



60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

Staff Evaluation First Review

Application: Mike Pressley, Vernon Investments LLC, Site Plan – Seeking recommendation to the City Council for site plan approval for a storage enclosure located at 570 West 400 North.

Application Number: 26-011
Preparation Date: April 29, 2026
Applicant Name: Mike Pressley
Property Owner: Zan V & Vivian L Sharp Trust
Property Address: 570 West 400 North
Parcel Number: 03-060-0026
Parcel Area: 2.79 Acres

Planning Commission: May 14, 2026
Application Type: Site Plan Approval
Nature of request: Food processing/mills – Storage enclosure for tools and equipment

Current Zone 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.

Adjacent zoning designations and uses of the subject property		
North	Manufacturing Zone M-2	Agriculture
East	Residential Zone R-2	Equipment Sales and Service
South	Residential Zone R-2	Single-family Residential
West	Manufacturing Zone M-2	Vacant

Application Overview:

Hyrum City received a site plan approval application for a building expansion to enclose an area specific for tools and equipment for the Food processing/mills facility. Food processing and mills/facility is a permitted use in the Manufacturing Zone M-2. The building expansion is within the interior portion of the site where concrete surface existed, and the new building area will not require water or sewer utilities.

Staff Comments:

Planning and Zoning Department:

1. HCC 17.40.030: The new storage enclosure is located in the interior of the lot and does not expand beyond any building setback regulations.
2. HCC 17.40.030: The new storage enclosure height will not exceed the height of the existing main building.
3. HCC 13.18: The new storage enclosure will be covering existing concrete impervious surfaces that is already being serviced by an onsite storm drain collection box. There are no known stormwater issues at this site.

Engineering:

1. Not requested.

Fire Department:

1. No comment.

Power Department:

1. Verification needed that any electrical will be on the customers side of the meter and there is no need for an additional electrical connection to Hyrum City Power Infrastructure.

Sewer Department:

1. No sewer utilities, no comment

Streets / Water Department:

1. No comments at this time.

Planning Commission Responsibility:

1. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements for recommendation to the City Council.

Staff Recommendations:

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.

