



60 West Main Street
 Hyrum, Utah 84319
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 www.hyrumcity.gov

Staff Evaluation First Review

Application: Jeremy Broadhurst, Hyrum Self-Storage, Site Plan – Seeking recommendation to the City Council for site plan approval for self-storage located at 1746 East 175 South, and 225 South 1720 East.

Application Number: 26-013
Preparation Date: May 6, 2026
Applicant Name: Jeremy Broadhurst
Property Owner #1: Shipping Land LLC
Property Address: 1746 East 175 South
Parcel Number: 01-144-0019
Parcel Area: 0.98 Acres
Property Owner #2: Daniel Hurst
Property Address: 225 South 1720 East
Parcel Number: 01-144-0018
Parcel Area: 1.00 Acres

Planning Commission: May 14, 2026
Application Type: Site Plan Recommendation
Nature of Request: Self-storage

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 | Vacant land |
| East | Manufacturing Zone M-2 | Self-storage |
| South | Manufacturing Zone M-2 | Unknow business or businesses |
| West | Manufacturing Zone M-2 | Self-storage and landscape business |

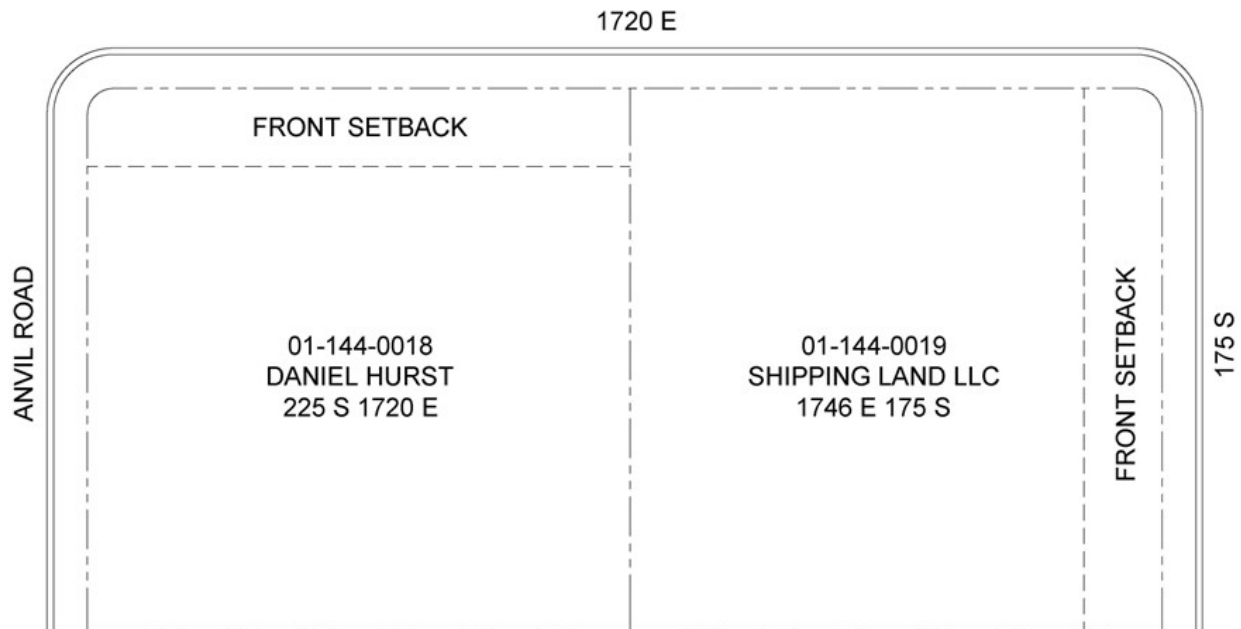
Application Overview:
 Hyrum City received a site plan application for Self-storage units located the Manufacturing Zone M-2 district. The site plan proposal is to expand the existing Hyrum Self Storage across 1720 East Street onto two (2) separate lots in a similar fashion with prefabricated shipping containers.

Staff Comments:

Planning and Zoning Department:

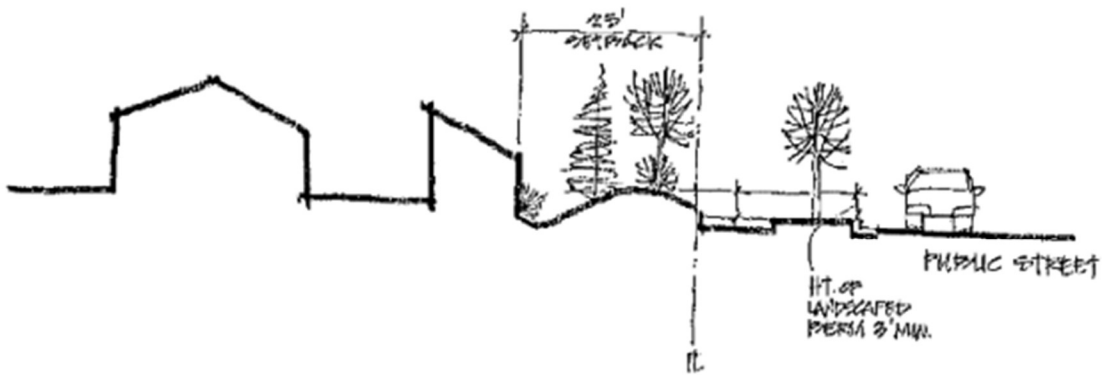
1. HCC 13.18.140: (storm water requirements will be a City Council discussion)
2. Stom water maintenance arrangements shall be implemented in accordance with this section which requires access to storm water detention, retention, and swale features for storm water management and access to inspect the storm water and to perform maintenance of the system. The proposed shipping containers bridged over the storm water do not comply with this requirement.

