

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD THURSDAY, FEBRUARY 12, 2015 AT THE HYRUM CIVIC CENTER, 83 WEST MAIN.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Brian Carver.

PRESENT: Chairman Brian Carver, Commissioners Angi Bair, Terry Mann, and Wayne Olsen.

EXCUSED: Jeff Nielsen and Alternate Kevin Anderson

OTHERS PRESENT: City Administrator Ron Salvesen, and Derrick Page, Mike Tabbert, Wendy Nelson, Jay Rawlings, Terry Miller, Jared Clawson, Bonnie F. Nielsen, Jay Haacke, and Shari Miller. Secretary Michelle Jensen recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Terry Mann

INVOCATION: Chairman Brian Carver

APPROVAL OF MINUTES:

Commissioner Angi Bair recommended amending the minutes of January 8, 2015 as follows: Page 9, change "309" to "30"; and Page 1, Paragraph 4 add "Jeff Nielsen" as present and delete on Page 1, Paragraph 5 "Jeff Nielsen" from excused.

ACTION **Commissioner Terry Mann made a motion to approve the minutes of January 8, 2015 as amended. Commissioner Wayne Olsen seconded the motion and all four 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 Civic Center more than forty-eight hours before meeting time.

AGENDA

6. SCHEDULED DELEGATIONS:

- A. Bonnie Nielsen - To request approval of a 2 lot mini-subdivision at approximately 140 South 700 East.
- B. Jared Clawson - To request approval of a 2 lot mini-subdivision at 375 South 800 East.
- C. Harrington & Company - To request site plan approval for

- a storage building at 52 East Main Street.
- D. Derrick Page, JBS Meat Packing Plant - To request a conditional use permit for expansion of the meat packing plant and parking lot.
- E. Derrick Page, JBS Meat Packing Plant - To request a site plan approval for expansion of the meat packing plant and parking lot
- 7. OTHER BUSINESS:
 - A. Annual Planning Commission Review
 - 1. Election of Planning Commissioner Chairman and Vice Chairman.
 - 2. Review terms of Planning Commission Members.
 - 3. Set meeting schedule for the year.
 - 4. Review past years work - conducted by Vice Chairman.
 - 5. Work program for the coming year.
 - B. Discussion and review of General Plan.
- 8. ADJOURNMENT

ACTION **Commissioner Angi Bair made a motion to approve the Agenda for February 12, 2015 as written. Commissioner Wayne Olsen seconded the motion and all four commissioners present voted aye.**

SCHEDULED DELEGATIONS:

BONNIE NIELSEN - TO REQUEST APPROVAL OF A 2 LOT MINI-SUBDIVISION AT APPROXIMATELY 140 SOUTH 700 EAST.

Bonnie Nielsen said she wants to subdivide her property located at 140 South 700 East into a 2 lot mini-subdivision. The property is zoned Residential R-2. Lot one is 23,100 square feet and has a frontage of 100' and a depth of 231'. Lot two is the remainder lot with an east frontage of 187.86' and a north frontage of 204.92' for a total 1.6 acre feet.

City Administrator Ron Salvesen said the proposed mini-subdivision meets the requirements set in the City's Zoning Ordinance. City Staff has also reviewed this request and is recommending approval.

ACTION **Commissioner Wayne Olsen made a motion to approve Bonnie Nielsen's request for a 2 lot mini-subdivision at 140 South 700 East as submitted. Commissioner Terry Mann seconded the motion and all four commissioners present voted aye.**

JARED CLAWSON - TO REQUEST APPROVAL OF A 2 LOT MINI-SUBDIVISION AT 375 SOUTH 800 EAST.

Jared Clawson said he is requesting a 2 lot mini-subdivision at 375 South 800 East. The proposed mini-subdivision would separate the existing house from the farm ground. Lot one includes the house and is 16,342 square feet with 134.50' of frontage and a depth of 121.50'. Lot two has 345.50 feet of frontage on 800 East and contains 8.647 acres of real property.

City Administrator Ron Salvesen said the proposed mini-subdivision meets the requirements set in the City's Zoning Ordinance. City Staff has also reviewed this request and is recommending approval.

ACTION **Commissioner Terry Mann made a motion to approve Jared Clawson's request for a 2 lot mini-subdivision at 375 South 800 East as submitted. Commissioner Angi Bair seconded the motion and all four commissioners present voted aye.**

HARRINGTON & COMPANY - TO REQUEST SITE PLAN APPROVAL FOR A STORAGE BUILDING AT 52 EAST MAIN STREET, HYRUM.

