td> <td>ELEVATIONS</td> <td></td> <td>-</td> </tr> <tr> <td>A3.02</td> <td>PERSPECTIVES</td> <td></td> <td>-</td> </tr> </tbody> </table>	SHEET	NAME	Revision Mark	Issued Date	A0.0 GENERAL				A0.01	TITLE SHEET		-	A1.0 ARCHITECTURAL SITEPLAN				A1.01	SITE SURVEY		-	A1.02	PROPOSED SITE PLAN		-	A1.03	PARKING ANALYSIS		-	A2.0 FLOOR PLANS				A2.01	FOUNDATION PLAN		-	A2.02	MAIN FLOOR OVERALL		-	A2.04	UPPER FLOOR PLAN		-	A2.04	ROOF PLAN		-	A3.0 ELEVATIONS				A3.01	ELEVATIONS		-	A3.02	PERSPECTIVES		-
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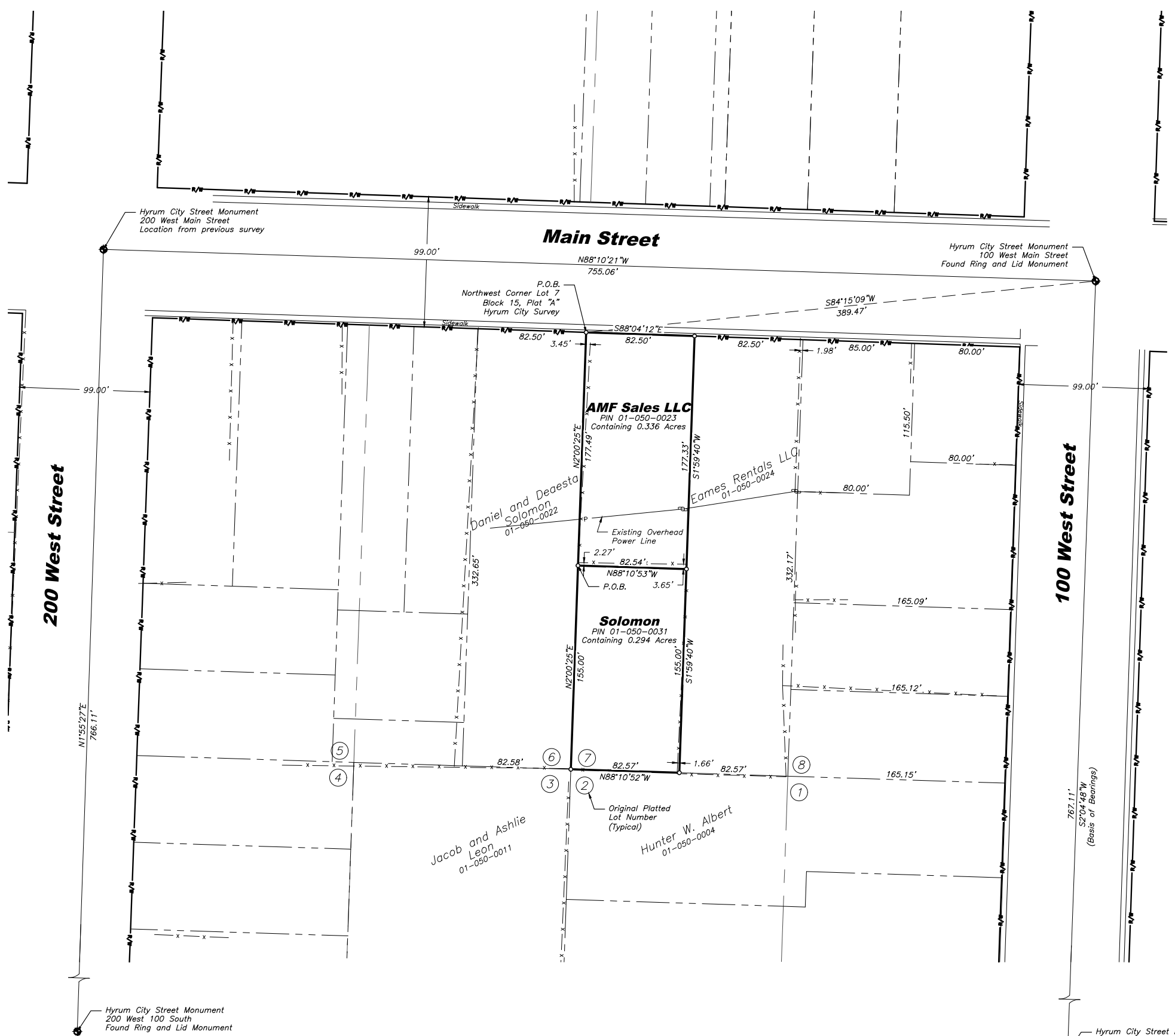
OWNER / DESIGN TEAM	REVIEW AGENCIES	CONSTRUCTION TEAM
<p>OWNER: < CLIENT FIRST > < LAST > CLIENT ADDRESS CITY, STATE ZIP < 000-000-0000 ></p> <p>ARCHITECT < Architect > (FIRM) < Address > < Architect Contact > < Architect Email > < Phone ></p> <p>STRUCTURAL ENG: < Structural Engineer > (FIRM) < Address > < S.E Contact > < S.E Email > < Phone ></p> <p>MECHANICAL ENG: < Mechanical Engineer > (FIRM) < Address > < M.E Contact > < M.E Email > < Phone ></p> <p>CIVIL ENGINEER: < Civil Engineer > (FIRM) < Address > < C.E Contact > < C.E Email > < Phone ></p> <p>ELECTRICAL ENGINEER: < Electrical Engineer > (FIRM) < Address > < E.E Contact > < E.E Email > < Phone ></p> <p>LANDSCAPE: < Landscape Architect > (FIRM) < Address > < Landscape Contact > < Landscape Email > < Phone ></p> <p>CONTRACTOR: < Contractor > (FIRM) < Address > < Contact > < Email > < Phone ></p>	<p>BUILDING & SAFETY < Agency - Building & Safety > < Address > < Contact > <Phone></p> <p>PLANNING < Agency - Planning > < Address > < Contact > <Phone></p> <p>ENGINEERING < Agency - Engineering Dept > < Address > < Contact > <Phone></p> <p>FIRE < Agency - Fire Dept > < Address > < Contact > <Phone></p> <p>UTILITY CONTACT</p> <p>ELECTRICITY < Utility - Electricity > < Address > < Contact > <Phone></p> <p>GAS < Utility - Gas > < Address > < Contact > <Phone></p> <p>WATER / SEWER < Utility - Water/Sewer > < Address > < Contact > <Phone></p> <p>TRASH < Utility - Trash > < Address > < Contact > <Phone></p>	