3. HCC 15.12.010: Title 15 Buildings and Construction of the Hyrum City Code requires the applicant to submit a Zoning Clearance through a separate application to obtain the required IBC 2021 3115 Intermodal Shipping Containers building permit.
4. IBC 2021 3115 Intermodal Shipping Containers: This section of the International Building Code will require the shipping containers to obtain a Building Permit through the Cache County Development Services Building Department.
5. HCC 17.49.030: Refer to Comment Items #10, #11, #12 and #13. Buildings in the M-2 zone shall have a setback of thirty (30) feet from the front property line, unless otherwise specified by the Planning Commission prior to the erection of the building. There are two (2) platted properties that are proposing for the development. Each platted property has different addressed frontages abutting the roads which places the frontage requirements as shown in the exhibit below. HCC 17.49.150.B.1 also prohibits storage of any line from being located within required setbacks. Staff recommends the Planning Commission specify the applicant comply with the frontage requirements of this code section by either revising the site plan, change the address of property parcel 01-144-0018 to front Anvil Road, or combine the two (2) parcels. This code compliance will require a revised site plan.

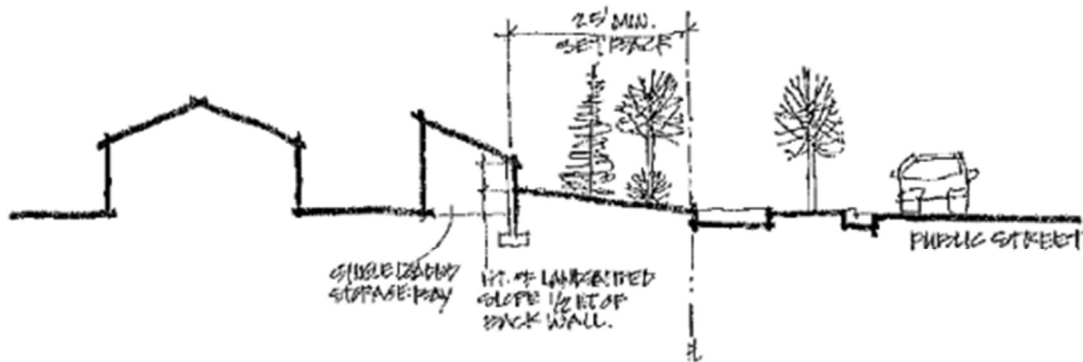


6. HCC 17.08.100.C: The applicant shall provide on the resubmitted site plan the property owners name and contact information as required by this section.
7. HCC 17.49.030: Similar to Comment Item #4 and frontage requirements, the side and rear yards of each property parcel are not regulated to any setbacks other than meeting the landscaping requirements of HCC 17.49.150. The applicant does not demonstrate on the proposed site plan the property line separating the two (2) property parcels. There is no provision in this section of the code that will permit any building to cross the property line. The applicant will be required to resubmit a site plan demonstrating compliance with this section.
8. HCC 17.49.150.B.4: Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the streets and doorways of the units facing inward toward other storage units. The applicant will need to indicate on a resubmitted site plan that the proposed development meets this code requirement.
9. HCC 17.49.150.B.3: All roadways and interior alleyways of any Self-storage facility is required by this section to provide either a concrete or asphalt surface. The applicant does not demonstrate in the proposed site plan the proposed surfacing. The applicant will be required to resubmit a site plan demonstrating conformance with the code section.
10. HCC 17.49.090: The site plan does not show dimensions for the proposed accesses for staff to verify compliance with this section that regulates not more than two (2) for each one hundred feet or fraction thereof of frontage on any street. The applicant will need to resubmit a site plan demonstrating the distances for each access to verify compliance with this section.

11. HCC 17.49.150.B.7: All setbacks are required to be irrigated by an automatic sprinkler irrigation system, and the landscape plan notes the irrigation will be provided by culinary water. The landscape plan will be required to include an approved backflow prevention device by the Public Works Department that complies with HCC 13.08.100.
12. HCC 17.49.150.B.5: Refer to Comment Items #4 and #13. 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 2-1/2" caliper while shrubs must be planted with at least 5 gallon nursery stock. The applicant shall resubmit a landscape plan demonstrating compliance with this section.
13. HCC 17.49.150.B.6: Refer to Comment Items #4 and #13. 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 1-1/2" caliper while shrubs must be planted with at least 1 gallon nursery stock. The applicant shall resubmit a landscape plan demonstrating compliance with this section.
14. HCC 17.49.150.B.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. Staff will not support any screening deviation than Option A or B. The applicant shall include on the resubmitted site plan and landscaping plan which Storage Bay Standard Option A or B is selected and provide the corresponding Option A or Option B detail on the plans to meet this requirement. The 25 feet required setback shall begin at the property line as required by this section.

