



**SUBDIVISION/LAND USE APPLICATION &
REQUEST TO BE PLACED ON
PLANNING COMMISSION/CITY COUNCIL
AGENDA**

The Hyrum City Council meets the 1st & 3rd Thursdays of the month at 6:30 p.m. The Hyrum City Planning Commission meets the 2nd Thursday of the month at 6:30 p.m. Please submit this form with all other required documents and fees to Hyrum City at least 14 days prior to the meeting. (Plats will need to have been submitted previously to City Staff to allow for review- Public Hearings require 21-day advance application)

Property Owner Jeremy Broadhurst
Address 185 South 1720 E Phone # 435-535-1527
Development Name Hyrum Self Storage
Phase(s) _____
Address of Development As Above Lots/Units _____
Description of Proposal Continuation of existing Self
Storage Facility

<u>Approval Request</u>	<u>Fee</u>	<u>Deposit</u>	<u>Total</u>
Concept Plan	\$100	\$1000	\$ _____
Preliminary Plat	\$200 + \$30 per lot/unit \$ _____	\$2000	\$ _____
Final Plat	\$200 + \$40 per lot/unit \$ _____	\$2000	\$ _____
Mini-Subdivision	\$200	\$200	\$ _____
Site Plan	\$500/\$200	\$2000/\$200	\$ <u>500</u>
Other	\$ _____	\$ <u>from previous site plan</u>	

Office Use:

Date Received 11-26-19 Received by Shalya M.
Date to go to Planning Commission/City Council _____



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)

* = Maple
 + = Strawberry

CONTAINERS

ACCESS ROAD

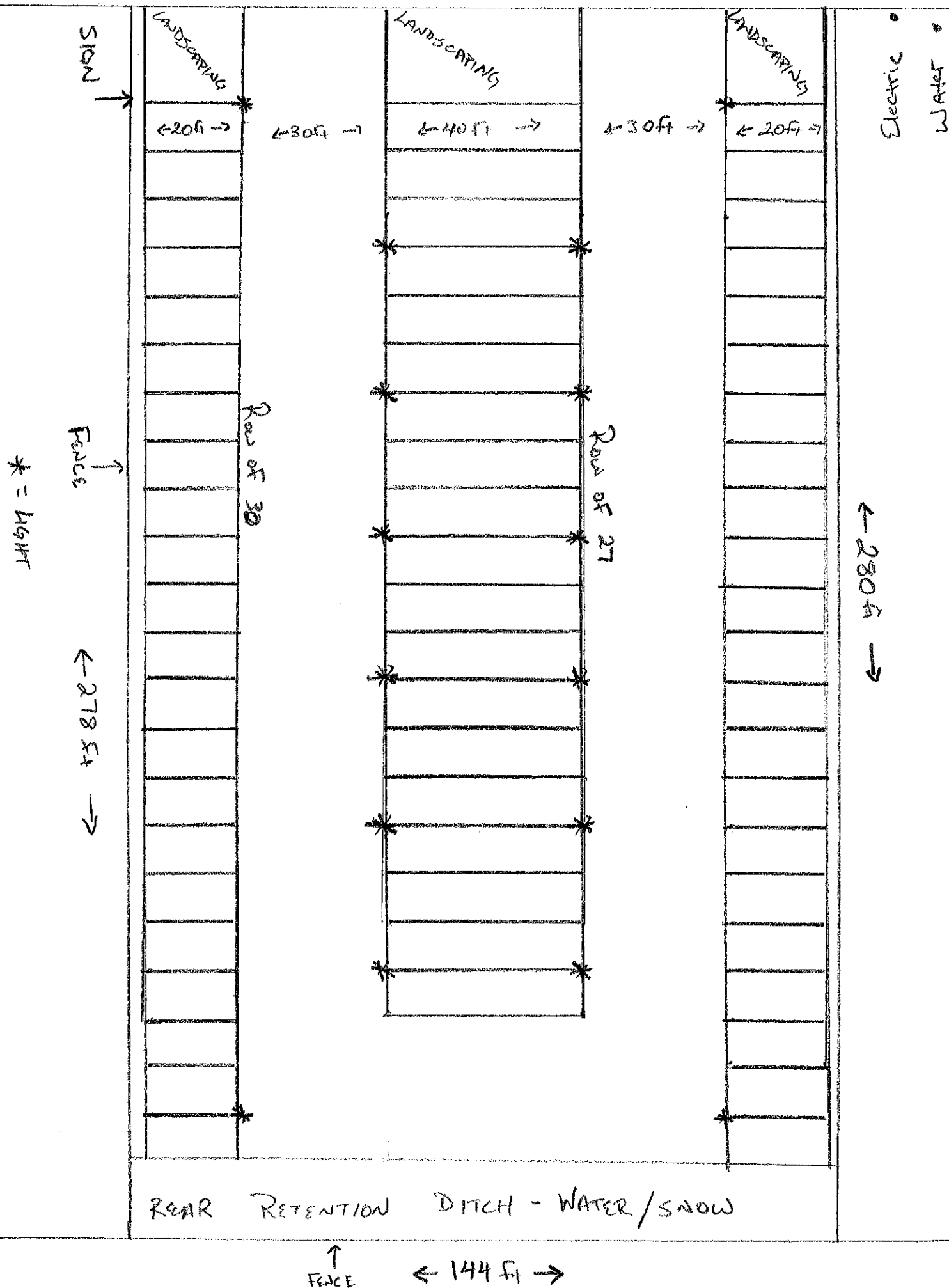
CONTAINERS

LANDSCAPING

Access Road

CONTAINERS

← →



1720 EAST

← Z

2% Grade →

RETENTION



160ft



← 30ft →

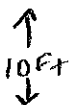
1ft Depth

177 y²

Total
Retention

332 y²

← 140 ft →



RETENTION

3ft Depth

155 y²

Rational Method Computations:

