

MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD JULY 9, 2020, HELD ELECTRONICALLY THROUGH ZOOM VIDEO COMMUNICATIONS THE MEETING ID: 894-1010-6590 PASSWORD: 312539. HYRUM CITY HELD THIS MEETING ELECTRONICALLY IN COMPLIANCE WITH UTAH GOVERNOR GARY HERBERT'S EXECUTIVE ORDER TO SUSPEND THE ENFORCEMENT OF PROVISIONS OF UTAH CODE 52-4-207, AND RELATED STATE AGENCY ORDERS, RULES AND REGULATIONS, DUE TO INFECTIOUS DISEASE COVID-19 NOVEL CORONAVIRUS.

ANY MEMBER OF THE PUBLIC HAD THE OPPORTUNITY TO REMOTELY OBSERVE THE MEETING OR COMMENT DURING THE PUBLIC HEARING ELECTRONICALLY THROUGH ZOOM VIDEO COMMUNICATIONS WITH THE FOLLOWING LINK: <https://us02web.zoom.us/j/89410106590?pwd=dm0yUmpEanBpRW5zRkMzT0pLc2U4QT09>

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Brian Carver

PRESENT: Chairman Brian Carver, and Commissioners Kevin Anderson, Angi Bair, Terry Mann and Alternate Member Paul Willardson.

EXCUSED: Commissioner Blake Foster

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

OTHERS PRESENT: Zoning Administrator Matt Holmes and three citizens. City Recorder Stephanie Fricke recorded the minutes.

APPROVAL OF MINUTES:

Chairman Brian Carver recommended amending the minutes of a regular meeting held on June 11, 2020 on Page 1, Paragraph 7, under "Call to Order" amend "Chairman Blake Foster" to "Chairman Brian Carver".

ACTION

Commissioner Anderson made a motion to approve the minutes of June 11, 2020 with the following amendment on Page 1, Paragraph 7, under "Call to Order" amend "Chairman Blake Foster" to "Chairman Brian Carver". Commissioner Mann seconded the motion and Commissioners Anderson, Bair, Carver, Mann and Willardson voted aye. The motion passed.

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 Willardson made a motion to approve the Agenda for July 9, 2020 as written. Commissioner Anderson seconded the motion and Commissioners Anderson, Bair, Carver, Mann and Willardson voted aye. The motion passed.

6. SCHEDULED DELEGATIONS:

- A. Dan & Shalyse Larsen - To request an adjustment from setback requirements for accessory structures to place a shed on the east side of their existing home.
- B. Zach and Rebekah Reiser - To request approval of a two-lot mini subdivision located at 107 East Main Street.
- C. Carlyle Creger - To request site plan approval of a machine shop business in the Sunray Properties building located at 40 West 300 North.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:

DAN & SHALYSE LARSEN - TO REQUEST AN ADJUSTMENT FROM SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES TO PLACE A SHED ON THE EAST SIDE OF THEIR EXISTING HOME.

Dan Larsen said he built a home 494 South 390 East in Rolling Hills Subdivision and due to the terrain of the lot the best place for an accessory shed would be on the east side of his lot lined directly up with the north side of the home. However, in order for him to build the shed at the location it would require the Planning Commission's approval for an adjustment to the setback. Hyrum City's code requires an accessory building to be placed ten feet behind the rear line of the house and no closer than one foot from the property line. If he were to build the shed on his north property line it would visually impact the view from the retention pond and would not be as aesthetically pleasing to the neighborhood.

Commissioner Willardson said he lives in that neighborhood and

agrees that an adjustment from the setback should be given for the accessory building. Due to the shape of the lot and location of the retention pond it makes sense for the north side of the accessory building to be lined up with the north side of the house thereby eliminating the 10' setback from the house.

Commissioner Bair said the accessory building would still maintain a one-foot side yard setback on the east side of the property.

Dan Larsen said the accessory building would still maintain a one foot side yard setback on the east side of his property and the roof of the building will go east and west which will prohibit snow from being dumped onto his neighbor's property.

ACTION Commissioner Anderson made a motion to approve an adjustment to the accessory building setback at 494 South 390 East as presented. Commissioner Bair seconded the motion and Commissioners Anderson, Bair, Carver, Mann, and Willardson voted aye. The motion passed.

ZACH AND REBEKAH REISER - TO REQUEST APPROVAL OF A TWO-LOT MINI SUBDIVISION LOCATED AT 107 EAST MAIN STREET.

Zach Reiser said would like to create a two-lot mini-subdivision at 107 East Main Street. Each lot meets the requirements of Hyrum City's code. The two existing sheds on lot #2 would be removed from the property once it is a recorded building lot.

Zoning Administrator Matt Holmes said there are Russian Olive trees that will need to be removed from the property as well since they are considered a noxious weed.

ACTION Commissioner Mann made a motion to recommend approval of a two-lot mini subdivision located at 107 East Main with the following conditions: 1. The Russian Olive trees are removed from the property; and 2. The two sheds on Lot #2 are removed before any development of the property. Commissioner Willardson seconded the motion and Commissioners Anderson, Bair, Carver, Mann, and Willardson voted aye.

CARLYLE CREGER - TO REQUEST SITE PLAN APPROVAL OF A MACHINE SHOP BUSINESS IN THE SUNRAY PROPERTIES BUILDING LOCATED AT 40 WEST 300 NORTH.

Carlyle Creger said he wants to have a machine shop at 40 West 300 North in the Sunray Properties building. Currently the building is under construction but wants to be able to move in and start his business as soon as an occupancy permit is given. The machine shop will be for small prototypes in various industries include medical, aerospace, and off-road, etc. He is hoping to eventually have a maximum of 12 employees working three different shifts. He doesn't have any employees right now.

Commissioner Anderson asked what type of equipment he would have and if there would be any chemical processing.

Carlyle Creger said he would have a mill and basic cnc machines. He would be using the passivation process on stainless steel.

ACTION **Commissioner Anderson made a motion to recommend site plan approval for a machine shop at 40 West 300 North as presented. Commissioner Mann seconded the motion and Commissioners Anderson, Bair, Carver, Mann, and Willardson voted aye. The motion passed.**

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 7:02 p.m.**

Brian Carver
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Amended/Written