



**PLANNING COMMISSION  
STAFF EVALUATION  
FIRST REVIEW**

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**APPLICATION NO:** 25-009A  
**APPLICANT:** Floyd Faucette  
**PROPERTY OWNER:** Miller Companies LC  
**PROPERTY ADDRESS:** 1836 W 4600 S  
**PARCEL NUMBER:** 03-057-0001  
**PARCEL AREA:** 49.47 Acres  
**ZONE:** Manufacturing Zone M-2  
**DATE:** February 26, 2025

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**PLANNING COMMISSION MEETING:** March 13, 2025  
**PLANNING COMMISSION ROLE:** Recommending Body to City Council  
**APPLICATION TYPE:** Site Plan Approval

**NATURE OF REQUEST:**  
Permitted Use: Manufacturing Facility

**CURRENT ZONING DISTRICT:**  
**Manufacturing Zone M-2.** The purpose of this zone is to provide an area where medium to heavy manufacturing can occur. It allows higher levels of noise, dust, smoke and odor than is permitted in the M-1 Zone. Restrictions may be applied on proposed businesses whose levels of noise, dust, smoke or odor may be considered excessive by the planning commission. Design and landscaping requirements may also be imposed on businesses proposed for this zone.

**OVERVIEW:**  
Miller Companies LC desires to construct a 113'-6"x26'-0" (2,938 sq. ft.) x 17'-0" tall building addition to their existing Bag Building for production equipment and increase indoor storage. The addition will utilize existing storm water management patterns and will not expand or decrease parking requirements or any other site changes.

**UTILITIES:** Existing Power, Sewer, Water, Irrigation.

**STAFF COMMENTS:**

**Planning and Zoning:**

1. Supports this application.
2. A building permit will be required for the building addition through a separate application.

**Engineering:**

1. See notes on the pdf copy of the site plan.

**Fire Department:**

1. No concerns.

**Parks Department:**

1. No comments or concerns.

**Power Department:**

1. Need load requirements to assess transformer sizing.
2. Addition coming of existing panel? or needs a new service?
3. All new services are required to be underground as per Hyrum Power & Light electrical standards.

**Road / Stormwater Department:**

1. No comments currently.

**Sewer Department:**

1. No changes to sewer shown.

**Water / Irrigation Department:**

1. No comments currently.
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**PLANNING COMMISSION RESPONSIBILITY:**

1. Site plan approval is a function of the Planning Commission which has a wide latitude in specifying conditions and requirements for approval.
2. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements for approval.
3. The Planning Commission is a recommending body to the City Council and should be specific in their motion to the City Council.

**STAFF RECOMMENDATION:**

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the City Council.

**STIPULATIONS:**

1. The City Council may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission with revisions; or require the applicant to return revisions to the City Council.
2. If determined by the City Council, the requestor will address conditions, requirements, and staff comments, and return revisions to the City Council.