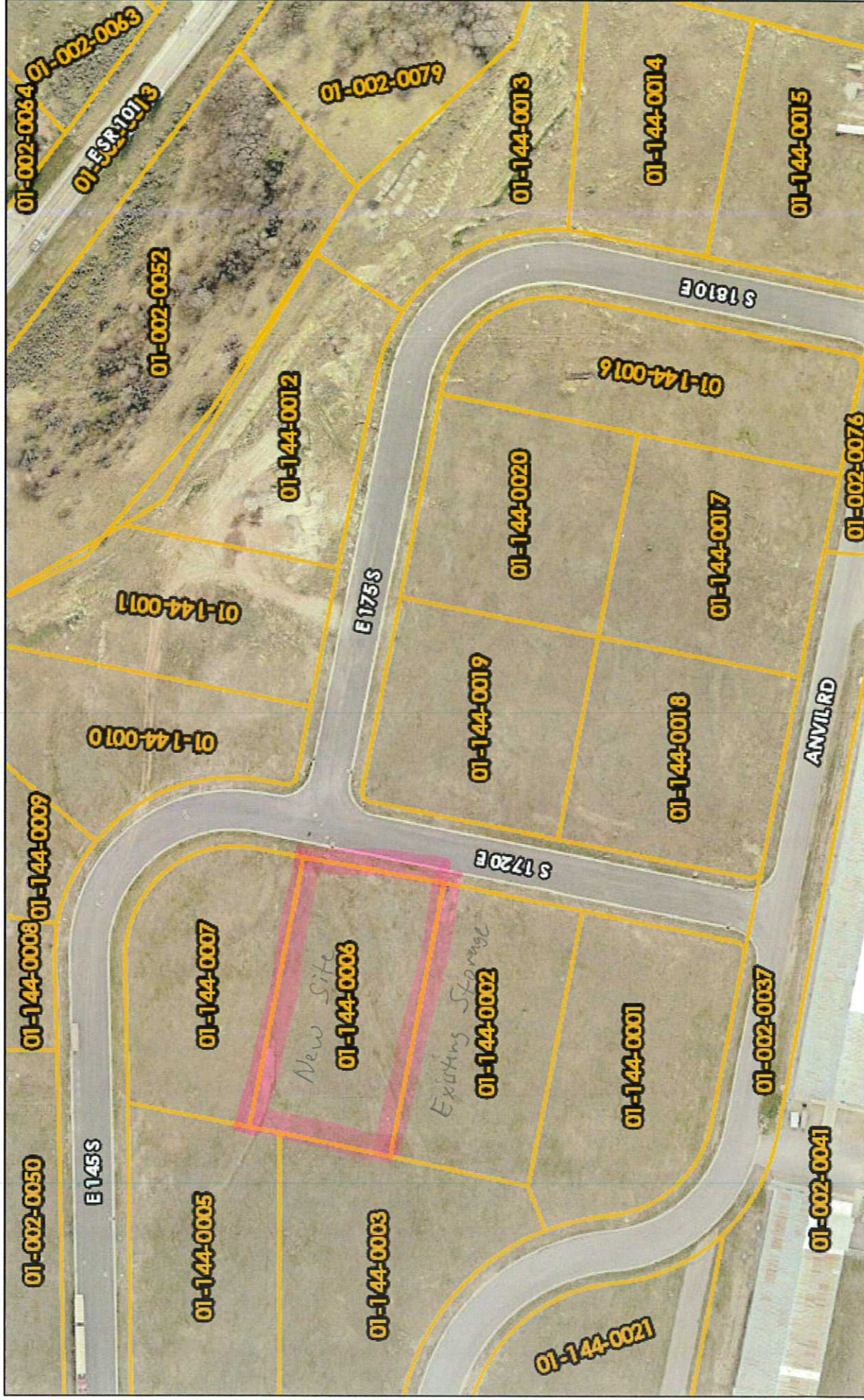
Rainfall 100 yr event = 3.24 inches in 24 hour period.

	<u>Asphalt</u>	<u>Undeveloped land</u>
Rational runoff coefficient	.7-.95(.8)	.1-.3(.2)
Drainage area	16,800 square feet	23,200 square feet
Peak Discharge	133 cubic yds/day	46 cubic yds/day
Total peak discharge	179 cubic yds/day	

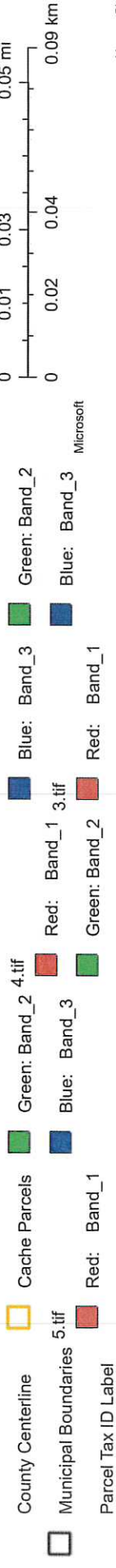
Detention Capacity

Rear retention ditch	10ft X 140ft X 3 ft	155 Cubic yds
Retention under 40ft containers	30ft X 1ft X 160ft	177 Cubic yds
Total		332 Cubic yds

Map



11/26/2019, 4:15:44 PM



BROADHURST - HYRUM SELF STORAGE EXPANSION



BROADHURST - HYRUM SELF STORAGE EXPANSION

