

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD OCTOBER 08, 2020 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:31 P.M.

CONDUCTING: Chairman Brian Carver

PRESENT: Chairman Brian Carver, and Commissioners Kevin Anderson, Blake Foster, Terry Mann, and Alternate Member Paul Willardson.

CALL TO ORDER: There being five members present and five members representing a quorum, Chairman Brian Carver called the meeting to order.

EXCUSED: Angi Bair

OTHERS PRESENT: Zoning Administrator Matt Holmes, City Recorder Stephanie Fricke and four citizens. Secretary Hailey Maughan recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Terri Mann led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Chairman Brian Carver

APPROVAL OF MINUTES:

The minutes of a regular meeting held on September 10, 2020 were approved as written.

ACTION **Commissioner Kevin Anderson made a motion to approve the minutes of September 10, 2020 as written. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Carver, Foster, Mann, and Willardson voted aye.**

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was EMAILED to The Herald Journal, posted on the Utah Public Notice Website and Hyrum City's website, mailed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION **Commissioner Paul Willardson made a motion to approve the Agenda for October 08, 2020 as written. Commissioner Terry Mann seconded the motion and Commissioners**

Anderson, Carver, Foster, and Mann voted aye.

6. SCHEDULED DELEGATIONS:
 - A. Krissy Smith, Unicorn Services: - To request approval for two businesses located in the Sunray Properties Building 2, Unit 2: 1. Unicorn Tree services, a tree trimming or removal service and; 2. Unicorn Mechanical services, a heating and air company.
 - B. Leon Savage, Hidden Valley Estates: - To request extension of expiration date for Concept Plan of Hidden Valley Estates located West of the Wellsville East Field Canal.
 - C. Jared Wiberg - To request approval for placement of two 160 square foot shipping containers at 452 East 300 South as well as an exception to set back requirements of placing accessory structures ten feet behind the house.
7. OTHER BUSINESS:
 - A. Matt Holmes - Discussion of upcoming projects in Hyrum City
8. ADJOURNMENT

SCHEDULED DELEGATIONS:

KRISSY SMITH, UNICORN SERVICES: - TO REQUEST APPROVAL FOR TWO BUSINESSES LOCATED IN THE SUNRAY PROPERTIES BUILDING 2, UNIT 2: 1. UNICORN TREE SERVICES, A TREE TRIMMING OR REMOVAL SERVICE AND; 2. UNICORN MECHANICAL SERVICES, A HEATING AND AIR COMPANY.

Krissy Smith participated in the meeting by telephone. She said they have two businesses that will be located in the Sunray Properties Building 2 Unit 2 for Unicorn Tree Service a tree trimming or removal service; and 2. Unicorn Mechanical Services a heating and air company. The businesses will store supplies and also use as an office. The tree trimming truck and stump grinder will be stored inside the unit. They have additional company vehicles that will be parked outside but they have parking spaces issued by the landlord.

Chairman Brian Carver asked how many employees will be working from the building.

Krissy Smith said there are currently seven employees and hopefully more in the future.

ACTION

Commissioner Paul Willardson made a motion to recommend approval for two businesses located in the Sunray Properties Building Two Unit Two: 1. Unicorn Tree Services, a tree trimming or removal service and; 2. Unicorn Mechanical Services, a heating and air company. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Carver, Foster, Mann, and Willardson voted aye.

LEON SAVAGE, HIDDEN VALLEY ESTATES: - TO REQUEST EXTENSION OF EXPIRATION DATE FOR CONCEPT PLAN OF HIDDEN VALLEY ESTATES LOCATED WEST OF THE WELLSVILLE EAST FIELD CANAL.

Leon Savage said he is here to request an extension of the expiration date for the Concept Plan of Hidden Valley Estates located west of the Wellsville East Field Canal. There have been delays due to the Wellsville East Field Canal Company. He wants a rural subdivision no sidewalks and a paved road with larger lots that take advantage of the views of the property. They are also waiting on the subdivision to the east of Hidden Valley Estates to be complete so they can extend the utilities and roads from it. He worked with Hyrum City to dedicate land for a storm water retention pond for the entire area on the west side of town. There will be three subdivisions that will drain into the pond.

Matt Holmes said this subdivision will be on septic tanks since its larger lots and sits down at the bottom of the river banks.

Paul Willardson asked if there has been any changes to the plan since it was originally approved.

Leon Savage said the Concept Plan hasn't changed but there may be minor changes as it goes through the subdivision process.

Roy Savage said lot lines may be adjusted to work with utility and road improvements.

