

BLACKSMITH RENTALS
280 NORTH 800 EAST
CITY COUNCIL MEETING
JANUARY 18, 2024

Summary: Nate Barnhill is seeking site plan approval for a rental facility on Highway 165. This is located on Parcel 01-157-0029 at 280 North 800 East (Hwy 165). The proposed site will occupy approximately 0.88 acres.

ZONING: C-1 Commercial

UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	Existing

PARKING & ROADS: Paved roads with curb and gutter, existing access is to Highway 165 and is under UDOT control.

NOTES:

This site is located directly in front of the Cobble Creek PUD townhomes.

Coordinate with Water and Fire Departments for minimum access requirements and fire hydrant relocation.

PLANNING COMMISSION NOTES:

Lighting. Dark sky/downward facing and location to prevent shining into adjacent residences. Motion lights that faced downward would be acceptable.

Structures. Only two structures are proposed, the existing building and a carport for maintenance purposes.

Fuel/Chemicals. Only small amounts of fuel would be stored on site as the customers are required to bring back the equipment full.

Fencing. Chain link is to be used around the yard area with slats along the townhomes. Lighting and cameras vs. razor/barbed wire as crime deterrents was discussed. A discussion was had regarding the use of screening for outdoor storage. Comparisons were made to car sales lots and storage facilities. Screen fencing along the road would limit the public to see what equipment is available. Screened fencing is more specifically listed in the industrial storage of equipment.

Storm drainage. Applicant proposes to use an underground perforated system for drainage.

Landscaping. Applicant proposes to use decorative grasses rather than trees to keep a low water requirement for the landscaping. Commercial zoning states a requirement for trees in residential uses, but does not stipulate trees as mandatory in commercial uses. Requirement for landscaping is simply for a well planned design and appropriate maintenance plan. (Plantings along highway should be salt-tolerant).

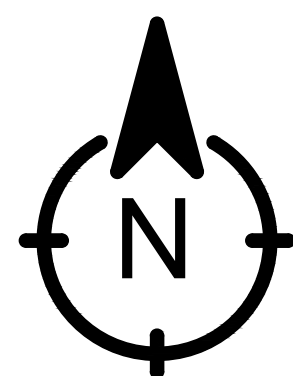
Planning Commission recommended approval with conditions:

1. A full site plan with drainage lighting and other elements required by code.

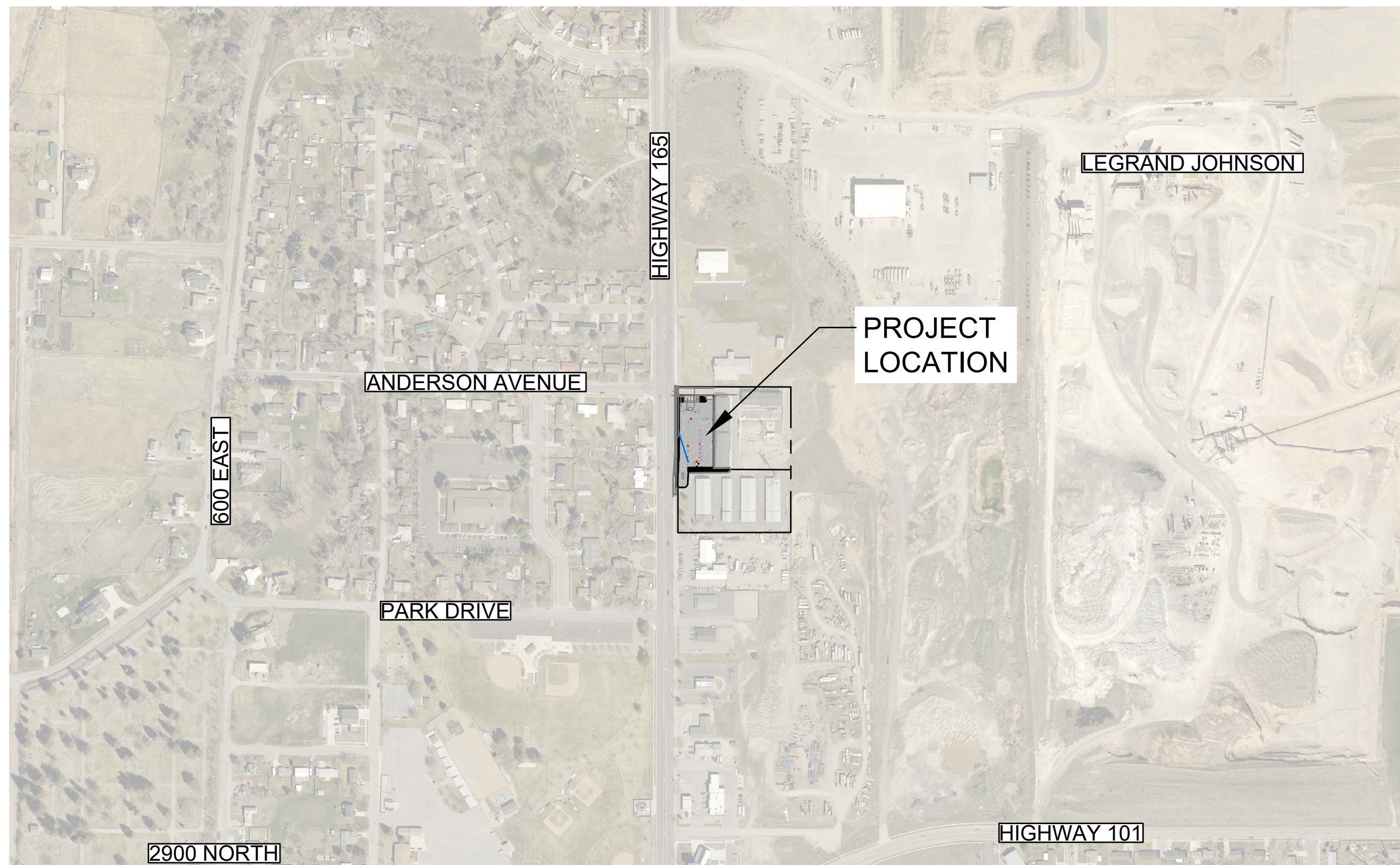
Electrical component delays for equipment not already ordered are estimated to be 2.5 years.

BLACKSMITH RENTALS REVIEW SET

275 NORTH HIGHWAY 165
HYRUM, UT 84319
1/6/2024



VICINITY MAP
-N.T.S.-



PROJECT CONTACTS

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C200	SITE AND LIGHTING	2
C300	TURN ANALYSIS	3
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RECORD OF REVISIONS:

NO.	DATE	DESCRIPTION

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GENERAL NOTES:

1. THE CONTRACTOR SHALL READ ALL OF THE NOTES AND SPECIFICATION AND SHALL BE SATISFIED AS TO THEIR TRUE MEANING & INTENT BEFORE CONSTRUCTION BEGINS.
2. ALL CONSTRUCTION MUST FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF IN UN-INCORPORATED), PRODUCT MANUFACTURES, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER.
3. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE INSTALLED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. WHEN EXISTING FACILITIES ARE REMOVED, DAMAGED, OR CUT IN THE INSTALLATION OF THE WORK OUTLINED IN THESE PLANS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL CONDITION. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
4. ALL TRAFFIC CONTROL, STRIPING & SIGNAGE SHALL CONFORM TO CURRENT GOVERNING AGENCIES STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, APPROVALS, AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENT, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
6. THE LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS PROVIDED BY OTHERS AND LOCAL UTILITY COMPANY RECORDS. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF UNDERGROUND UTILITIES ARE NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
7. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING, FENCING, OR OTHER PROVISIONS NECESSARY TO PROTECT PERSONS FROM ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS EXCEEDING 4 FEET IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
8. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, POWER, CABLE, AND INTERNET.
9. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS.
10. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS, BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
11. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
12. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
13. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
14. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER AND NORTH LOGAN CITY.

