

M.G. PROPERTY UTAH, LLC – SITE PLAN

1765 ANVIL ROAD

CITY COUNCIL MEETING

FEBRUARY 3, 2022

Summary: Mike Gallagher of M.G. Property Utah is seeking site plan approval for a 3.06-acre storage facility. The site consists of 3 lots in the Blacksmith Fork Subdivision.

ZONING: M-1 Light Manufacturing

UTILITIES:

Power:	Available
Culinary:	Available
Sewer:	Available
Irrigation:	Not Available

PARKING & ROADS: Road is paved with gutter.

NOTES: A full grading and site plan to be submitted with the zoning clearance for the building permit.

PLANNING COMMISSION:

Approved Conditionally:

1. Lighting is to be dark sky compliant (required by city code).
2. Southerly building is to be modified to not have loading from street side (required by city code).
3. Rental agreement to include restriction on R.V. and boat covers to prohibit tarps, custom covers to be allowed.
4. Landscaping to be modified to meet requirements of city code.

City Council recommendations from previous meeting:

1. The building facing Anvil Road be changed to a single load option from the back of the unit;
2. Landscaping Plan will include a mix of twenty trees or shrubs;

3. The lighting on the plans will show as dark sky compliant;
4. The rental agreement needs to include that outdoor storage must be custom covers only if used, and no tarps will be allowed;
5. A second access be shown on the site plan;
6. All setback requirements are met;
7. Fencing and landscaping plan be submitted;
8. Contract also include no leaking chemicals and repairing vehicles is prohibited on the site; and
9. A dumpster area be provided.

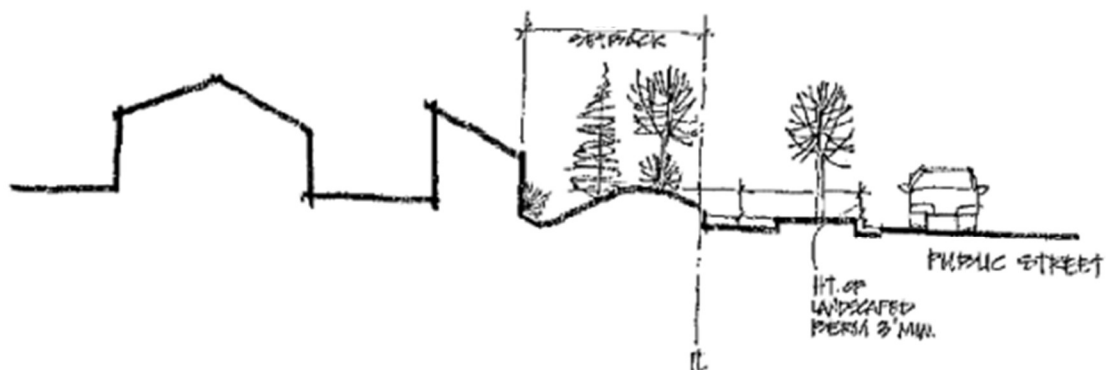
17.48.150 Self Storage

1. **Purpose** – The additional requirements for self-storage uses are intended to ensure that this type of project is developed to reduce adverse consequences on surrounding properties and requires that the long-term appearance of storage units is maintained.
2. **Standards** – The following additional development standards are required for self-storage developments:

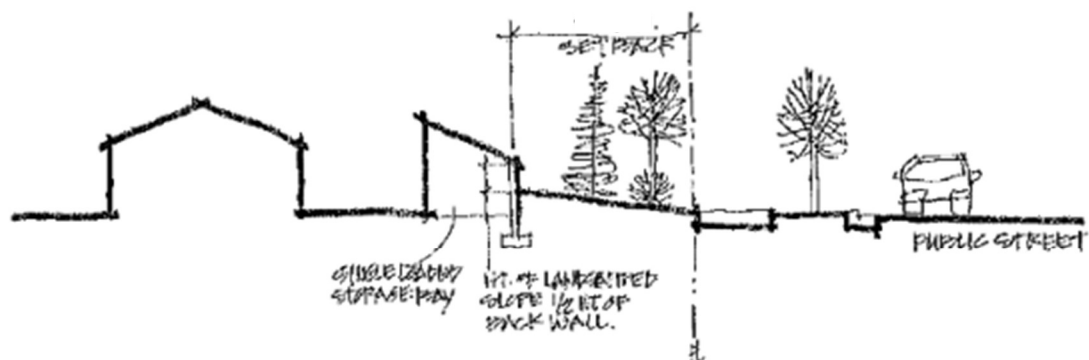
1. Storage of any kind is prohibited in required setbacks.

