

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JANUARY 11, 2018 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:33 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 late.

CALL TO ORDER: There being five members present and five members representing a quorum, 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 Brian Carver

APPROVAL OF MINUTES:

The minutes of a regular meeting held on December 14, 2017 were approved as written.

ACTION Commissioner Angi Bair made a motion to approve the minutes of December 14, 2017 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 January 11, 2018 as written. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

6. SCHEDULED DELEGATIONS

- A. Michelle Jensen - To request a two-lot mini subdivision at 335 North 900 West.

- B. Lynn Hansen - To request preliminary plat approval for Phase 1 of the Cache Ridge Subdivision consisting of 17 lots at approximately 530 North 600 East.
- C. Christian Nielson - To request a business site plan approval for Automotive Repair and Retail Sales of used cars and car parts at 215 South Hammer Road.
- D. Jake Thompson - To request concept plan approval for Cobble Creek Townhomes, a Planned Unit Development, consisting of six fourplex townhouses at approximately 230 North 800 East along with 52 storage units that are already built (approximately 3 acres).

7. ADJOURNMENT

SCHEDULED DELEGATIONS:

MICHELLE JENSEN - TO REQUEST A TWO-LOT MINI SUBDIVISION AT 335 NORTH 900 WEST.

Commissioner Kevin Anderson asked if the mini-subdivision would be developed soon.

Michelle Jensen said that she will be selling both lots individually. One lot has her current home on it and the other lot will be sold as a building lot that could probably be split into two lots as well but the current buyer was not interested in splitting it again as of right now.

ACTION

Commissioner Terry Mann made a motion for approval of the two-lot mini subdivision at 335 North 900 West. Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

LYNN HANSEN - TO REQUEST PRELIMINARY PLAT APPROVAL FOR PHASE 1 OF THE CACHE RIDGE SUBDIVISION CONSISTING OF 17 LOTS AT APPROXIMATELY 530 NORTH 600 EAST.

Commissioner Kevin Anderson asked if the original fencing on 600 East would be provided by the developer.

Lynn Hansen said yes the fencing will be provided by the developer and that they would fence each phase as they go.

City Administrator Ron Salvesen stated that the developers have addressed everything that the engineer has asked them to including looping the water for the fire line and they will do the final on storm water calculations before the final plat. They have also put

some gravel down as a temporary access for the snow plows and for the construction vehicles. Another thing to think about is the developer will probably have to loop the Irrigation line by Phase Two.

Michael Taylor said the stub will be provided by the developer but the buyer may have an expense to extend it to where they need it.

Commissioner Kevin Anderson asked if that will include irrigation.

Lynn Hansen said that irrigation is optional.

Michael Taylor said the irrigation will be stubbed to the rear of lots seven, eight and nine.

City Administrator Ron Salvesen said the city is fine with that approach as we have an abundance of culinary water.

Jeff Nielsen arrived at 6:42

Commissioner Terry Mann asked if there will be trees between the asphalt and the fence and if the asphalt would also be done per phase.

Michael Taylor responded that they will be doing the asphalt per phase of the development that they are working on. They will extend their side of the road by 6 feet and they will be responsible for the trees and the fencing as well.

Commissioner Terry Mann asked if the developer had made a decision on what type of fencing they will provide.

Lynn Hansen said they are leaning towards a colored vinyl. All of the fencing will be uniform and it will be written that any future replacements need to match as well.

City Administrator Ron Salvesen asked if the developer was able to make the sewer work without adding a lift.

Michael Taylor said they were able to avoid a lift by having a 22 foot deep manhole. It did add to the cost of insulation.

ACTION

Commissioner Brian Carver made a motion to recommend approval of the preliminary plat for Phase 1 of the Cache Ridge Subdivision consisting of 17 lots at approximately 530 North 600 East with the following conditions: 1. The plat language be changed to include that the developer will provide and install the fencing along 600 East; 2. All Utilities will be stubbed to Lot 17; and 3.

Development will be pending final approval of the city engineer for storm water and ground water calculations. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Carver, Foster, Nielsen, and Mann voted aye.

CHRISTIAN NIELSON - TO REQUEST A BUSINESS SITE PLAN APPROVAL FOR AUTOMOTIVE REPAIR AND RETAIL SALES OF USED CARS AND CAR PARTS AT 215 SOUTH HAMMER ROAD.

Christian Nielson stated that his goal is to get rid of the need for a salvage yard by bringing vehicles in to dismantle for parts and/or fix and sell these vehicles.

Commissioner Jeff Nielson asked how many cars he plans on having at the shop at one time.

Commissioner Kevin Anderson asked what Christian plans to do with the parts he salvages and the scraps that would be left over.

Christian Nielson said he will be looking to sell parts quickly because sitting inventory doesn't make money. He will be loading the leftover scraps onto a trailer and once the trailer is full he will get rid of it. There will be no piles as he is not going to be a salvage yard. He also wants to keep the grounds clear as he will have some cars displayed for sale.

City Administrator Ron Salvesen asked if the cars that will be sold will have titles.

