

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD APRIL 11, 2019 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Blake Foster

PRESENT: Chairman Blake Foster, and Commissioners Kevin Anderson, Angi Bair, Brian Carver, Terry Mann, and Alternate Member Jeff Nielsen.

EXCUSED:

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 Jeff Nielsen led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner Angi Bair

APPROVAL OF MINUTES:

The minutes of a regular meeting held on March 14, 2019 were approved as written.

ACTION **Commissioner Terry Mann made a motion to approve the minutes of March 14, 2019 as written. Commissioner Angi Bair 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 Brian Carver made a motion to approve the Agenda for April 11, 2019 as written. Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

- 6. PUBLIC HEARING:
 - A. To receive public comment concerning a request by Colter Leishman to rezone property at approximately 250 North 100 East approximately 3.0271 acres TIN #01-005-0003 from Residential Agriculture R-A to Light Manufacturing M-1.
- 7. SCHEDULED DELEGATIONS:
 - A. Colter Leishman - to request rezone of a 3.0271-acre parcel of property at approximately 250 North 100 East from (RA) Residential Agriculture to (M1) Light Manufacturing.
 - B. Dallas and Katherin Dehart - to request approval of a two-lot mini-subdivision at approximately 30 North 300 East.
- 8. ADJOURNMENT

PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENT CONCERNING A REQUEST BY COLTER LEISHMAN TO REZONE PROPERTY AT APPROXIMATELY 250 NORTH 100 EAST APPROXIMATELY 3.0271 ACRES TIN #01-005-0003 FROM RESIDENTIAL AGRICULTURE R-A TO LIGHT MANUFACTURING M-1.

ACTION

Commissioner Kevin Anderson made a motion to open the public hearing to receive public comment concerning a request by Colter Leishman to rezone public property at approximately 250 North 100 East approximately 3.0271 acres TIN #01-005-0003 from Residential Agriculture R-A to Light Manufacturing M-1 at 6:33 p.m. Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

Colter Leishman stated that he would like to build a shop for his business.

Commissioner Terry Mann asked how many employees would be working for him.

Colter Leishman said he currently runs his business from his home and will not have additional employees. He has a lot of construction equipment that he would keep on the property along with the shop. The parcels on each side of the property are zoned for light manufacturing. The irrigation ditch seems to wind through the property and he would like to straighten that out.

Kim Nielsen who lives next door to the property asked for clarification of what light manufacturing means. She also asked if the change would deprecate the value of their property.

Commissioner Blake Foster stated that the property value shouldn't be affected since there is already light manufacturing there.

City Administrator Ron Salvesen advised that light manufacturing is restricted on the hours of operation and has noise restrictions as well.

Commissioner Blake Foster asked if there were any other comments, there being none he recommended closing the public hearing.

ACTION **Commissioner Terry Mann made a motion to close the public hearing at 6:41 p.m. Commissioner Brian Carver seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

SCHEDULED DELEGATIONS:

COLTER LEISHMAN - TO REQUEST REZONE OF A 3.0271- ACRE PARCEL OF PROPERTY AT APPROXIMATELY 250 NORTH 100 EAST FROM (RA) RESIDENTIAL AGRICULTURE TO (M1) LIGHT MANUFACTURING.

Commissioner Jeff Nielsen advised the Commissioners that he did the surveying on the property and would be participating in the discussion but would not be voting.

Commissioner Angi Bair asked if rezoning that piece would present future problems due to leaving residential zoning on either side.

Commissioner Brian Carver asked what the purpose of leaving the 30 feet residential?

Colter Leishman said he was leaving the 30 feet easement for the irrigation ditch. That ground is not useable and it would keep the flood plain intact.

Commissioner Kevin Anderson asked if after the City sent notice out if there was any response from citizens.

City Administrator Ron Salvesen stated that having the Nielsen's there for the public hearing is the only response the City has received.

Commissioner Angi Bair expressed concern about spot zoning.

City Administrator Ron Salvesen said that spot zoning is acceptable by state guidelines.

ACTION **Commissioner Brian Carver made a motion to recommend approval of rezone of a 3.0271-acre parcel of property at**

approximately 250 North 100 East from (RA) Residential Agriculture to (M1) Light Manufacturing as presented Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Carver, Foster, and Mann voted aye Commissioner Angi Bair voted Nay.

DALLAS AND KATHERIN DEHART - TO REQUEST APPROVAL OF A TWO-LOT MINI-SUBDIVISION AT APPROXIMATELY 30 NORTH 300 EAST.

Katherin Dehart stated they are wanting to subdivide the property they are living on to get funds to update their home. The part that is being divided off is not being used just maintained. The shed that is currently on what would become lot two would be moved to lot one where they will continue living.

Commissioner Terry Mann asked if the driveway would be coming off of 300 East.

City Administrator Ron Salvesen said yes, UDOT will require them to use the city street. There are utilities available for that lot and it would meet the frontage requirements when split.

ACTION Commissioner Kevin Anderson made a motion to recommend approval of a two-lot mini-subdivision at approximately 30 North 300 East with the following conditions: Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 7:10 p.m.

 Blake Foster
 Chairman

ATTEST:

 Shalyn Maxfield
 Secretary

Approved: _____
 As Amended/Written