17.48.030 Area, Frontage, Yard And Height Regulations

1. There are no area, frontage or height regulations.
2. The building shall have a setback of thirty (30) feet from the front property line, unless otherwise specified by the Planning Commission prior to erection of the building.
2. All outside storage shall be located at a more visually screened area of the facility, possibly at the rear of the property, and have a roof cover, completely screened from public view by a solid screen fence, building, or other manner as approved by the Planning Commission. Roof cover may be waived by the Planning Commission when they deem appropriate. (Custom covers required, etc., instead of roof) No blue tarp or similar type visually detrimental coverings will be allowed.
3. All roadways and interior alleyways in the storage facility will be hard surfaced. (Concrete or asphalt)
4. Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the street and doorways of the units facing inward toward other storage units.
5. Front yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Trees must be planted at 2½” caliper while shrubs must be planted with at least 5-gallon nursery stock.
6. All side yard and rear yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 25% screen within 5 years. Trees must be planted at 1½” caliper while shrubs must be planted with at least 1 gallon nursery stock.
7. All setbacks are required to be irrigated by an automatic sprinkler irrigation system.
8. The developer shall landscape and grade the street facing frontage using one of the following options or other approved screening as approved by the City:



STORAGE BAY STANDARD
OPTION A



STORAGE BAY STANDARD
OPTION B

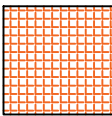
SITE PLAN

LOCATION: 1791, 1778, 1765 Anvil Blvd, Hyrum, UT 84319, USA
SITE CITY: HYRUM
APN: 01-144-0016, 01-144-0020, 01-144-0017