MARK	DATE	DESCRIPTION

DATE: 7/25/24 10:45 AM

SHEET TITLE
TITLE SHEET

A0.01



Record Legal Descriptions

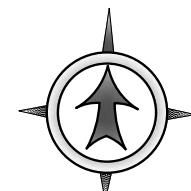
Parcel 01-050-0023
 W/2 LOT 7 BLK 15 PLAT A HYRUM CITY SVY SE/4 SEC 5 T 10N R 1E
 LESS THE SOUTH 155 FEET OF THE WEST HALF OF LOT 7, BLOCK 15, PLAT "A" HYRUM CITY SURVEY
 AND FURTHER DESCRIBED AS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

Parcel 01-050-0031
 THE SOUTH 155 FEET OF THE WEST HALF OF LOT 7, BLOCK 15, PLAT "A" HYRUM CITY SURVEY
 AND FURTHER DESCRIBED AS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

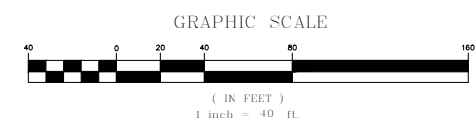
As-Surveyed Descriptions

PARCEL 01-050-0023
 A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO BEING A PART OF LOT 7, BLOCK 15, PLAT "A" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF MAIN STREET SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE SOUTH 88°04'12" EAST, A DISTANCE OF 82.50 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 01°59'40" WEST, A DISTANCE OF 177.49 FEET; THENCE NORTH 88°10'53" WEST, A DISTANCE OF 82.54 FEET TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 02°00'25" EAST, A DISTANCE OF 177.49 FEET ALONG THE SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 0.336 ACRES.

