

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD DECEMBER 12, 2019 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, Terry Mann, and Alternate Member Paul Willardson. Commissioner Brian Carver arrived at 6:56 p.m.

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 five citizens. Secretary Shalyn Maxfield recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Kevin Anderson 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 November 14, 2019 were approved as written.

ACTION Commissioner Angi Bair made a motion to approve the minutes of November 14, 2019 as written. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, 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 Kevin Anderson made a motion to approve the Agenda for December 12, 2019 as written. Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair, Foster, Mann and Willardson voted aye.

6. PUBLIC HEARING:
 - A. To receive public comment concerning a request by Hyrum City to rezone the Hyrum Senior Center property at approximately 695 East Main Street approximately 1.54 acres the southwest corner of TIN #01-004-0007 from Residential R-2 to Commercial C-1.
7. SCHEDULED DELEGATIONS:
 - A. Jeremy Broadhurst - To request site plan approval for a storage unit facility at 185 South 1720 East in the Blacksmith Fork Industrial Park.
 - B. Michelle Wayment - To request site plan approval for Royal Dog Boarding, a dog boarding business at 1715 East 145 South in the Blacksmith Fork Industrial Park.
8. OTHER BUSINESS:
 - A. Discussion and recommendation for proposed rezone of Senior Center property from Residential R-2 to Commercial C-1.
9. ADJOURNMENT

PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENT CONCERNING A REQUEST BY HYRUM CITY TO REZONE THE HYRUM SENIOR CENTER PROPERTY AT APPROXIMATELY 695 EAST MAIN STREET APPROXIMATELY 1.54 ACRES THE SOUTHWEST CORNER OF TIN #01-004-0007 FROM RESIDENTIAL R-2 TO COMMERCIAL C-1.

ACTION

Commissioner Terry Mann made a motion at 6:34 p.m. to open the Public Hearing to receive public comment concerning a request by Hyrum City to rezone the Hyrum Senior Center property at approximately 695 East Main Street approximately 1.54 acres the southwest corner of TIN #01-004-0007 from Residential R-2 to Commercial C-1. Commissioner Paul Willardson seconded the motion and Commissioners Anderson, Bair, Foster, Mann and Willardson voted aye.

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

ACTION

Commissioner Terry Mann made a motion to close the public hearing at 6:35 p.m. Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Bair, Foster, Mann and Willardson voted aye.

SCHEDULED DELEGATIONS:**JEREMY BROADHURST - TO REQUEST SITE PLAN APPROVAL FOR A STORAGE UNIT FACILITY AT 185 SOUTH 1720 EAST IN THE BLACKSMITH FORK INDUSTRIAL PARK.**

Jeremy Broadhurst stated that he would like to get the adjacent property to his storage pods and expand his business. The units he put in a year ago are about full so things are going well. The expansion won't happen for at least twelve to eighteen months.

Commissioner Terry Mann asked if the plan is to install asphalt.

Jeremy Broadhurst explained that he is planning on asphaltting the 1st phase of his business even though it's not required, and he would like to wait until the pods are all installed before he asphaltts the next section because the pods are heavy and while unloading he is worried about damaging it.

Commissioner Kevin Anderson asked if there has been any challenges that Jeremy has noticed in that area.

Jeremy Broadhurst said the only challenge he has had is his own ignorance. Just learning as he goes. He hasn't noticed any rodent issues but there was one instance that his pods got tagged with graffiti.

Commissioner Paul Willardson asked if the pods get extra hot inside.

Jeremy Broadhurst said he did a comparison with competitors units and he is within two degrees either higher or lower with most. The landscaping is done. Most of the fencing is complete. He didn't want to install the rest until it was confirmed if he would be able to expand. Wifi security cameras will be installed at some point as well.

Commissioner Blake Foster asked about lighting.

Jeremy Broadhurst said the lights are secured to the pods themselves and they are solar lights which he has been very impressed with and is planning on continuing with them.

Commissioner Kevin Anderson asked how it would affect Jeremy if everything including landscaping, fencing, and asphalt were required to be put in first. When it hasn't been required in the past it has become a management problem for the City.

Brian Carver arrived at 6:56 p.m.

Jeremy Broadhurst said his only concern is that the lighting is attached to the pods so that would be installed as the pods are and that he doesn't want to damage the asphalt with the pods being installed. He can't get them all installed at once because they aren't available in bulk. He can only get a few at a time as they are available.

ACTION

Commissioner Kevin Anderson made a motion to recommend site plan approval for a storage unit facility at 185 South 1720 East in the Blacksmith Fork Industrial Park with the following conditions: 1. All of the fencing, landscaping and frontage lighting needs to be installed prior to occupancy of any units on the new property; 2. Check with the Fire Marshal to verify the lighting attached to the pods meets city code; and 3. The Planning Commission recommends to not require hard surface until one year after occupancy of the first unit. If more time is required it is recommended that Jeremy returned to the Planning Commission to make that request. Commissioner Paul Willardson seconded the motion and Commissioners Anderson, Bair, Foster, Mann and Willardson voted aye.

MICHELLE WAYMENT - TO REQUEST SITE PLAN APPROVAL FOR ROYAL DOG BOARDING, A DOG BOARDING BUSINESS AT 1715 EAST 145 SOUTH IN THE BLACKSMITH FORK INDUSTRIAL PARK.

Michelle Wayment stated they are wanting to start a dog boarding business with possibly a doggy daycare and grooming. The plan is to start with 15 kennels but has the space to grow to 27 kennels if needed.

Commissioner Kevin Anderson asked if this can be used as long term boarding for example six weeks if necessary.

City Administrator Ron Salvesen said that they would have to obtain and follow the kennel license rules which limits it to 30 days.

Commissioner Terry Mann asked what the landscaping will be like.

Michelle Wayment explained there will be fencing around the exterior to give as much running space for the dogs as possible. There will be lots of trees to help muffle the sound of any barking. The landscaping will have many different textures so the dogs and play on what they feel most comfortable with.

Zoning Administrator Matt Holmes stated that there has been discussions on options to dispose of the feces.

City Administrator Ron Salveson stated that privacy fencing is also required to help muffle any barking.

Michelle Wayment stated it will be a metal building with motion lighting above the entrances and exits. It will be a hire as they go situation. The dogs would be left unattended at night but there will be webcams so the "parents" can check on their dogs if they want.

Commissioner Paul Willardson asked if there will be trash cans or large bins.

Michelle Wayment said they will start with residential and if it doesn't do the job they will move to something larger.

ACTION **Commissioner Terry Mann made a motion to recommend site plan approval for Royal Dog Boarding business at 1715 East 145 South in the Blacksmith Fork Industrial Park with the following conditions: 1. Privacy fencing, lighting, pavement and landscaping which would include one and a half inch trees along the North and the West side will be complete before occupancy. Commissioner Brian Carver seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 8:15 p.m.**

Blake Foster
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Amended/Written