

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD SEPTEMBER 12, 2019 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:35 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:** Eight citizens present. Secretary Shalyn Maxfield recorded the minutes.

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

**INVOCATION:** Commissioner Kevin Anderson

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on August 8, 2019 were approved as written.

**ACTION**            **Commissioner Kevin Anderson made a motion to approve the minutes of August 8, 2019 as written. Commissioner Terry Mann 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 Angi Bair made a motion to approve the Agenda for September 12, 2019 as written. Commissioner Brian Carver seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

6.    **PUBLIC HEARING:**

    A.    To receive public comment concerning a request by

Armor Storage LLC. to rezone property from Commercial C-1 to Manufacturing M-1 at approximately 850 North 700 East TIN #03-063-0013 consisting of 5 acres.

7. SCHEDULED DELEGATIONS:

- A. Derick Myers - To request a rezone of property from Commercial C-1 to Manufacturing M-1 at approximately 850 North 700 East TIN #03-063-0013 consisting of 5 acres.
- B. Joe Darger, Green Haven Homes - To request preliminary plat approval for Scenic Mountain Estates a Planned Unit Development a 71 unit multi-family townhome complex and commercial lot at approximately 730 North 700 East.
- C. Brandon Smith - To request site plan approval for an automobile repair shop and used car sales at 1655 Anvil Road in the Blacksmith Fork Industrial Park.
- D. Cache County - To request site plan approval for a Road Department Facility at approximately 400 North 1000 East.
- E. Lael Griffin - To request amended site plan approval to allow the sale of storage buildings on the existing Car Sales lot at 800 East Main Street.

8. ADJOURNMENT

**PUBLIC HEARING:**

**TO RECEIVE PUBLIC COMMENT CONCERNING A REQUEST BY ARMOR STORAGE LLC. TO REZONE PROPERTY FROM COMMERCIAL C-1 TO MANUFACTURING M-1 AT APPROXIMATELY 850 NORTH 700 EAST TIN #03-063-0013 CONSISTING OF 5 ACRES.**

**ACTION** Commissioner Angi Bair made a motion to open the public hearing to receive public comment concerning a request by Armor Storage LLC to rezone property from Commercial C-1 to Manufacturing M-1 at approximately 850 North 700 East TIN #03-063-0013 consisting of 5 acres at 6:41 p.m. Commissioner Brian Carver seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

Derick Myers stated due to the housing going in on the South side of their property they are required to provide a 60 foot right-of-way road through. With this change there is only four acres.

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

**ACTION** Commissioner Terry Mann made a motion to close the public hearing at 6:43 p.m. Commissioner Brian Carver seconded

the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

**SCHEDULED DELEGATIONS:**

**DERICK MYERS - TO REQUEST A REZONE OF PROPERTY FROM COMMERCIAL C-1 TO MANUFACTURING M-1 AT APPROXIMATELY 850 NORTH 700 EAST TIN #03-063-0013 CONSISTING OF 5 ACRES.**

Commissioner Terry Mann asked if the plan is to build more storage units and if there is a time frame of when those will be started.

Derick Myers stated that he would like to start in the spring of 2020. There is not a site plan yet but the new units will match the old ones. They will be making a few changes to meet updated laws and building codes.

**ACTION**

Commissioner Brian Carver made a motion to recommend approval of a rezone of property from Commercial C-1 to Manufacturing M-1 at approximately 850 North 700 East TIN #03-063-0013 consisting of 5 acres with the following conditions: 1. Change the acres for the rezone from approximately five acres to approximately four acres; and 2. That the development of the property will go through site plan approval. Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

**JOE DARGER, GREEN HAVEN HOMES - TO REQUEST PRELIMINARY PLAT APPROVAL FOR SCENIC MOUNTAIN ESTATES A PLANNED UNIT DEVELOPMENT A 71 UNIT MULTI-FAMILY TOWNHOME COMPLEX AND COMMERCIAL LOT AT APPROXIMATELY 730 NORTH 700 EAST.**

Commissioner Terry Mann asked if the road would be finished at the beginning or if it is set for a future phase. Will the storm water pond be in the playground area?