PARCEL 01-050-0031
 A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO BEING A PART OF LOT 7, BLOCK 15, PLAT "A" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 7 LOCATED SOUTH 02°00'25" WEST, A DISTANCE OF 177.49 FEET FROM THE NORTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE SOUTH 88°10'53" EAST, A DISTANCE OF 82.54 FEET; THENCE SOUTH 01°59'40" WEST, A DISTANCE OF 155.00 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 88°10'52" WEST, A DISTANCE OF 82.57 FEET ALONG THE SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 02°00'25" EAST, A DISTANCE OF 155.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 0.294 ACRES.



March 05, 2024

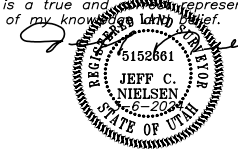


LEGEND:

—	PROPERTY LINE
- - -	ADJACENT PROPERTY
- - - - -	CENTERLINE
x x x x	FENCE LINE
- - - - -	CURB
- - - - -	EDGE OF PAVEMENT
⊙	FOUND REBAR
⊕	STREET MONUMENT
○	SET 3/4" REBAR W/CAP

SURVEY CERTIFICATE

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152861 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.



Survey Narrative

The purpose of this survey was to establish the boundary lines and set the property corners for parcel 01-050-0023 and 01-050-0031. The survey was ordered by Annette Francis. The control used to establish the property corners was the existing survey monumentation, occupation lines and fence lines found in the area. The basis of bearings for this survey was the line between the monuments found on 100 West Street between Main Street and 100 South Street which was assumed to bear South 02°04'48" West.

No.	Date	By	Revision

FORESIGHT
 LAND SURVEYING
 2005 North 600 West, Logan, Utah
 435-753-1910

A PROPERTY SURVEY FOR:
AMF Sales LLC
 139 West Main Street
 Hyrum, Cache County, Utah

A PART OF THE SOUTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 10 NORTH, RANGE 1 EAST, S.L.B. & M.

Job Number: 24-022	Drawn By: JN	Date: 3/5/2024	Scale: 1"=40'	Title: 24-022.dwg
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CONTACT: Republic of Rational Design
279 Willow Court Francis Utah 84036 USA
nik@rofrd.com
702-630-3849
www.rofrd.com