ABBREVIATIONS:

APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AWWA	AMERICAN WATER WORKS ASSOCIATION
BLDG	BUILDING
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
DI	DUCTILE IRON
EA	EDGE OF ASPHALT
EG	EXISTING GRADE
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
LF	LINEAR FOOT
LG	LIP OF GUTTER
MAX	MAXIMUM
ME	MATCH EXISTING GRADE
NTS	NOT TO SCALE
N/A	NOT APPLICABLE
PR	PROPOSED
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
TBC	TOP BACK OF CURB
TOW	TOP OF WALL
INV	INVERT ELEVATION
UDOT	UTAH DEPARTMENT OF TRANSPORTATION

HYRUM CITY CONSTRUCTION STANDARDS:

https://www.hyrumcity.org/sites/default/files/fileattachments/planning_zoning_amp_building/page/2253/construction-standards_2022.pdf



**BLACKSMITH RENTALS
275 N HIGHWAY 165
HYRUM, UT 84319
COVER SHEET**

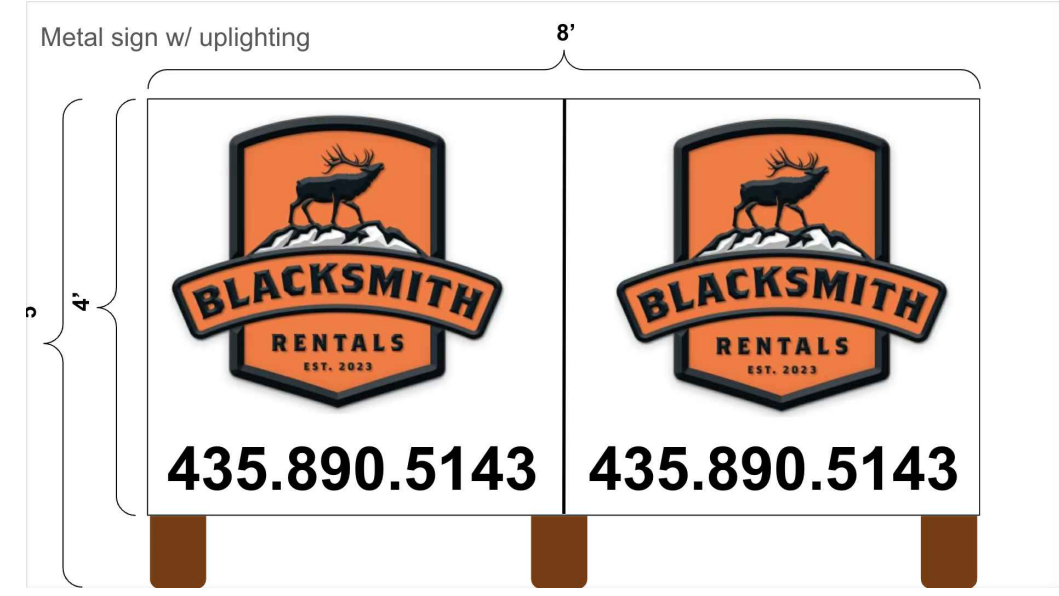
PROJECT #: 22-107

SHEET NO:

C100

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BUSINESS SIGN



6' PRIVACY FENCE

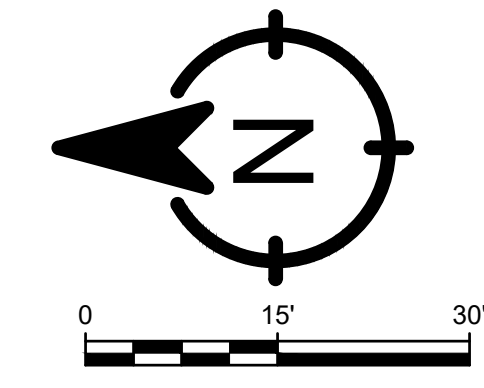
PARKING NOTES:

1. PARKING STALLS
- 1.1. EXISTING: 4 + 1 ADA
- 1.2. NEW: 6
- 1.3. TOTAL PROVIDED: 11

SHEET KEY NOTES:

INSTALL THE FOLLOWING PER MANUFACTURERS REQUIREMENTS AND HYRUM CITY STANDARDS:

1. 6' PRIVACY FENCE
2. 6' CHAIN LINK FENCE
3. MOUNTABLE LANDSCAPE CURBING
4. PARKING WHEEL STOP
5. EXISTING FIRE HYDRANT TO REMAIN
6. FROST FREE HYDRANT
7. LANDSCAPE AREA (BY OTHERS)
8. PERMEABLE SLAG PAVEMENT
9. BUSINESS SIGN WITH UP/DOWN LIGHTING
10. DOWNWARD FACING MOTION SENSOR FLOOD LIGHT
11. LANDSCAPING POINT OF CONNECTION WITH HIGH HAZARD BACK FLOW PREVENTER
12. DRAINAGE RETENTION SWALE. SEE DRAINAGE PLAN.
13. DRAINAGE RETENTION BASIN. SEE DRAINAGE PLAN.
14. SLIDE GATE
15. EXISTING LIGHT POLE TO REMAIN
16. EXISTING WATER METER TO REMAIN



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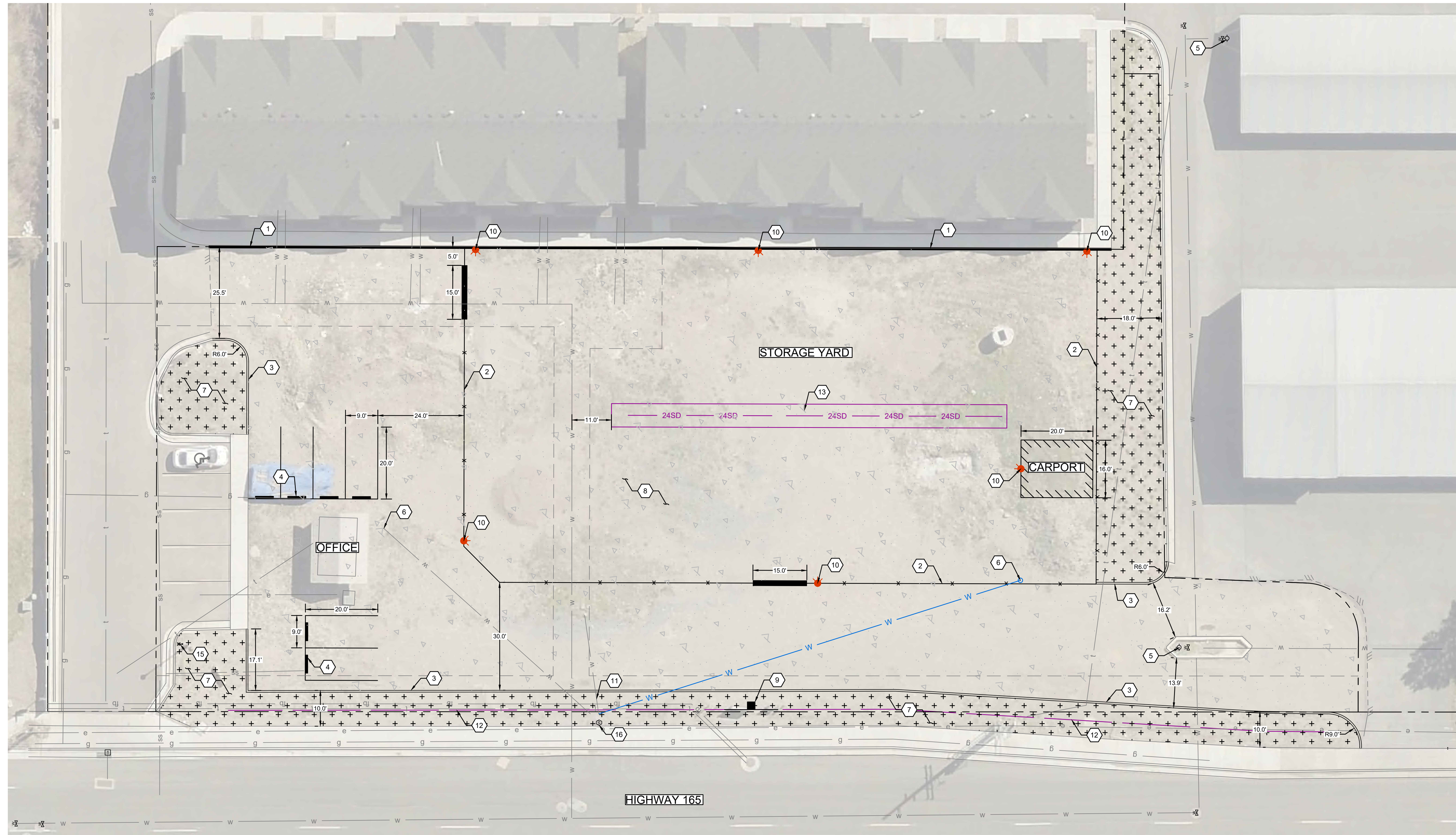
BLACKSMITH RENTALS
275 N HIGHWAY 165
HYRUM, UT 84319
SITE AND LIGHTING

