

**FINDINGS OF FACT-NOVEMBER 15, 2012
VALLEY EVENT CENTER/STEVEN PARKINSON
SITE PLAN
290 WEST MAIN STREET**

ZONING: C-2 Ok

UTILITIES: Available at site

STORMWATER: OK – Existing- Small pond on Middle West side

LIGHTING: Existing- Parking lot & West side of building

PARKING: Ok- Existing parking- 80 stalls

LANDSCAPPING: They will need to keep the weeds down around property. They have been pruning the existing trees and they plan to add more.

FENCING: Planning to put a fence on the east property line and part of the North property line.

SIGNAGE: Two 4X4 signs near entrance. A possible sign on the building.

DUMPSTER: Dumpster is in a chain link fence enclosure near the building.

NOTES:

They plan to paint the outside of the building as needed. They may trim out the windows a little different. They are going to continue to bring in more fill around the property. Depending on weather, he plans on installing the fence and resealing & striping the parking lot this fall or next spring. He is going to add a small storage building near the existing building. He plans on doing some other development in the future with the remaining unused portion of this site. It is nice to see this property being cleaned up and used again. The Planning Commission recommends approval with the conditions that they meet any requirements the Fire Official and Building Inspector may impose and that all events planned meet the noise ordinance requirements.

Proposal:

Valley Event Center

290 West Main
Hyrum, Utah

Concept: A low-cost alternative event center.

We hope to provide an event center that is more affordable than other event centers in the valley.

Competitors:

Castle Manor
Old Rock Church
Alumni House
Riverwoods

Eccles Ice Arena
Whittier Center
Wysound Theater (*Logan Arts Center*)

Attractions:

- Location
 - The location offers excellent visibility from a main road. The road is well used, as is the gas station/convenience store next door.
 - Visitors from out of town will find directions easy to follow.
 - This location would also be more convenient for people who live in the south end of the valley.
- Low cost

The nicer reception/event centers in the valley range in cost from \$900 to \$2,000 per night. Our initial analysis shows that we should be priced in the \$500 per night range. We feel that there are many people who do not need everything that the nicer events centers provide and are looking for a lower-cost alternative.
- Parking

We have excellent off-road parking. There are two large light poles in the center of the lot and additional lighting on the west side of the building. Our lot has 80 stalls, and we also have an adjacent vacant lot that could be used if needed.
- Sound System

We have a high quality, six-speaker ceiling mounted sound system that allows patrons to plug-n-play their own music. They can bring CDs, iPods, or even use music from their cell phones. The building has six inch walls; with an additional layer of sound proofing material.
- Kitchen

We will not offer full kitchen services and will not let people cook on site. However, we will have a fridge and a freezer to keep beverages and desserts cold, as well as outlets to run crock pots or other warming appliances.

- Restrooms

We have separate men's and women's bathrooms, each with three toilets/urinals. Both units have one stall that is wheelchair accessible.

Distractions:

- No natural light

Originally built as a movie theater, the building has no windows at this time and thus no natural light.

- Color scheme

The original theater curtains are still in place and cover the sound proofing material on the walls. We know that this will not appeal for certain events for which color is important, such as wedding receptions. However, until we decide how best to change things, we will keep the curtains in place.

Commentary:

The building and location have had several failed business in the past. Businesses fail for relatively few reasons, such as too much debt, poor marketing, poor customer service, or simply failing to provide a product that is needed in that area. We are fortunate that we currently have very little debt on this property, so that removes a major concern. As we have been working to clear out scrub trees and weeds and to remove discarded concrete, we have had several people pull through the parking lot to inquire about our plans for the building. At first, we simply asked people what they would like to see there. Almost unanimously, the response has been for an event center. The most common event request seems to be for birthday parties, especially for the Hispanic community. We have also had requests from local bands, a promoter of high school dances, and a local morning exercise group. Of course, we don't know yet how things will work out, but the initial interest has been encouraging. Just cleaning the lot and sprucing up the building seem to energize people. We have met with the neighbors whose land borders ours, and all seem to be glad that the place is getting cleaned up. None of them have expressed any concerns about any ideas we have proposed.

Although we were able to buy the property with cash, our investment is significant and now we hope to start earning a return on our investment. We anticipate that things will start relatively slow, as we are just going into the winter months, but hope that as spring arrives, interest in the facility will increase. The success of this facility will play a part in our plans for the adjacent lot, whether to expand or to explore other options.

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.