CLIENT: ANNETTE FRANCIS
195 W MAIN ST HYRUM UT,
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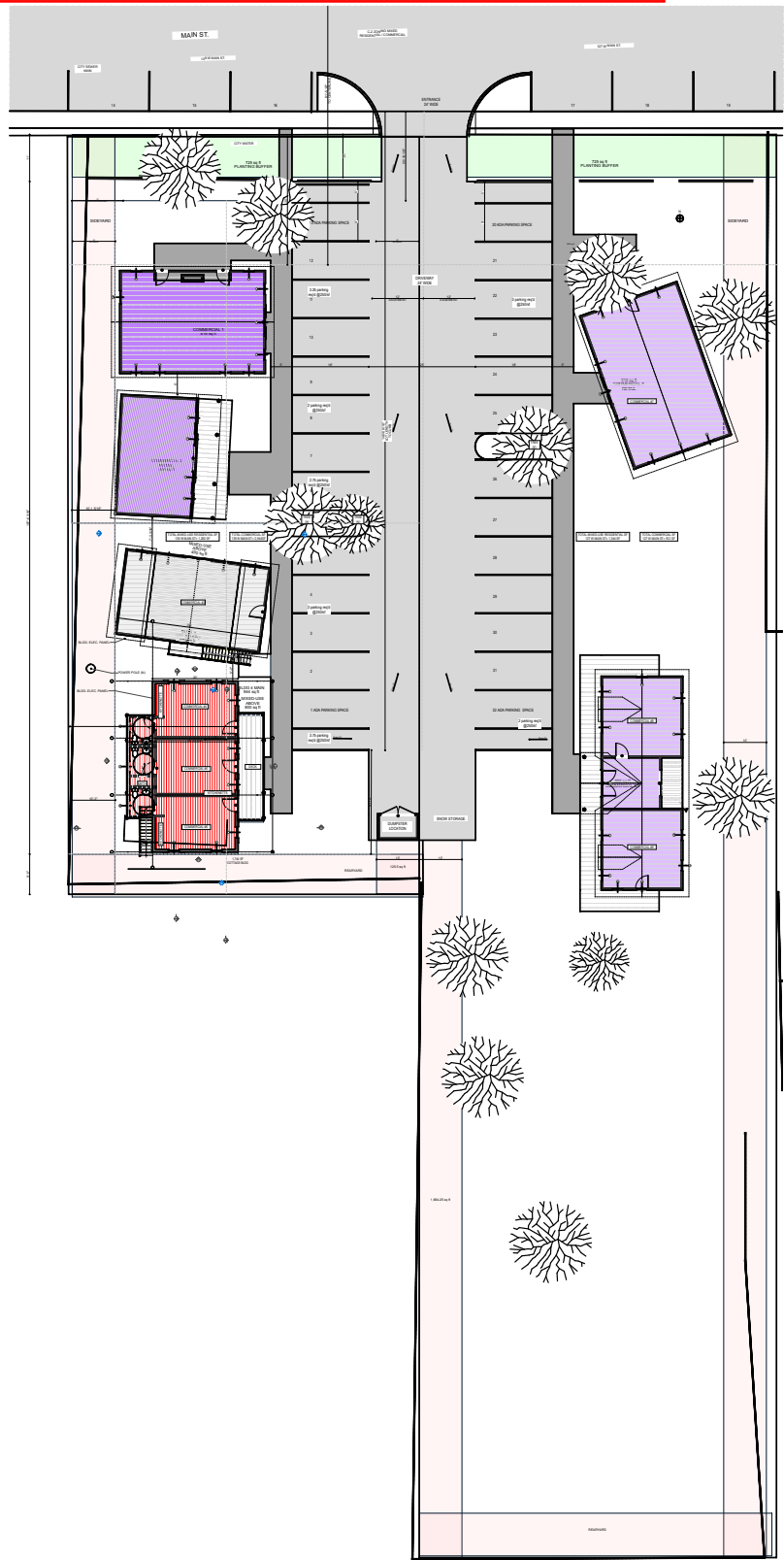
MIXED USE COMMERCIAL PROJECT
195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023

