

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD FEBRUARY 13, 2020 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Chairman Blake Foster

**PRESENT:** Chairman Blake Foster, and Commissioners Angi Bair, Brian Carver, Terry Mann, and Alternate Member Paul Willardson.

**EXCUSED:** Kevin Anderson

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

**OTHERS PRESENT:** City Administrator Ron Salvesen, Zoning Administrator Matt Holmes and 12 citizens. Secretary Shalyn Maxfield recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Commissioner Angi Bair led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Chairman Blake Foster

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on January 09, 2020 were approved as written.

**ACTION** Commissioner Angi Bair made a motion to approve the minutes of January 09, 2020 as written. Commissioner Terry Mann seconded the motion and Commissioners Bair, 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 Terry Mann made a motion to approve the Agenda for February 13, 2020 as written. Commissioner

**Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Mann and Willardson voted aye.**

6. PUBLIC HEARING:

- A. To receive public comment regarding a proposed Concept Plan for Auburn Hills Phase 7 a Planned Unit Development for 58 homes on 14.91 acres located at approximately Highway 165 to 600 East between 600 South and 700 South.

7. SCHEDULED DELEGATIONS:

- A. Dan Larsen, Kartchner Homes - To request Concept Plan approval of Auburn Hills Phase 7 a Planned Unit Development for 58 homes on 14.91 acres located at approximately Highway 165 to 600 East between 600 South and 700 South.

8. OTHER BUSINESS:

A. Annual Planning Commission Review:

- I. Election of Planning Commission Chairman and Vice Chairman.  
II. Review appointment terms of Planning Commission Members  
III. Set meeting schedule for the year.  
IV. Review past years work - conducted by Vice Chairman.  
V. Review plans for the coming year.

9. ADJOURNMENT

***PUBLIC HEARING:***

**TO RECEIVE PUBLIC COMMENT REGARDING A PROPOSED CONCEPT PLAN FOR AUBURN HILLS PHASE 7 A PLANNED UNIT DEVELOPMENT FOR 58 HOMES ON 14.91 ACRES LOCATED AT APPROXIMATELY HIGHWAY 165 TO 600 EAST BETWEEN 600 SOUTH AND 700 SOUTH.**

**ACTION**

Commissioner Brian Carver made a motion at 6:34 p.m. to open the Public Hearing to receive public comment regarding a proposed Concept Plan for Auburn Hills Phase 7 a Planned Unit Development for 58 homes on 14.91 acres located at approximately Highway 165 to 600 East between 600 South and 700 South. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Mann and Willardson voted aye.

Dan Larsen with Kartchner Homes gave an overview of the plan for Auburn Hills Phase 7.

Steve Miller expressed concern about the parking around the

proposed park as well as the increased density in the area. He asked if Hyrum City has the infrastructure to support that many homes with utilities.

City Administrator Ron Salvesen stated that the City is in good position to handle this growth as it is typical. The water is decades ahead of the needs for growth. The sewer station is being rebuilt and the electric department has also doubled their capacity.

Michael Nelson stated that his family moved to Hyrum because it feels like country. He stated even the initial plan for Auburn hills felt tight, the additional houses will add more traffic and the schools are a concern because the schools are at capacity.

Christine Nelson stated she is a teacher and feels that before we continue building homes, the additional schools need to be built to hold the additional families we are bringing in.

City Administrator Ron Salvesen explained that the City does not get a say in when or in schools are built, and that the City cannot stop developing to wait for them to be built.

Sam Odd expressed being in favor of the development. He stated there is a need for these homes on smaller lots. He stated that of course he would love a two-acre lot but when starting a family, it is hard to have the funds to buy that much property and maintain it.

Susan Fulgam stated she lives in the area and is in favor of the park that is proposed. She also stated that she would love to see bigger lots but that these nice homes are affordable and not many people are interested in maintaining the bigger lots these days.

Clinton Buchanan stated that there is a need for a large park in that area. As the community grows it will be so nice to have a large open park to help the development not feel as congested. He also agrees that larger lots would be nice, but they are not affordable, so these smaller lots meet a need.

Keith Albretson expressed being in favor of the park but is wondering why Kartchners chose smaller lot sizes instead of less homes. He asked if there were any references to look at to see if over the years the smaller lots have held property value. He can see need for the smaller lots but is concerned about people parking on the streets because of less space to park on their property.

Commissioner Brian Carver stated that the lot sizes are similar to what is in the Wapiti bluff neighborhood.

