

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD SEPTEMBER 8, 2016 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:28 P.M.

CONDUCTING: Chairman Terry Mann

PRESENT: Chairman Terry Mann, Commissioners Brian Carver, Jeff Nielsen, and Wayne Olson. Commissioner Brian Carver arrived at 6:33 p.m.

EXCUSED: Commissioners Kevin Anderson and Angi Bair.

CALL TO ORDER: There being three members present and three members representing a quorum, Chairman Terry Mann called the meeting to order.

OTHERS PRESENT: City Administrator City Administrator Ron Salvesen and twenty-five citizens. Deputy City Recorder Margaret Poppleton recorded the minutes.

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

INVOCATION: Commissioner Wayne Olson

APPROVAL OF MINUTES:

The minutes of a regular meeting on August 11, 2016 were approved as written.

ACTION **Commissioner Jeff Nielsen made a motion to approve the minutes of August 11, 2016 as written. Commissioner Wayne Olson seconded the motion and Commissioners Mann, Nielsen, and Olson voted aye.**

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was FAXED 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.

AGENDA

6. PUBLIC HEARING:

A. To receive public comment concerning a request by Glen and Tracie Petersen to rezone property at approximately

467 South 100 West TIN #01-064-0050 from Residential Family R-2 to Residential Agriculture R-A.

7. SCHEDULED DELEGATIONS:

- A. Tracie Petersen - To request rezone for property at approximately 467 South 100 West TIN #01-064-0050 from Residential Family R-2 to Residential Agriculture R-A.
- B. Brett Bywater - To request approval of a 3 lot mini-subdivision at 600 East 500 North, Hyrum.
- C. Mauricio Molina - To request site plan approval for a restaurant at 103 West Main, Hyrum.
- D. Kevin Pack - To request preliminary plat approval for Little Bear Creek Phase 2 a 27 lot single family dwelling subdivision at approximately 275 North 575 West, Hyrum
- E. Dan Larsen, Kartchner Homes- To request preliminary plat approval for Elk Mountain PUD consisting of 107 single family dwellings, 216 rental and for sale townhomes, and 12 twin homes at 400 South 1300 East, Hyrum.
- F. Dan Larsen - To request preliminary plat approval for Auburn Hills a 86 lot single family dwelling subdivision at 600 South 800 East, Hyrum.

8. OTHER BUSINESS:

- A. Discussion of possible changes to the requirement for future storage unit developments.

ACTION

Commissioner Wayne Olson made a motion to approve the Agenda for September 8, 2016 as written. Commissioner Jeff Nielsen seconded the motion and Commissioner Mann, Nielsen and Olson voted aye.

PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENT CONCERNING A REQUEST BY GLEN AND TRACIE PETERSEN TO REZONE PROPERTY AT APPROXIMATELY 467 SOUTH 100 WEST TIN #01-064-0050 FROM RESIDENTIAL FAMILY R-2 TO RESIDENTIAL AGRICULTURE R-A.

ACTION

Commissioner Jeff Nielsen made a motion to open the public hearing for the Tracie Petersen rezone at 6:31 p.m. Commissioner Wayne Olson seconded the motion and Commissioner Mann, Nielsen and Olson voted aye.

Tracie Petersen said she submitted to a petition to rezone her property at 467 South 100 West from Residential Family R-2 to Residential Agriculture R-A for the purpose of obtaining a kennel license for the breeding of mini schnauzers. Tracie said her plan is to keep her kennel small but will need more than two dogs which is what she is currently limited to in the current zone of R-2.

Commissioner Jeff Nielsen asked how many dogs will be on the

property at any given time.

Tracie said to be within the USDA guidelines she needs to have less than four females or she would need to be licensed with the USDA. She said her current plan is to keep it small and would not have more than eight adult dogs at any given time. This would include one neutered dog which is the family pet. The property is unique in that it borders the Hyrum reservoir and no future development is possible to the south of the property.

Commissioner Jeff Nielsen asked where the kennel operation will be kept on the property.

Tracie said all the dogs would be kept inside the house and that she has no plans to build a kennel on the property at this time. There will be a dog run outside.

Commissioner Brian Carver arrived at 6:33 pm.

Michelle Mitton is a neighbor who is in support of the rezone. She said Tracie takes good care of her dogs, she occasionally hears the dogs and she is clean and her yard is clean. She said she has had no problems with Tracie in the past and they have been neighbors for five years.

Alexis Jorgensen is a neighbor to the east of the Petersen's. She said she has never had issues, Tracie has always taken good care of her dogs and she is in support of the rezoning.