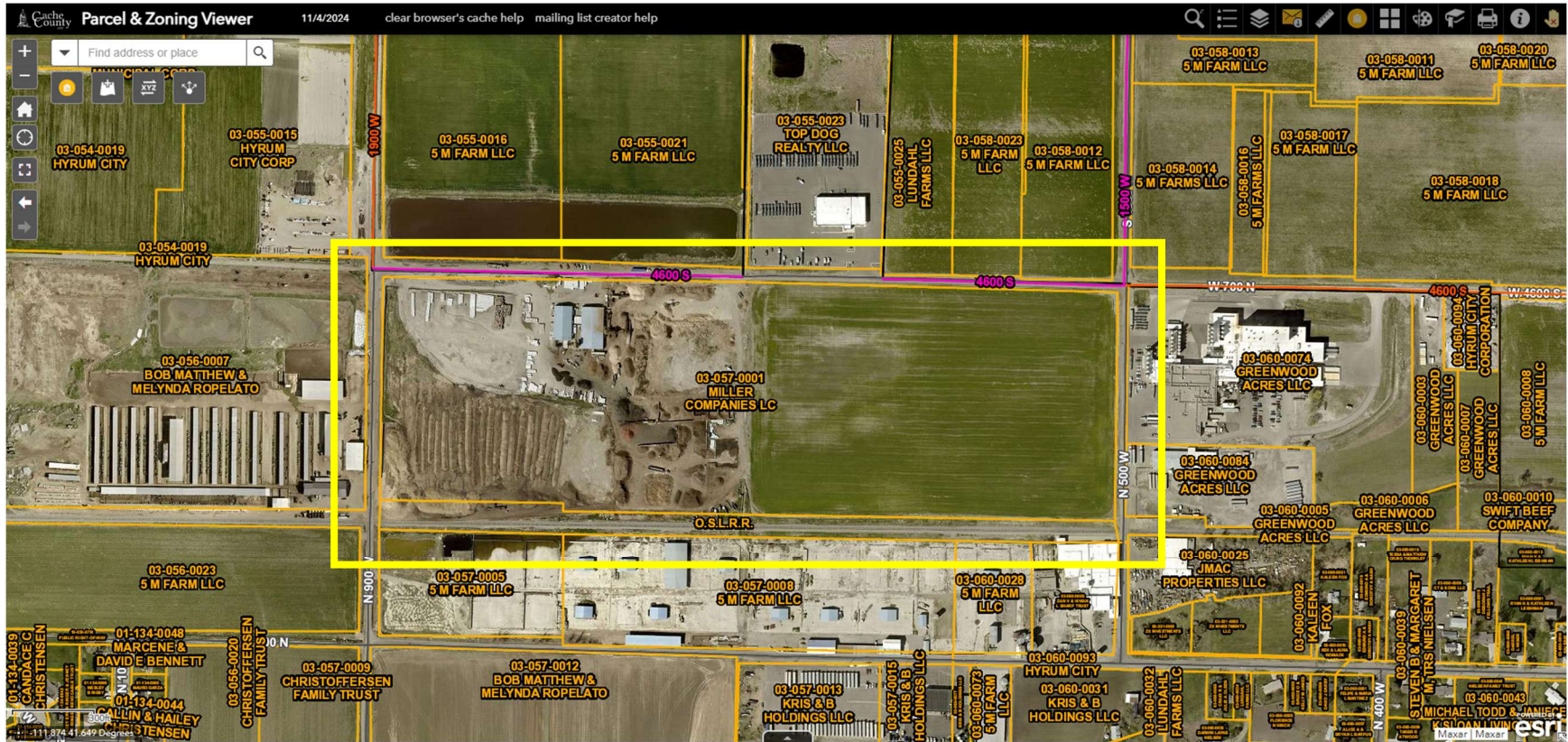
**FINDINGS OF FACT:**

1. The property is located in the Manufacturing Zone M-2.
  2. Storage Yard is a permitted use in the Manufacturing Zone M-2.
  3. 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.
