

**TENANT PLAN**  
**UNICORN SERVICES**  
**40 W 300 N**  
**PLANNING COMMISSION MEETING**  
**OCTOBER 8, 2020**

Summary: Unicorn Services is seeking approval for tenancy in Sunray Properties new building at 40 W 300 North in Unit 2. Unicorn Services has two businesses that will be managed from a single location. Unicorn Tree Services and Unicorn Mechanical Services are currently centered in Wellsville.

ZONING: M-1 Light Industrial

UTILITIES:

Power:	Provided by Landlord
Culinary:	Provided by Landlord
Sewer:	Provided by Landlord
Irrigation:	Not planned

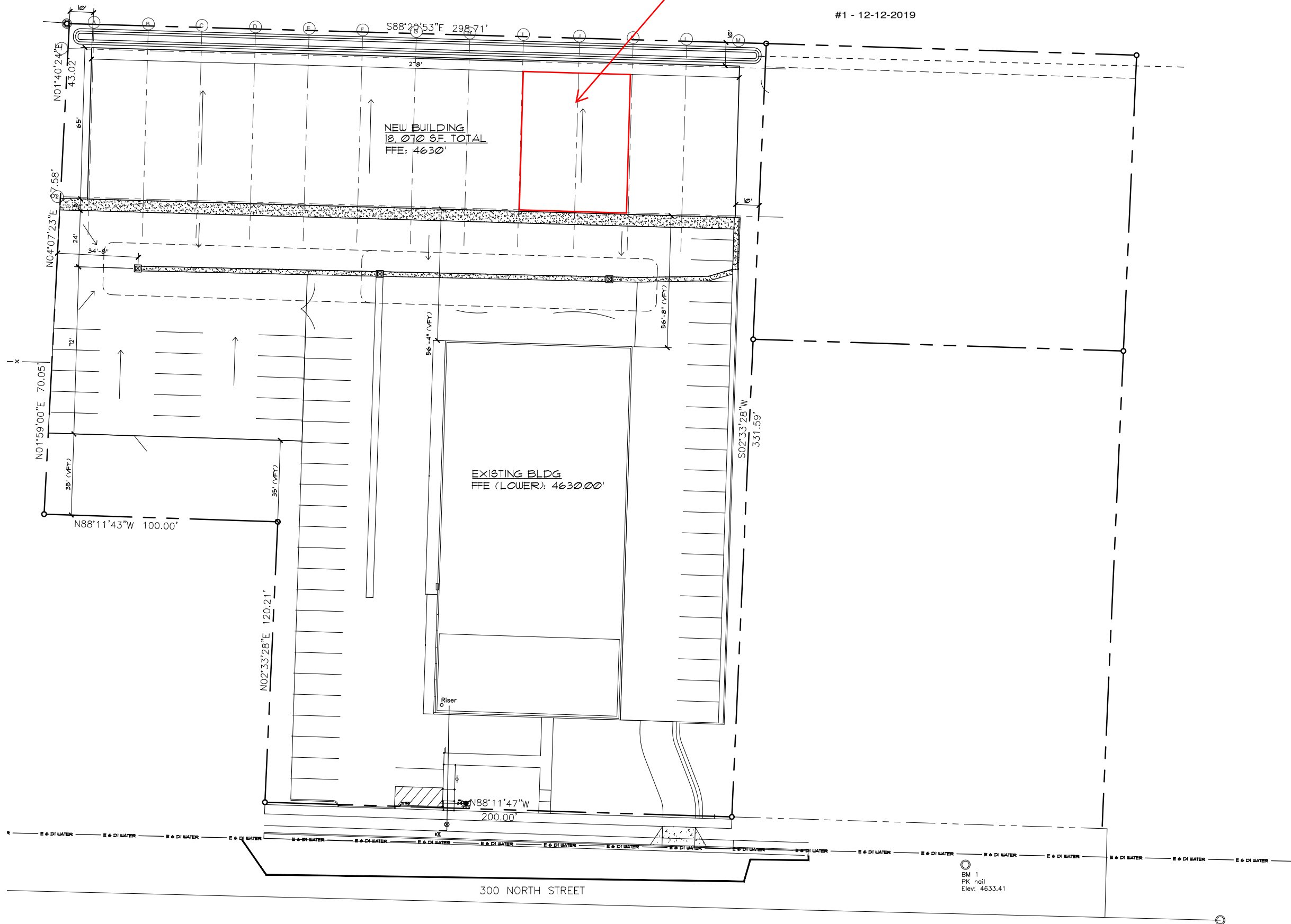
PARKING & ROADS: Parking is provided by Landlord

NOTES:

# SUNRAY PROPERTIES II - 40 W 300 NORTH - M-1 LIGHT INDUSTRIAL

UNIT 2  
UNICORN SERVICES

#1 - 12-12-2019



10-7-19

OCT 7, 2019

#1 - 12-12-2019

**CONCEPT PLAN - EXTENSION**  
**HIDDEN VALLEY ESTATES**  
**~85 SOUTH 850 WEST**  
**PLANNING COMMISSION MEETING**  
**OCTOBER 8, 2020**

Summary: Hidden Valley Estates Concept Plan – Extension

Leon Savage representing Hidden Valley Estates is requesting an extension for the expiration date of their concept plan. The concept plan was previously approved for 10 lots ranging from 1.82 acres to 5.57 acres on 33.6 acres. This development is located west of the Wellsville East Field Canal.

ZONING: R-2 Residential

UTILITIES:

Power:

Culinary:

Sewer:

Irrigation:

PARKING & ROADS:

NOTES: This development is not ready to move on to the Preliminary Plat stage and needs additional time.

ORANGE POPPLETON ET AL.  
01-653-0000  
STATE OF ARIZONA

S 62°48'59" E 2553.22'

N

W

TOP

S

WCS

1.82 acres

2.14 acres

2.07 acres

Retention

2.01 acres

2.33 acres

2.61 acres

4.63 acres

3.30 acres

4.71 acres

5.57 acres

ORANGE POPPLETON ET AL.  
01-653-0000  
STATE OF ARIZONA

S 62°48'59" E 2553.22'

**ACCESSORY BUILDING – APPROVAL AND EXCEPTION**

**JARED WIBERG**

**452 E 300 S**

**PLANNING COMMISSION MEETING**

**OCTOBER 8, 2020**

Summary: Jared Wiberg is requesting approval to place two metal shipping containers as accessory structures on his lot. Zoning states that shipping containers exceeding 140 square feet require Planning Commission approval and may be subject to additional landscaping and construction requirements.

Mr. Wiberg is also requesting an exception as allowed for in Hyrum City Code to place these containers as an accessory building to the side of his home. The intended site is to the west of his house.

ZONING: R-2 (Residential)

UTILITIES:

Power: N/A

Culinary: N/A

Sewer: N/A

Irrigation: N/A

PARKING & ROADS: N/A

NOTES: Current set back requirements state that accessory buildings that are not a detached garage, be placed ten (10) feet behind the rear line of the house and no closer than one (1) foot from the property line. The applicant desires to place their structure in the side-yard of their home.

