

MINUTES OF A SPECIAL MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JUNE 14, 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 arrived at 6:34.

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 five citizens. Secretary Shalyn Maxfield recorded the minutes.

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

INVOCATION: Commissioner Terry Mann

APPROVAL OF MINUTES:

The minutes of a regular meeting held on May 10, 2018 were approved as written.

ACTION Commissioner Angi Bair made a motion to approve the minutes of May 10, 2018 with the following amendments: on page two should read ".98 of an acre." Instead of ".98 percent of an acre". 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 Terry Mann made a motion to approve the Agenda for June 18, 2018 as written. Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

6. SCHEDULED DELEGATIONS:
 - A. Steve and Julie Wall - To request approval for a three-lot mini subdivision at approximately 341 North 600 East.
 - B. Chris Nielsen, Jensen Motor - To request sign plan approval for an electronic sign at 19 East Main Street.
 - C. Brent Haslam - To request concept plan approval for a five-lot single-family dwelling subdivision at 100 South 700 East.
 - D. Ron Salvesen, Hyrum City - To request site plan approval for a new fire station apparatus building at approximately 40 North 100 West.
7. OTHER BUSINESS
 - A. Discussion of possible amendments to the Hyrum City Land Use Code.
8. ADJOURNMENT

SCHEDULED DELEGATIONS:

STEVE AND JULIE WALL - TO REQUEST APPROVAL FOR A THREE LOT MINI-SUBDIVISION AT APPROXIMATELY 341 NORTH 600 EAST.

Cami Wall stated that her and her husband will be building on lot three which would leave the center lot open for another family member later on.

Alternate member Jeff Nielsen asked if there is a utility easement.

City Administrator Ron Salvesen said there is a utility easement between lot two and lot three. The Hadfields will also need to sign the plat. There is an irrigation ditch across the front of the property that will need a culvert, so Hyrum Irrigation Company will need to approve. Also there are utilities down Amberfield Road that will need to be extended to the lot.

Alternate member Jeff Nielsen noticed parcel A will need to be deeded before the Plat can be signed.

ACTION

Commissioner Terry Mann made a motion to recommend approval for a three lot mini-subdivision at 341 North 600 East with the following conditions: 1. Hadfields will need to sign an utility easement; 2. Obtain approval from Hyrum City Irrigation Company for a culvert; 3. Utilities will have to be brought in from Amberfield Road; 4. Deed for Parcel A will be completed before or at the time the Plat is being recorded; and 5. Extension of utility laterals are at the expense of the property owners. Commissioner Blake Foster seconded the motion and

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

CHRIS NIELSEN, JENSEN MOTOR - TO REQUEST SIGN PLAN APPROVAL FOR AN ELECTRONIC SIGN AT 19 EAST MAIN STREET.

Chris Nielsen said the sign will go on the lower wall on the west side of the building. It will be 10-12 feet off the ground. Five and a half feet long and three feet tall.

City Administrator Ron Salvesen indicated that the sign representative said the sign does have the auto dim capability.

ACTION

Commissioner Angi Bair made a motion to recommend sign approval for an electronic sign at 19 East Main Street as presented. Commissioner Brian Carver seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

BRENT HASLAM - TO REQUEST CONCEPT PLAN APPROVAL FOR A FIVE LOT SINGLE-FAMILY DWELLING SUBDIVISION AT 100 SOUTH 700 EAST.

Brent Haslam stated that he would like to split his lot into five lots one for his home, one lot to build on, and the final three lots he will be selling. He also requested to waive the curb and gutter requirement since there is no existing curb and gutter on that block.

Alternate member Jeff Nielsen said the curb and gutter would not make sense unless it was connected to something.

Commissioner Angi Bair stated that the developer will be required to stub utilities to each lot.

Commissioner Blake Foster asked if the lots would go on the market immediately and how was the property currently being used.

Brent Haslam said there are cows grazing in it right now but the plan is to list the lots for sale by the fall.

ACTION

Commissioner Brian Carver made a motion to recommend Concept Plan approval for a five lot single-family dwelling subdivision at 100 South 700 East with the following conditions: 1. All utilities will be stubbed to each lot; 2. Curb, gutter and sidewalks will be waived as there is nothing to connect them to; 3. All other larger subdivision processes to be followed. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

RON SALVESEN, HYRUM CITY - TO REQUEST SITE PLAN APPROVAL FOR A NEW FIRE STATION APPARATUS BUILDING AT APPROXIMATELY 40 NORTH 100 WEST.

City Administrator Ron Salvesen said this fire station has been promised for more than a decade and will be built in two to three phases. Phase one is a large building that will essentially act as a large garage to park the fire trucks. The old building will be torn down this winter and be rebuilt next year. It will be a metal building with some red brick to match the city offices. Phase one will also include asphalt in the front and back of the building. The administration building will have landscaping.

Commissioner Terry Mann asked if there will be any lighting included and if the driveway for the building will connect to the library parking lot.

City Administrator Ron Salvesen said yes the parking lots will connect. They are trying to prepare for the future when the fire station becomes a full-time station at which time they will add phase three which will add living quarters for the firemen. Also there is existing street lights and the city will look into more lighting after the second building is constructed.

Commissioner Kevin Anderson asked if the property is being used for storm water runoff.

City Administrator Ron Salvesen said that there is a storm water pond area down by the shop which was sized to handle everything in this area. Depending on the grading the City may look into adding a sump pump.

Commissioner Kevin Anderson asked if the doors on the East and West side of the building will be used for a quick exit onto the roadway, and if the parking lot will be restriped to indicate that.

City Administrator Ron Salvesen said that the building will have one way in and one way out. Some of the parking stalls may have to be removed to make room for that and the parking lot will be marked to indicate that. There is an existing fence that may need to be removed and replaced. Eventually as Hyrum grows the City may have a smaller station on the East end of town but this will be the main fire station in Hyrum and will be built to handle all the trucks Hyrum currently has and more.

ACTION

Commissioner Brian Carver made a motion to recommend Site Plan approval for a new fire station apparatus building at approximately 40 North 100 West with the following

conditions: 1. The building permit will not be issued until the fire and storm water has been signed off; and 2. The fence on the North end will be maintained or replaced. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

OTHER BUSINESS:

DISCUSSION OF POSSIBLE AMENDMENTS TO THE HYRUM CITY LAND USE CODE.

City Administrator Ron Salvesen said the City Council has mixed feeling on lot sizes some are looking for larger and some are comfortable with the smaller lots. He is working on getting comparisons from other cities to review. Other items that are being discussed include:

- Traffic on straight roads verses winding roads in subdivisions;
- Push for allowing metal carports on the sides of houses;
- Chickens being allowed on smaller lots;
- Conditional use permits;
- Accessory apartments (looking to tighten requirements); and
- Eliminating the R1 Zone.

Commissioner Terry Mann asked what the feelings are about tiny homes.

City Administrator Ron Salvesen said tiny homes are not a proven concept yet. Is it just a fad? Where will they be in 10-20 years? Ordinances would allow tiny homes but the city will need to find a way to maintain them by maybe creating a PUD for a tiny home subdivision.

Commissioner Kevin Anderson asked if the intent is to add more commercial areas and facilitating more apartments.

City Administrator Ron Salvesen stated the intent it to figure out the needs of the City and meet those needs. The senior living that was added meets a need. The city is growing and there are some complaints but if you consider the amount of children we are having in the city we need to be open to provide living space for those additional bodies.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 7:48 p.m.**

Kevin Anderson
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Amended/Written