Jared Adams with Harrington and Company said a new storage building is necessary in order to store new inventory and products lines. The proposed steel building is 25' x 135' and will be located directly south of the existing office and storefront building. There is an old shed that will need to be removed in order for the storage building to fit in that location.

Commissioner Terry Mann asked about the stormwater management plans for the site.

Jared Adams said currently the parking lot is displacing the storm water and the new building will not remove or disturb any grass areas. The rain gutters on the building will catch the run-off water from the roof and it will drain to the east of the building.

Commissioner Angi Bair asked if the 4 feet between the wall and the fence is an appropriate setback.

City Administrator Ron Salvesen said 4 feet is acceptable if all stormwater runoff can be kept on Harrington's property. Cache County may require a fire wall, but it will be worked out with the building inspector.

Chairman Brain Carver said the site plan drawings show the roof pitch is East.

Jared Adams stated the roof slopes West, but the gutter will catch the runoff and send it back to the East.

Commissioner Terry Mann asked if it was going to require more lighting.

Jared Adams stated lighting will be installed inside the building, and maybe a few lights for early truck starts.

Commissioner Terry Mann asked if there were any lights planned for the outside of the building.

Jared Adams said no.

ACTION

Commissioner Angi Bair made a motion to recommend approval of Harrington & Company's site plan for construction of a new storage building at 52 East Main as submitted. Commissioner Wayne Olsen seconded the motion and all four commissioners present voted aye.

DERRICK PAGE, JBS SWIFT COMPANY - TO REQUEST A CONDITIONAL USE PERMIT FOR EXPANSION OF THE MEAT PACKING PLANT AND PARKING LOT AT 410 NORTH 200 WEST.

Derrick Page with JBS Swift Company, said as part of the expansion JBS Swift Company is proposing to build a large addition east of its existing plant. The addition to the building is 4,563.80 feet with a large parking lot on the southside of the building that extends east.

Commissioner Terry Mann said it looks like there is only 15 feet from the back of the people's property to the proposed privacy wall on JBS Swift's south property line.

Derrick Page said the privacy wall should be 30 feet from JBS Swift's south property line. He will clarify that on the drawing if needed.

Commissioner Terry Mann said the drawings have two different descriptions for the wall, it is shown as an 8 foot decorative wall and as an 8 foot sound proof wall. She asked if the wall was supposed to be sound proof or if it was just a decorative wall.

Derrick Page said the purpose of the wall is to block sound but it is also decorative, so it could be called a decorative sound wall.

Chairman Brian Carver said he thought the wall was going to be stamped concrete.

Derrick Page said it will be stamped concrete and it will likely be precast. There is an option to pour the concrete walls, but it is

more likely the wall will be precast. At the last City Council Meeting the City Council placed the condition upon JBS Swift that if there are any further additions a sound engineer study would need to be conducted before any further approvals would be given. JBS Swift has already hired someone to conduct a sound study.

Commissioner Terry Mann asked about lighting.

Derrick Page said in the notes on Page C-103 there is an elevation drawing. The elevation is 45.90' at the base of the privacy wall, the parking lot is 45.65' so the parking lot is 25 feet below. The lights shouldn't be an issue with the 25', plus the 8 foot wall and possibly another 2 feet if JBS Swift installs a 10 foot wall. JBS Swift is considering installing a 10 foot wall even though an 8 foot wall is all that is being required.

Commissioner Terry Mann stated a 10 foot wall would make some of the adjacent residents happy.

Ron Salvesen asked if they were going to do a 10 foot wall.

Derrick Page said JBS has drawn the wall going all the way across 100 North and all the way across the small lot where its construction trailers are staged for now. If the City allows JBS Swift to shorten the distance of the wall a little bit, JBS Swift could offset the cost of adding the additional two feet.

Commissioner Terry Mann asked if the distance was shortened if the wall would only go to the gravel road.

Derrick Page said yes that is what JBS is considering, it would help with the cost.

Commissioner Terry Mann asked if the wall would still be behind all of the houses.

Derrick Page said yes the wall would still be behind all of the houses.

City Administrator Ron Salvesen stated the conditions of the wall were set by the City Council as a condition of the rezone.

Jay Rawlings with JBS Swift said the rezone required an 8 foot wall, however, in additional meetings with the neighbors the neighbors want a 10 foot wall. JBS Swift is willing to put a 10 foot wall if it doesn't have to put the wall the entire length.

Commissioner Wayne Olsen asked if JBS Swift could install a 10 foot wall to the construction site and then drop it down to an 8 foot wall.