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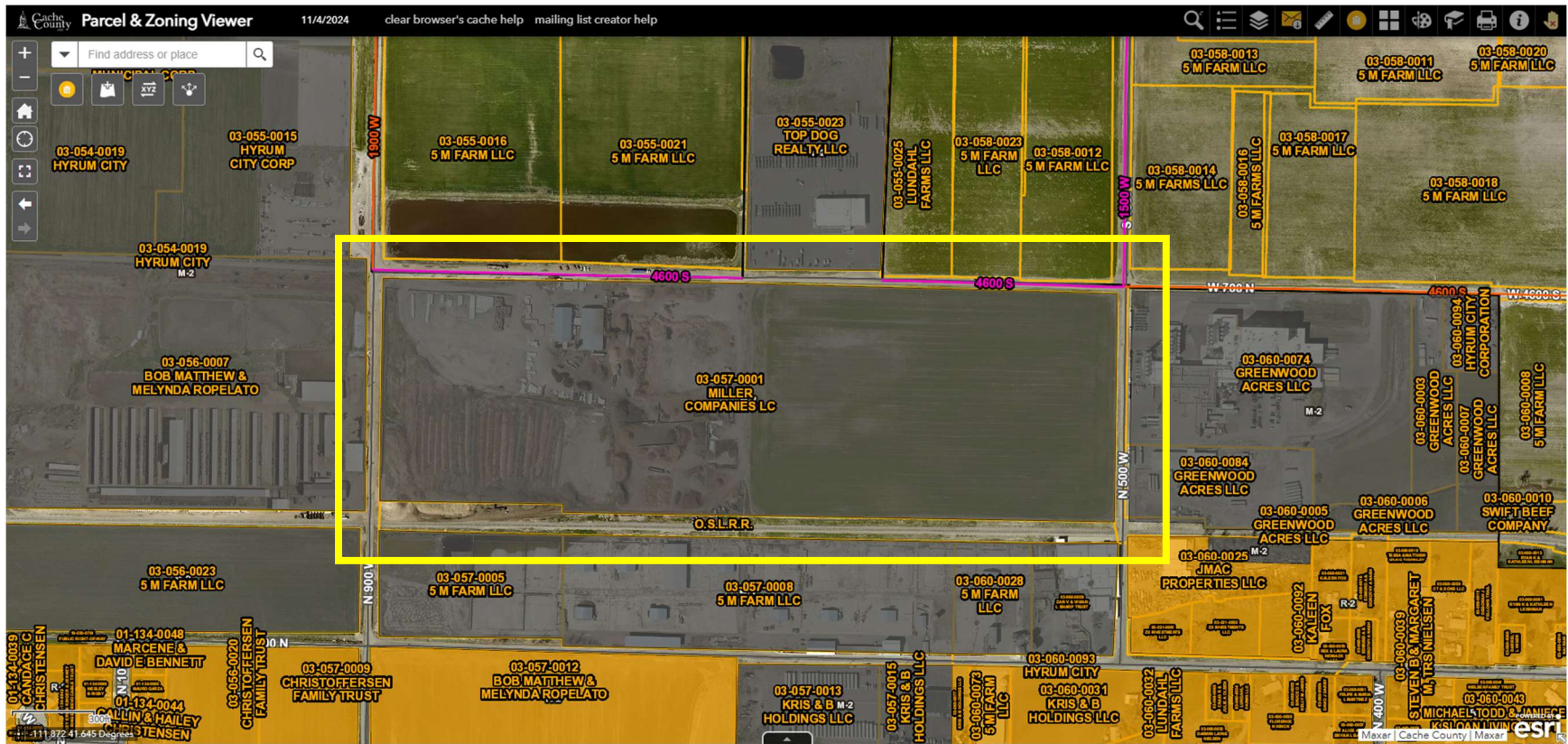
**ATTACHMENTS:**

1. Cache County Parcel and Zoning Viewer – Vicinity Map
2. Cache County Parcel and Zoning Viewer – Zoning Map
3. Cache County Parcel and Zoning Viewer – Aerial Image
4. Proposed Site Plan