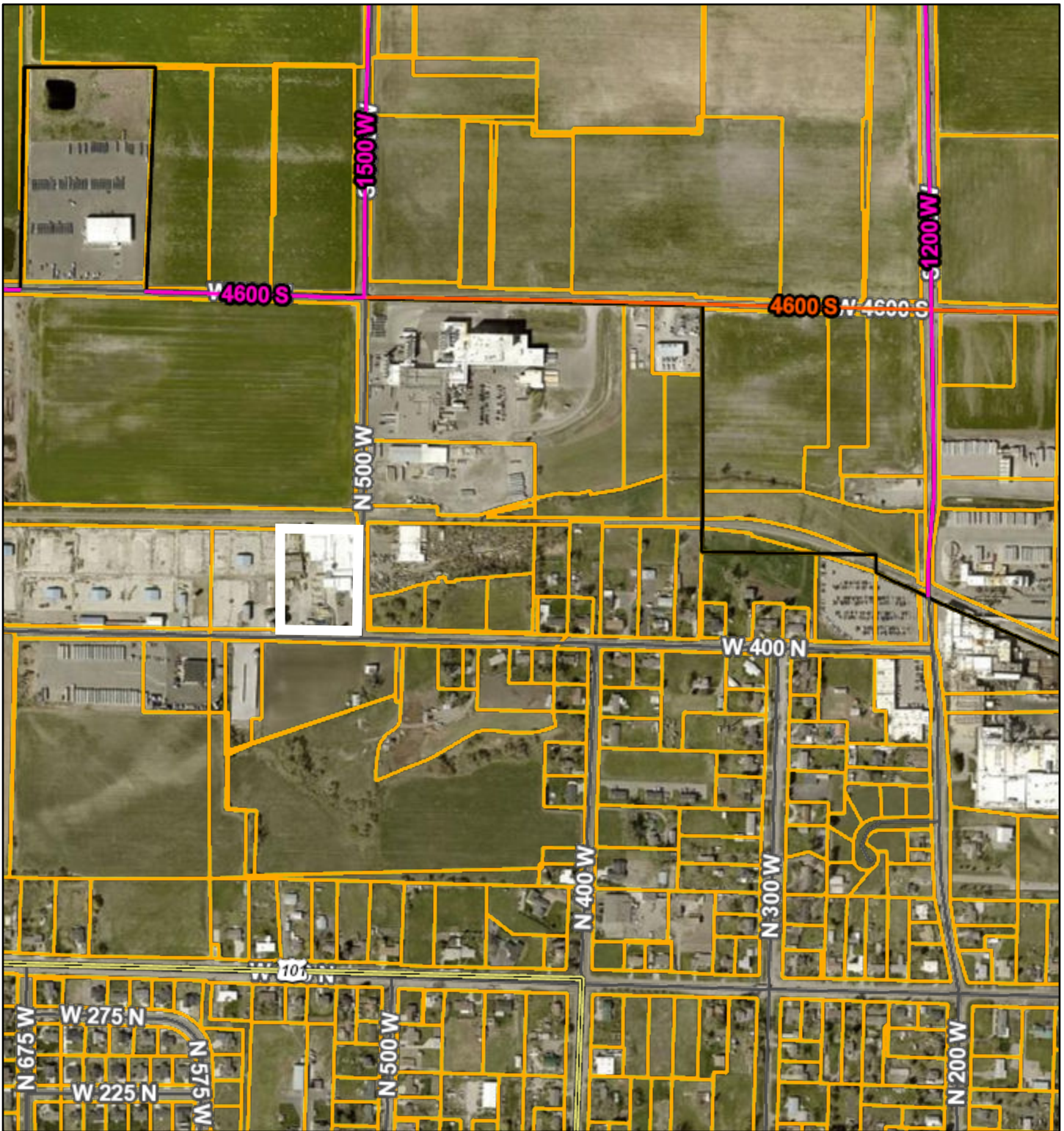
Finding of Facts:

1. Food processing/mills is a permitted use in the M-2 Zone.

Attachments:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents

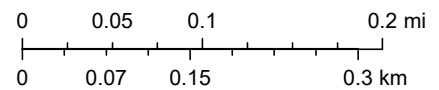
Vicinity Map



4/27/2026, 1:03:47 PM

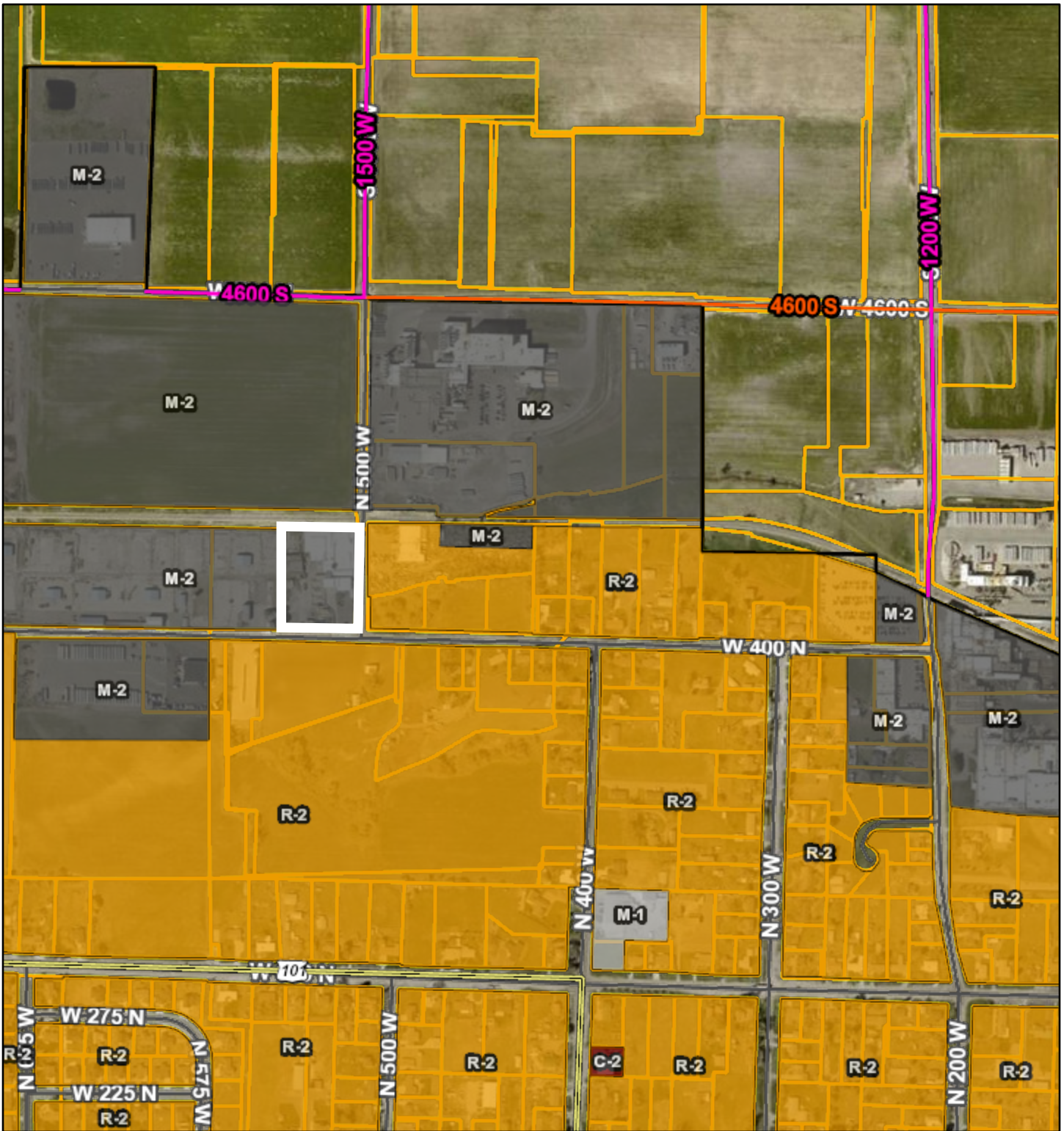
1:9,028

- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Municipal Boundaries |
| | — | County Boundary |
| | — | Cache Parcels |
| | | |



Vantor







Zoning Map

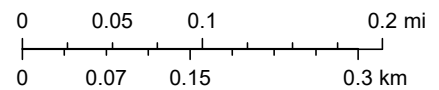


4/27/2026, 1:07:17 PM

1:9,028

Hyrum Zoning

-  ANNEXATION AGREEMENT - AA
-  COMMERCIAL - HWY 165 C-1
-  COMMERCIAL - DOWNTOWN C-2
-  MANUFACTURING - LIGHT M-1
-  MANUFACTURING - MEDIUM TO HEAVY M-2
-  OPEN SPACE AND PARKS OS



Vantor, Cache County

Authorized Use: Cache County Development Services Office
Authorized Use: GIS Division/ Development Services

