

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD THURSDAY, NOVEMBER 10, 2016 IN THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN.

CONVENED: 6:30 P.M.

CONDUCTING: Chairwoman Angi Bair.

PRESENT: Chairwoman Angi Bair, Commissioners Terry Mann, Brian Carver and Kevin Anderson. Commissioner Wayne Olsen arrived at 7:08 p.m.

EXCUSED: Commissioner Jeff Nielsen.

OTHERS PRESENT: City Administrator Ron Salvesen. Secretary Michelle Jensen recorded the minutes. Citizens Scott Kendrick, Ryan Kendrick, Shaun Smith, Kasey Kohler, and Tracie Petersen.

PLEDGE OF ALLEGIANCE: Commissioner Terry Mann

INVOCATION: Commissioner Brian Carver

APPROVAL OF MINUTES:

ACTION **Commissioner Terry Mann made a motion to approve the minutes of October 13, 2016 as written. Commissioner Kevin Anderson seconded the motion and all commissioners present voted aye.**

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was faxed and emailed to The Herald Journal, posted on the Utah Public Notice Website, and Hyrum City's Website, provided 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 November 10, 2016 as written. Commissioner Angi Bair seconded the motion and all commissioners present voted aye.**

AGENDA

- 6. PUBLIC HEARING:
 - A. To receive public comments regarding proposed amendments to Title 17 (the Zoning Ordinance) of the Hyrum City Municipal Code to no longer allow storage units & open storage in the Commercial Zones C-1, and C-2; and adding Sections 17.48.150 and 17.49.150 to set requirements and standards for

storage units and open storage in Manufacturing Zones M-1 and M-2.

7. SCHEDULED DELEGATIONS:
 - A. Tracie Petersen - To request a conditional use permit to allow a dog kennel at 467 South 100 West, Hyrum.
 - B. Kasey Kohler, Precision Wildlife Artistry. - To request site plan approval for a taxidermy business at 40 West 300 North, Hyrum.
 - C. Shawn Smith, Spasmith Service & Repair LLC. - To request site plan approval for a spa service and repair business at 175 Hammer Road, Hyrum.
8. OTHER DISCUSSION:
 - A. Discussion and recommendation of changes to title 17 regulating storage units.
9. ADJOURNMENT

PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENTS REGARDING PROPOSED AMENDMENTS TO TITLE 17 (THE ZONING ORDINANCE) OF THE HYRUM CITY MUNICIPAL CODE TO NO LONGER ALLOW STORAGE UNITS & OPEN STORAGE IN THE COMMERCIAL ZONES C-1, AND C-2; AND ADDING SECTIONS 17.48.150 AND 17.49.150 TO SET REQUIREMENTS AND STANDARDS FOR STORAGE UNITS AND OPEN STORAGE IN MANUFACTURING ZONES M-1 AND M-2.

ACTION **Commissioner Kevin Anderson made a motion to open the public hearing at 6:34 p.m. Commissioner Terry Mann seconded the motion and all four commissioners present voted aye.**

Scott Kendrick stated he was an owner of Hyrum 66 and they recently bought the property to the East of them to put storage units up there. He stated he is fully against not allowing storage units up there. He said they are hidden up there. Scott said he would also like to allow long term parking for semi's up there.

Ryan Kendrick stated there is a high demand for parking and with the city enforcing the no parking this will help.

Scott Kendrick stated with the quality of soil you can't build on it, it's only good for storage units.

Commissioner Terry Mann asked how much property they bought.

Scott Kendrick stated they bought about four acres. He stated they spent thousands of dollars to get it and clean it up. They are working with UDOT to take over the road from them.

Ryan Kendrick stated they want to save the Ridley's corner for something that will generate tax revenue but this spot is perfect for storage units.

Bruce Hall stated he manages some current storage sheds and they have not been financially sound to ever do anything with them but they are at a point that they will be able to make some additions.

Bruce wanted to know what happened in the city that made them take such drastic moves as to not allow storage units anymore. Bruce asked if they could put something stating what they would like to see for new storage units.

ACTION **Commissioner Brian Carver made a motion to close the public hearing at 6:50 p.m. Commissioner Kevin Anderson seconded the motion and all four commissioners present voted aye.**

SCHEDULED DELEGATIONS:

TRACIE PETERSEN - TO REQUEST A CONDITIONAL USE PERMIT TO ALLOW A DOG KENNEL AT 467 SOUTH 100 WEST, HYRUM.

