

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

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Vice-Chairwoman Terry Mann.

**PRESENT:** Vice-Chairwoman Terry Mann, Commissioners Wayne Olsen, Brian Carver and Alternate Jeff Nielsen.

**EXCUSED:** Chairwoman Angi Bair, Commissioner Kevin Anderson.

**OTHERS PRESENT:** City Administrator Ron Salvesen and several citizens (see attached sign in sheet). Secretary Michelle Jensen recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Commissioner Wayne Olsen

**INVOCATION:** Commissioner Brian Carver

**APPROVAL OF MINUTES:**

NA

**ACTION**            **Commissioner Wayne Olsen made a motion to approve the minutes of February 11, 2016 as written. Commissioner Brian Carver seconded the motion and all commissioners present voted aye.**

**AGENDA APPROVAL:**

A Copy of the notice and agenda for this meeting was FAXED to The Herald Journal, and 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 March 10, 2016 as written. Commissioner Wayne Olsen seconded the motion and all commissioners present voted aye.**

AGENDA

6. PUBLIC HEARING:

A. NOTICE OF PUBLIC HEARING

The Hyrum City Planning Commission will hold a public hearing Thursday, March 10, 2016 at 6:30 p.m. in the City Council Room, 60 West Main, Hyrum to receive public

comments regarding a proposed amendment to the Concept Plan for Elk Mountain a Planned Unit Development to increase density from 288 units to 415 units as follows:

1. Add a 150 unit Multi-Family Apartment Complex; 2. Reduce the number of townhouses from 158 to 109; 3. Increase the number of single family building lots from 106 to 144; and 4. Decrease the number of twin homes from 24 to 12. This property is located at approximately 1100 East to 1600 East between 300 South and 500 South (approximately 80 acres).

Copies of the proposed Concept Plan are available for public inspection at the Hyrum City Office at 60 West Main, Hyrum, weekdays between the hours of 8:00 a.m. and 5:00 p.m. or viewed at [www.hyrumcity.org](http://www.hyrumcity.org).

7. SCHEDULED DELEGATIONS:

- A. Dan Larsen, Kartchner Homes - to request approval of a revised concept plan for Elk Mountain PUD for 59 townhomes, 150 apartments, and 144 single family lots, and a clubhouse and pool at approximately 450 South 1300 East, Hyrum.

8. ADJOURNMENT

**PUBLIC HEARING:**

**THE HYRUM CITY PLANNING COMMISSION WILL HOLD A PUBLIC HEARING THURSDAY, MARCH 10, 2016 AT 6:30 P.M. IN THE CITY COUNCIL ROOM, 60 WEST MAIN, HYRUM TO RECEIVE PUBLIC COMMENTS REGARDING A PROPOSED AMENDMENT TO THE CONCEPT PLAN FOR ELK MOUNTAIN A PLANNED UNIT DEVELOPMENT TO INCREASE DENSITY FROM 288 UNITS TO 415 UNITS AS FOLLOWS: 1. ADD A 150 UNIT MULTI-FAMILY APARTMENT COMPLEX; 2. REDUCE THE NUMBER OF TOWNHOUSES FROM 158 TO 109; 3. INCREASE THE NUMBER OF SINGLE FAMILY BUILDING LOTS FROM 106 TO 144; AND 4. DECREASE THE NUMBER OF TWIN HOMES FROM 24 TO 12. THIS PROPERTY IS LOCATED AT APPROXIMATELY 1100 EAST TO 1600 EAST BETWEEN 300 SOUTH AND 500 SOUTH (APPROXIMATELY 80 ACRES). COPIES OF THE PROPOSED CONCEPT PLAN ARE AVAILABLE FOR PUBLIC INSPECTION AT THE HYRUM CITY OFFICE AT 60 WEST MAIN, HYRUM, WEEKDAYS BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. OR VIEWED AT WWW.HYRUMCITY.ORG.**

Vice-Chairwoman Terry Mann asked a Kartchner representative to give an overview of the project.

Troy Kartchner stated that he has been nervous for this meeting because he has lived in Hyrum and is part of the fabric of the community although he currently lives in MT Sterling. Troy said he is not a big fighter, he would rather work with the citizens and city and do projects that work for everyone. He stated he has a bird's eye view of the real-estate industry because he is a developer and builder. He said he feels like he knows what is