Aerial View



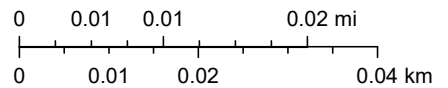
4/27/2026, 4:24:26 PM

1:1,128

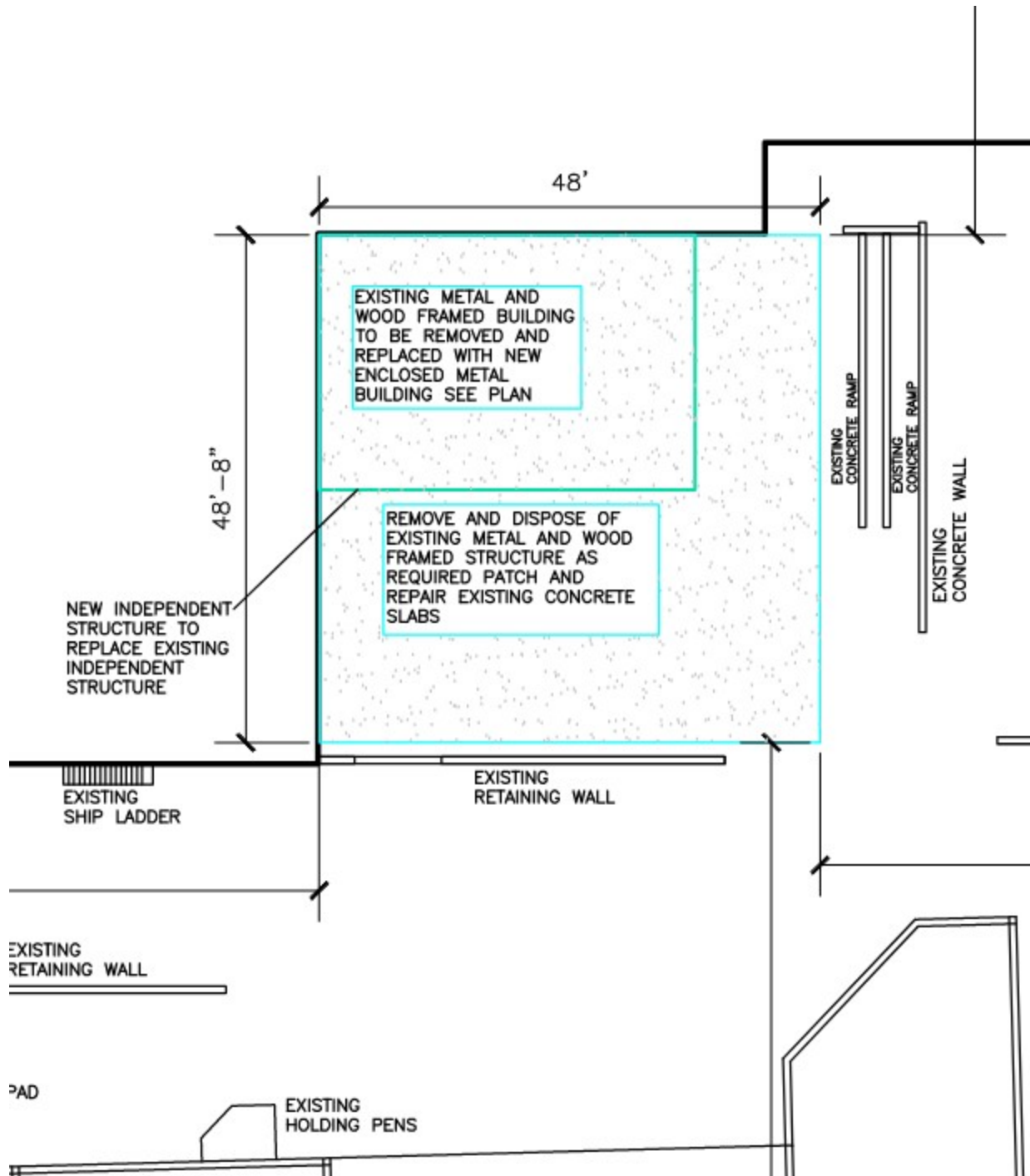
Class B Surface Type

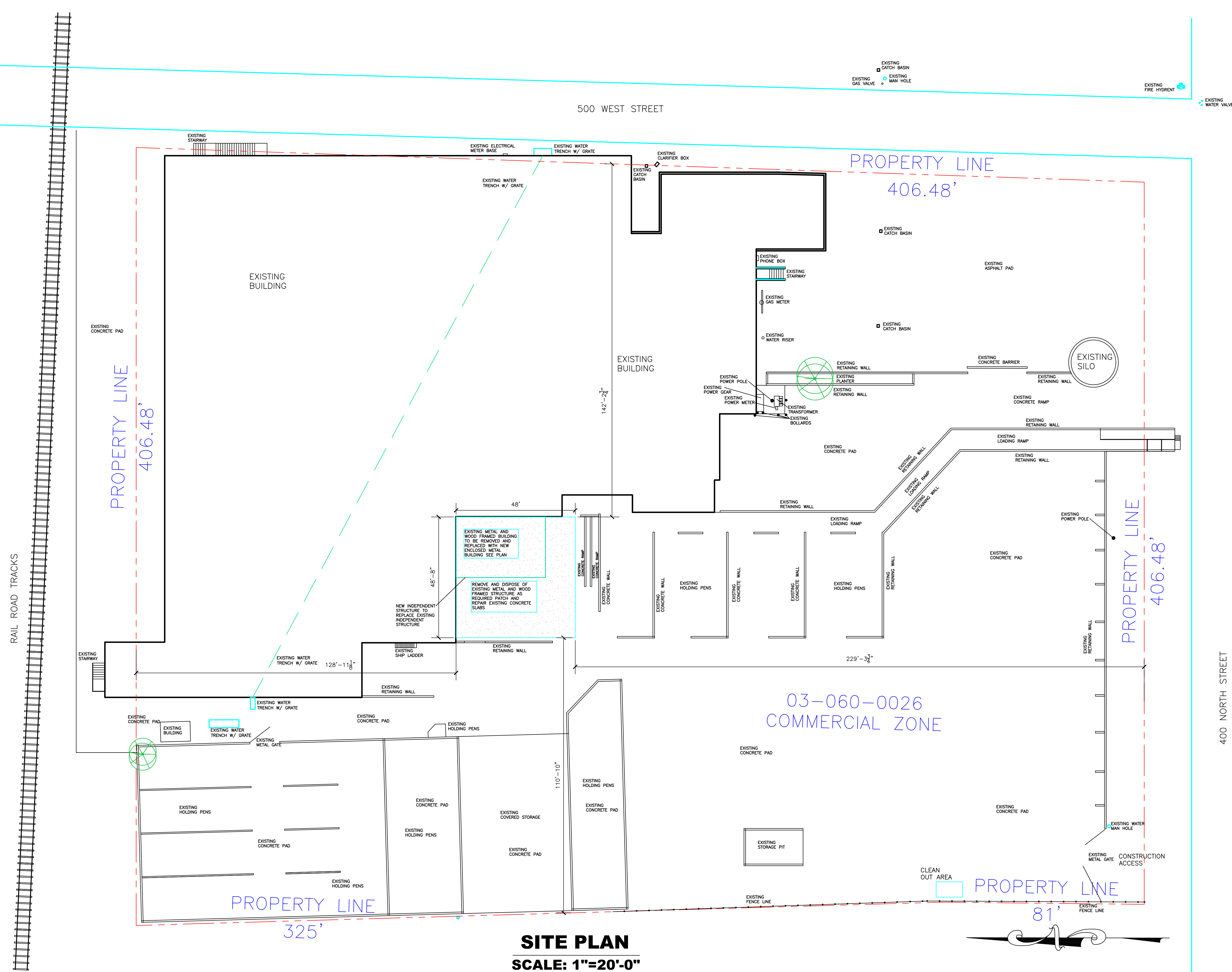
- Asphalt
- Gravel
- Dirt
- Future

- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels



Microsoft, Vantor





SITE PLAN
SCALE: 1"=20'-0"

- General Notes:
- No work to be done in the right-of-way
 - No additional drainage impacts
 - Existing utilities to remain in place
 - Lighting to be minimal to maintain the "Dark Sky" initiative
- SWPPP BMP's:
- Concrete washout
 - Existing vegetation buffers to the West
 - Existing asphalt and concrete slabs to minimize trackout
 - Minimal soil to be exposed as building will be in a paved area

