

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD MARCH 08, 2018 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:32 P.M.

**CONDUCTING:** Vice Chairman Blake Foster

**PRESENT:** Vice Chairman Blake Foster, and Commissioners Angi Bair, Brian Carver, and Terry Mann.

**EXCUSED:** Chairman Kevin Anderson, Jeff Nielsen

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

**OTHERS PRESENT:** City Administrator Ron Salvesen and eight citizens. 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 Brian Carver

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on February 8, 2018 were approved as written.

**ACTION**            **Commissioner Terry Mann made a motion to approve the minutes of February 8, 2018 as written. Commissioner Brian Carver seconded the motion and Commissioners 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 March 08, 2018 as written. Commissioner Terry Mann seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.**

6. PUBLIC HEARING

A. To receive public comments regarding proposed

amendments to Chapter 17.72 (the Sign Ordinance) of the Hyrum City Municipal Code to allow electronic signs; and to increase the maximum size of some signs.

- 7. SCHEDULED DELEGATIONS:
  - A. Eric Derr: To request site plan approval for used car lot sales at the corner of 800 East and Main Street.
  - B. Bret Bywater: To request site plan approval for expansion of his current cabinet shop at 340 North 400 West.
- 8. OTHER BUSINESS
  - A. Discussion and recommendations for changes to the sign ordinance.
- 9. ADJOURNMENT

***PUBLIC HEARING:***

**TO RECEIVE PUBLIC COMMENTS REGARDING PROPOSED AMENDMENTS TO CHAPTER 17.72 (THE SIGN ORDINANCE) OF THE HYRUM CITY MUNICIPAL CODE TO ALLOW ELECTRONIC SIGNS; AND TO INCREASE THE MAXIMUM SIZE OF SOME SIGNS.**

**ACTION** Commissioner Brian Carver made a motion to open the public hearing at 6:36 p.m. to receive public comment regarding proposed amendments to Chapter 17.72 (the sign ordinance) of the Hyrum City Municipal Code to allow electronic signs; and to increase the maximum size of some signs. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.

There was no public comment.

**ACTION** Commissioner Angi Bair made a motion to close the public hearing at 6:39 p.m. Commissioner Terry Mann seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.

***SCHEDULED DELEGATIONS:***

**ERIC DERR - TO REQUEST SITE PLAN APPROVAL FOR USED CAR LOT SALES AT THE CORNER OF 800 EAST AND MAIN STREET.**

Eric Derr stated that he would be setting up a small dealership in Hyrum that may require a small structure or shed and some little flags to differentiate his lot from Ridley's Grocery Store property. The shed would most likely be a 10' x 10' temporary structure that would be used by appointment only.

City Administrator Ron Salvesen stated that the temporary structure should be up to code with city and fire department regulations and standards. Also the landscaping would need to be maintained and if the dealership is there for an extended period of time Eric Derr would need to look into planting some trees around the lot.

Commissioner Blake Foster asked what the maximum number of cars would be on the lot at one time.

Eric Derr stated that he has been in touch with Fire Chief Maughan in regards to the code for temporary structures. The maximum amount of cars he would like to see on the lot is around 20 cars.

Commissioner Brian Carver asked if there was adequate lighting around the lot.

Eric Derr said there are street lights around the lot as well as four other lights on a switch that can be used.

**ACTION**

**Commissioner Terry Mann made a motion for approval of the site plan for a used car lot at the corner of 800 East and Main Street with the following conditions: 1. The structure meets building and fire codes; and 2. The landscaping will be maintained and if the dealership is there after a 12 month period there will be trees planted in the parking strips and the light poles will be straightened up. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.**

**BRET BYWATER - TO REQUEST SITE PLAN APPROVAL FOR EXPANSION OF HIS CURRENT CABINET SHOP AT 340 NORTH 400 WEST.**

Carl Lundahl is concerned about how the traffic is going to move through the property without being the focal point of the neighborhood.

David Roberts expressed concern that the road wouldn't be wide enough for a fire truck to get to the buildings in the back. He also is concerned that there is no barrier in the back of the property to keep dust and sound down.

City Administrator Ron Salvesen stated that Fire Chief Kevin Maughan has looked at the plans and stated the road is wide enough to get a fire truck down.

Jeff Openshaw stated that his main concern about the expansion was that the surrounding property values would decrease but he did some research and the realtor said that the damage would have already

been done with the existing building and that the expansion will have no real negative effect on the surrounding property values. Jeff is also looking for the landscaping on the property to be followed through and maintained.

Bret Bywater stated that the storm water will be engineered and dealt with accordingly, the fencing will be done as shown on the diagram, the shipping bays were set back as requested in the previous meeting, landscaping was added on the west and between the business and Openshaw's property, Semi trucks will be able to enter the property entirely and turn around to exit the way they are supposed to go without parking on the street, the firetrucks will fit down the roadway, and the dust will be enclosed for easy cleanup.

City Administrator Ron Salvesen said that the code specifically states that the planting strips are at least ten feet wide. He would like to see a landscaping berm between Brett and the neighbors.

Commissioner Terry Mann asked if all the parking stalls shown on the plan is necessary.

Bret Bywater said that he probably doesn't need all the parking right now but was just trying to prepare for the future and do it all at once.

Commissioner Blake Foster asked if there is anyway the dust can be contained internally. Is there any way to keep the fumes down more than what is already being done and if there is plans to fence the back of the property.

Bret Bywater said there is no way to completely contain the dust internally due to the size and cost of the equipment. The fumes are being filtered and there are spray booths set up internally to help with the fumes as well so there is nothing more he can do that would be logical within the budget. As for the fencing in the back he sees no need to do that as his father owns the property directly behind him and hasn't had any issues with the set up.

Commissioner Blake Foster asked if Bret has looked into moving his business to another site altogether.

Bret Bywater said that he has, but the cost of buying a property and starting over is high. He likes his location and there are very few options available in Hyrum for him to move into.

Commissioner Angi Bair asked if Bret is going to update the existing buildings façade.

Bret Bywater said it is not in the proposal but has looked into it as an option.

**ACTION** Commissioner Brian Carver made a motion to recommend approval of the site plan for expansion of his current cabinet shop at 340 North 400 West with the following conditions: 1. The landscaping on 300 North would expand to 19 feet width and would reduce the parking by three stalls which would allow for the additional landscaping which would include a low berm and trees that would allow for visibility on the corner; 2. The side walk along 400 West would be removed from the plans and instead will have the berm wrapping around the corner with a ten foot minimum landscaping strip; 3. On the south side of the proposed addition there will be a minimum of three foot landscaping strip planted with column type trees as a buffer; 4. All proposed changes will meet building and fire code requirements; and 5. That the front façade of the existing building be cleaned up and broken windows repaired. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.

***OTHER BUSINESS:***

**DISCUSSION AND RECOMMENDATIONS FOR CHANGES TO THE SIGN ORDINANCE:**

Commissioner Brian Carver stated that his concern was mostly regarding the light intensity and how it would be monitored between day and night, but all his questions were answered in the proposed changes.

Commissioner Angi Bair stated that this proposal is similar to those in surrounding cities.

**ACTION** Commissioner Brian Carver made a motion for City Administrator Ron Salvesen to discuss the recommended changes with the City Council. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.

***ADJOURNMENT:***

**ACTION** There being no further business before the Planning Commission, the meeting adjourned at 8:28 p.m.

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Blake Foster

Vice Chairman

ATTEST:

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

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