

**BYWATER CABINET SHOP SITE PLAN
340 NORTH 400 WEST
CITY COUNCIL MEETING
MARCH 18, 2018**

ZONING- M-1 Cabinet shops are permitted.

UTILITIES- Existing-

PARKING- Proposed to the West and South of building. Approximately 35 needed but proposing 43. Asphalt will also be provided on the North & South sides of the building.

FENCING- Privacy fencing as shown by residential property and parking lot.

LANDSCAPPING- As shown on site plan. Landscaping would improve this site. It has been recommended that a landscaped berm be added by 300 North. A berm could be a good buffer between residential and this business.

LIGHTING- As shown

BUILDING & FIRE OFFICIAL REQUIREMENTS- Will need to meet those requirements as part of the building permit process.

STORMWATER- As shown. Will need to be approved by City Engineer.

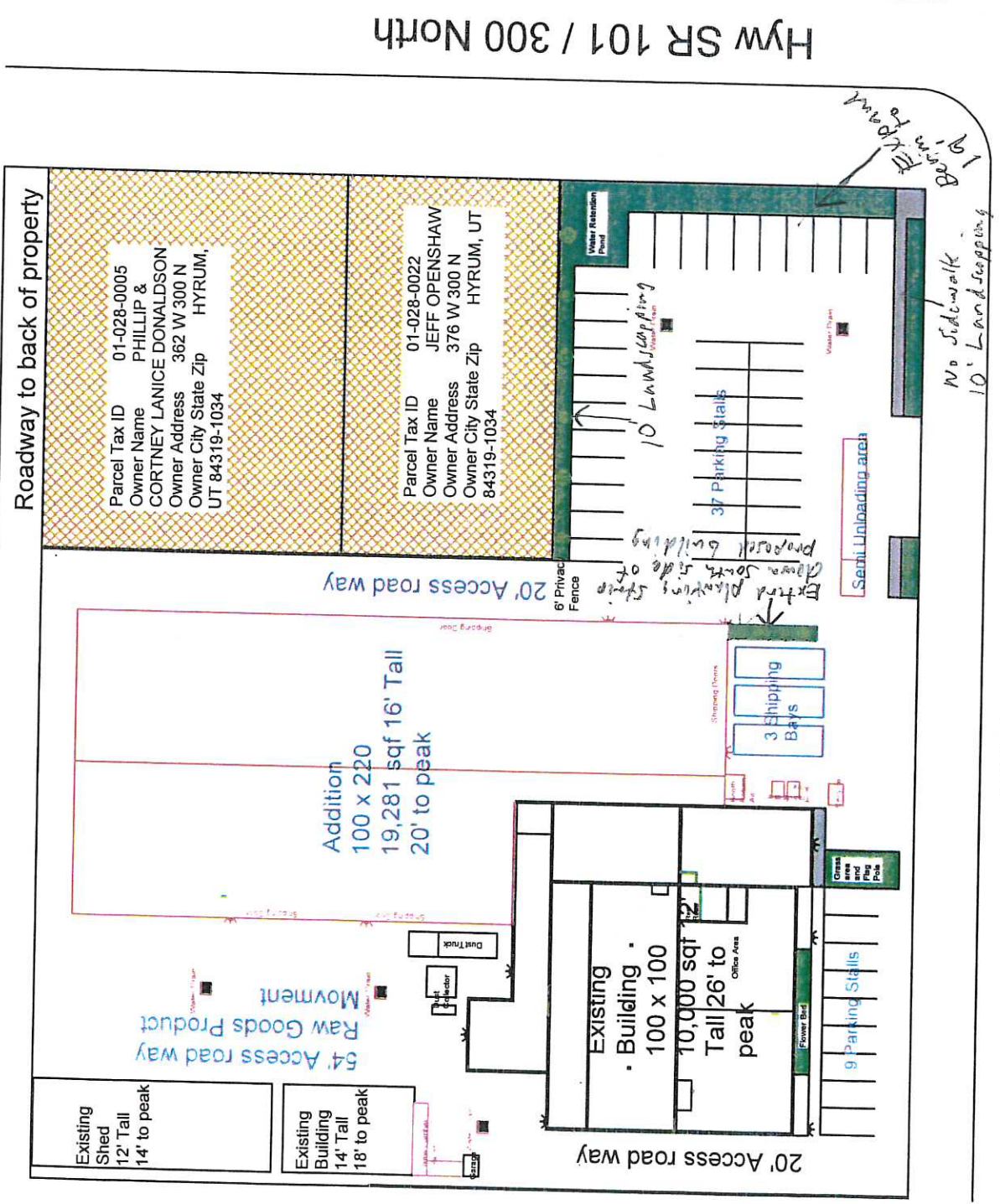
GARBAGE- As shown on North side.

SIGN- Existing on building.

NOTES- Bret Bywater is requesting to expand their current cabinet shop. Where this borders residential areas, we need to be sensitive about possible negative impacts that could result from this business. The Planning Commission met with Bret over two meetings to work things out. Comment was permitted from the neighbors to help address their concerns. Most concerns dealt with noise, safety, property values, etc. After discussion the Planning Commission unanimously recommended approval with the following conditions: Landscaping berm on the South side of parking lot be minimum 19 feet wide with trees, remaining landscaping areas around parking lot to be a minimum 10 feet wide with berm extending along the 400 West portion, South side of new building to have a minimum 3 foot landscape strip with columnar type trees, meet all building & fire requirements, front of existing building fixed up with windows repaired and landscaping bed cleaned up, and storm water plan approved by City Engineer.