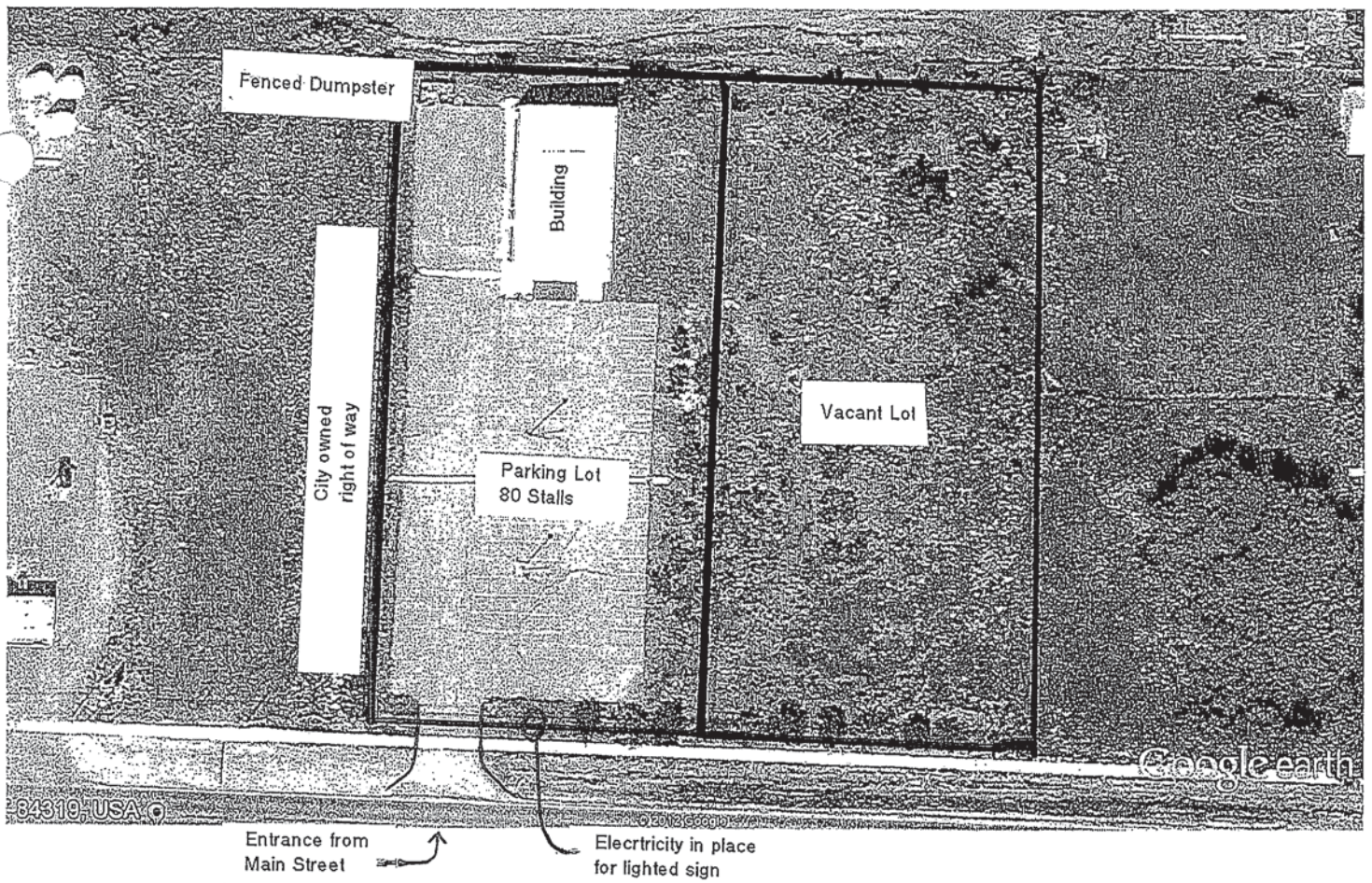
The site plan shall contain the following information:

CHECKLIST

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

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

Answers are
shown on
next page



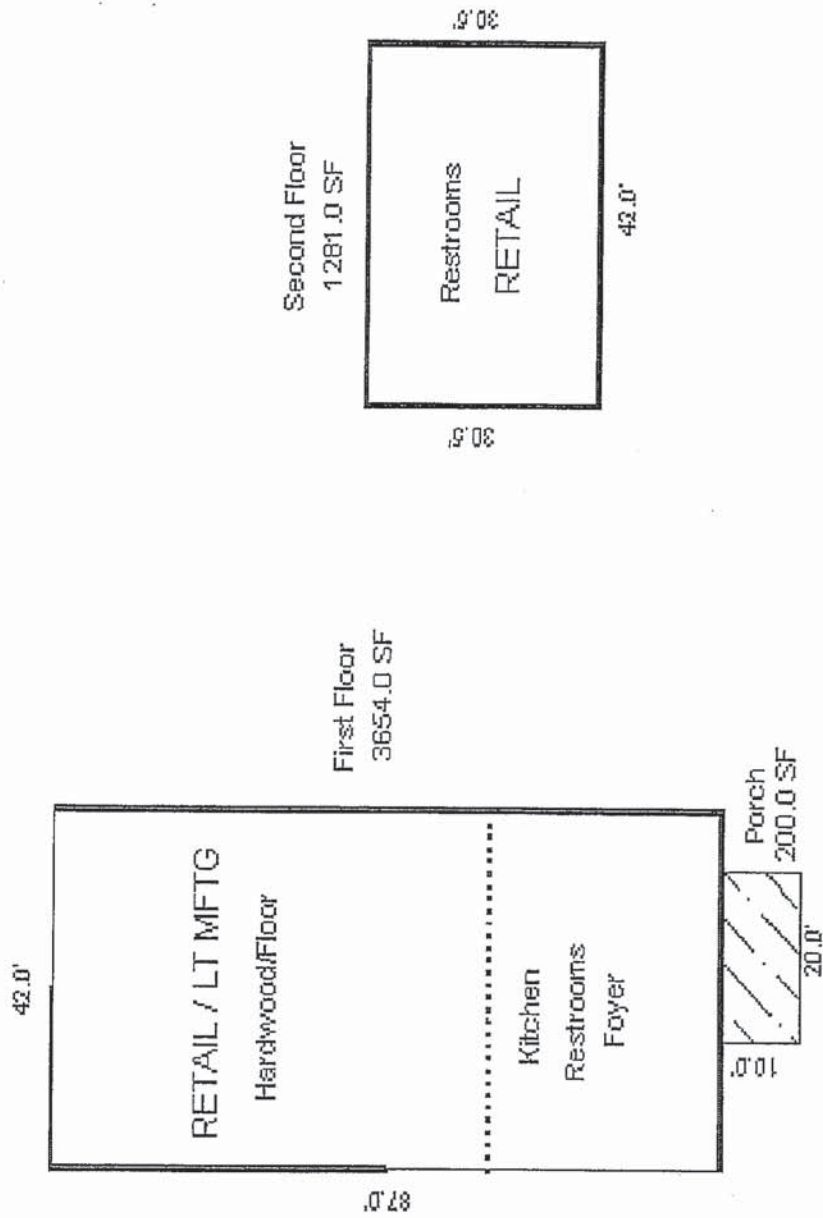
Hyrum City Site Plan Checklist

Proposal: Valley Event Center

1. 290 West Main, Hyrum Utah
2. There is one entrance to the parking lot. The parking lot has four rows of parking. Traffic travels in a circle though the parking lot.
3. The building is 42 x 87 ((3,654 sq. ft.) on the main floor. It is approximately 20' high on the west end, and 26' high on the east end.
4. There is available space on the lot immediately east of the building and parking lot.
5. There are no plans for driveways.
6. There are no current plans for the adjacent vacant lot at this time.
7. Temporary signs will be place at the entrance to the parking lot. There will be no more than two signs, each approximately 4' x 4', and about 3' off the ground. We may eventually want a sign on the front of the building, and there is electricity near the sidewalk intended to power a lighted sign.

8. The property owner is Pingo Capital Management LLC, Steven Parkinson Managing Member, 67 South 500 West, Logan UT 84321. We have filed a dba of "Valley Event Center" with the state of Utah.
9. To be determined
10. To be determined
11. There are two pole lights for the main parking lot, and lights on the west side of the building.
12. Done
13. There is a dumpster cage on the northwest corner of the property.
14. Currently, there is fencing along the north and parts of the east sides of the property. This fencing is primarily intended to maintain horses, and is in quite bad shape. I have spoken with the neighbors and have agreed to build a fence along the east boundary, and at least part of the north boundary. I have asked the neighbors to try and be in agreement with the type of fence they would like, within reason, so that it is uniform (I don't want to build a vinyl fence for one neighbor, a wooden fence for another, etc.) There is a bog along part of the eastern boundary of the vacant lot next to the building, and I have agreed with the neighbors to install a 12" weeping pipe along the boundary and to haul in pit run so as to build up the soil to a level that the soil remains dry along the fence line. The pipe would drain into the ditch owned by Dave Byington (neighbor to the north).
15. There are 3-4 pine trees along the north side of the vacant lot, as well as several street trees. The street trees need pruning. I have removed several scrub trees and bushes that were in the vacant lot, and I am in the process of removing a lot of old concrete that had been dumped on the site over many years. I have already hauled in 40 truckloads of pit run, and plan on hauling in another 50 loads minimum. I will grade the site and make it smooth. I do not plan on doing anything else to the vacant lot until we know what we want to do with it.

On the west side of the building we abut city owned property, an easement for 300 West. There is a ditch a few feet in on the City's property. I would like to plant some trees on my property between the parking lot and the City's property. I plan on either planting grass or doing something to keep the weeds down and looking nice.
16. Snow will be pushed with a backhoe or truck/plow to the dirt space between the parking lot and the ditch. This seem most logical as the parking lot slopes to the west.
17. To be determined
18. Paid.



Sketch by Apex Inc.

Update Project Antivirus
Client Antivirus is out of date. Click to update.