Commissioner Angi Bair said JBS Swift doesn't have studies to determine if an 8 foot fence would be efficient.

Derrick Page said the challenge of the privacy/sound wall is what decibel reduction requirement is the wall supposed to be built at to meet performance requirements.

Chairman Brian Carver said part of the concern would be what is the anticipated noise level coming out of the cooling units and what noise will traffic bring.

Derrick Page said from that distance they have done several decibel meter readings down there, they have taken readings beforehand and the original agreement was they would just maintain the same level of sound that they currently have.

Chairman Brian Carver said they have got nearly 300 feet between the outside wall of the new addition until you get to the top of the hill with the proposed sound wall. There will be a lot of traffic in that parking lot at certain hours, cars will be coming and going and the sound will bounce back and forth a little bit between the building and the wall but a lot of that sound will get deflected up and out.

Jay Rawlings said this wall has turned away from a barrier or buffer zone to a sound wall, and the definition keeps changings every week as they talk about it. He said really it is a buffer zone, and he would like a 10' fence from 200 West to 100 West and no fence from 100 West to Center.

City Administrator Ron Salvesen said he would be hesitant to do that until there has been some input from the neighbors that are behind that property. It isn't fair to change the expectation at this point without at least having a discussion with the property owners that would be directly affected.

Derrick Page said they are the adjacent property owners.

Ron Salvesen said the wall is being built as a divider between all the homeowners on 300 North and that hasn't changed and that is why the condition was put in at the time.

Commissioner Angi Bair said keeping the wall the full length is going to deflect the sound a little bit longer for the traffic that is driving down the street.

Resident stated that one concern as a property owner is right now JBS Swift may not have a change in the sound decibels but when it does phase three and there is more traffic then JBS Swift may have to redo the wall.

Commissioner Angi Bair asked if the cooling and mechanical equipment would be located on the roof.

Derrick Page said the condensing units are inside the building but there is some equipment outside the building. Refrigeration units that make noise are located in the building with the engine rooms and condensers.

Commissioner Terry Mann asked what kind of lighting was at the entrance of 200 West.

City Administrator Ron Salvesen said a street light at that corner would be appropriate.

Commissioner Terry Mann asked what the speed limit was on 200 West adjacent to the plant.

City Administrator Ron Salvesen stated it was 25mph.

Derrick Page said there is a speed limit sign as you approach coming from the north, right before the tracks it changes from 50 mph to 25 mph.

Commissioner Terry Mann asked about the planting and landscape in the 30' space between the privacy wall and JBS property line.

Derrick Page said as part of the rezone the City Council required JBS Swift to work with the residents on a landscaping plan and for it to be submitted to the City Council for its approval.

Chairman Brian Carver said in accordance with Hyrum City Code Section 17.84.060 F, the following items need to be addressed: 1.) Traffic - Traffic concerns were addressed; 2.) Noise Had been addressed with the wall, buffer area of elevation changes, landscaping and having the sound engineer examine the issue; 3.) Odor - No change since there are not more animals being brought to the plant; 4.) Pollution - There should not be an impact; 5.) Hours of Operation - Hours were not changing; 6.) Design Criteria - Has been met with decorative wall, landscaping, details on building, shielding the mechanical equipment, and elevation; 7.) Lighting - Parking lot lighting must comply with City Code and the entrance

onto 200 West needs a street light; 8.) Visual Blight- It is anticipated to be a well maintained property.; and 9.) Safety Conditions - The biggest safety concern would be traffic flow and that is already addressed.

Commissioner Wayne Olsen said the deed for the rezoned property must state it can only be used for parking and landscaping purposes.

Derrick Page said yes they are, City Recorder Stephanie Fricke had him start working that out with JBS legal department and the title agency.

ACTION

Commissioner Angi Bair made a motion to approve a conditional use permit for JBS Swift Company for the expansion of the meat packing plant and parking lot at 410 North 200 West, Hyrum with the following conditions: 1. A minimum of an 8' decorative sound wall or taller with the height to be determined by a sound engineer report so that it meets city code noise ordinance; and 2. A minimum of a 6' tall privacy fence be required on the west boundary of the parking lot on 200 West. Commissioner Terry Mann seconded the motion and all four commissioners present voted aye.

DERRICK PAGE, JBS SWIFT COMPANY - TO REQUEST SITE PLAN APPROVAL FOR EXPANSION OF THE MEAT PACKING PLANT AND PARKING LOT AT 410 NORTH 200 WEST, HYRUM.