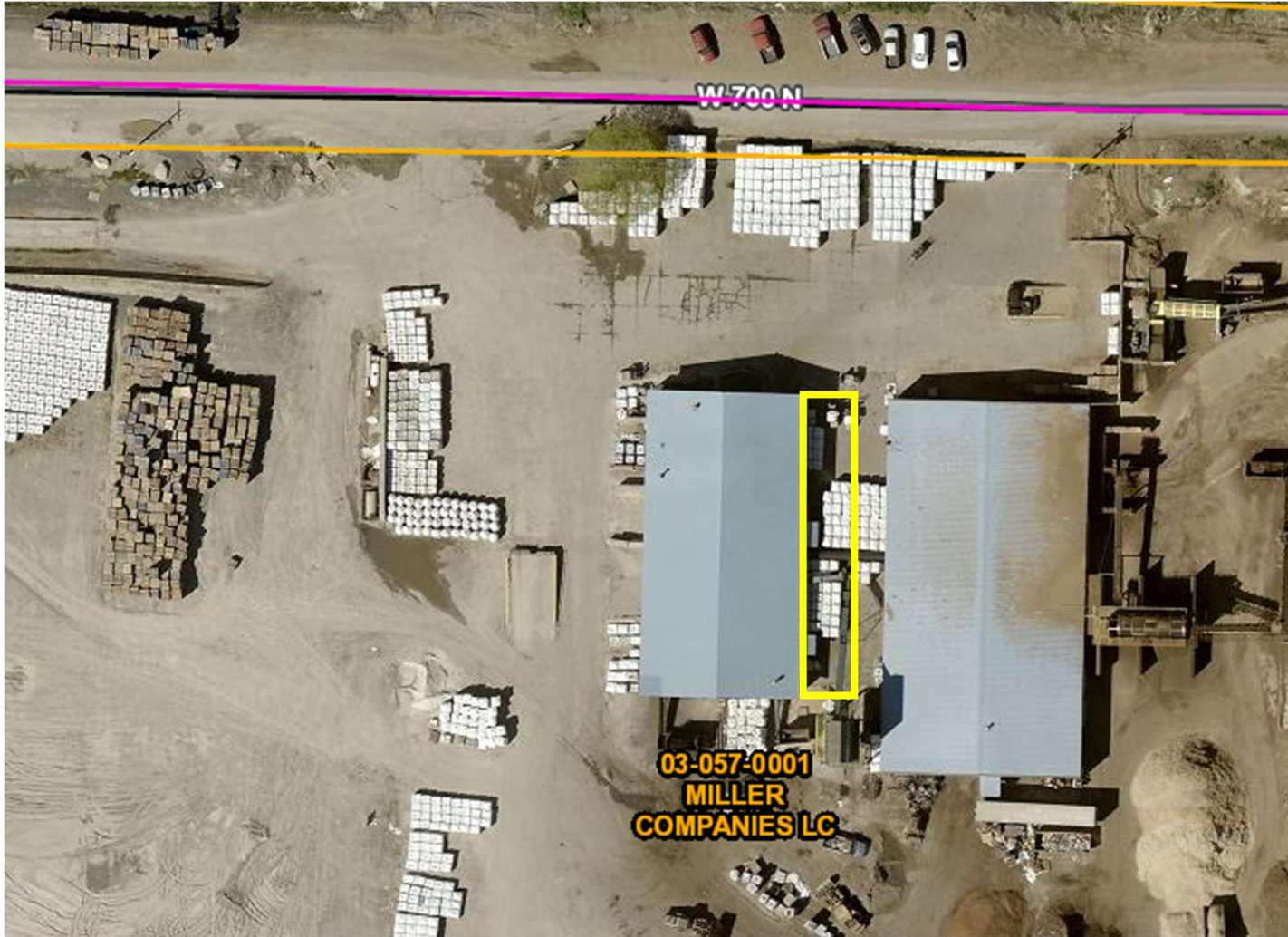
# Cache County Parcel and Zoning Viewer – Vicinity Map



# Cache County Parcel and Zoning Viewer – Hyrum City Zoning Map



Cache County Parcel and Zoning Viewer – Aerial Image



Water Storage 5 M FARM LLC 03-055-0021

North ↑↑

Road 4600S

Water Way

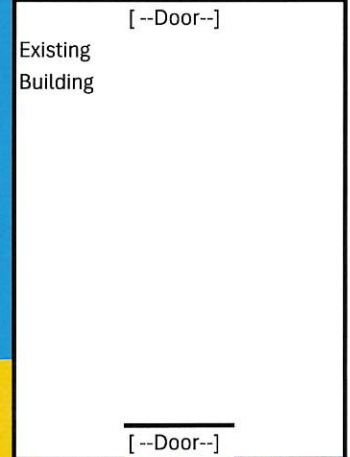
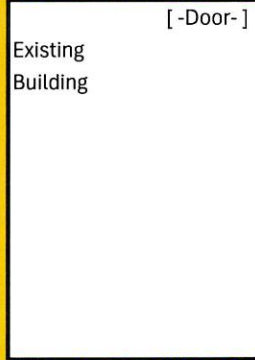
Off Street Parking

03-057-001  
Miller Companies LC

Existing Traffic Area

IF THIS IS A WATER WAY, MATERIALS AND PRODUCT SHOULD NOT BE STORED HERE.

