

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING
COMMISSION HELD THURSDAY, JUNE 11, 2015 AT THE HYRUM CIVIC
CENTER, 83 WEST MAIN.

CONVENED: 6:30 P.M.

CONDUCTING: Co-Chairwoman Angi Bair.

PRESENT: Co-Chairwoman Angi Bair, Commissioners Jeff Nielsen and Wayne Olsen.

EXCUSED: Chairwoman Terry Mann, Commissioners Brian Carver and Alternate Kevin Anderson

OTHERS PRESENT: City Administrator Ron Salvesen and Ben Farnsworth, Jared Clawson, Michael Taylor, and Jay Downs. Secretary Michelle Jensen recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Wayne Olsen

INVOCATION: Commissioner Jeff Nielsen

APPROVAL OF MINUTES:

Discussion:

Co-Chairwoman Angi Bair pointed out on page 7 it should say "discretion" not "discursion".

ACTION **Commissioner Wayne Olsen made a motion to approve the minutes of May 14, 2015 as amended. Commissioner Jeff Nielsen seconded the motion and all three commissioners present voted aye.**

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was FAXED to The Herald Journal, and mailed to each member of the Planning Commission, and posted at the Civic Center more than forty-eight hours before meeting time.

ACTION **Commissioner Jeff Nielsen made a motion to approve the Agenda for June 11, 2015 as written. Commissioner Wayne Olsen seconded the motion and all three commissioners present voted aye.**

AGENDA

6. SCHEDULED DELEGATIONS:
 - A. Ben Farnsworth, Neighborhood Non Profit Housing - To request concept plan approval for a 211 lot single family

dwelling subdivision at approximately 1300 East 600 South, Hyrum.

B. Ron Salvesen, Hyrum City - To request a 2 lot mini subdivision at the corner of Centre Avenue and Park Avenue.

C. Jay Downs, Cache County - To request site plan approval for South County Ambulance Station at the corner of Centre Ave and Park Ave.

7. OTHER BUSINESS:

A. Training Video

8. ADJOURNMENT

SCHEDULED DELEGATIONS:

A. BEN FARNSWORTH, NEIGHBORHOOD NON PROFIT HOUSING - TO REQUEST CONCEPT PLAN APPROVAL FOR A 211 LOT SINGLE FAMILY DWELLING SUBDIVISION AT APPROXIMATELY 1300 EAST 600 SOUTH, HYRUM.

Discussion:

Ben Farnsworth stated their concept plan is beautiful and simple. Ben stated they are seeking the approval of this concept plan so they can continue the process of seeking a \$100,000 Community Development Block Grant, they will build a road from the elk mountain subdivision as an access road. Ben stated they would like to start the road this fall and homes next spring. Mr. Farnsworth said this year they are celebrating their 350th home being built.

Commissioner Wayne Olsen, how many homes are you going to start with.

Ben Farnsworth said they would do about 30 homes per phase.

Commissioner Wayne Olsen asked if it would be the first row of homes, nearest to the roundabout.

Ben Farnsworth stated they would like to start at the access point and continue west towards 6200 as quickly as possible.

Commissioner Wayne Olsen said until they turn the corner they are planning to only have one access.

Ben Farnsworth said yes, the goal is by the end of phase two they will have an access point to 6200 South.

Commissioner Jeff Nielsen stated at that point they have the access point to 6200 South but that is an access to a dirt road.

Ron Salvesen said that was ok as far as fire officials are concerned as long as it is a 20 foot road.

Commissioner Jeff Nielsen stated it is really square. He stated he knows the city road department likes that but his concern is without a little character in it, it becomes cookie cutter and he does have a concern about that.

Ben Farnsworth said that is their primary concern as well. Ben stated they have driven through subdivisions like this and the main reason for the design is smart planning for the future. Ben Farnsworth said once they got down on the ground in it they felt very comfortable about it, especially with the frontages on these lots.

Commissioner Jeff Nielsen stated on 6200 they have 7 accesses and he thinks that is too many. He said 6200 South is going to be a fairly main road for Hyrum City in the future. Jeff stated they need to look at a different way out on some of those. Jeff said if you look at UDOT they are all about very few access points because it is safer and traffic flow is a lot better with fewer access points. Jeff stated Hammer Road and 6200 South are both going to be major roads for Hyrum City and he is concerned about all those access points, he does know from a city standpoint it makes it easier but he doesn't like it. He also said that Hammer Road necks down as it comes into the first block and he feels we should keep that road the same width all the way.

Ben Farnsworth said the right of way is already in place correct.

Commissioner Jeff Nielsen stated he does not think so.

Commissioner Angi Bair said on other subdivisions they have required the road coming through maintains the current width of the road.

Ron Salvensen said that Hammer Road on the North end he thinks is 66 feet and that is what they are hoping to get and they are not even sure of that.

Ben Farnsworth stated it sound like there is already an extra two feet planned into their road already then.

Commissioner Jeff Nielsen said it may be they just need to look.