PROJECT #: 22-107

SHEET NO:

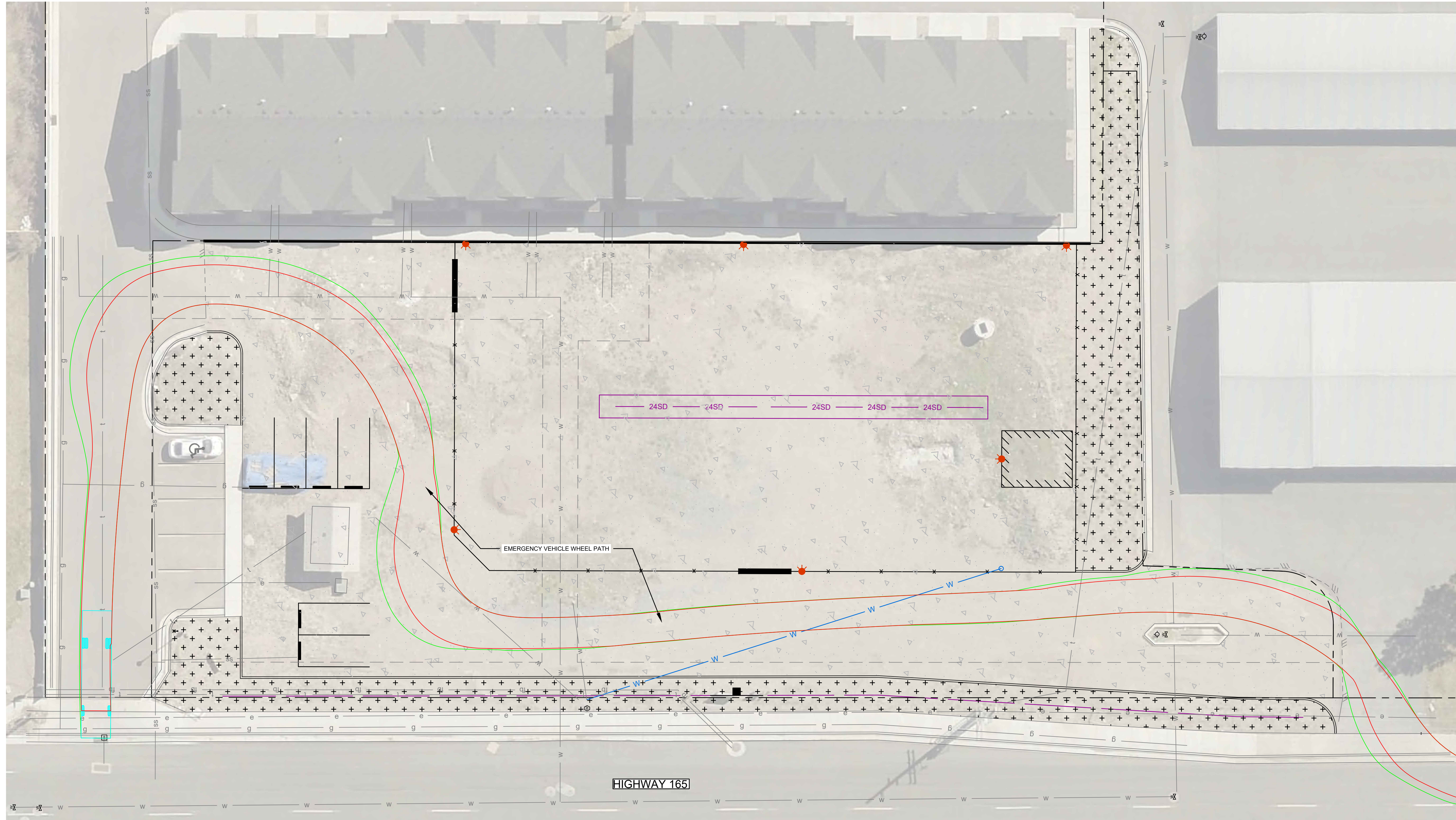
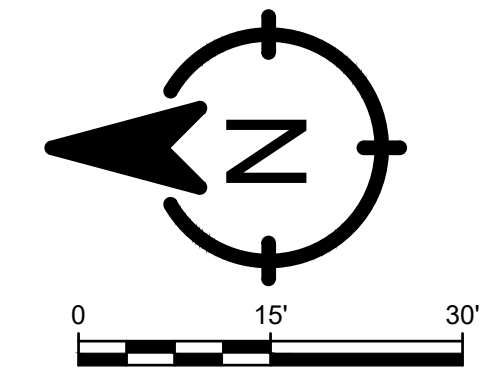
C200

