

# **RYAN PIERSON – INDUSTRIAL SITE PLAN**

**1660 E 145 SOUTH**

## **CITY COUNCIL MEETING**

**APRIL 15, 2021**

Summary: Ryan Pierson is seeking site plan approval for the development of Blacksmith Fork Subdivision Lot 5, measuring 1.08 acres. The proposal includes the construction of two 8,400 s.f. buildings.

ZONING: M-2 Medium – Heavy Industrial

### UTILITIES:

Power:	Existing
Culinary:	Existing
Sewer:	Existing
Irrigation:	N/A

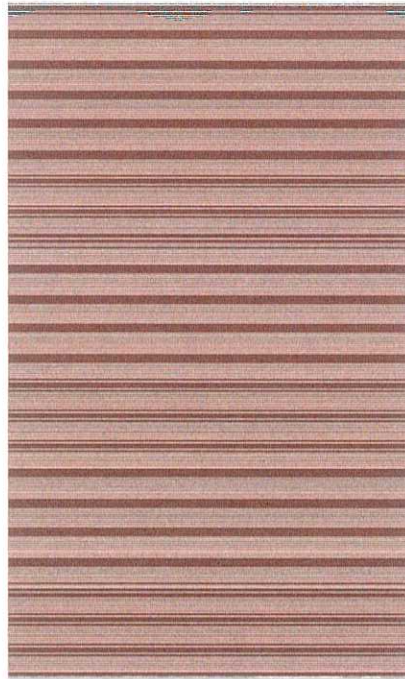
PARKING: Minimum parking is 1/5000 s.f. of warehouse or 1 per employee at the highest shift. Parking proposed on site plan does not meet zoning requirements but is consistent with other approved sites in this area. Code restricts drive way access to a maximum of 36 feet. Site can have more than one driveway. Parking should be moved internal and have set drive approaches. Landscaping can be expanded along the front where the parking is shown.

ROADS: Road has been improved.

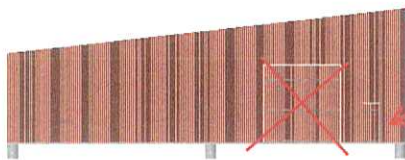
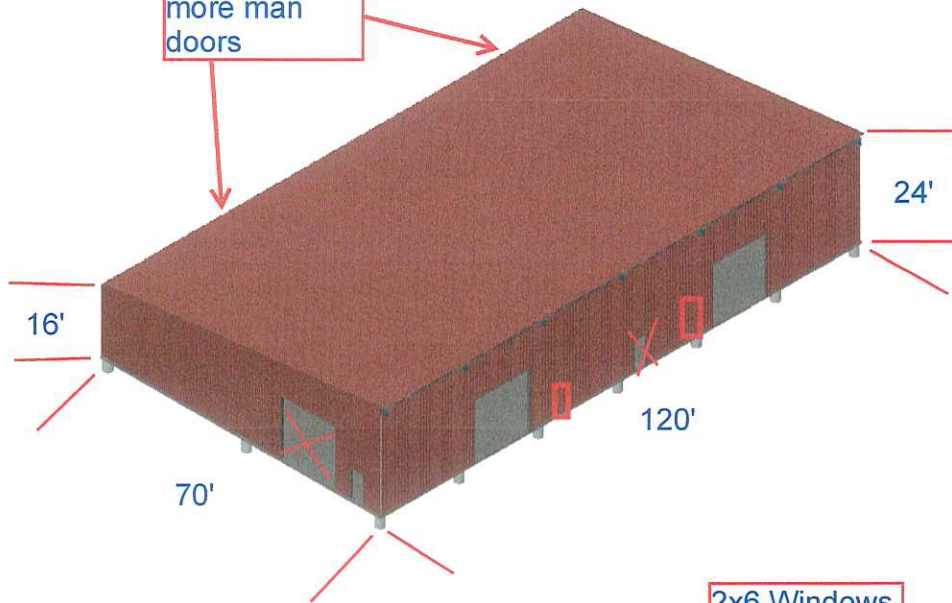
NOTES: Planning Commission approved lessened setback from front property line. Lighting will be over the doors of the buildings. Proposed number of parking stalls is greater than what is required by Code. Each building will have three man-doors and several roll up doors of twelve and fourteen feet in height. The proposed buildings will look like his existing building at 1621 Anvil Road. Parking as shown is consistent with other approved sites in this area. Landscaping is proposed to be xeriscaping. Drought tolerant plants were discussed.



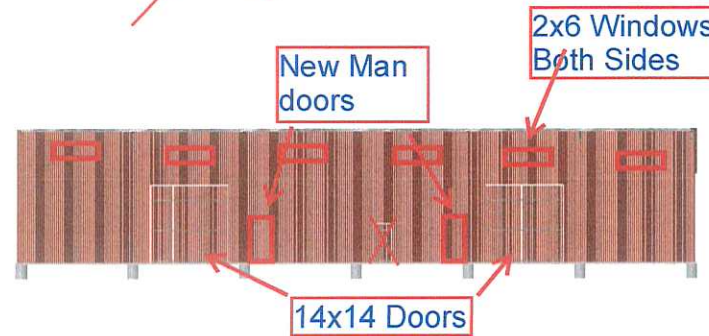
# Hyrum Shop Project



12x12 Garage doors in rear as well as two more man doors



Another man door straight across



New Man doors

2x6 Windows Both Sides

14x14 Doors

Material Tolerances:  
X = +/- .06  
XX = +/- .03  
Angles = +/- 1 deg

Description  
Drawn By  
Date

Artistic Metal



