

**BYWATER CABINET SHOP SITE PLAN
340 NORTH 400 WEST
PLANNING COMMISSION MEETING
MARCH 8, 2018**

ZONING- M-1 OK

UTILITIES- Existing-

PARKING- Proposed all around building. **The semi unloading area is shown. Further discussion maybe needed to be sure this works as shown. Also, what is going to be asphalt on the site needs to be spelled out clearly.**

FENCING- Privacy fencing as shown by residential property.

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

LIGHTING-

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

STORMWATER- As shown.

GARBAGE- As shown on North side.

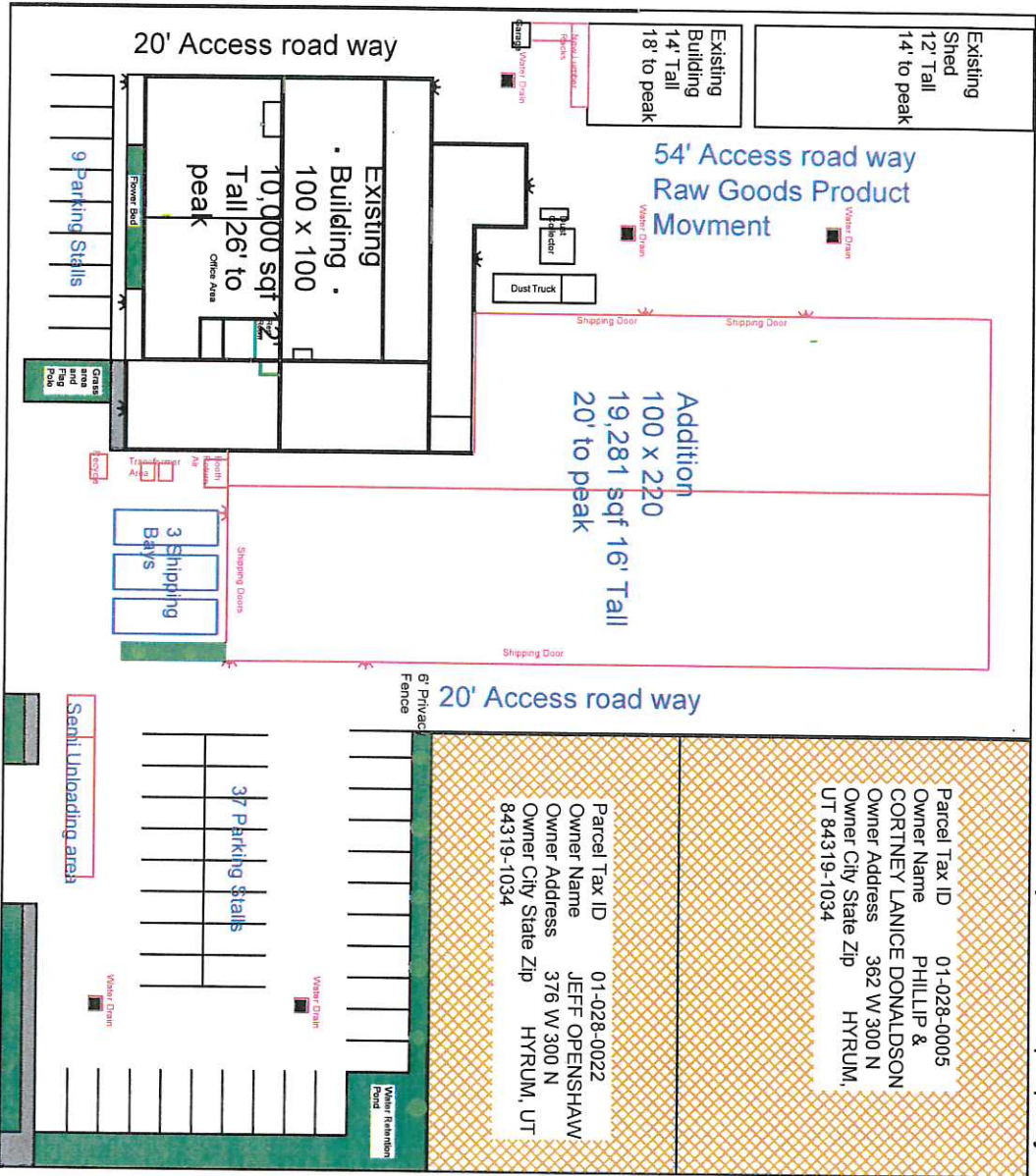
SIGN-

NOTES- Bret Bywater is requesting to expand their current cabinet shop. This will more than double what is there currently. Where this borders residential areas, we need to be sensitive about noise and dust that could result from this business. We had complaints off and on for several years about the noise so they changed their motor on the dust collector and we have not received any of those complaints since then. The biggest potential for noise would probably be were the backyards meet up close to the building on the south side. Anything else need addressed with this?

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

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

Roadway to back of property



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

Hyw 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

400 West North Scale 6.82' per 1/8"