Chairman Brian Carver said City Staff is recommending that the site plan is approved with the condition that the City Engineer approve JBS Swift stormwater management plan. JBS Swift be required to make road, and curb and gutter improvements on Center Street.

City Administrator Ron Salvesen said JBS Swift will need to make improvements to the west side of Center Street to 300 North and the City will complete the east side. The asphalt will need to be approximately 30' wide.

Chairman Brian Carver clarified it would be the west side of Center Street from the tracks down to 300 North.

The Planning Commission discussed whether sidewalk should be required after a short discussion it was determined that sidewalk was probably not necessary at this time.

Jay Rawlings asked why JBS Swift has to build a road, install curb and gutter, and sidewalk on property that doesn't front JBS Swift property.

City Administrator Ron Salvesen said in an industrial situation the business that is creating an impact is required to build the improvements. It is JBS Swift that is putting a heavy load on Center Street and that is the reason it needs to be built.

Jay Rawlings stated currently JBS Swift is not doing more. It left the entrance on 200 West with the purpose not to force any more traffic onto Center Street.

City Administrator Ron Salvesen said but JBS Swift will have two main entrances onto Center Street.

Jay Rawlings said that does not increase the traffic.

City Administrator Ron Salvesen said it probably does and if they do not feel that is a fair assessment they are welcome to take it to city council.

Commissioner Angi Bair asked if the parking lot plan showed any lightening on it.

Derrick Page said he does have one but he did not bring it.

Commissioner Wayne Olsen asked if this is where they should have a landscaping plan.

City Administrator Ron Salvesen said they should have something or have them bring a landscaping plan back later.

Chairman Brian Carver said the City needs a landscaping plan proposal, storm water plan, and lighting for the parking lot and 200 West as well as Center Street.

ACTION

Commissioner Wayne Olsen made a motion to approve the site plan for JBS Swift Company for the expansion of the meat packing plant and parking lot 410 North 200 West with the following conditions: at 410 North 200 West with the following conditions: 1. JBS Swift Company pay for the entire road construction costs and curb and gutter on the west side in front of JBS's property on Center Street; 2. A landscaping plan that includes the 30' buffer be completed and submitted to the Planning Commission for its consideration and approval; 3. JBS Swift install a light at the entrance to the parking lot on 200 West; 4. JBS Swift install a flashing light for

the crosswalk on 200 West; 5. JBS Swift submit a storm water plan to the City for the City Engineer to consider and approve; and 6. JBS Swift Company pay for the entire cost of the road including curb and gutter along the entire length of the JBS Property parking lot area on Center Street and the City will pay for the improvement costs from there to 300 North. Commissioner Terry Mann seconded the motion and all four commissioners present voted aye.

OTHER BUSINESS:

ANNUAL PLANNING COMMISSION REVIEW.

Election of Planning Commission Chairman and Vice Chairman.

ACTION Commissioner Wayne Olsen made a motion to nominate Commissioner Terry Mann to be the Planning Commission Chairman for 2015. Commissioner Angi Bair seconded the motion and all four commissioners present voted aye.

ACTION Commissioner Wayne Olsen made a motion to nominate Commissioner Angi Bair to be the Planning Commission Vice Chairman for 2015. Commissioner Terry Mann seconded the motion and all four commissioners present voted aye.

REVIEW TERMS OF PLANNING COMMISSION MEMBERS.

<u>Member</u>	<u>Year Term Ends</u>
Angi Bair	2016
Wayne Olson	2017
Brian Carver	2018
Terry Mann	2019
Jeff Nielsen	2020
Kevin Anderson	Alternate

Set meeting schedule for the year.

The Hyrum City Planning Commission will hold regularly scheduled meetings on the second Thursday of each month at 6:30 p.m. All meetings are conducted at the Hyrum City Council Chambers, 83 West Main, Hyrum.

Review past years work - conducted by Vice Chairman.

Vice Chairman Wayne Olsen read aloud the 2014 Planning Commission Review that was submitted to the Planning Commission in its meeting packet.

Work program for the coming year.

Chairman Brian Carver suggested having the General Plan reviewed. Also he wants to look at ordinances as they relate to infrastructure requirements and make sure the City is preparing for broadband internet communication systems.

City Administrator Ron Salvesen said he has met with some property owners up on 800 East and main and they are focusing on cleaning up that area town this next year.

DISCUSSION AND REVIEW OF GENERAL PLAN.

There was no discussion on the review of the General Plan.

ADJOURNMENT:

**ACTION There being no further business before the Planning
 Commission, the meeting adjourned at 8:50 p.m.**

Approved: March 12, 2015
 As Written