coming because he has to in order to be successful. Troy said although most people don't like multifamily it is a necessary thing because we continue to have children and costs continue to rise; land, building, etc. Troy stated in the valley our population is very young and there is a demand in every community for multifamily and we don't need to shove it all to Logan. Troy stated Hyrum is going to grow a lot over the near future more than neighboring cities because it is a bit more affordable in Hyrum than other cities. Troy stated the development will take 15-20 years to build out but said the multi-family will happen fairly quickly because there is a demand for it. Troy stated multi-family has to be managed correctly and it won't affect surrounding property values. Troy said where the apartments are located they are townhomes, just like the other townhomes but without a garage. Troy said all the roads up there are designed to accommodate all the traffic and much more traffic. He said schools have been brought up and it is true it will put pressure on the schools, there will have to be more schools built. Troy stated along the west boundaries they will fence that, also along where the for rent townhomes are they will fence. Troy stated they have lots of open space along the for rent townhomes. Troy stated there is demand and there will continue to be demand, they manage all of their own apartments and everyone that moves in will have a criminal background check and a credit score check, if they do not meet criteria they will not live there.

Commissioner Jeff Nielsen arrived at 6:42 p.m.

Vice-Chairwoman Terry Mann stated that when residents come up to the podium your questions and comments are to be made to the planning commission not the developer, take about 3 minutes, and please state their name for the record.

**ACTION**

**Commissioner Wayne Olsen made a motion to open the public hearing at 6:51 p.m. Commissioner Jeff Nielsen seconded the motion and all commissioners present voted aye.**

Julie Fridal stated she moved here in 1999, and it is home. She said her concerns are traffic coming down 3<sup>rd</sup> South. She stated they just put in two crosswalks there and she has heard a desire for a light as well. She said she is not against the project but how we will handle the traffic. She is concerned about the size of lots. Most are a quarter acre and she feels people will view these are starter homes and not a place they want to consider long term.

Jenny Garlock stated she lives north east of the subdivision. She stated she is fine with growth but she doesn't like the transient nature. So hard on neighborhoods and schools to have people moving in and out. She does not want rental units in the neighborhood. Jenny said she would like it to stay in Logan.

Gary Wren lives in current development. He states as it sits today it looks like it has been abandoned by the developer. He is glad to see someone interested in making it look nice.

Sandy Biggs currently lives in Elk Mountain and is very sad about the way it looks now. She likes the plan of Kartchners. She does have a problem with all the traffic that will come through Elk Mountain when the nonprofit housing goes in. She stated on the east or west side there should be a road, they have a lot of children.

Jared Clawson stated he has a neighboring property. He would like it on record that there is a big pipeline down the east and through center of neighborhood non-profit and this piece of property. He stated they have been in contact with city and are working on some resolutions. He was happy to see fencing. He has to have access to those large pipelines in case one breaks.

Cammie Anderson lives in Elk Mountain and knows that the land will eventually need to be developed. She stated they were concerned about the apartments but after learning more about them they are ok. She stated most of them feel good about the development. They feel it looks classy and would be taken care off.

Jeff Hertzler lives north east of proposed development. His concern are schools, churches, and infrastructure. He lives at the end of a secondary water line and quiet often his pressure is low, he worries what another 143 house are going to do to water pressure.

David Burden said he lives in the town homes and has been there for two years, not a fan of neighborhoods until he moved here. He stated when he first heard about the apartments it was completely no way they are not going to happen until he learned more about them. David said we have to allow for growth and this will bring growth.

Sharlene Parker currently lives in Elk Mountain. She feels we need development in gradual phase. She feels more open space, parks, and larger lots. She said most lots are cut by almost 2000 square feet. She said we need to enlarge the lots] and keep the homes the same size. She stated she was the last home sold and was not promised all the amenities but she feels the cost of those is too high.

James Johnson said he currently owns a townhome in Elk Mountain which he is renting. He feels it is well done when it comes to townhomes. He feels the issue is the project with its size and

demand should not have been approved but it was so now how do we fix it. He feels if it is not corrected in the next few years' people will short sale and start renting. He stated this gives an opportunity for stability and to try and make it better. James said with the HOA there isn't enough money to address things as they come up. He stated he appreciates small towns but growth is necessary.

Bryce Jackson is currently living in Elk Mountain. He said the year he has been here and not much has happened with the development. He stated the current proposal is 2/3 non apartment. He stated they would like to see progress of the development.

Britta Brown owns a home northeast of the proposed development. Her concern is the size and the number of homes going in, can the schools handle it, water pressure, and the apartments are the biggest concern. She feels it will not improve property value but drive home prices down. She stated there are always homes for sale in her neighborhood.

Brad Ward lives on west side of highway from high school. He stated are we as a city prepared to accommodate this growth, do we have the plans in place. He stated we already have another development approved behind the high school, can we accommodate all of this. He feels maybe there is not enough larger lots, we need to get away from starter homes.

Marco Reid said his concern is having that many cars at the end of his block. He is concerned about density, he stated he is not sure the city is ready to put 10% of its population in one spot. He said the school does have a traffic problem and we need a better solution. Marco stated he is concern about power, more power outages here than other places. He is concerned about water, we are putting more water restrictions out every year and he is not sure we can support the water needs.