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**BLACKSMITH RENTALS
275 N HIGHWAY 165
HYRUM, UT 84319
TURN ANALYSIS**

PROJECT #: 22-107

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SHEET NO:

C300

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EXISTING SOIL CONDITIONS PER USDA:

Typical profile
 Ap - 0 to 4 inches: gravelly loam
 A1 - 4 to 9 inches: gravelly loam
 B2 - 9 to 14 inches: gravelly loam
 B3ca - 14 to 18 inches: gravelly sandy loam
 IIC1ca - 18 to 24 inches: very gravelly sand
 IIC2ca - 24 to 60 inches: very gravelly sand

Properties and qualities
 Slope: 0 to 3 percent
 Depth to restrictive feature: More than 80 inches
 Drainage class: Somewhat excessively drained
 Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
 Depth to water table: More than 80 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Calcium carbonate, maximum content: 25 percent
 Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
 Available water supply, 0 to 60 inches: Low (about 3.4 inches)

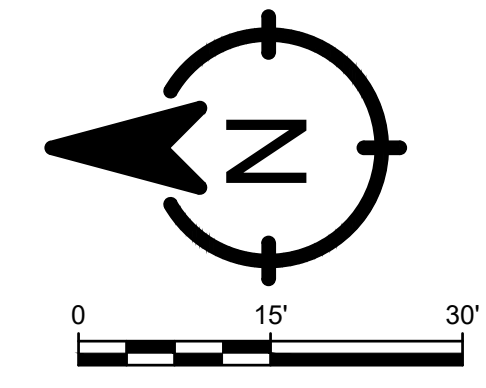
DRAINAGE NOTES:

1. STORAGE YARD RETENTION PROVIDED: 1,504 CF
 - 1.1 CAPACITY IN 24" PIPES: 315 CF
 - 1.2 CAPACITY IN CATCH BASIN: 45 CF
 - 1.3 CAPACITY IN GRAVEL VOIDS: 1,144 CF
2. ALL OTHER RUNOFF FROM THE SITE WILL BE COLLECTED IN THE 10' WIDE SWALE.

Condition	Area (acres)	Runoff Coefficient	Weighted Area		
Storage Yard	0.40	0.30	0.12		
Total Area	3.58 acres				
Total Weighted Area:			0.12		
Design Storm:	100 year, 48-hr storm				
Release Rate (0.0 cfs/acre):	0.00 cfs				
Duration (min)	Intensity (in/hr)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Cumulative Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	5.40	0.65	194	-	194
10	4.08	0.49	294	-	294
15	3.40	0.41	367	-	367
30	2.28	0.27	492	-	492
60	1.41	0.17	609	-	609
120	0.81	0.10	696	-	696
180	0.57	0.07	739	-	739
360	0.34	0.04	886	-	886
720	0.21	0.03	1,089	-	1,089
1440	0.13	0.02	1,305	-	1,305
2880	0.07	0.01	1,477	-	1,477
Total Retention Req'd (cf):					1,477

SHEET KEY NOTES:

- INSTALL THE FOLLOWING PER MANUFACTURERS REQUIREMENTS AND HYRUM CITY STANDARDS:
1. 3x3 PRECAST CATCH BASIN
 2. ADS N-12 HDPE 24" PIPE WITH CAPPED ENDS
 3. GRAVEL ENVELOPE WITH 40% VOID SPACE
 4. EMERGENCY OVERFLOW PATH
 5. ENVIROPOD OR SIMILAR CATCH BASIN FILTER BMP
 6. 10' DRAINAGE SWALE WITH 3:1 MAX SIDE SLOPES
 7. INSTALL BERMS ALONG ALL EXPOSED UTILITIES