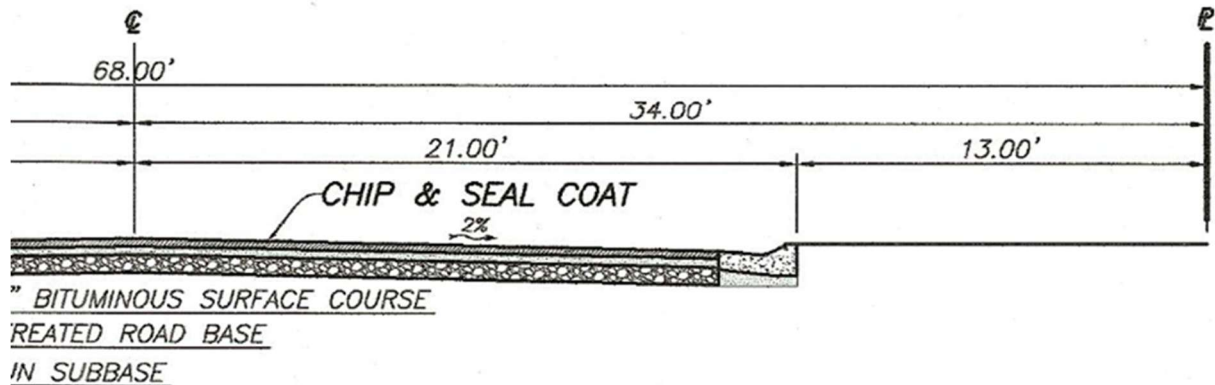


STORAGE BAY STANDARD
OPTION A



STORAGE BAY STANDARD
OPTION B

15. HCC 17.28.170: In all zones which require a front yard, no obstruction to view in excess of four (4) feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points forty (40) feet from the intersection of the street lines except a reasonable number of trees pruned high enough to permit unobstructed vision to motorists. The height of a fence, wall, etc., located in the forty (40) foot triangle area, may be similarly increased or decreased when grade changes warrant adjustments as approved by the Zoning Administrator. Nothing in this section shall be construed so as to further restrict fence height regulations providing all fence materials meet minimum visibility standards established by the Planning Commission so as not to obstruct or restrict vision to motorists and pedestrians.
16. IFC 2021 503.2.1: The site plan access roads for the shipping containers do not meet the minimum fire apparatus access roads for maintaining a width of not less than 20 feet. HCC 17.08.100.C. requires the site plan shall contain the provisions required by the Fire Official Review. IFC 2021 503.2.4: The required turning radius of a fire apparatus access road shall be determined by the Fire Code Official which the Hyrum Fire Department is requiring a minimum turning radius of 28 feet. HCC 17.08.100.C. requires the site plan shall contain the provisions required by the Fire Official Review. To verify compliance with this section, the applicant will be required to update the site plan to a verifiable scale that includes the 13 feet wide park strip and curb and gutter and identify the minimum turning radius of 28 feet. The applicant may use the street cross section of the Blacksmith Fork Industrial Park Public Improvements-Construction Drawings for reference purposes to complete this requirement:



17. HCC 17.49.022. The lighting plan does not indicate the proposed lights conform to dark-sky lighting requirements. The applicant will be required to provide a specification detail of the proposed light on the resubmitted site plan submittal to demonstrate compliance with this section.
18. HCC 17.72: A Sign Permit will be required through a separate application prior to the installation of the proposed sign.
19. HCC 17.49.060: Any storage or warehouse use in the M-2 zone requires one (1) space for each five thousand (5,000) square feet of floor area. The site plan does not demonstrate compliance with this requirement.
20. HCC 17.04.070: The applicants first submittal did not include a reference to the drawing scale, and the property dimension are not correct (i.e., applicant provided the north and east boundary as 222 feet x 437 feet; the north and east boundary is recorded as 198.70 feet x 412.99 feet on the Final Plat). Staff recommends the applicant obtain a copy of the recorded Final Plat at the Cache County Recorder's office for the correct boundary lines for the properties. The applicant will be required to provide a to-scale drawing and drawing scale reference of the proposed development with correct property boundary dimensions and show how the applicant determines to resolve Comment Item #5.

Engineering: (storm water requirements will be a City Council discussion)

1. The current submission does not include piping, catch basins, pond overflows, and other aspects of a storm water system required for the system to operate fully. A complete review cannot be performed without Engineered plans outlining the entire system. We recommend the city require a full design prior to acceptance of the site plan.
2. Below are two items directly from the Cache County Storm Water Standards that should be considered by the design engineer based on the proposed pond design.