MARK	DATE	DESCRIPTION

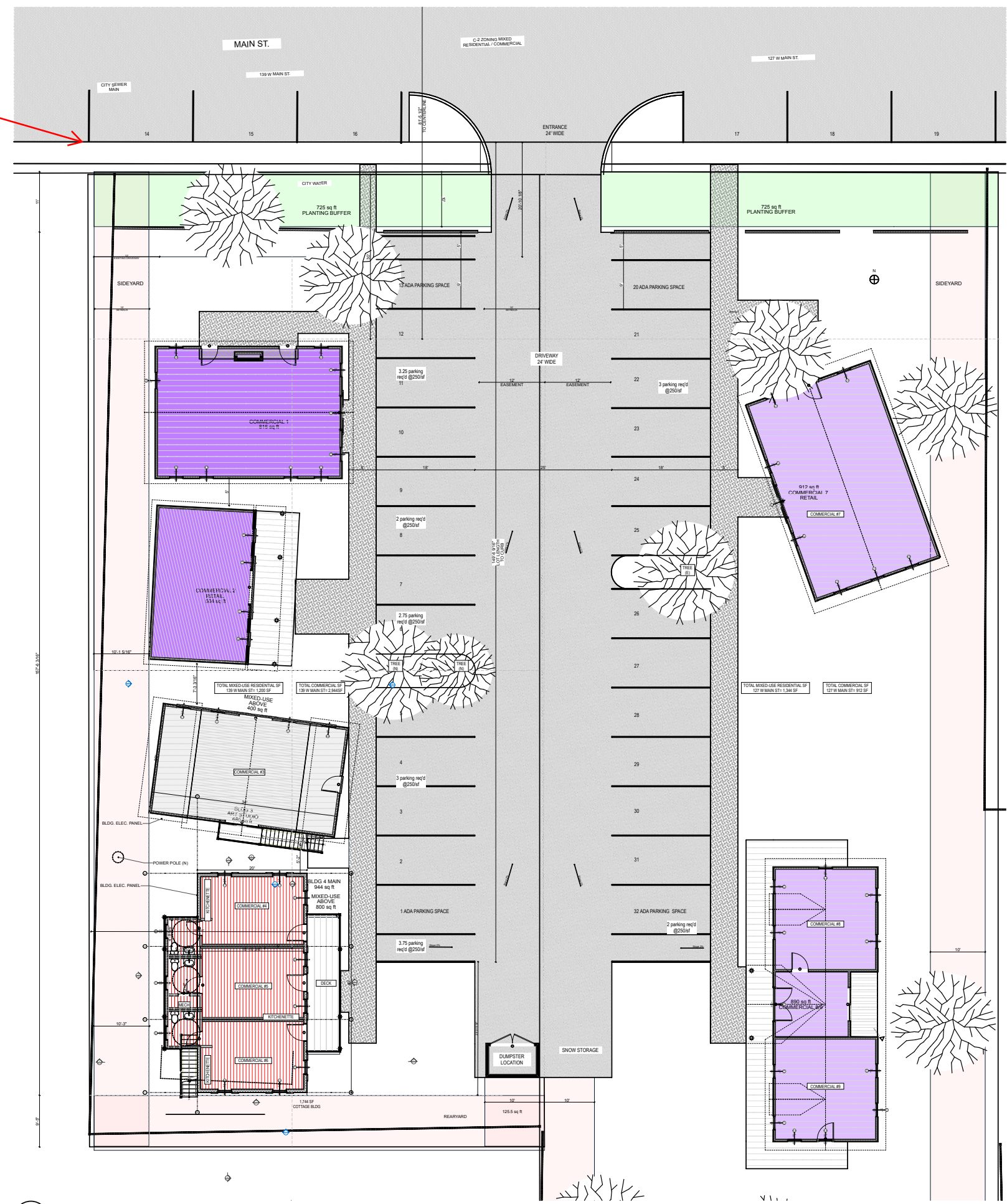
DATE: 7/25/24 10:47 AM

SHEET TITLE
PROPOSED SITE PLAN

UDOT HAS STATED THIS IS THEIR PREFERRED LOCATION FOR ACCESS. ACCESS AT THIS POINT WILL NOT SATISFY THE REQUIREMENTS OF THE ZONING ORDINANCE FOR PARKING AND SETBACK REQUIREMENTS. CODE REQUIRES THE ENTRANCE TO BE 10 FEET FROM PROPERTY LINE AND THE AISLE TO BE 1.5 FEET FROM PROP. LINE. A LIGHTPROOF FENCE/HEDGE IS REQUIRED ALONG RESIDENTIAL.