Chantel Petersen is a neighbor who lives across the street. She said she is in support of the rezone because Tracie is very responsible and she loves her dogs. She said her dogs are her pets.

ACTION **Commissioner Jeff Nielsen made a motion to close the public hearing at 6:42 p.m. Commissioner Wayne Olson seconded the motion and Commissioner Mann, Nielsen, Carver and Olson voted aye.**

SCHEDULED DELEGATIONS:

TRACIE PETERSEN - TO REQUEST REZONE FOR PROPERTY AT APPROXIMATELY 467 SOUTH 100 WEST TIN #01-064-0050 FROM RESIDENTIAL FAMILY R-2 TO RESIDENTIAL AGRICULTURE R-A.

Chairman Terry Mann states her only concern is that if Petersen's move from this property. Terry discusses possibly writing something in the approval that states conditional use.

Commissioner Jeff Nielsen asked if she will be applying for a

business license after approval and Tracy responded that she isn't sure what the process is.

City Administrator Ron Salvesen said that after the city council approves this Peterson's will need to come back to the planning commission for a conditional use permit for a kennel license. He said if she is planning on selling from her home she will also need a business license.

Tracie said she could have continued breeding the dogs without going through this process but just didn't feel right about it.

City Administrator Ron Salvesen said if others want to have more than two dogs that rezoning in subdivisions or other areas in town will not be allowed. Ron said that if this commission decides to recommend this for approval that it should be stated clearly the reasons this is was recommended for approval. He said otherwise this may set a precedence for others to request to be rezoned for the purpose of having more than two dogs.

Chairman Terry Mann said she has the same concern.

City Administrator Ron Salvesen said to clearly state in the minutes why this area is different than a subdivision lot or other lots in town. He said this area has a bigger lot, the dogs will be kept inside, the neighbors are all in support of this and no further development is possible around the Peterson's property.

Commissioner Jeff Nielsen asked if the commission can put restrictions on the number of dogs that will be allowed on the property at any given time.

City Administrator Ron Salvesen said in the kennel license procedure there are restrictions set, such as, up to six dogs allowed or up to 12 dogs allowed. He said puppies need to be out within six months. Ron also said the commission can add conditions to the license to help mitigate potential problems.

Commissioner Jeff Nielsen said he has the same concern as the others, that if the Peterson's sell the property it is resold as Agriculture R-A.

Commissioner Brian Carver asked once it is rezoned into Agriculture R-A, what does that zone allow that wouldn't be allowed in a Residential Family R-2? He said the portion in the front of the property that is undeveloped could be developed.

Tracie Petersen said that undeveloped area in the front of the property is the frontage to their home and cannot be sold to develop additional houses.

Chairman Terry Mann and Brian Carver both agree that with current requirements for lot size and setbacks, the undeveloped area could be developed.

Tracie Petersen said they have no desire to develop it.

Tracie Petersen suggested that when the property is sold in the future that it be rezoned back to Residential Family R-2.

Chairman Terry Mann asked if that is a possibility.

City Administrator Ron Salvesen said he would need to check with the City Attorney to see if that would be a possibility.

Commissioner Brian Carver said that it is a narrow frontage, under 90 feet, which would limit a lot of uses. Brian asked what the frontage requirements for residential lots are in the city. He said this frontage could be used for a residential lot.

Chairman Terry Mann asked what are the uses for Agriculture R-A?

City Administrator Ron Salvesen said it is for use as a farm, but animal allowance is based on acreage. He said he also limits the land from being developed into a major subdivision. He said it could be developed into a minor subdivision. He said it also allows for a kennel license.

Commissioner Wayne Olson asked if the kennel license stays with the property and City Administrator Ron Salvesen said yes it goes along with the conditional use agreement.

Commissioner Brian Carver asked if it can ever be extinguished if it isn't being used and City Administrator Ron Salvesen said that is correct. Ron said after one year of non-use, the property owner would need to reapply.

Tracie Petersen asked if this needs to be renewed every year.

City Administrator Ron Salvesen said the conditional use will automatically renew each year as long as none of the conditions have been broken, but the kennel license will need to be renewed each year.

Wayne Olson asked if it still costs \$100 for a kennel license for up to 12 dogs. City Administrator Ron Salvesen said he thinks that is right.

Commissioner Brian Carver said the reasons he would recommend

approval are because of the conditions of the site, it is a bigger lot and there is no potential for additional development nearby. Therefore it fits a unique circumstance that other residential subdivided lots don't have. Also, he said the neighbor support helps.

Chairman Terry Mann asked if there is something that can be written to prevent someone down the street from also requesting a rezone for the purpose of having a dog kennel.

Commissioner Brian Carver said the conditions of the lot really does separate it from other uses.