Joe Darger stated that the road will be graded so it can be used as a construction access but it will be finished in a later phase. The playground will be in the front on the east side and the storm water pond and it will just be a grassy area.

Commissioner Paul Willardson asked how the irrigation company feels about the storm water being discharged into the Blacksmith Fork Irrigation Company ditch.

Joe Darger stated that there has been conversations about it but it has not been finalized.

Commissioner Terry Mann asked if there will be a monument sign at the entrance.

Joe Darger said yes there is a design in the works. There is commercial property there as well that will have a sign that meets city code.

Commissioner Brian Carver asked what kind of fencing they are planning on having.

Joe Darger said a white vinyl fence that is tall enough to keep horses from going over it, and it will include a wire mesh to keep kids from going through it. That will help keep a rural feel. The frontage will have a landscaped berm between the development and the commercial pad. There will also be a fence around the playground area for security. A nice walking path will go around the development. We have taken a lot of steps to make it feel like there is individual ownership with the yards as well.

Commissioner Kevin Anderson suggested a possible requirement in city code of putting cement under the fence to help with weeds that are generally not maintained.

Commissioner Angi Bair asked how many units will be in phase one and how many extra parking spots will there be.

Joe Darger stated there will be 36 units and there will be somewhere between 19-23 extra spots. It has been addressed in the HOA to have there be no overnight parking so those spots will remain strictly guest parking.

Commissioner Kevin Anderson asked if the road entrance has been approved by UDOT.

Jeff Nielsen, project surveyor stated that UDOT was not involved and because the development is not encroaching on the UDOT right-of-way they will not be involved.

Commissioner Kevin Anderson asked if there has been an HOA outline generated.

Joe Darger stated there has and it was sent to City Administrator Ron Salvesen. There are not a lot of things that need to be funded. The roads are private, we have met with the sanitation department and have made the garages bigger so trucks can fit in them as well as being able to store individual trash cans. There will be curb and gutter inside the development but we would like to keep the entrance without so the water can sluff off the side. We are building the entire 29 feet instead of just half of the road.

Commissioner Brian Carver asked if the road would be private or city owned.

Jeff Nielsen stated he is not sure that it has even been discussed but it will most likely be privately owned.

Commissioner Angi Bair asked if there is any rental restrictions covered in the HOA or the covenants.

Joe Darger said it is covered and the units will be predominantly owned.

Commissioner Paul Willardson asked if there will be a sign as you head north on 600 East to advise of the new curve to the road.

Commissioner Kevin Anderson said that the City would need to address that along with possibly striping the road.

**ACTION**

**Commissioner Angi Bair made a motion to recommend approval for Scenic Mountain Estates a Planned Unit Development a 71 unit multi-family townhome complex and commercial lot at approximately 730 North 700 East with the following conditions: 1. Come to an agreement with Hyrum Irrigation about the discharge of storm water into the ditch; 2. No requirement of curb and gutter on Hwy 165 and 650 East with notation that it will be revisited upon future development; 3. Clarification on trash can storage in the HOA agreement; and 4. Recommend that the city address signage and striping on 680 North 600 East. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

**BRANDON SMITH - TO REQUEST SITE PLAN APPROVAL FOR AN AUTOMOBILE REPAIR SHOP AND USED CAR SALES AT 1655 ANVIL ROAD IN THE BLACKSMITH FORK INDUSTRIAL PARK.**

Brandon Smith stated that he would like to put a building up on the West half of the lot and leave the East half undeveloped but maintained to possibly expand in the future.

Commissioner Terry Mann asked where the cars that are for sale will be displayed.

Brandon Smith said for now the cars that are for sale will be displayed in the parking lot. If the business does well he is hoping to expand and add an impound lot with towing.

Commissioner Brian Carver asked how many employees there will be.

Commissioner Kevin asked if there will be any body work or painting.

Brandon Smith said currently just him and his wife will be working there, and there will be no body work or painting, just mechanic work.