2 SITE OVERALL
SCALE: 1" = 20'



1 SITE PLAN
SCALE: 1" = 10'

CONTACT: Republic of Rational Design
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CLIENT: ANNETTE FRANCIS
195 W MAIN ST HYRUM UT,
84319 Parcel # 01-050-0023

MIXED USE COMMERCIAL PROJECT
195 W MAIN ST HYRUM UT, 84319
Parcel # 01-050-0023

PARKING REQUIRED:
TOTAL COMMERCIAL SF 3,856 SF @250/SF = STALLS 15.5
TOTAL RESIDENTIAL SF 2,544 SF @250/SF = STALLS 10



1 PARKING LOT LAYOUT
SCALE: 1" = 10'

MARK	DATE	DESCRIPTION

DATE: 7/25/24 10:48 AM

SHEET TITLE
PARKING ANALYSIS

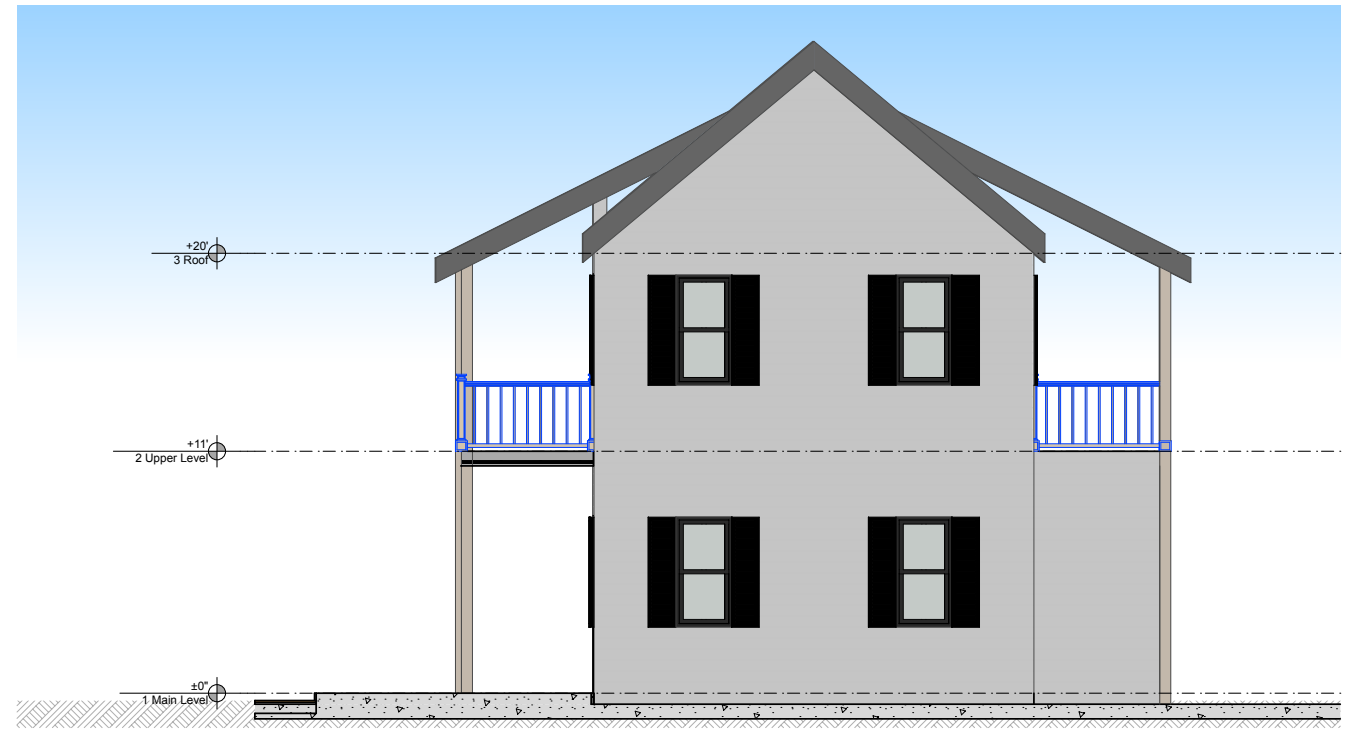
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MIXED USE COMMERCIAL