LEGEND

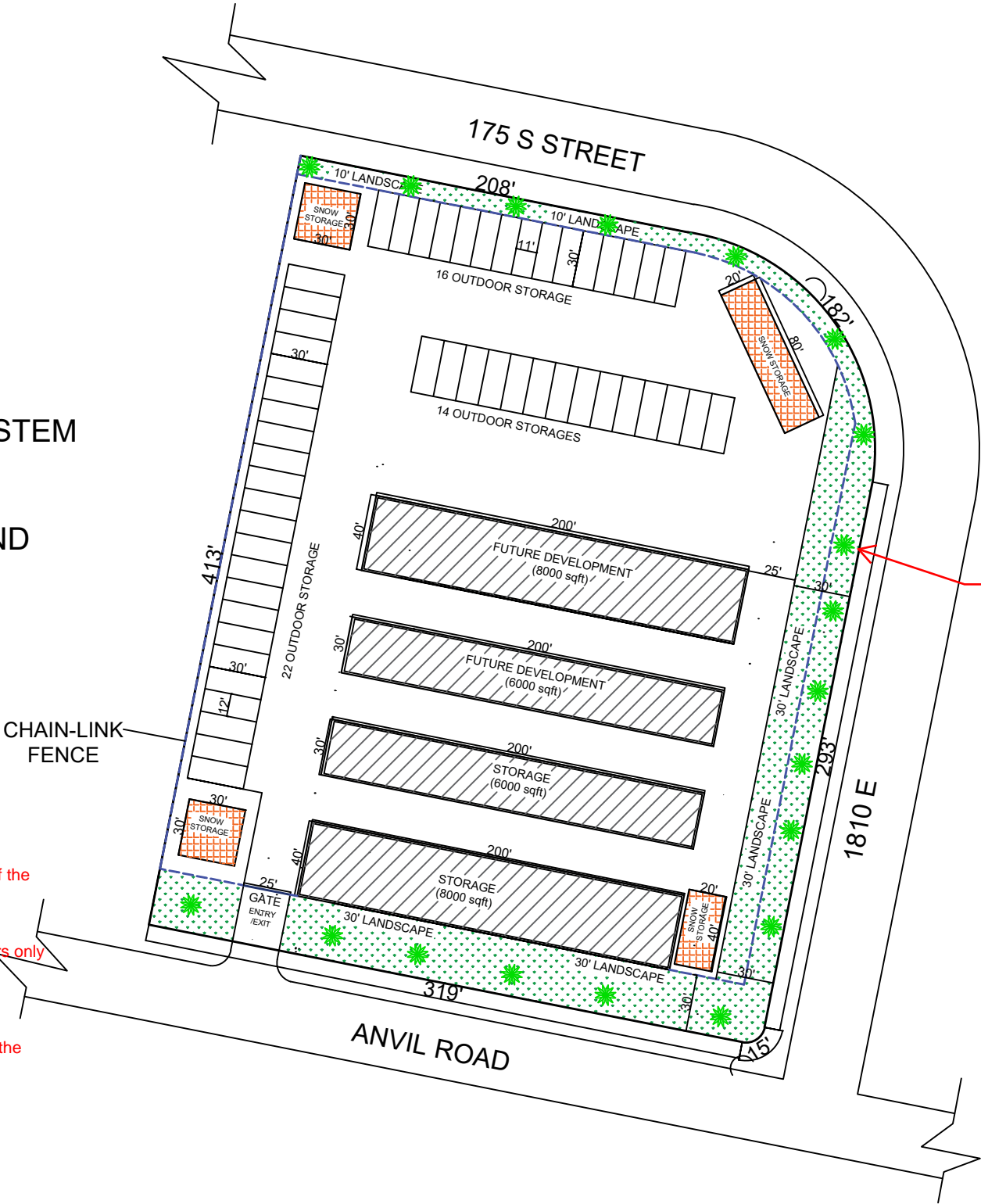
 19 TREES - MAPPLE ON DRIP SYSTEM
MAPLE

 FENCE - PRIVACY FENCE AROUND OUTSIDE STORAGE

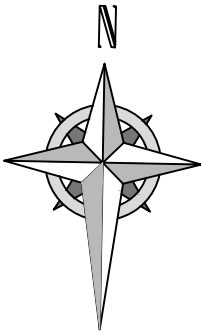
 SNOW STORAGE

Councilmember Rasmussen made a motion to continue the discussion for Site Plan approval for a storage facility on three lots (3.06 acres) located at 1765 Anvil Road when the developer revised the Site Plan to include the following changes:

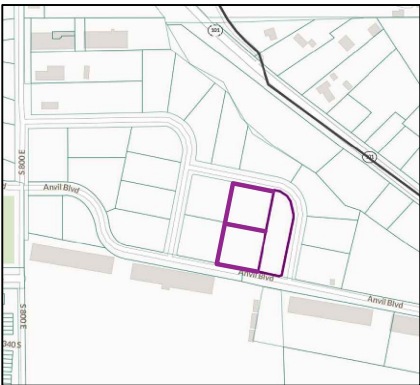
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THIS WOULD PROBABLY BE A GOOD LOCATION FOR THE EMERGENCY ACCESST



VICINITY MAP



SCOPE OF WORK

-TO CONSTRUCT THE SELF STORAGE FACILITIES ON 3 LOTS SIZED 1.08 ACRES, 1.0 ACRES AND 0.98 ACRES RESPECTIVELY.

PLOT SIZE

3.06 Acres

SHEET TITLE

SITE PLAN

LOT OWNER:

MG PROPERTY
UTAH LLC

DEEN'S CONSULTS

Architects , Planners & Project Managers

ARCHITECT Deen's consult

DRAWN Deen's consult

CHECKED BY Deen's consult

SCALE 1"=40'(A3)

DATE

01-14-2022

SHEET NO.

01