Commissioner Angi Bair asked if trees are in the plans and if there are sprinklers in the lawn area. Also the concern is that there parking lot may not be large enough for repair and to display cars that are for sale.

Brandon Smith stated he is willing to put in compacted gravel to display the cars on but doesn't want to be required to put an asphalt pad in as it is very expensive to do so.

Commissioner Kevin Anderson suggested that if a gravel base is allowed, there needs to be a maintenance plan in place to keep in looking nice. Also suggest to lean heavy on landscaping and overall appearance of the property.

**ACTION**

**Commissioner Brian Carver made a motion to recommend site plan approval for an automobile repair shop and used car sales at 1655 Anvil Road in the Blacksmith Fork Industrial Park with the following conditions: 1. Present a well-developed landscape and maintenance plan to the City; 2. The parking situation will be addressed as future business is expanded; and 3. The pavement and fencing plan will be presented as business expands with the expectation that compacted gravel spaces used for car sales will have a maintenance plan. Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

**CACHE COUNTY - TO REQUEST SITE PLAN APPROVAL FOR A ROAD DEPARTMENT FACILITY AT APPROXIMATELY 400 NORTH 1000 EAST.**

Josh Runhaar and Zan Murray, project managers gave an overview of the project including traffic flow, fencing for security, UDOT accesses and building plans.

Commissioner Blake Foster asked how big the development will be.

Zan Murray stated that the developed area is approximately 14 acres. The goal is that this site could be used for a projected 100 years of growth so there would hopefully not be a need to relocate. We have been working closely with Kevin Maughan for parameters on

chemical storage as well as the sewer lift station in the south west corner of the developed portion.

Commissioner Kevin Anderson asked about the salt piles and how they would do with it being so windy.

Josh Runhaar stated that the salt bays will face north in consideration of the wind. There is also a line of evergreen trees that will try to act as a wind break as well. If anything were to leak out the facility is set up where it can be contained very quickly.

Commissioner Blake Foster asked what will be done with the runoff from the truck wash.

Josh Runhaar and Zan Murray explained that there is a recycling system to catch the runoff. They also explained the security measuring being taken as far as fencing and access coded gates.

Commissioner Kevin Anderson asked when the facility is expected to be ready to move into.

Josh Runhaar stated October of 2020.

Zan Murray advised that the chemicals that are being worked with are contained. There is a fuel island that will collect fuel spills. They also are addressing Nibley's concerns about lighting which will include downward lighting and may be modified in the future plans.

**ACTION**

**Commissioner Kevin Anderson made a motion to recommend site plan approval for a Road Department Facility at approximately 400 North 1000 East with the condition that the annexation to Hyrum City is complete. Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

**LAEL GRIFFIN - TO REQUEST AMENDED SITE PLAN APPROVAL TO ALLOW THE SALE OF STORAGE BUILDINGS ON THE EXISTING CAR SALES LOT AT 800 EAST MAIN STREET.**

Lael Griffin stated that they are in the process of putting up a 600 square foot building. They are looking into putting up some sheds for sale on the west side that would become a natural barrier between their lot and Ridley's parking lot. The plan is to put three or four for now and if it goes well maybe some additional around the other access.

Commissioner Kevin Anderson stated that this corner is a highly

viewed area in Hyrum and the general appearance of the landscaping and lighting does not meet the requirements.

Lael Griffith stated that they are in a rental agreement with the Kendricks and it is the Kendricks responsibility to plant the trees that were required by the City. Now that we plan on being there more permanently we will start helping with the landscaping.

Commissioner Terry Mann stated that the initial approval was to have the lighting and landscaping taken care of before becoming permanent.

Commissioner Angi Bair stated that the lighting and landscaping needs to be taken care of. It is up to Lael to get with the Kendricks and decided who is responsible but regardless it needs to be done.

**ACTION**            **Commissioner Kevin Anderson made a motion to decline recommendation of amending the site plan to allow the sale of storage buildings on the existing Car Sales lot at 800 East Main Street as presented. Commissioner Angi Bair 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 8:50 p.m.**

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Blake Foster  
Chairman

ATTEST:

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Shalyn Maxfield  
Secretary

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