Christian Nielson responded that he will have some with titles and some without but all the vehicles that would be sold would be able to pass emissions. If he can fix a vehicle for low cost he will sell but his main goal is to strip cars for usable parts and sell those. He will be listing the parts online so they can sell quickly.

Commissioner Terry Mann asked if he has plans to do any landscaping in the front.

Christian Nielson said that right now he is only leasing the property for one year so he does not plan on doing much landscaping in the front unless he decides to buy the property at which point he will be interested in landscaping and asphalt to improve the grounds.

Commissioner Blake Foster asked how many vehicle can fit inside the building.

City Administrator Ron Salvesen stated that visibly damaged vehicles have to be fenced in or stored in a building but if the wrecked or dismantled vehicles are stored in a dump style trailer with sides it would be able to hide the trash piles and would accomplish what a fence would.

Commissioner Jeff Nielson suggested that the fencing should be contingent on the growth of the business.

Commissioner Terry Mann asked if there was any plan as far as garbage bins.

Commissioner Kevin Anderson asked if there is a plan to bring the building up to current fire code.

Christian Nielson said that currently he is planning on just using regular garbage cans because all of the big trash items will go into the trailer but if he needs to he will upgrade to bins he will. He has been in touch with Fire Chief Kevin Maughan and they have a plan to make the improvements needed at this point but if he buys the building after the lease is up he will be bringing it completely up to code. He also asked what the code are as far as having signs.

City Administrator Ron Salvesen said he will give him the current sign specs he can look at but is comfortable letting him do a sign near the road as long as it stays on private property and would like to see some landscaping around it.

ACTION

Commissioner Angi Bair made a motion for approval of a business site plan approval for automotive repair and retail sales of used cars and car parts at 215 South Hammer Road with the following conditions: 1. Fire codes that have been set by Fire Chief Maughan will need to be met; 2. When the business grows to the point that wrecked vehicles will need to be stored, a privacy fence will need to be installed; 3. The trailer need to be enclosed to hide the contents; 4. Landscaping and Driveway entrance will need to be completed by June of 2019; 5. City will allow a road sign with landscaping near the road; and 6. The weeds around the building and in the front will be required to be kept down. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Bair, Carver, Foster, Nielsen, and Mann voted aye.

JAKE THOMPSON - TO REQUEST CONCEPT PLAN APPROVAL FOR COBBLECREEK TOWNHOMES, A PLANNED UNIT DEVELOPMENT, CONSISTING OF SIX FOURPLEX TOWNHOUSES AT APPROXIMATELY 230 NORTH 800 EAST ALONG WITH 52

STORAGE UNITS THAT ARE ALREADY BUILT (APPROXIMATELY 3 ACRES) .

Jake Thompson stated that he has moved the park to the back of the development which made room for 19 more parking spaces bringing the numbers to 3.3 parking spots per unit. There has been some HOA managed open space added on the north end between lots, and the location of the garbage bins are where Logan Environmental requested.

Commissioner Angi Bair asked if the front of the building would be facing the highway with the garages in the back and the side entrance would have elevations as well.

Jake Thompson said yes that is correct and he also provided some options for fencing.

Commissioner Terry Mann said she feels that if there are going to be pillars that the rock on the pillars should match the exterior of the buildings.

Commissioner Kevin Anderson stated that the fencing should not be easily climbed or jumped and should have a safety component to it such as not having the prongs stick above the top rail. Kevin also asked if Jake Thompson will have UDOT approve both existing entrances due to the change of use.

Jake Thompson said he will be doing vinyl around the sides and the back for privacy and then will have the decorative fence along the front facing the highway. He is preparing the application for both of the accesses through UDOT.

Commissioner Kevin Anderson asked how the HOA management has been working for the Green Meadow Villas location.

Commissioner Angi Bair asked if with half the amount of units there wouldn't be enough extra for a reserve fund for building repairs.

Commissioner Jeff Nielsen suggested looking into having a transfer fee when the unit is sold initially and another transfer fee when the unit is resold to help build up a reserve fund right from the start.

Jake Thompson agrees that a transfer fund would be a benefit and would think that a \$400 transfer fee would be doable.

Commissioner Angi Bair stated that \$400 on an initial sell would be fine but thinks \$200-\$300 is more reasonable on a resell.

Jake Thompson agreed

ACTION Commissioner Brian Carver made a motion to recommend approval of the concept plan for Cobblecreek Townhomes, a planned unit development, consisting of six fourplex townhouses at approximately 230 North 800 East along with 52 Storage Units that are already built (approximately 3 acres) with the following conditions: 1. As HOA is established, as individual units are sold a \$400 transfer fee be required to establish an instant reserve fund; 2. Subsequent sales of properties include a transfer fee of \$200; 3. That a fence for security and separation from the roadway with pillars matching the exterior of the building will be installed and must wrap around the property at least to the face of the buildings; 4. Must include a six foot vinyl fence along the remaining sides and along the back of the property. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Carver, Foster, Nielsen, and Mann voted aye.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 8:46 p.m.

Kevin Anderson
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Written