B.7.c.ii Underground retention/infiltration systems:

- a. All retention basins shall be sized to meet the requirements of Section B of this chapter and to contain 100 percent of project site runoff from the design storm. Infiltration during the storm shall not be included in the calculation.
- b. Underground buried retention and injections systems, are not allowed in drinking water source protection zones 1 and 2.
- c. Underground systems shall provide adequate access points for cleaning and maintenance of the underground chambers.
- d. All systems shall drain by infiltration within 3 days (72 hours) from the end of the storm event. This is to be documented with a certified percolation test and documented in the soils report.
- e. Sumps shall provide adequate water quality treatment to prevent contamination of the ground water aquifer.
- f. Emergency overflows and the flow path of the overflows shall be mapped for purpose of flooding and flood insurance requirements.
- g. The emergency overflow shall be designed to pass the full 100 year event.
- h. Other utilities (for example water lines, sewer lines, gas lines, power lines, phone lines, etc.) shall not be allowed through or under the underground retention system.
- i. Registration with the DWQ and a Class 5 Injection Well Permit are required for all underground retention/infiltration systems.
- j. The design, as proposed, references the NOAA ATLAS 100 year event. The design storm outlined in the Cache County Storm Water Standards should be used.
- k. The proposed site lies within zone 2 of the well located near the rodeo grounds per the Cache County parcel map.
- l. No access points have been identified in the plan for the proposed underground retention/detention system.
- m. No soils report has been provided to identify the results of a percolation test.
- n. No emergency overflows have been identified in the plan.
- o. Other underground utilities on the site were not identified on the plan.

C.1 – “The rational equation is not allowed for design of best management practices.”

- a. This includes the design of retention/detention facilities. SCS method must be used.
3. It is recommended the city require further details as to how the developer will support the shipping containers over the ponds. Shipping containers are not structurally designed to “bridge” an open space with supports on each end. Further information should be required to identify how the structures will be supported to bridge the ponds and prevent rusting

Fire Department:

1. Fire apparatus access road shall have an unobstructed width of not less than 20 feet. (IFC 2021 503.2.1).
2. The required turning radius of a fire apparatus access shall be determined by the fire code official.(IFC 2021 503.2.4) Turning radius needs to be a minimum of 28’ per 120’ hammer head road. (D103.1 Dead end fire apparatus access road turn around.)

Power Department:

1. Please provide the Power & Light department with a load data sheet which can be found on Hyrum City’s website under Power & Light. The Power & Light Department will work with the developer on the most feasible connection point on the property
2. Use the construction standards on “meter base installation standards” referenced in Hyrum City’s construction standards.

Sewer Department:

1. No sewer utilities, no comment

Streets / Water Department:

1. Remember to use a proper backflow cross connection system for city standards on drip system.
2. Please show street access for public roads into units. Reference city code to Illustration dimensions and length from intersections to entrances along with width of access.

Planning Commission Responsibility:

1. The storm water requirements will be a City Council discussion.
2. 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 to continue the application to allow for the applicant to respond and correct noncompliance items as noted in the staff comments and resubmit for the next scheduled Planning Commission.
2. The Planning Commission may 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. Self-storage is a permitted use in the M-2 Zone.

Attachments:

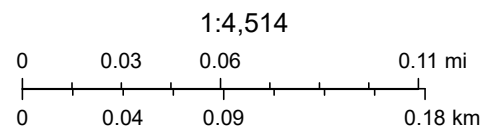
1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents

Vicinity Map



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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Asphalt |
| | — | Gravel |
| | — | Dirt |
| | — | Future |
| | | Municipal Boundaries |
| | | County Boundary |
| | | Cache Parcels |









Vantor

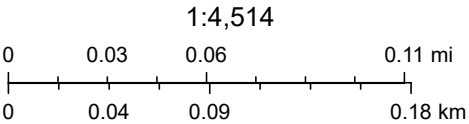
Zoning Map



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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

