

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JANUARY 12, 2017 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Angi Bair

PRESENT: Chairman Angi Bair, and Commissioners Kevin Anderson, Terry Mann, and Wayne Olsen; and Alternate Member Jeff Nielsen. Commissioner Brian Carver arrived at 6:34 p.m.

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

OTHERS PRESENT: City Administrator Ron Salvesen and 9 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 Terri Mann

Commissioner Brian Carver arrived 6:34 p.m.

APPROVAL OF MINUTES:

The minutes of a regular meeting held on November 10, 2016 were approved as written.

ACTION **Commissioner Terri Mann made a motion to approve the minutes of November 10, 2016 as written. Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Bair, Carver, Mann and Olsen voted aye.**

The minutes of a regular meeting held on December 8, 2016 were approved as written.

ACTION **Commissioner Wayne Olsen made a motion to approve the minutes of December 8, 2016 as written. Commissioner Terri Mann seconded the motion and Commissioners Anderson, Bair, Carver, Mann and Olsen voted aye.**

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was FAXED 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 January 12, 2017 as written. Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Bair, Carver, Mann, and Olsen voted aye.**

AGENDA

6. PUBLIC HEARING:
 - A. To receive public comment concerning a request by Kendrick Properties to rezone property at approximately 825 East and 850 East between Highway 101 and 110 North approximately 3.32 acres TIN #01-003-0034, #01-003-0033, and #01-003-0065 from Commercial C-1 to Light Manufacturing M-1 for the purpose of storage units.
7. OTHER BUSINESS:
 - A. Consideration and recommendation of proposed rezone for Kendrick Properties at approximately 825 East and 850 East between Highway 101 and 110 North approximately 3.32 acres TIN #01-003-0034, #01-003-0033, and #01-003-0065 from Commercial C-1 to Light Manufacturing M-1 for the purpose of storage units.
8. ADJOURNMENT

PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENT CONCERNING A REQUEST BY KENDRICK PROPERTIES TO REZONE PROPERTY AT APPROXIMATELY 825 EAST AND 850 EAST BETWEEN HIGHWAY 101 AND 110 NORTH APPROXIMATELY 3.32 ACRES TIN #01-003-0034, #01-003-0033, AND #01-003-0065 FROM COMMERCIAL C-1 TO LIGHT MANUFACTURING M-1 FOR THE PURPOSE OF STORAGE UNITS.

ACTION **Commissioner Kevin Anderson made a motion to open the public hearing to receive public comment concerning a request by Kendrick Properties to rezone property at approximately 825 East and 850 East between Highway 101 and 110 North approximately 3.32 acres TIN #01-003-0034, #01-003-0033, and #01-003-0065 from Commercial C-1 to Light Manufacturing M-1 for the purpose of storage units at 6:37 p.m. Commissioner Brian Carver seconded the motion and Commissioners Anderson, Bair, Carver, Mann, and Olsen voted aye.**

Ryan Kendrick said would like his property rezoned for the purpose of adding storage units. The storage units will be located behind his convenience store. He has made sure the property has been cleaned up and prepared and would like to move forward with this project.

Pete Kendrick stated the rezoned property would be a great place for storage units as it would be out of site.

ACTION **Commissioner Terri Mann made a motion to close the public hearing to receive public comment concerning a request by Kendrick Properties to rezone property at approximately 825 East and 850 East between Highway 101 and 110 North approximately 3.32 acres TIN #01-003-0034, #01-003-0033, and #01-003-0065 from Commercial C-1 to Light Manufacturing M-1 for the purpose of storage units at 6:40 p.m. Commissioner Wayne Olsen seconded the motion and Commissioners Anderson, Bair, Carver, Mann, and Olsen voted aye.**

OTHER BUSINESS:

CONSIDERATION AND RECOMMENDATION OF PROPOSED REZONE FOR KENDRICK PROPERTIES AT APPROXIMATELY 825 EAST AND 850 EAST BETWEEN HIGHWAY 101 AND 110 NORTH APPROXIMATELY 3.32 ACRES TIN #01-003-0034, #01-003-0033, AND #01-003-0065 FROM COMMERCIAL C-1 TO LIGHT MANUFACTURING M-1 FOR THE PURPOSE OF STORAGE UNITS.

Commissioner Jeff Nielsen asked if the entire area will be used for storage units.

Ryan Kendrick said that 80% of the rezoned property will be used for storage units and the rest would mostly be used for long term or overnight parking for fifth wheels, and/or storage for snow removal in the winter time.

Commissioner Wayne Olson asked if the Kendrick's are considering using the remaining space as overnight parking for trucks and will there be any landscaping on the south side of the property.

Ryan Kendrick said they still have some planning to do, but they may consider overnight parking. The goal is to have secured parking that will be fenced in all the way around so that it will look appealing. They will also be looking into landscaping Highway 101 with trees and grass to help hide the view of the storage units.

Commissioner Terri Mann asked if the entrance on the south side will be the only entrance/ exit.

Ryan Kendrick said the Old Highway 101 is currently owned by UDOT but he is working with UDOT and Hyrum City on getting the deed for the highway transferred over to the city. UDOT will provide a two inch overlay on the Old Highway. This will be the only entrance/exit but there should only be two to three cars coming in

and out per day. The storage unit sizes are 15' x 40'.

City Administrator Ron Salvesen stated that the site plan items will be taken care of at a future meeting.

Commissioner Kevin Anderson said he believes the only risk of having the site rezoned is that if Kendrick's decide not to use it for storage units, they could use it for manufacturing. The goal is storage units but if they decide to do something else it could prevent other options commercially.

Ryan Kendrick said that this property is not appealing for commercial use due to low visibility and location.

ACTION **Commissioner Brian Carver made a motion to recommend approval of the rezone for Kendrick Properties at approximately 3.32 acres TIN #01-003-0034, #01-003-0033, and #01-003-0065 from Commercial C-1 to Light Manufacturing M-1 for the purpose of storage units as written. Commissioner Wayne Olsen seconded the motion and Commissioners Anderson, Bair, Carver, Mann, and Olsen voted aye.**

City Administrator Ron Salvesen stated that this is Wayne Olson's last meeting as Commissioner. The city is grateful for his willingness to serve the city. He has served on the planning commission for 10 years and has been a great asset to the team.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 6:50 p.m.**

Angi Bair
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: February 9, 2017
As Written