{ - 26' - - - - - } { 10' - }



Water Way

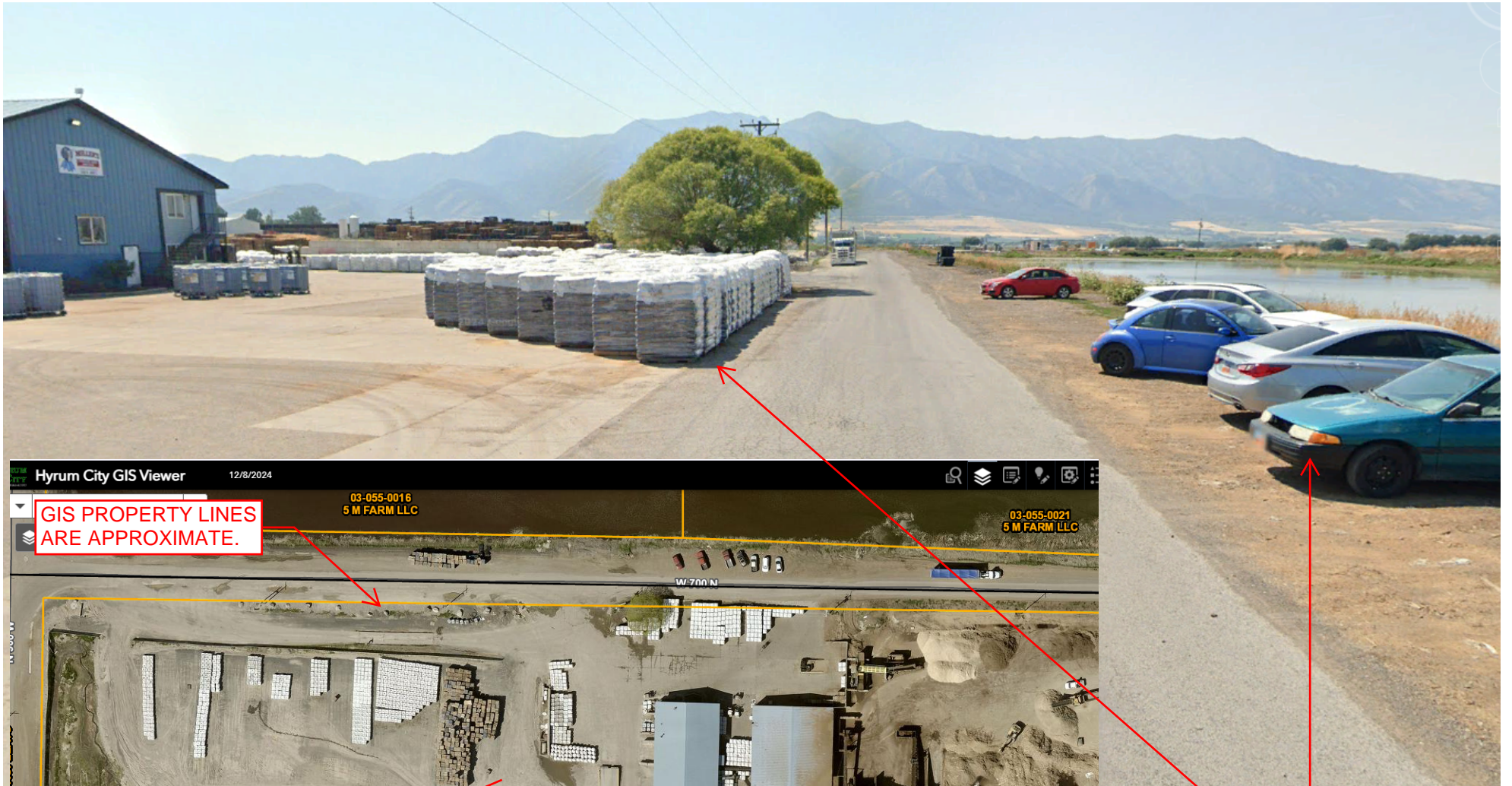
←West

East→

Existing Traffic Area

Garbage Dumpster

South↓



STORAGE OF PRODUCT MUST BE KEPT OUT OF PUBLIC RIGHT OF WAY. PARKING MUST BE PROVIDED ON PRIVATE PROPERTY.



STORAGE OF MATERIALS IN THE PUBLIC RIGHT OF WAY. TRAFFIC AND MACHINERY NEED TO KEEP CLEAR OF PUBLIC INFRASTRUCTURE.



MATERIAL STORAGE SHOULD BE KEPT AWAY FROM DEDICATED EMPLOYEE PARKING AREAS.