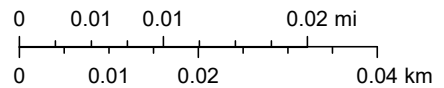
Aerial View



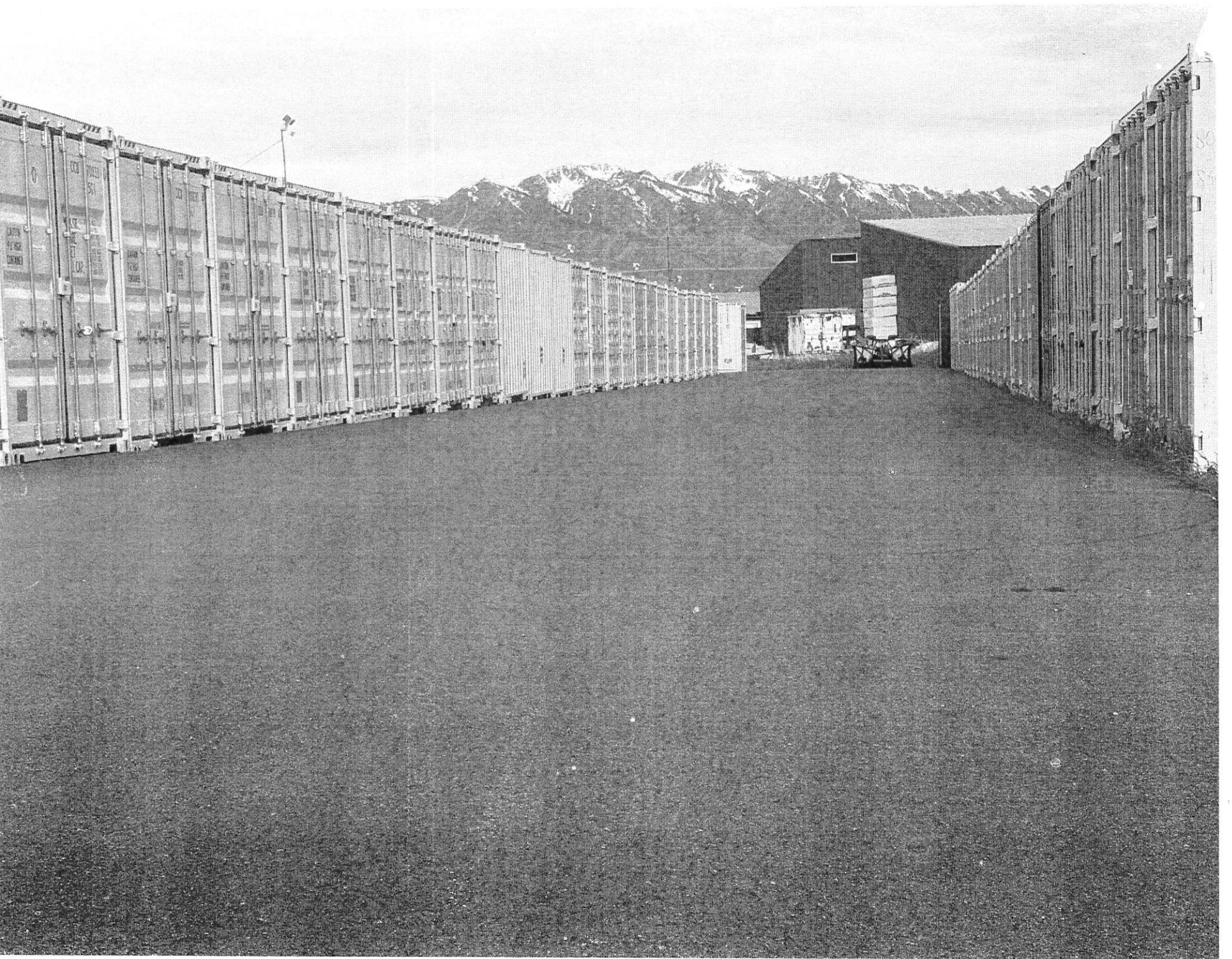
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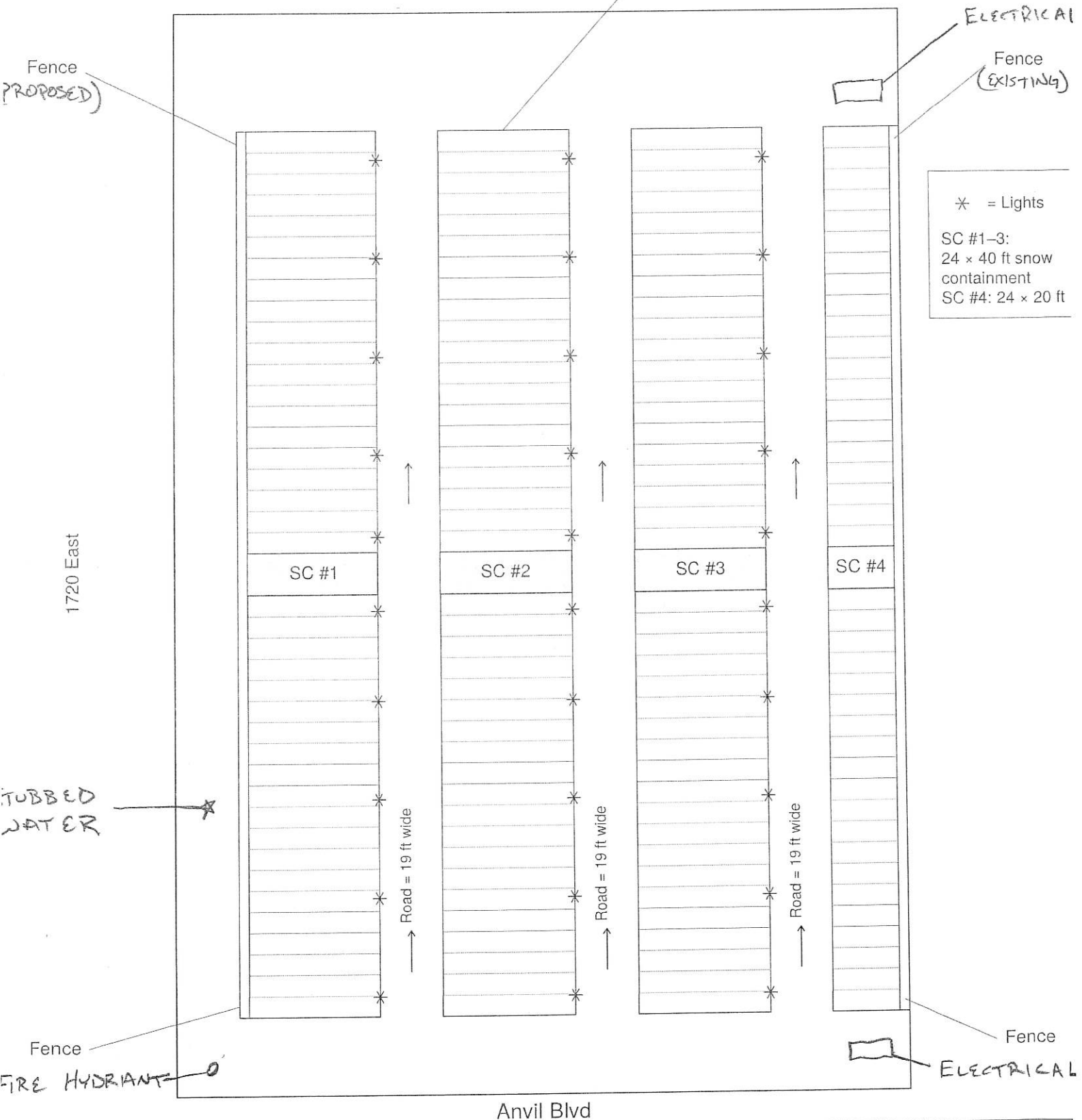
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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Asphalt |
| | — | Gravel |
| | — | Dirt |
| | — | Future |
| | | Municipal Boundaries |
| | | County Boundary |
| | | Cache Parcels |