Trevor Clements lives on 1100 east. He is concerned 1600 new residents will be in an 80 acre area. He is concerned about water, traffic, increase crime, and so many other things. Trevor has had irrigation water pressure issues. He feels it will decrease home values and apartments are a risky thing for the city.

Lauren Davis lives in Elk Mountain townhomes. She was extremely nervous when they heard the apartments where coming. They do want this to move forward. She said the majority of her neighbors are renters. She would like a separate entrance so the apartments couldn't have access to their neighborhood.

Jeff Hurd lives in Elk Mountain. He feels it is importance that

the development progresses. He feels there is a need for houses in Hyrum. He wants the Clawson's to have the needs met that they have.

Kim Datwhiler stated she is the executive director of neighborhood nonprofit and the own 80 acres next to this proposed development. She stated her concern is the apartments backing up to the houses they will be building. She feels that moving apartments to the upper right hand corner would be best. She stated it keeps traffic off of the smallest roads. She stated they will have a lot of traffic through the wagon wheel with current plan.

Scott Nielsen lives in Elk Mountain. He does not love where the development sits today. He feels with no growth it is an eye sore on community. Where does it sit today and where will it go without the Kartchner's coming in and taking it over.

Ben Farnsworth stated he is a resident and an employee of neighborhood nonprofit which owns 80 acres south of the proposed development. They would like everyone to consider that the previously approved plan has expired. He feels the 150 unit's location is bad and needs a reconsider. He feels it needs to be planned in the right space of the pie.

David Fransen works with neighborhood nonprofit housing. He is part of the owner builder program. He is really concerned about the high density housing and where it is going to be put. He said there is a place for apartments but it has to be planned very carefully.

**ACTION**            **Commissioner Jeff Nielsen made a motion to close the public hearing at 7:50 p.m. Commissioner Wayne Olsen seconded the motion and all commissioners present voted aye.**

***SCHEDULED DELEGATIONS:***

**DAN LARSEN, KARTCHNER HOMES - TO REQUEST APPROVAL OF A REVISED CONCEPT PLAN FOR ELK MOUNTAIN PUD FOR 59 TOWNHOMES, 150 APARTMENTS, AND 144 SINGLE FAMILY LOTS, AND A CLUBHOUSE AND POOL AT APPROXIMATELY 450 SOUTH 1300 EAST, HYRUM.**

Troy Kartchner stated that he appreciated all the comments. He stated they will work with farmer, work with the city, and work with neighborhood nonprofit to make sure the farmers needs are met. He stated he would like the light to go in, he will work with the city and stated to do what he can.

Commissioner Brian Carver stated that UDOT has to study and prove

that the light is needed, they have to do a traffic study before they make that improvement.

Ron Salvesen stated they have tried and will continue to try and help to make that happen.

Commissioner Brain Carver said they are reactive instead of proactive.

Troy Kartchner stated that larger lots do not mean larger homes, people want smaller lots so they don't have to do yard work. Troy said most all lots they are building up there are quarter acer lots, they are putting \$250,000 to \$300,000 homes on. They are buyers that already live in east hyrum and want to stay. Troy stated these are not high density apartments and they have the open space that is required. He said they are denser then town homes, they are townhome style with no garage. Troy said they looked at a lot of ways to develop, he feels it a good plan. He stated that nobody wants to build next to neighborhood nonprofit as well and that was his concern coming into this. He said this project will not hurt anybody's values.

Commissioner Terry Mann asked if they can move one section of townhomes and switch with the apartments.

Troy Kartchner said they have looked at this and feel this is the best layout. Troy said neighborhood nonprofit will develop the road further south and there is a lot of planning that has gone into the traffic.

Commissioner Terry Mann asked if they will have phasing.

Troy Kartchner said the market will dictate.

Commissioner Terry Mann asked what the first thing is that they will be doing.

Troy Kartchner stated he would rather not talk about that until they get further down road.

Commissioner Jeff Nielsen said a lot of comments where about what was promised to existing townhome owners. He stated that they have pressed the amenities be put in on the front end. Jeff asked Troy how he felt about that.

Troy Kartchner stated that with the development the way it is right now those things will go in right away. Troy said if it is approved they will start fairly soon and that will be with all the amenities. He stated they will develop some single family homes

right away as well. Troy said the way the current plan is setup it is very cost prohibited for the residents, they will turn over all roads to the city. Troy said all the amenities will be owned by the apartment community, the townhomes members can pay a small amount to be a member of that.

Commissioner Terry Mann asked where the sign would be.

Troy Kartchner said there will be monument at main entrance in the green space.

