

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JANUARY 09, 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 Kevin Anderson, Angi Bair, Brian Carver, Terry Mann, and Alternate Member Paul Willardson.

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 one citizen. Secretary Shalyn Maxfield recorded the minutes.

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

INVOCATION: Commissioner Terry Mann

APPROVAL OF MINUTES:

The minutes of a regular meeting held on December 12, 2019 were approved as written.

ACTION Commissioner Angi Bair made a motion to approve the minutes of December 12, 2019 as written. Commissioner Brian Carver seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann 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 Kevin Anderson made a motion to approve the Agenda for January 09, 2020 as written. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

6. SCHEDULED DELEGATIONS:
 - A. Dan Larsen, Kartchner Homes - To request approval of a modification of the property lines on the preliminary plat for Elk Mountain Subdivision phase 12 to include additional twin home lots located approximately 1170 East 300 South.
 - B. Dan Larsen, Kartchner Homes - To request concept approval for Auburn Hills Phase 7 a PUD which will include 58 single family residential lots and one 1.96 acre open space lot, located approximately 600 South 800 East, East of Hyrum City's irrigation pond.
 - C. Matt Holmes, Hyrum City - To request approval for electronic sign to replace the existing sign at the Hyrum Senior Center that will provide information about the city, news, and general interest events.
7. ADJOURNMENT

SCHEDULED DELEGATIONS:

DAN LARSEN, KARTCHNER HOMES - TO REQUEST APPROVAL OF A MODIFICATION OF THE PROPERTY LINES ON THE PRELIMINARY PLAT FOR ELK MOUNTAIN SUBDIVISION PHASE 12 TO INCLUDE ADDITIONAL TWIN HOME LOTS LOCATED APPROXIMATELY 1170 EAST 300 SOUTH.

Dan Larsen is requesting the modification of property lines to allow for single level twin homes which would take them from eight building lots to thirteen. They can be used as retirement type homes because they are single level.

Commissioner Terry Mann stated that she has heard more people looking for single family homes and there is concern with there being too many homes in that area already.

Commissioner Angi Bair asked if there are two story homes across the street from the proposed modification.

Dan Larsen stated that the East end has already been approved for single level twin homes and they are just looking to amend the west side. The homes will face each other. He has received complaints about the garages being too small but these homes will have a two car garage and a large driveway to fit up to two more cars.

Commissioner Terry Mann stated that there is a nice variety of homes up there, the concern is that it would take away the green space that would be around single family homes.

Commissioner Kevin Anderson stated that the proposal is within what has already been approved in that area.

Commissioner Brian Carver advised that it will add symmetry to that street. In the grand scheme of things its really only adding five lots to an already dense population.

Commissioner Angi Bair said all of the homes and landscaping so far have been very appealing. The single level homes will add variety compared to the multilevel.

ACTION

Commissioner Brian Carver made a motion to recommend approval of a modification of the property lines on the preliminary plat for Elk Mountain Subdivision phase 12 to include additional twin home lots located approximately 1170 East 300 South as presented. Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

DAN LARSEN, KARTCHNER HOMES - TO REQUEST CONCEPT APPROVAL FOR AUBURN HILLS PHASE 7 A PUD WHICH WILL INCLUDE 58 SINGLE FAMILY RESIDENTIAL LOTS AND ONE 1.96 ACRE OPEN SPACE LOT, LOCATED APPROXIMATELY 600 SOUTH 800 EAST, EAST OF HYRUM CITY'S IRRIGATION POND.

Dan Larsen stated that the amount of lots has increased by a significant amount. The lots are smaller to give an open space park that can satisfy the existing Auburn Hills and Rolling Hills subdivisions. The park would be put in by the developer but it would be maintained and owned by the City. Adjustments have been made to have a five foot side yard setback and no third car garage option.

Commissioner Terry Mann asked with such a narrow frontage, would there be problems with mail delivery?

Dan Larsen stated that the post office isn't allowing single mail boxes so there would not be any mail delivery problems.

Commissioner Angi Bair asked, with the adjustments what is the price difference intended to be for these homes.

Dan Larsen explained that the homes would be thirty to forty thousand dollars less than other homes in that area. The major cost comes in the road so by making smaller frontages they are able to keep cost down.

Commissioner Paul Willardson asked how the utilities were going to fit into each lot.

Dan Larsen stated that they would stagger the sewer line on one side of the lot and the water line on the other. The trees would be placed away from the lines as well.

City Administrator Ron Salvesen said he loves the idea of having the park there. He would like to see it be a nicer park. He would also like to see trees and fencing in the plan to help keep the development looking nice even in the next ten to twenty years.

Dan Larsen stated that the developer is flexible with the park. They want to make it how the city wants to see it. They have been in contact with the parks department with the City.

There was a large discussion about lots sizes. The major concerns brought up were: 1. parking; 2. tightness of the roads; and 3. maintaining the development with all the homes being so close. Also there wasn't a public hearing but that is an option.

Dan Larsen explained that the roads and driveways would be standard. The closer lots make it harder for people to park run down vehicles and trailers next to their homes which would help keep the development looking appealing. The homes are the same as what is already being built they are just on smaller lots. The fencing and the landscaping would be included in the package so all of that will be installed.

It was suggested that the commissioner take time to visit a similar development in Logan, Rosehill Subdivision on 1380 West 1800 South to see what they think of the layout and the frontage.

ACTION

Commissioner Brian Carver made a motion to table concept approval for Auburn Hills Phase 7 a PUD which will include 58 single family residential lots and one 1.96 acre open space lot, located approximately 600 South 800 East, East of Hyrum City's irrigation pond until a public hearing has been held. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

MATT HOLMES, HYRUM CITY - TO REQUEST APPROVAL FOR ELECTRONIC SIGN TO REPLACE THE EXISTING SIGN AT THE HYRUM SENIOR CENTER THAT WILL PROVIDE INFORMATION ABOUT THE CITY, NEWS, AND GENERAL INTEREST EVENTS.

Zoning Administrator Matt Holmes stated that the sign that they are looking to install has an auto-dim option so it will comply with City Codes.

City Administrator Ron Salvesen stated that the old sign is wearing out and the Senior Center donated money towards this new sign. The plan is to shut the sign off at 10:00 p.m. which will help not bother the neighbors and extend the life of the sign.

ACTION **Commissioner Kevin Anderson made a motion to recommend approval for electronic sign to replace the existing sign at the Hyrum Senior Center that will provide information about the city, news, and general interest events as presented. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

Commissioner Kevin Anderson asked about a possible renovation to the soccer fields. Maybe adding a pavilion and walkways. The soccer fields are used highly in the season but there may not be a need for as many fields as there are currently. Suggestions were made to maybe adding other uses to the park as well.

There was a small discussion amongst the commissioners about potential modifications.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 7:57 p.m.**

Blake Foster
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Amended/Written