Commissioner Wayne Olsen asked what they are going to do with storm water runoff.

Ben Farnsworth stated the entire subdivision is designed with bi-soil storm drain.

Commissioner Wayne Olsen stated that they have a huge little city and they have a total of four lots assigned to open space.

Ron Salvesen stated that we cannot require it. Ron said it is

something we are working with them on but it is not something we can require.

Commissioner Wayne Olsen asked how many homes are built at a time.

Ben Farnsworth said 6-8 homes at a time.

Commissioner Wayne Olsen asked if they finished before the next ones start.

Ben Farnsworth said not always, right now they have 17 homes about to finish.

Commissioner Angi Bair asked if 30 homes would be per year.

Ben Farnsworth said that they typically build about 30 homes per year, but never all in one spot. Ben stated this may go a little different since they don't have land elsewhere at this point. Ben stated they feel 12-15 homes will be built each year.

Commissioner Angi Bair asked if this would have the tree and sidewalk requirements.

Ron Salvesen said it will have the normal requirements. Ron Salvesen stated that when they pay all their impact fees on this they will pay almost a half millions dollars in impact fees for parks, in that sense they are providing some of that.

Jared Clawson said in the General Plan it states "the improvement of 6200 South between Highway 165 and road 3 would greatly enhance the flow of traffic between Hyrum and east Hyrum. Jared stated that there is going to be a lot of homes up in that area and there needs to be a travel corridor. Jared stated that he does own the ground to the West of them. He also stated it is great to think that these people will use the roundabout but as soon as they get over to 6200 they are going to come down that road which they have the right to do but it is not wide enough for two cars to comfortably pass on, if there is any type of equipment coming up that road there is nowhere for them to go. Jared stated he is greatly concerned with 6200 South. Jared stated as you get down toward him more they have a lot of house butting up against his property and that is going to create a major problem for him. He said this is how he makes his living, in the past people have hauled out cinder blocks and other things and that cost him money when that gets ran through his swather. He also stated they are dumping out on him onto 6200 and not providing any large road to access 6200 and eventually he would be required to provide those roads. Jared stated normally half the road is constructed on one person and half on another.

Ron Salvesen said he doesn't know that it will be any different size road, he had the road department look at it.

Jared Clawson said regardless of what goes on he feels strongly he needs a fence there.

Ben Farnsworth stated all their homes have a fence.

Jared Clawson stated that as they are fencing them he would like them to fence the accesses also. Jared stated he farms another piece and people will drive right through his fields to access a road four blocks away. Jared also states in Hyrum Cities General Plan it states that the East side is reserved for estate homes and these are defiantly not, that is a concern. The plan also states that they want to reserve rural heritage and he has a concern as an adjacent property owner that his property is being devalued.

Commissioner Angi Bair asked how many acres the development is.

Ben Farnsworth stated 80.

Commissioner Wayne Olsen asked in the subdivisions that they are doing now do the homes all look the same, are they all the same size.

Ben Farnsworth said fortunately none of those things are true. Ben said they offer 20 homes plans and they intend to buy, purchase, or design a whole bunch of plans for this property. Ben said all the homes in Smithfield had the option for an unfinished basement and all these homes will as well. Ben stated they have ~~12,000~~ 1,200 to ~~14,000~~ 1,400 of finished living space when they are finished. Ben stated each client is able to choose whether they do brick work, rock, or vinyl so it is a very selective process.

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Commissioner Wayne Olsen asked what the price range of the homes are.

Ben Farnsworth stated in Nibley the appraisals are going between \$190,000 and \$215,000.

Michael Taylor stated he is the civil engineer on this project. Michael said that recent studies show a lot of benefits to the old grid system. Taylor said there is better traffic flow. Mr. Taylor said none of the homes actually front onto the major streets.

Commissioner Jeff Nielsen said in this case they are going to have basically three access points, one through Elk Mountain and then the other two are going to be dirt roads for probably quite a while. Jeff stated 211 homes is a lot of homes for one paved access and the others to be dirt.

Ben Farnsworth said 8-12 years for development of the whole neighborhood.

Commissioner Jeff Nielsen said that there is enough room on the

east to build another couple hundred homes there and to the south on the Jessop's property that could go a long ways before development stopped there. Jeff feels seven access points is just a lot, with two on the North end and seven on the South.

Ben Farnsworth said that the previously approved preliminary plat for Elk Mountain only included that one road. Ben stated that their design fed off of Elk Mountains, they would have had a lot more access points if they could have. Ben stated he would be interested to see how anxious the city is to develop 6200 South.

Commissioner Jeff Nielsen said typically these things are funded by the developer.

Ron Salvesen said what could be done and maybe should be done is it could be built with impact fees. Ron said 300 South was done this way. Ron Salvesen said that they were told that once they hit that 30 mark and want to go beyond that they would have to have at least a 20 foot drivable area out to the highway.