Commissioner Terry Mann asked if the roads will line up with nonprofit housing.

Troy Kartchner stated yes, they have added one to east that will need to be lined up.

Commissioner Wayne Olsen asked if there are one or two exits onto Hammer Road.

Troy Kartchner said there is one.

Commissioner Wayne Olsen said if they would run another road at bottom right hand corner that could help funnel apartment houses traffic out.

Troy Kartchner said that could be done.

Commissioner Terry Mann said there seems to be concern over water pressure.

Troy Kartchner said that will have to be worked out with staff to see how to handle that. He sated there may not be enough irrigation water.

Ron Salvesen said we have a large enough line that goes around the development but there are some pressure problems on the east bench, the pressure is lower. He said it is not that we don't have the water it just may have to be pumped on that end of town. He said we have ample culinary water.

Commissioner Terry Mann said when looking at schools, churches, roads, etc. how many years will it take to build this.

Troy Kartchner said about 20 years to develop the project. He said the market will dictate.

Jeff Nielsen said on Clawson's water line do we know exactly where it is at.



Troy Kartchner said no, he believes on a piece to the south.

Commissioner Jeff Nielsen said there is probably a prescriptive easement which allows wide enough for the line and wide enough to maintain it, if a fence goes in that might be a problem long term.

Troy Kartchner said he believes it is 15 feet to south of their property.

Commissioner Wayne Olsen asked if there was 75 feet between their nearest house and neighborhood nonprofit.

Troy Kartchner said with neighborhood nonprofit at a minimum it will be 75 feet.

Commissioner Jeff Nielsen stated there would be 4 houses which could be 8 feet, those are side yard setbacks.

Troy Kartchner said those are homes and he doesn't think neighborhood nonprofit is worried about that.

Commissioner Wayne Olsen stated there are two major parks, what do you plan to put in those.

Troy Kartchner stated one is existing, and they would like to put playground equipment in one possibly both. Troy stated they are right next to an amazing city park and school with a playground. Commissioner Wayne Olsen asked if there were any walking trails.

Troy Kartchner said no, they have the sidewalks at 5 feet.

Commissioner Terry Mann asked if the house that back up to Hammer Road had a sidewalk there.

Troy Kartchner said there is a buffer, landscaping, and a sidewalk.

Commissioner Terry Mann asked who maintains that.

Troy Kartchner said the association.

Commissioner Wayne Olsen asked if the homes on 300 south going east would have landscaping at two trees per lot.

Troy Kartchner said we don't just do two trees, we put them equally spaced.

Ron Salvesen said we require trees and Kartchner always puts them in without us asking and does more than they are required. Ron

said he wanted to mention putting the apartments up onto 300 south, that still needs to be looked at as a possibility.

Troy Kartchner would like to leave the apartments where they are because they would like to leave all the amenities central. Troy also stated depending on where it is at it doesn't make sense to develop it right away because it will be too expensive. He stated for the good of the whole area this is the best design.

Commissioner Jeff Nielsen asked what the width of 300 south is.

Ron Salvesen said he believes it is 99 feet.

Commissioner Jeff Nielsen stated they may want to consider a landscaped island to help calm traffic.

Troy Kartchner stated the city is in charge of 300 south.

Commissioner Jeff Nielsen said on the old plan they had another access over to the park.

Troy Kartchner said that is something that they could do, they could look at a trail.

Commissioner Jeff Nielsen said it will only benefit 20 homes.

Commissioner Jeff Nielsen asked about hammer road.

Ron Salvesen said that is there's.

Commissioner Wayne Olsen asked how wide it was going to be.

Ron Salvesen said a 68-foot road.

Commissioner Jeff Nielsen asked if there will be a sidewalk along hammer road.

Troy Kartchner said yes.

**ACTION**

**Commissioner Brian Carver made a motion to approve the request for a revised concept plan for Elk Mountain PUD for 59 townhomes, 150 apartments, and 144 single family lots, and a clubhouse and pool at approximately 450 South 1300 East, Hyrum with the following stipulations 1)before final approval an easement or other plan is put in place to accommodate the irrigation pipeline on the south border of the property in corporation with the Clawson family land owners to the south. 2)construct and implement the amenity improvements including the**

clubhouse, pools, and other common recreation amenities that were proposed that they be constructed in the first phase of rental property development. 3) consider extending the southern most street, east from the center of development to connect to hammer rd. 4) require that they construct fences along the west and south boundaries of multifamily rental properties and the west side of the whole development. Commissioner Wayne Olsen seconded the motion and all commissioners present voted aye.

***ADJOURNMENT:***

**ACTION**            There being no further business before the Planning Commission, the meeting adjourned at 8:37 p.m.

Approved: April 14, 2016  
As Written