ZOBELL DESIGN

DESIGN DRAFTING
 48 WEST CENTER STREET
 MENDON, UTAH 84325
 (435) 763-4781 OR CELL (435) 760-0382
 pzobell@comcast.net

No.	REVISIONS / SUBMISSIONS	DATE

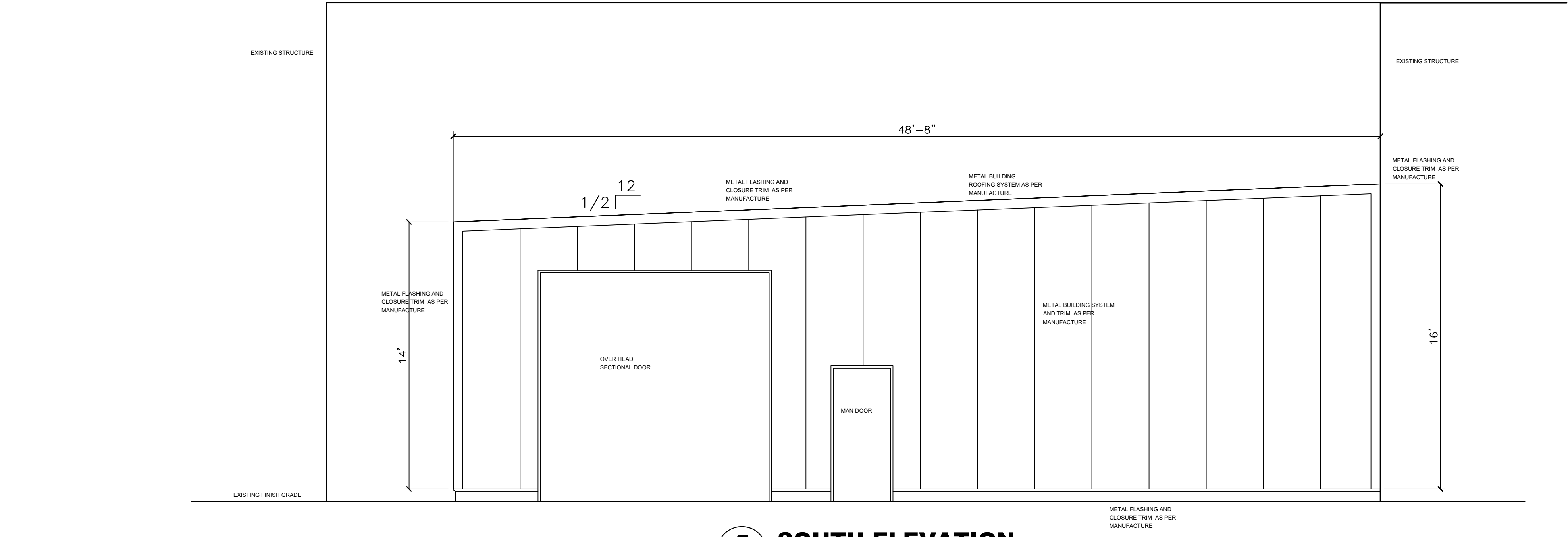
SHARP Z REPACK
 570 WEST 400 NORTH
 HYRUM, UTAH

