

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD MAY 10, 2018 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Kevin Anderson

PRESENT: Chairman Kevin Anderson, and Commissioners Angi Bair, Brian Carver, Blake Foster, Terry Mann, and Alternate Member Jeff Nielsen.

EXCUSED: None

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

OTHERS PRESENT: City Administrator Ron Salvesen and six citizens. Secretary Shalyn Maxfield recorded the minutes.

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

INVOCATION: Commissioner Angi Bair

APPROVAL OF MINUTES:

The minutes of a regular meeting held on April 12, 2018 were approved as written.

ACTION Commissioner Angi Bair made a motion to approve the minutes of April 12, 2018 as written. Commissioner Blake Foster 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 Brian Carver made a motion to approve the Agenda for May 10, 2018 with the following changes: 1. The Dawnya Pearce mini-subdivision request be changed from a three-lot mini-subdivision to a two-lot mini-subdivision. Commissioner Blake Foster seconded the

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

6. SCHEDULED DELEGATIONS:
 - A. Ryan Kendrick, Hyrum 66: To request approval for an Electronic sign at 50 North 800 East.
 - B. Dawnya Pearce: To request approval of a two lot mini-subdivision at 620 West 300 North.
 - C. Jake Thompson: To request Concept Plan approval for a mixed-use Planned Unit Development consisting of three commercial pads and 27 townhomes at approximately 230 North 800 East.
7. ADJOURNMENT

SCHEDULED DELEGATIONS:

RYAN KENDRICK: TO REQUEST APPROVAL FOR AN ELECTRONIC SIGN AT 50 NORTH 800 EAST.

Ryan Kendrick stated that they are going back to the Chevron sign that is in the same place as the previous sign. They are looking for approval to add an electronic sign that will sit below the price signs and will advertise for their storage units. They would also like to offer advertising for the city events on that sign as well.

Commissioner Terry Mann asked if the sign will be flashing.

Ryan Kendrick said it has the ability to do so but he has thoroughly read through the Hyrum city code and will not do anything against that. He has the ability to control the brightness in the day and night.

Commissioner Brian Carver asked if there is any reason they don't have the sign fitting exactly to the space available on the poles.

Ryan Kendrick stated that the manufacturer pieces the signs together with specific sized panels and that is the biggest they could fit with what is already there.

ACTION

Commissioner Terry Mann made a motion to recommend approval for an electronic sign at 50 North 800 East, as presented. Commissioner Brian Carver seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

DAWNYA PEARCE: TO REQUEST APPROVAL OF A TWO LOT MINI-SUBDIVISION AT 620 WEST 300 NORTH.

Commissioner Jeff Nielsen removed himself from the Planning Commission discussion as he was part of the surveying of this property.

Dawnya Pearce stated that they have .98 percent of an acre they would like to sell as a building lot for one or two new homes. The person that is interested in purchasing the property does not have plans to build a second home at this point. UDOT gave permission for there to be a 30 foot access added to that property.

Chairman Kevin Anderson asked if the permission from UDOT is pending or already approved.

City Administrator Ron Salvesen wanted to clarify that there is not an option for a second home on that lot as there is not enough frontage. All utilities are in the area but it will be the builders' expense to tie into the utilities for that lot.

Dawnya Pearce said the access permit from UDOT has not been finalized but she was told the process has been started for approval.

Commissioner Jeff Nielsen rejoined the meeting.

ACTION

Commissioner Angi Bair made a motion for approval of a three lot mini-subdivision at 620 West 300 North with the following conditions: 1. Approval is subject to UDOT for the access approval to be completed for lot two; 2. It is the owners responsibility to tie into the utilities for lot 2. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

JAKE THOMPSON: TO REQUEST CONCEPT PLAN APPROVAL FOR A MIXED-USE PLANNED UNIT DEVELOPMENT CONSISTING OF THREE COMMERCIAL PADS AND 27 TOWNHOMES AT APPROXIMATELY 230 NORTH 800 EAST.

Jake Thompson stated that a commercial aspect was added to the plan. There will be a cell tower that the townhomes will be placed around. There are storage units that will be demolished and replaced with townhomes as well. In the plans there are 77 parking stalls to accommodate the commercial use as well.

Commissioner Brian Carver stated that he doesn't feel like this plan is a better solution then the previous one. There seems to be a lot of parking and it seems tricky because the parking needs would depend on what type of commercial buildings are actually going in. He doesn't feel like the townhomes should be facing a long row of parking.

City Administrator Ron Salvesen suggested maybe having some of the parking broke up with some islands that are landscaped.

Commissioner Brian Carver said he feels like that would definitely help. He was also concerned about the lighting for the parking lot. There needs to be sufficient lighting for the parking lot but wants to make sure it's not shining into the rooms of the townhomes.

Commissioner Terry Mann asked if there would be fencing to go around the property.

Jake Thompson stated that there is not one shown on this plan but they will have fencing.

Ron Salvesen stated there will have to be fencing between the town homes and the commercial pads.

There was discussion between all six planning commission members about the benefits of the first plan that was presented verse the new one. Some of the concerns that were mentioned by each member were: 1. that the commercial pads would be left empty; 2. who would be maintaining the empty commercial pads; 3. if there was a commercial parking lot required it would deteriorate while the property is not in use; and 4. that the city is imposing on the property owner by adding the commercial pads. The owner stands to demolish 56 storage units that are currently in use to make room for the development.

Chairman Kevin Anderson suggested that if there is no one in line for these commercial spots that they recommend not moving forward with developing the commercial pads or the parking lot to just stand vacant.

Property Owner Scott Nydegger stated that he would be willing to put in the landscaping and grass to maintain that area until commercial business move in. He requested that the city help him get an irrigation connection at a reasonable price or sell him culinary water at irrigation cost to help maintain that property.

Planning Commissioners wanted it noted to the City Council that the previously presented version of this plan is preferred as it would improve the area and is in high demand. However if the council decides to proceed with this new version of the plan the Planning commission recommends that the construction of the housing begin immediately and that the commercial pads and west parking lot be maintained as landscaping until there is interest for commercial use. It is also recommended that if in three years this area designated for commercial remains vacant that the council revisit

building additional housing instead.

ACTION Commissioner Brian Carver made a motion to recommend approval of the concept plan for a mixed-use Planned Unit Development consisting of three commercial pads and 27 townhomes at approximately 230 North 800 East with the following conditions: 1. The property owner landscape the potential commercial pads and parking lot with grass and shrubs; 2. The city comes to an agreement to provide an irrigation connection at a reasonable price or negotiate pricing for culinary or secondary services to maintain landscaping; 3. The site be properly enclosed with vinyl along the north and east sides, a security fence along the south end and decorative fencing on the west end; 4. The required signage be posted along the highway. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

City Commissioner Ron Salvesen stated that the City Council attended a workshop and would like the Planning Commission to review lot sizes and consider having varied lot sizes.

Commissioner Jeff Nielsen stated that there are some cities that have an area density option with a minimum and maximum density per acreage that he can do some research on.

ADJOURNMENT:

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

Kevin Anderson
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Amended/Written