Microsoft, Vantor



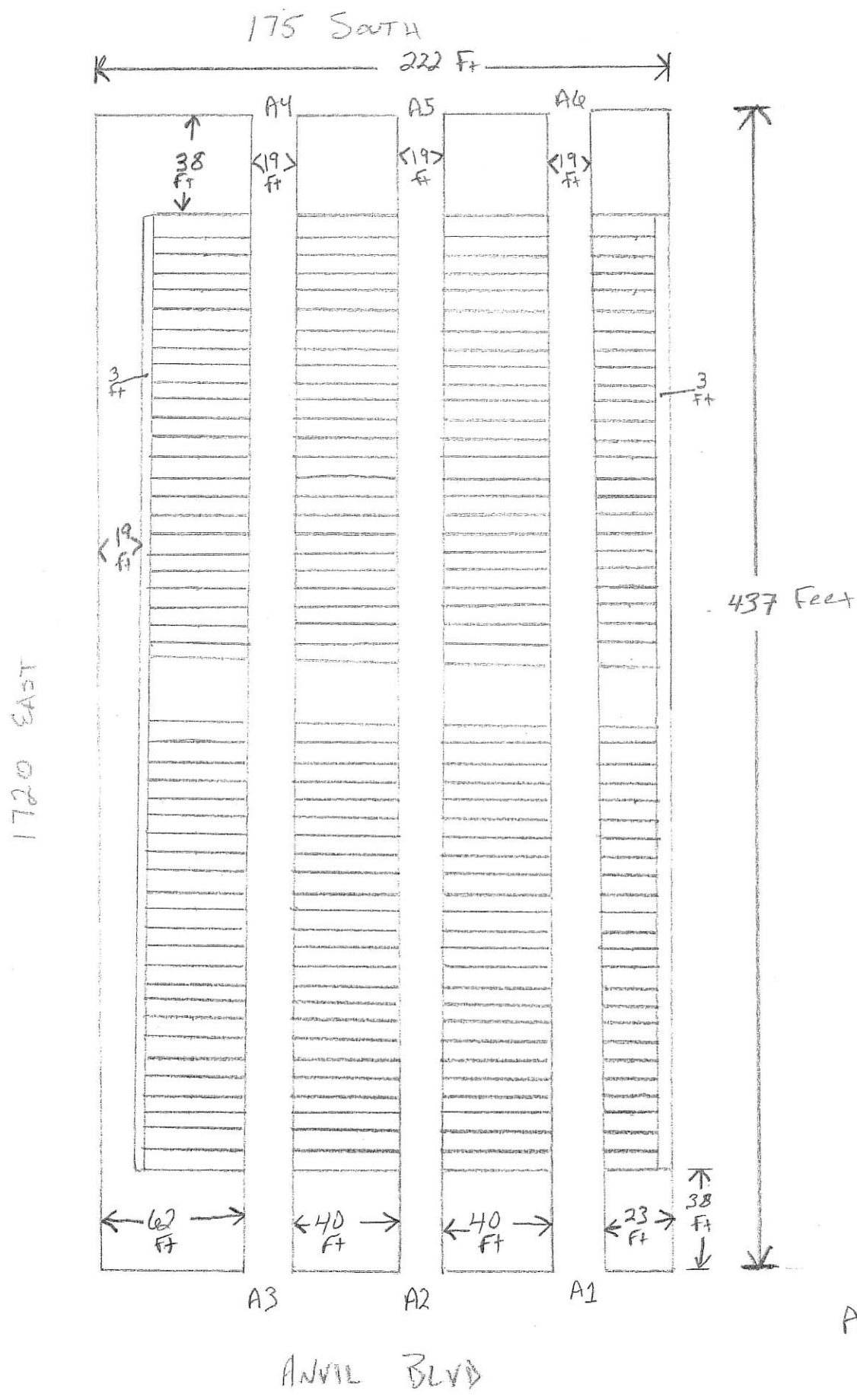


Site plan

175 South & 1720 East at Anvil Blvd

EACH NORTH TO SOUTH ROW WILL CONTAIN 21 SPACED COLUMNS,
21 SOUTH OF THE SNOW CONTAINMENT AREA AND 21 NORTH OF THE
SNOW CONTAINMENT AREA.