PROJECT
195 W MAIN ST HYRUM UT, 84319
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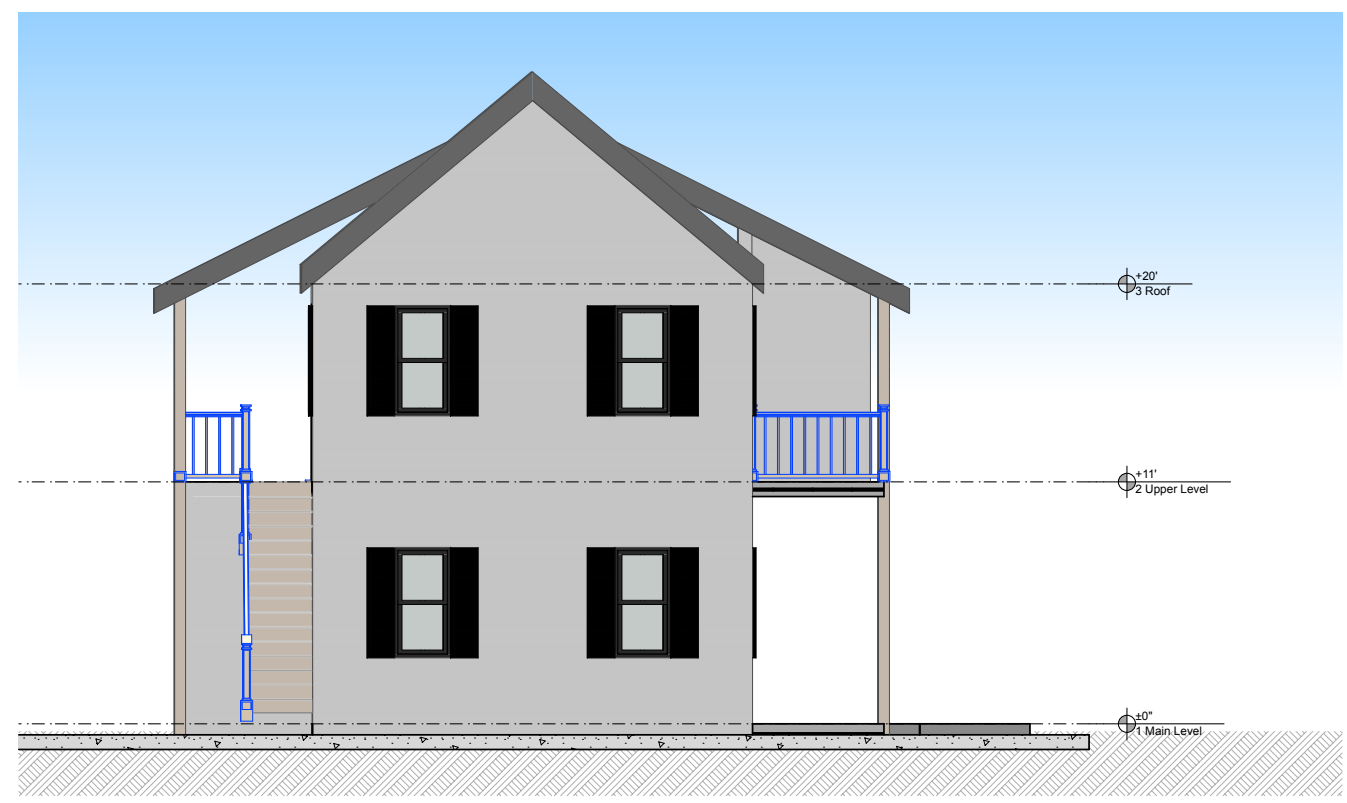
4 BLDG WEST
SCALE: 1/4" = 1'-0"



2 BLDG NORTH (1)
SCALE: 1/4" = 1'-0"



3 BLDG EAST (1)
SCALE: 1/4" = 1'-0"



1 BLDG SOUTH
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION

DATE: 7/25/24 10:48 AM

SHEET TITLE
ELEVATIONS

CONTACT:
**Republic of
Rational Design**
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MIXED USE COMMERCIAL
PROJECT
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Parcel # 01-050-0023

MARK	DATE	DESCRIPTION

DATE: 7/25/24 10:51 AM

SHEET TITLE
PERSPECTIVES