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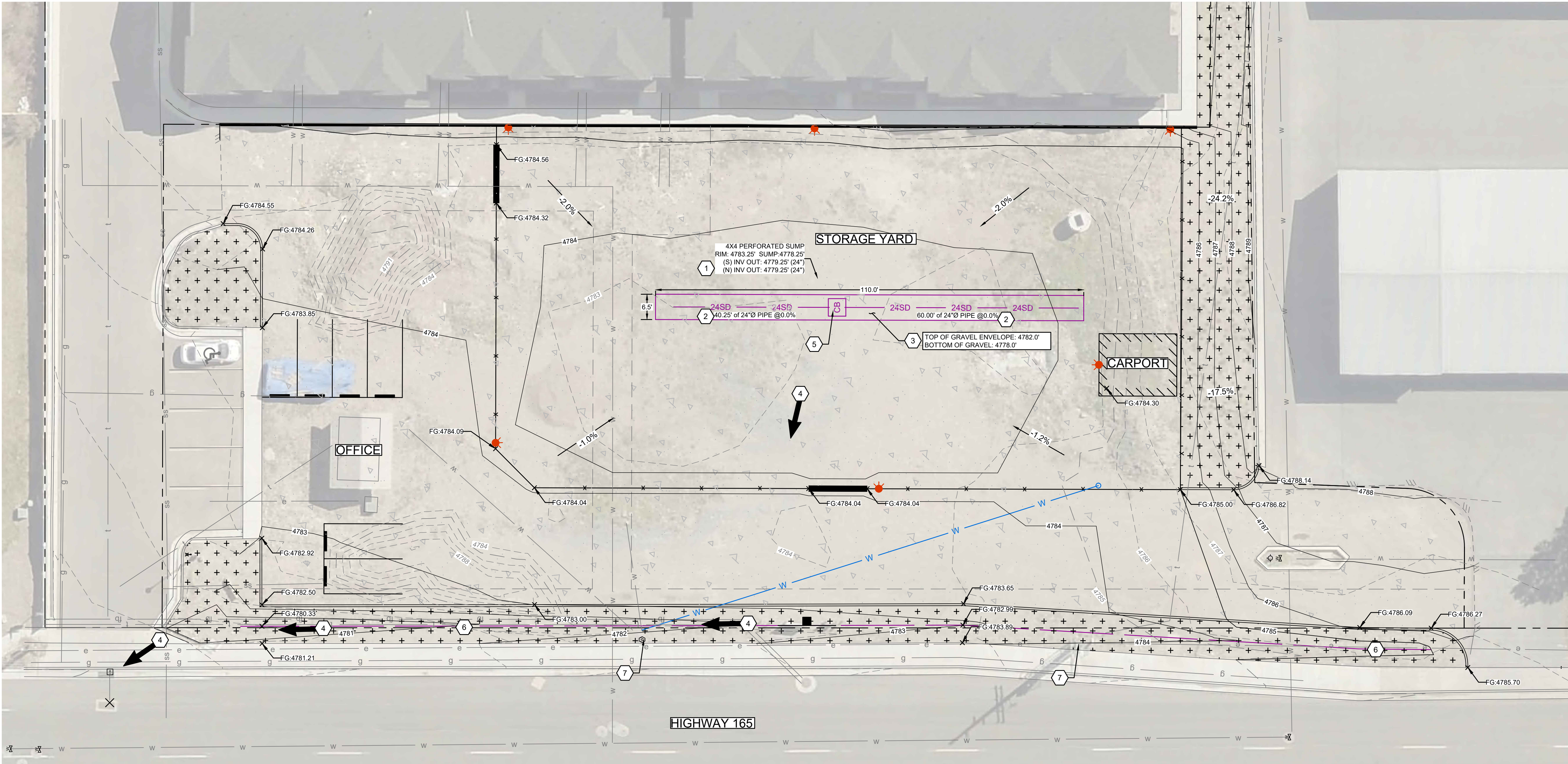
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BLACKSMITH RENTALS
 275 N HIGHWAY 165
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GRADING & DRAINAGE

PROJECT #: 22-107



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