ACTION

Commissioner Terry Mann made a motion to approve request to extend expiration date for the Concept Plan of Hidden Valley Estates located west of the Wellsville East field canal. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Carver, Foster, Mann, and Willardson voted aye.

JARED WIBERG - TO REQUEST APPROVAL FOR PLACEMENT OF TWO 160 SQUARE FOOT SHIPPING CONTAINERS AT 452 EAST 300 SOUTH AS WELL AS AN EXCEPTION TO SET BACK REQUIREMENTS OF PLACING ACCESSORY STRUCTURES

TEN FEET BEHIND THE HOUSE.

Jared Wiberg said he wants to place two 160 square foot shipping containers at 452 East 300 South as well as an exception to set back requirements of placing accessory structures ten feet behind the house.

Chairman Brian Carver asked if they would be placed on footings.

Jared Wiberg said the trailers don't need footings but he would place them on a cement pad. He has a bunch of landscaping that would need to be moved and he wants to use the back of his property for something else. The trailers will still leave 20' between property lines on the side of the property. All of Rolling Hills border the back of his property and he doesn't think those residents would find it attractive.

Commissioner Terry Mann asked if the containers would be visible from the road.

Jared Wiberg said he will be using a one-time shipping container that is not rusted. It should look nice. He said he would be willing to put in additional landscaping to help with the looks of the containers.

Commissioner Blake Foster asked if it would be a gravel or cement pad.

Jared Wiberg said he would put it on a cement plat. He wants to use the containers for an art studio and is thinking of also putting a roof deck top on it. The interior of the sheds would be turned into living type space.

Commissioner Terry Mann asked about windows on the units.

Jared Wiberg said there will be a door on west side and two windows on east side. Each trailer 8' x 20'. They will be bolted together. He said electricity and plumbing would be ran.

Commissioner Terry Mann said her concern is setting those types of containers close to the road. But she is concerned what will happen to it in the future.

Commissioner Paul Willardson said he is concerned about placement of the containers.

Chairman Brian Carver said if it were to be moved further back on

the property then it will be viewable from the neighbor's property.

Jared Wiberg said he would install screens or old brick and bring in an old aesthetic.

Commissioner Terry Mann asked if they approved this does the Commission make approval of other exceptions.

Commissioner Paul Willardson asked if it was for aesthetic or fire.

Zoning Administrator Matt Holmes said it would be aesthetic because side yards would provide fire protection.

Jared Wiberg said he wouldn't be operating a home occupation business out of the building, his art would just be for himself.

Chairman Brian Carver said the deeper end of the lot is the most viewable area that the size and location of structure are acceptable.

Commissioner Kevin Anderson asked if they can add utilities to an accessory structure.

Zoning Administrator Matt Holmes said this cannot become an accessory dwelling unit.

Commissioner Kevin Anderson said if something is road facing then they want brick or something to make it look like a residential dwelling. He would prefer this be tied to a landowner rather than a piece of property.

Zoning Administrator Matt Holmes asked if the condition could be removing the containers appropriate if he were to move.

Commissioner Terry Mann said she is concerned about people moving in after and what happens to the containers.

Commissioner Paul Willardson said he is not sure if a storage container belongs in the sideyard.

Commissioner Blake Foster asked if it would be used for one unit. He asked what type of doors are on it.

Jared Wiberg said it's a double unit that comes wired and insulated. Comes from Eco Box in Salt Lake. There is a man door on the west side and with one more small window. The big doors are closed off. There is no pitch on roof. The paint is the protector

from weather. They are sealed and do not need a pitch roofed. There is bamboo flooring in them.

Jared Wiberg asked if it could be used as a living space. He has children going to college that need a place to stay.

Commissioner Brian Carver said accessory dwellings are not allowed to be lived or used as a residential development. We have had conversations in past rear lots in the subdivision of hammer head lot. Those are not currently allowed.

ACTION

Commissioner Paul Willardson made a motion to table this request until the December meeting to view lot for approval placement of two 160 square foot shipping containers at 452 East 300 South as well as an exception to the setback requirements of placing accessory structures ten feet behind the house and for him to bring back landscaping and pictures of what it would look like. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Carver, Foster, Mann, and Willardson voted aye.

OTHER BUSINESS:**MATT HOLMES - DISCUSSION OF UPCOMING PROJECTS IN HYRUM CITY.**

Matt Holmes will update the master road plan to include additional arterial roads due to UDOT's requirements for T-intersections. He has found a few housekeeping amendments and updates of forms for the winter.

ADJOURNMENT:**ACTION**

There being no further business before the Planning Commission, the meeting adjourned at 7:45 p.m.

Blake Foster
Chairman

ATTEST:

Stephanie Fricke
Secretary

Approved: _____
As Amended/Written