DRAWING TITLE
SITE PLAN

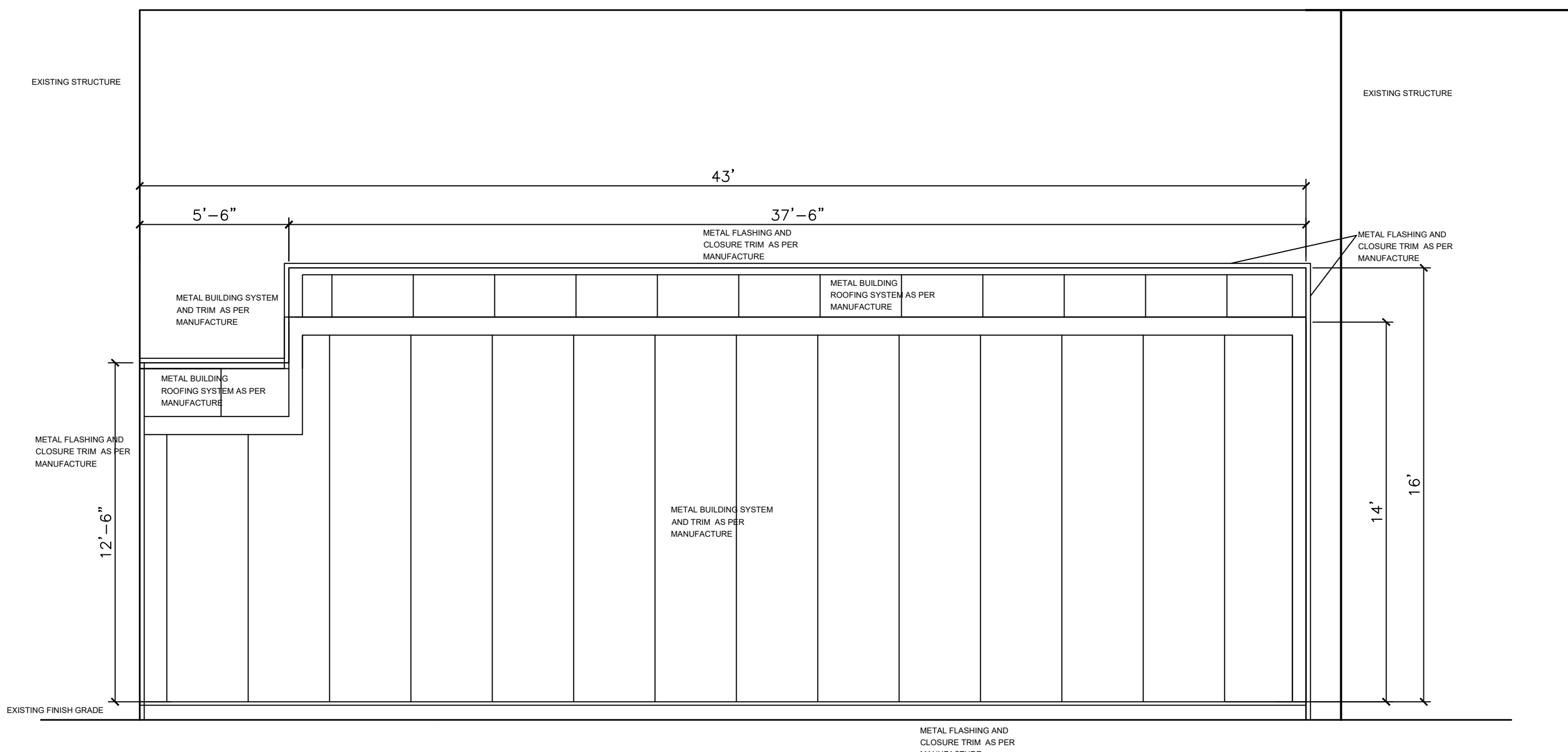
PROJECT TITLE

DATE : 7 APRIL 2026

DRAWING No.
A-0



A SOUTH ELEVATION
1/4"=1'-0"



B WEST ELEVATION
1/4"=1'-0"

PROJECT TITLE

ZOBELL DESIGN
DESIGN DRAFTING
48 WEST CENTER STREET
MENDON, UTAH 84325
(435) 753-4781 OR CELL (435) 780-0382
pzobell@comcast.net

DRAWING TITLE

No.	REVISIONS / SUBMISSIONS	DATE

SHARP Z REPACK
570 WEST 400 NORTH
HYRUM, UTAH
EXTERIOR ELEVATIONS

DATE :
DRAWING No. **A-1**