↑
N



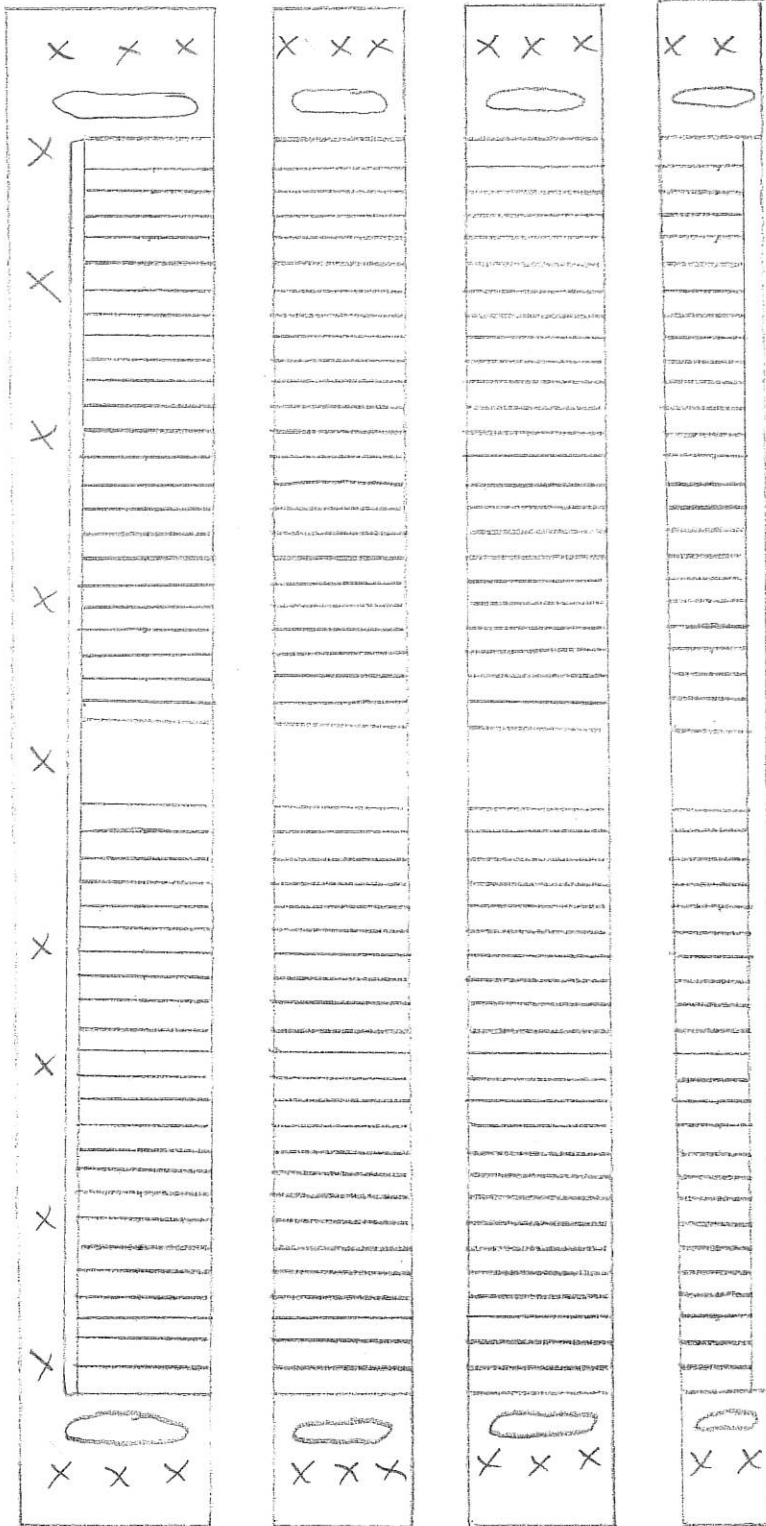
IRRIGATION VIA DRIP SYSTEM USING CULINARY

