

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD NOVEMBER 08, 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.

**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 one citizen. Secretary Shalyn Maxfield recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Commissioner Terry Mann led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Commissioner Kevin Anderson

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on October 11, 2018 were approved as written.

**ACTION** Commissioner Angi Bair made a motion to approve the minutes of September 13, 2018 as written. Commissioner Terry Mann 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 November 08, 2018 as written. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

6. SCHEDULED DELEGATIONS:

A. Dan Larsen, Kartchner Homes - to request

Preliminary Plat approval for phase five and six of Rolling Hills Subdivision at approximately 535 South 600 East, consisting of 36 single family building lots.

7. OTHER BUSINESS
  - A. To discuss amending Title 16 the Subdivision Ordinance and Title 17 the Zoning Ordinance of the Hyrum City Municipal Code.
8. ADJOURNMENT

***SCHEDULED DELEGATIONS:***

**DAN LARSEN, KARTCHNER HOMES - TO REQUEST PRELIMINARY PLAT APPROVAL FOR PHASES FIVE AND SIX OF ROLLING HILLS SUBDIVISION AT APPROXIMATELY 535 SOUTH 600 EAST CONSISTING OF 36 SINGLE FAMILY BUILDING LOTS.**

Dan Larsen stated that with these next phases he has worked with the irrigation company to make sure the plans will cause the least amount of potential problems. Also the plan is to keep 600 South as a larger road.

Chairman Kevin Anderson asked if there is a risk of having the irrigation running through the back yards of some of the lots.

Dan Larsen said there is always a higher risk with irrigation running through the back then if it is ran in the front but will ask the City Council if they mind having irrigation ran on the other side of the fence on city property.

City Administrator Ron Salvesen pointed out that on the plans there is a lot that doesn't have enough frontage but that change has been made.

**ACTION**            **Commissioner Brian Carver made a motion to recommend approval for Preliminary Plat for phase five and six of Rolling Hills Subdivision at approximately 535 South 600 East, consisting of 36 single family home building lots with Lot 77 modified by the city engineer. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

***OTHER BUSINESS:***

**TO DISCUSS AMENDING TITLE 16 THE SUBDIVISION ORDINANCE AND TITLE 17 THE ZONING ORDINANCE OF THE HYRUM CITY MUNICIPAL CODE.**

City Administrator Ron Salvesen listed matters that the Planning Commissioners could discuss in regards to Title 16 and 17:

1. Cell Towers: To have a height limit and to allow them only in commercial areas.

Planning Commission Members seemed to agree with no need for discussion.

2. Storage facilities: A. To require asphalt inside the storage areas to help keep up appearances as well as easier snow removal and accessibility; B. Suggest for open storage option in only visibility screened portions of the property.

Commissioner Jeff Nielsen stated that there is a high demand for outdoor storage and in some places there are waiting lists for when more become available.

Commissioner Angi Bair agreed that there is a need and would like the Commissioners to have some say in whether it is appropriate or needed in specific situations.

Commissioner Kevin Anderson stated that he is worried about the quality of storage facilities that are allowed (referring to shipping containers) and the safety of having them as they may want to start stacking them. Kevin showed interest in tightening the rules and regulations for storage such as requiring fencing for areas that are storing large items for future construction projects.

Commissioner Brian Carver shared concern about the shipping containers and their durability.

3. The RA Zone: does not currently allow major subdivisions. May look into requiring larger lots.

Commissioner Kevin Anderson feels like this zone should not be changed. The larger lots give Hyrum a more rural feel.

Commissioner Brian Carver suggested to look into cluster developments which would allow for large open spaces. There are many open space options such as; recreational use, pasture area, alfalfa etc. There would need to be a minimum size requirement but it would open up some options to present to developers such as in some areas there would have only been 30 lots available but in a clusters subdivision with proper placement they may be able to offers more lots.

4. PUD: Should there be a density limit.

Commissioner Jeff Nielsen feels like there should be a limit so

that developers are not constantly trying to push for more and more density.

Commissioner Angi Bair suggested that putting a limit may be problematic as there may be a higher need in the future and that just because some people may not want to live in such tight quarters, the people buying them are aware of what they are getting.

In an informal non-binding vote most commissioners opted that limiting the PUDS to 10 units per acre was favorable.

5. Short term rentals: Suggest to only allow in commercially zoned areas. Including Air BNB's

6. M-2 Zones: Potentially adding Animal rights.

7. Preliminary Plats: Changing the time frame to give three weeks' notice to give the commissioners and staff plenty of time to do the proper preparation and research for the upcoming meetings.

City Administrator Ron Salvesen asked the members of the Planning Commission to consider each suggestion and if there is any comments or suggestions to make him aware.

**ADJOURNMENT:**

**ACTION            There being no further business before the Planning  
                         Commission, the meeting adjourned at 7:40 p.m.**

\_\_\_\_\_  
Kevin Anderson  
Chairman

ATTEST:

\_\_\_\_\_  
Shalyn Maxfield  
Secretary

Approved: \_\_\_\_\_  
                 As Amended/Written