Parcel Tax ID 01-028-0004
 Owner Name NOEL DEVERL & JEANETTE BYWATER
 Owner Address 414 FERNWOOD DR
 Owner City State Zip HYRUM, UT 84319-1707

Drawing Legend
 Red Line- Proposed Changes
 Blue- Notes of Change
 Black- Existing Items
 Green- Grass Area
 New Lighting Indication



Hym SR 101 / 300 North

Parcel Tax ID 01-028-0008
 BYWATER ESTATE LLC
 340 N 400 W
 Owner City State Zip HYRUM, UT 84319-1058

Parcel Tax ID 01-028-0005
 Owner Name PHILLIP & CORTNEY LANICE DONALDSON
 Owner Address 362 W 300 N
 Owner City State Zip HYRUM, UT 84319-1034

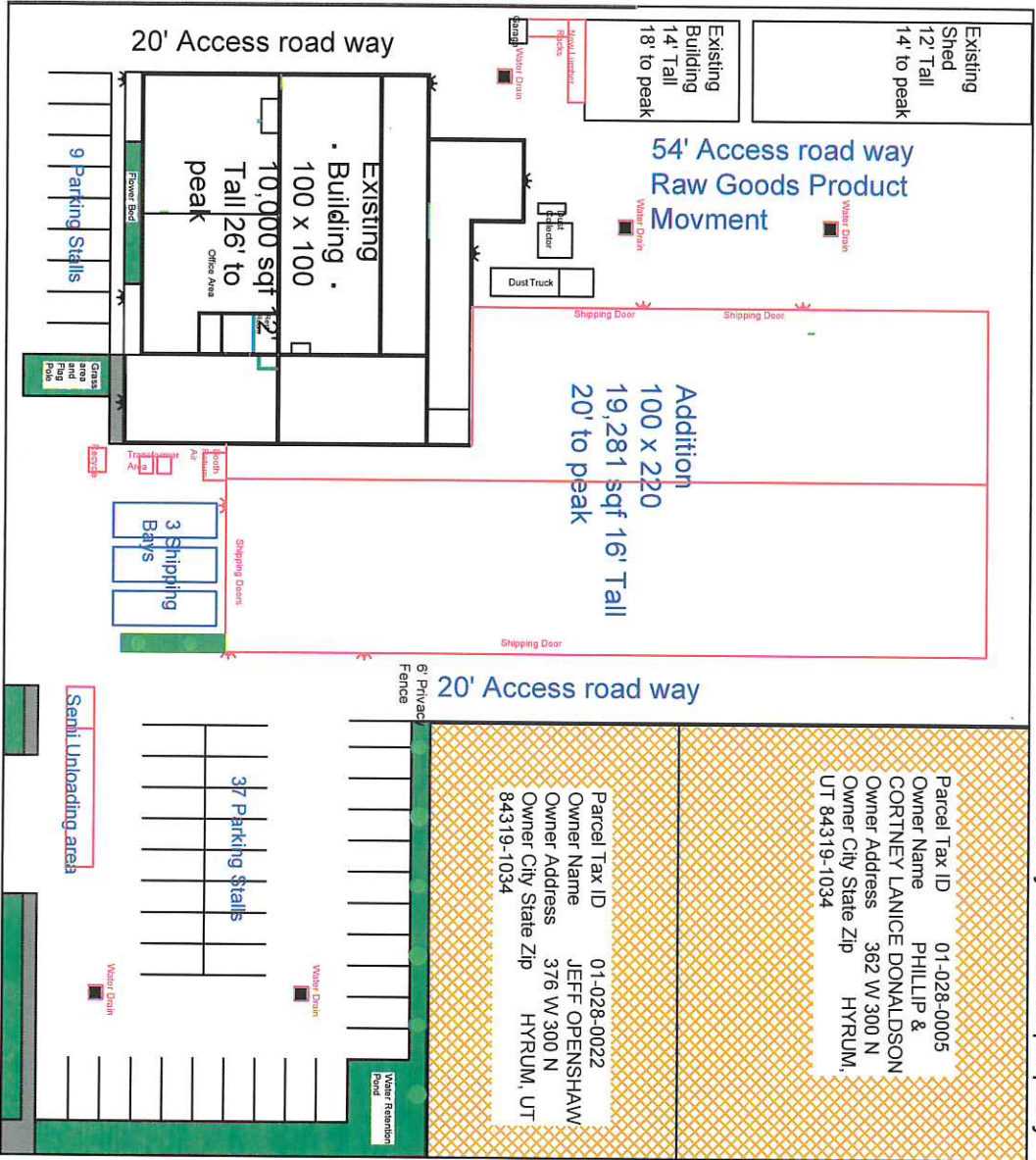
Parcel Tax ID 01-028-0022
 Owner Name JEFF OPENSHAW
 Owner Address 376 W 300 N
 Owner City State Zip HYRUM, UT 84319-1034

400 West ← North Scale 6.82' per 1/8"

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 Owner Name NOEL DEVERL & JEANETTE BYWATER
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Roadway to back of property



Hyw SR 101 / 300 North

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 Owner Address 340 N 400 W
 Owner City State Zip HYRUM, UT 84319-1058

400 West



North

Scale 6.82" per 1/8"