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X = TREES
○ = 3FT MOUND

175 SOUTH

1720 EAST



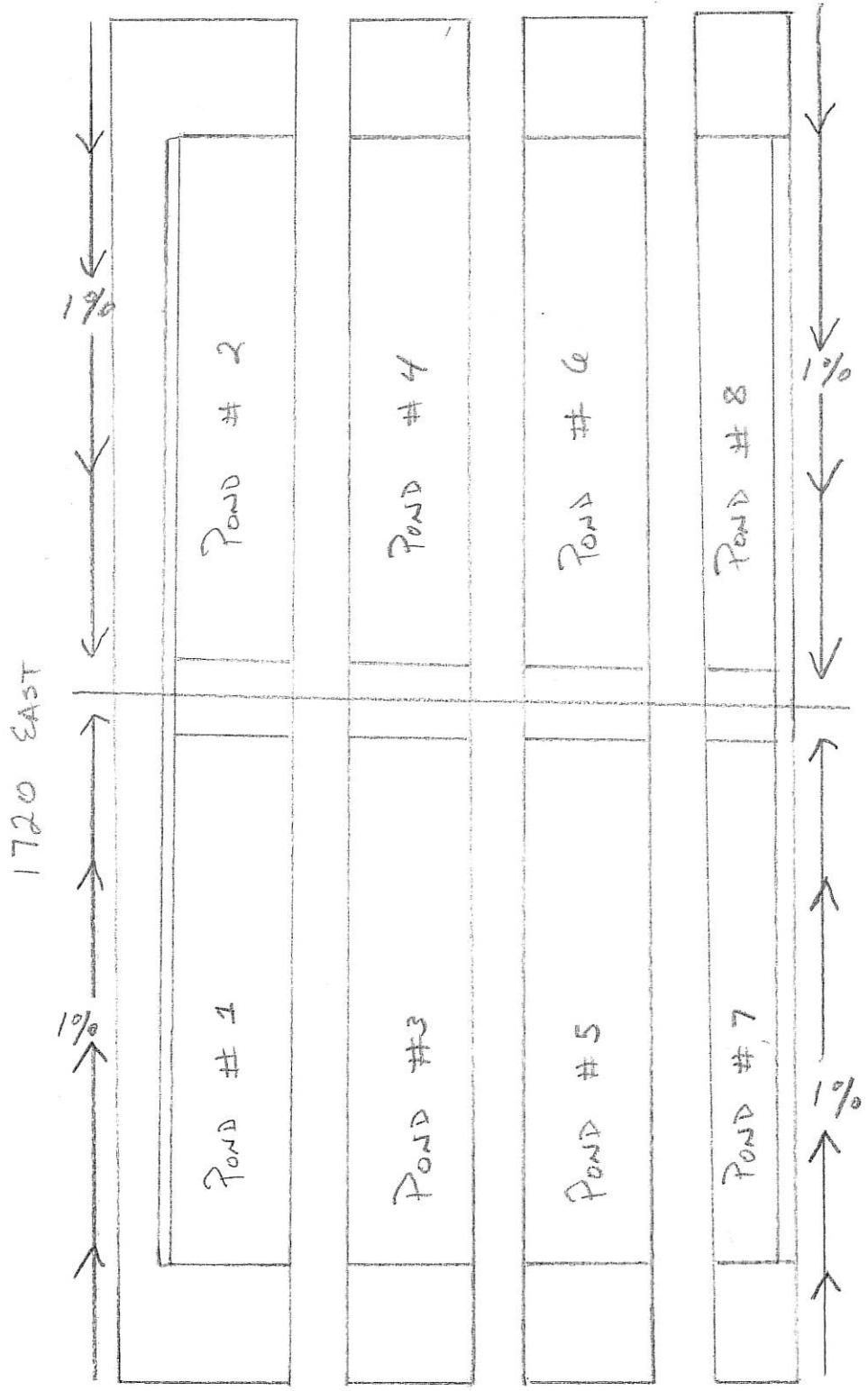
FENCE = 6FT CHAIN
LINK WITH
PRIVACY SLATS

ANVIL BLVD

ROADS WILL BE CROWNED AT 2% GRADE TO FACILITATE
FLOW FROM CENTER TO THE EAST AND CENTER TO THE
WEST.

↑
N

175 SOUTH



ANVIL BLVD

Rational Method Computations:

Rainfall 100 year event = 2.88 inches in 24 hours (NOAA ATLAS)

| | <u>Asphalt</u> | <u>Undeveloped land</u> |
|-----------------------------|-----------------|-------------------------|
| Rational runoff coefficient | .7-.95(.8) | .1-.3 (.2) |
| Drainage surface area | 24909 sq ft | 72,105 sq ft |
| Peak discharge | 177 cubic yards | 128 cubic yard |
| Total peak discharge | 305 cubic yards | |

Retention Capacity:

All ponds will have a 1:3 slope to final depth

| | | |
|----------|--------------------|---------------------------------------|
| Pond # 1 | 100ft X 32ft X 1ft | 59 cubic yards (accounting for slope) |
| Pond # 2 | 100ft X 32ft X 1ft | 59 cubic yards (accounting for slope) |
| Pond # 3 | 100ft X 32ft X 1ft | 59 cubic yards (accounting for slope) |
| Pond # 4 | 100ft X 32ft X 1ft | 59 cubic yards (accounting for slope) |
| Pond # 5 | 100ft X 32ft X 1ft | 59 cubic yards (accounting for slope) |
| Pond # 6 | 100ft X 32ft X 1ft | 59 cubic yards (accounting for slope) |
| Pond # 7 | 100ft X 12ft X 1ft | 22 cubic yards (accounting for slope) |
| Pond # 8 | 100ft X 12ft X 1ft | 22 cubic yards (accounting for slope) |

Total Discharge retention capacity: 400 cubic yards