Tracie Petersen stated she has went through all the steps to get this to go through and this is the last one.

Commissioner Kevin Anderson asked what kind of dogs she was raising.

Tracie Petersen stated they are miniature schnauzers, the toy version.

Commissioner Kevin Anderson asked if they were for commercial.

Tracie Petersen said yes, she sells them.

Commissioner Brian Carver asked how many she may have at any given time.

Tracie Petersen said twelve and under. She can't have more than four females to breed at a time.

Commissioner Terry Mann asked if they were going to be raised indoors.

Tracie Petersen said yes but they do have a fenced yard.

ACTION **Commissioner Kevin Andersen made a motion to approve the conditional use permit to a dog kennel at 467 South 100 West, Hyrum with the following condition of a maximum**

limit of 8 adult dogs, conditional that: traffic, noise, odor, pollution, hours of operation, design criteria, lightening, visual, safety conditions are met, and it is renewable on an annual basis. Commissioner Brian Carver seconded the motion and all four commissioners present voted aye.

KASEY KOHLER, PRECISION WILDLIFE ARTISTRY. - TO REQUEST SITE PLAN APPROVAL FOR A TAXIDERMY BUSINESS AT 40 WEST 300 NORTH, HYRUM.

Kasey Kohler stated he has done taxidermy for twelve years out of his home and he has grown out of that space. He stated no remodels inside or out and all utilities are in place. He said any signage will be in accordance with Hyrum City. Kasey is changing the name of the business.

Commissioner Terry Mann asked if he was going to have a small sign on the outside.

Kasey Kohler stated he would eventually like to add to the sign already out front.

Commissioner Terry Mann asked if there were employees.

Kasey Kohler stated no.

Commissioner Wayne Olsen arrived at 7:08 p.m.

ACTION Commissioner Brian Carver made a motion to approve the site plan for a taxidermy business at 40 West 300 North, Hyrum. Commissioner Kevin Andersen seconded the motion and all five commissioners present voted aye.

SHAWN SMITH, SPASMITH SERVICE & REPAIR LLC. - TO REQUEST SITE PLAN APPROVAL FOR A SPA SERVICE AND REPAIR BUSINESS AT 175 HAMMER ROAD, HYRUM.

Shawn Smith stated he has gotten to the point that he needs some shop space. He stated he will have one or two part-time employees. He stated it will mostly be used for storage.

Commissioner Terry Mann asked if it was fenced.

Shawn Smith stated most of his storage would be inside on pallet racks.

ACTION Commissioner Terry Mann made a motion to approve the site plan for Spa Service and Repair business at 175 Hammer Road, Hyrum with the following conditions: 1. Stripe the

existing parking lot; 2. Work on cleanup and pruning of landscaping; and 3. Meet fire official and building requirements. Commissioner Kevin Andersen seconded the motion and all five commissioners present voted aye.

OTHER DISCUSSION:

DISCUSSION AND RECOMMENDATION OF CHANGES TO TITLE 17 REGULATING STORAGE UNITS.

Ron Salvesen stated that he could give some background on the two location that have been talked about. The first location is in a residential zone and this would change anything on that one, Kendrick's were told in a previous meeting that this may happen and were asked if that would be a deal breaker on the rezone and they said no. He urged the Planning Commission to look at the big picture and not specific property.

Commissioner Kevin Andersen stated they should proceed and if people like the Kendrick's want to come in and apply for storage units they would consider it. He said if they leave it undone they could have a whole corridor of storage units.

Commissioner Brian Carver said he agrees the Kendrick's are not a bad property for this but they need to prohibit it in other commercial areas.

Commissioner Angi Bair asked if they would need an ordinance to allow semi parking

Ron Salvesen said he thinks that would fall under outside storage, covered parking.

Commissioner Kevin Anderson stated that is more long term, semi's are more short term.

Commissioner Angi Bair said maybe they need a short term and long term ordinance instead of a specific vehicle type.

ACTION

Commissioner Brian Carver made a motion to recommend amending Title 17 regulating storage units with the addition of self-storage standard regarding outside parking of semi-tractor trailer towards the rear of the property and screened, remove self-storage units from the commercial zone. Commissioner Terry Mann seconded the motion and all five commissioners present voted aye.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 8:04 p.m.**

Approved: December 8th, 2016
As written