Commissioner Jeff Nielsen asked if there would be any consideration to putting some of the access points onto 6200 into a cul-de-sac instead of straight through. Jeff stated he personally would like to see traffic go to the North unless something were to happen to 6200 South.

Ben Farnsworth stated that ideally he would like traffic to flow to the North however if he is a commuter he would choose the 6200. Ben stated that is not because of their design it is because of the previous design to the North.

Commissioner Jeff Nielsen stated that they are up against one good access and he gets that.

Jared Clawson said that the neighborhood to the North is over two years old and asked if it was even valid at this point.

Ron Salvesen said probably not at this point. Ron stated the preliminary plat is different it runs for a considerably amount of time.

Ben Farnsworth stated to answer Jeff's questions as far as putting some of those roads into cul-de-sacs it is something they could take back to their design team. Ben said it is something that they heavy discussed and even did a focus group survey and when they had the option the focus group almost unanimously opted for this design.

Ron Salvesen said the other option you could do is stub the roads and they could force Elk Mountain to tie into those roads.

Michael Taylor said that cul-de-sacs due tend to make it nice for a handful of families but they do tend to make poor neighborhoods.

Commissioner Jeff Nielsen said he disagrees.

Commissioner Wayne Olsen said even if you take away a couple on the South and add a couple accesses to the North that would help.

Commissioner Jeff Nielsen said that he agrees.

Ron Salvesen stated that was their prerogative to recommend but they are going against what the city street department wants.

Ben Farnsworth stated he has personally tried to get ahold of the owners of Elk Mountain to discuss the development of the road and they cannot reach them. Ben did ask that the city back them on getting them to change their future layout.

Ron Salvesen said it would take a very minor adjustment for them to tie into those two roads.

Commissioner Angi Bair said she personally likes the grid system, she gets the point on the accesses but the interior of it she is fine with.

Commissioner Jeff Nielsen said that they cannot require it but they had mentioned that the homes all put fences in across the back yard.

Ben Farnsworth said it is part of what they get for putting in their own labor, technically they may have the option but the CCR's include it.

Commissioner Jeff Nielsen asked if it was something that they put in or the home owners.

Ben Farnsworth stated the homeowners do all the work under supervision of the construction supervisor.

Commissioner Wayne Olsen asked if it could be 90 different styles across one section then.

Ben Farnsworth said almost always they choose the white vinyl, sometimes they may opt for the tan.

Commissioner Jeff Nielsen said Jared wants a fence and he can see his point, those vacant fields become the dumping grounds.

ACTION

Commissioner Wayne Olsen made a motion to approve a concept plan for Neighborhood Non Profit Housing a 211 lot single family dwelling subdivision at approximately 1300 East 600 South, Hyrum with the following suggestions 1) They explore different alternatives in transportation moving North and East as much as they can 2) Put in the CCR's that the homes have fenced yards. Commissioner Jeff

Nielsen seconded the motion and all three commissioners present voted aye.

B. RON SALVESEN, HYRUM CITY - TO REQUEST A 2 LOT MINI SUBDIVISION AT THE CORNER OF CENTRE AVENUE AND PARK AVENUE.

Discussion:

Commissioner Jeff Nielsen disclosed that he did do the surveying on this project for the city.

Ron Salvesen stated the reason for doing this is for the new ambulance station. Ron said we are dividing this piece off to move it out of the cities name and into the counties. Ron stated that the utilities are all there.

Commissioner Angi Bair asked if the rest of the property can be divided again if needed.

Ron Salvesen said you can make three pieces out of one.

ACTION

Commissioner Wayne Olsen made a motion to approve the request for a 2 lot mini subdivision at the corner of Centre Avenue and Park Avenue, Hyrum. Commissioner Jeff Nielsen seconded the motion and all three commissioners present voted aye.

C. JAY DOWNS, CACHE COUNTY - TO REQUEST SITE PLAN APPROVAL FOR SOUTH COUNTY AMBULANCE STATION AT THE CORNER OF CENTRE AVE AND PARK AVE.

Discussion:

Jay Downs stated he runs the county ambulance. Jay said that they are building a simple building that is 3,000 square feet that will house two ambulances, MCI trailer, office, dorm rooms, a restroom and control room.

Commissioner Angi Bair asked which way the building faces.

Jay Downs said it will face to the east. Jay said they want to access it by driving through or from either side.

Ron Salvesen asked Jay if they had a storm water plan.

Jay Downs stated they are still working on that.

ACTION

Commissioner Jeff Nielsen made a motion to approve a site plan for South County Ambulance Station at the corner of Centre Avenue and Park Avenue, Hyrum with the following conditions 1)The storm water plan will be reviewed by the city staff before issuing a building permit. Commissioner

Wayne Olsen seconded the motion and all five commissioners present voted aye.

OTHER BUSINESS:

A. TRAINING VIDEO

Discussion:

Training Video was not viewed in the absence of three commissioner members.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 8:35 p.m.

Terry Mann
Chairman

ATTEST:

Michelle Jensen
Secretary

Approved: July 9, 2015