City Administrator Ron Salvesen stated that a more recent development would be Silver Willow and Mt. Sterling Farms.

Dan Larsen with Kartchner Homes explained part of the reason the homes are more affordable is because of the smaller lots. The cost can come from the amount of road in front of your lot so instead of one home paying for the road there is two, which cuts the cost to the property owners.

Tiffany Morris expressed favor for the park. It would be safer for the kids to walk to. The neighborhood that is established is tight knit and has a good sense of community.

Commissioner Blake Foster asked if there were any comments, there being none he recommended closing the public hearing.

**ACTION**            **Commissioner Angi Bair made a motion to close the public hearing at 7:09 p.m. Commissioner Terry Mann seconded the motion and Commissioners Bair, Carver, Foster, Mann and Willardson voted aye.**

***SCHEDULED DELEGATIONS:***

**DAN LARSEN, KARTCHNER HOMES - TO REQUEST CONCEPT PLAN APPROVAL OF AUBURN HILLS PHASE 7 A PLANNED UNIT DEVELOPMENT FOR 58 HOMES ON 14.91 ACRES LOCATED AT APPROXIMATELY HIGHWAY 165 TO 600 EAST BETWEEN 600 SOUTH AND 700 SOUTH.**

Dan Larsen with Kartchner homes explained that as you move west the sizes of lots in the city progress up to half acre lots. Some of those people who own them started on smaller lots. You see a lot of people with bigger lots end up with half of it covered in weeds. The open space people want to see preserved is actual farm area, and the way to do that is putting more homes on smaller lots to fit the needs for home but still preserve farmland. The park plans are not set in stone, input is encouraged from the City as far as what goes into it. The smaller lots are saving the buyers \$30,000 to \$40,000 because of the amount of asphalt in front of each home would be less. All the homes that are proposed would have a fence, landscaping, and a two-car garage.

The commission members discussed any concerns or options with the park.

Commissioner Paul Willardson stated that it feels cramped. He would be happier if there was more frontage. Not a lot of place to push snow even off your own driveway.

Commissioner Terry Mann expressed concern about the higher traffic. She also knows people who live in a similar development that are in favor of it, not parking issues and cannot hear the neighbors even though they are close.

Commissioner Angi Bair stated that the park creates open space that an additional 15 feet to the side of a home will not create. It also fills a need that is different than a townhome. This is a way that people who are not looking for low income housing or townhomes can have their own home and their own yard.

**ACTION**

Commissioner Brian Carver made a motion to recommend concept plan approval of Auburn Hills Phase 7 a Planned Unit Development for 58 homes on 14.91 acres located at approximately highway 165 to 600 East between 600 South and 700 South with the following conditions: 1. The fencing and front landscaping be provided on each lot; 2. Recommends that the public have input on the proposed park; and 3. There are rock brick or two other exterior material types on front elevation. Commissioner Angi Bair seconded the motion and Commissioners Bair, and Carver voted aye and Commissioners Foster, Mann, and Willardson voted nay. There being two Commission Members that voted aye, and three Commission Members voted nay the motion did not pass.

This request was not recommended by the Planning Commission for approval by the City Council.

***OTHER BUSINESS:*****ANNUAL PLANNING COMMISSION REVIEW:**

Election of Planning Commission Chairman and Vice Chairman.

**ACTION**

Commissioner Terry Mann made a motion to appoint Commissioner Brian Carver as Planning Commission Chairman for 2020. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Mann and Willardson voted aye.

**ACTION**

Commissioner Terry Mann made a motion to appoint Commissioner Angi Bair as Planning Commission Vice

**Chairman for 2020. Commissioner Brian Carver seconded the motion and Commissioners Bair, Carver, Foster, Mann and Willardson voted aye.**

**Review appointment terms of Planning Commission Members.**

City Administrator Ron Salvesen advised of the the appointment terms for each member.

**Set meeting schedule for the year.**

The Planning Commission agreed to keep the regular Planning Commission Meetings on the second Thursday of each month at 6:30 p.m.

**Review past years work - conducted by Vice Chairman.**

Commissioner Brian Carver conducted the review and gave updates on the progress of previously approved subdivisions.

**ADJOURNMENT:**

**ACTION            There being no further business before the Planning Commission, the meeting adjourned at 8:30 p.m.**

\_\_\_\_\_  
Blake Foster  
Chairman

ATTEST:

\_\_\_\_\_  
Shalyn Maxfield  
Secretary

Approved: \_\_\_\_\_  
As Amended/Written