Commissioner Wayne Olson said something should be written that states the back side of the property is uninhabitable.

ACTION

Commissioner Jeff Nielsen made a motion to approve the Tracy Peterson rezone request from Residential Family R-2 to Residential Agriculture R-A for the following reasons: 1. It sits on a larger size lot that is over an acre; 2. Only 6-12 adult dogs will be allowed on the site at any one time; 3. The adjacent neighbors are all in support of the rezone and the potential kennel license; 4. The City look into the possibility of the rezone expiring if the Peterson's decide to sell the property; 5. The isolation of parcel; 6. No possible development to the south so the parcel should remain isolated; and 7. The size of dog being proposed is a small dog and will be kept in the house. Commissioner Brian Carver seconded the motion and Commissioner Mann, Nielsen, Carver and Olson voted aye.

BRETT BYWATER - TO REQUEST APPROVAL OF A 3 LOT MINI-SUBDIVISION AT 600 EAST 500 NORTH, HYRUM.

Commissioner Jeff Nielsen surveyed this property and will participate in the discussion but will not be voting.

Brett Bywater said he would like to purchase the land at 600 east 500 north and develop a mini-subdivision. The north lot would be for his own home and his plan is to sell the other two lots as building lots. He said each lot will be sizable, the smallest will be .50 acres.

Commissioner Brian Carver asked if the waste water easement on the west side already exists. Brett said no.

City Administrator Ron Salvesen said because of the elevation of

the lots it makes sense to put the sewer line in back.

Chairman Terry Mann asked if pressurized irrigation will be used. Brett said yes he plans on using the pressurized irrigation and has water rights. Terry asked if Brett would be bringing the pressurized irrigation line to the property. Brett said he hadn't looked into that.

Commissioner Wayne Olson asked where the closest line for pressurized irrigation is located. City Administrator Ron Salvesen said at the intersection across the street. Ron also said the water line would need to be extended to the end of the property line.

ACTION

Commissioner Brian Carver made a motion to approve the mini subdivision for Brett Bywater at 600 East 500 North on the conditions that the utility extensions be made as needed, particularly the sewer easement be extended along the west side of the property to serve all three houses. Commissioner Wayne Olson seconded the motion and Commissioner Mann, Olson and Carver voted aye. Commissioner Jeff Nielsen abstained from voting.

MAURICIO MOLINA - TO REQUEST SITE PLAN APPROVAL FOR A RESTAURANT AT 103 WEST MAIN, HYRUM.

Mauricio Molina is requesting a site approval for a restaurant at 103 west Main. Mauricio said he will paint the outside and update the landscaping.

Chairman Terry Mann asked what type of landscape is required for a business.

City Administrator Ron Salvesen said because of the location, landscaping with trees would obstruct the view of the street and traffic.

Commissioner Jeff Nielsen asked what kind of sign Mauricio has planned for the restaurant.

Mauricio said he was planning on putting a small sign right against the building. He said for now he will be using a banner.

Commissioner Jeff Nielsen said Mauricio will need to come to the planning commission for approval of the sign/banner.

Commissioner Wayne Olson asked if Mauricio had plans to add an addition to the back of the existing building.

Mauricio said he has no plans to add an addition to the building.

He only plans to clean up the building and paint.

Commissioner Brian Carver asked if the drive up window will be used.

Mauricio said he does plan on using the drive up window.

Chairman Terry Mann asked if there are any requirements on paint for the exterior. City Administrator Ron Salvesen said something should be written about the paint for the exterior, the landscaping and meet with the fire officials for approval for fire code.

Commissioner Wayne Olson asked what is needed for the landscaping. Mauricio said he planned on planning low bushes and adding mulch around the building.

ACTION

Commissioner Brian Carver made a motion to approve the restaurant site plan at 103 West Main for Mauricio Molina with the following conditions: 1. The landscape be updated to at least a minimum of spreading a mulch along the parking strip around property and add a number of small shrubs; 2. The exterior of the building be repainted; and 3. All the fire code issues be met and approved by the city. Commissioner Jeff Nielsen seconded the motion and Commissioner Mann, Nielsen, Carver and Olson voted aye.

KEVIN PACK - TO REQUEST PRELIMINARY PLAT APPROVAL FOR LITTLE BEAR CREEK PHASE 2 A 27 LOT SINGLE FAMILY DWELLING SUBDIVISION AT APPROXIMATELY 275 NORTH 575 WEST, HYRUM

Kevin Pack requested preliminary plat approval for Little Bear Creek Phase 2. Kevin said he has just received some addition information with regards to the drainage. He said with the high water table they plan on putting most of the drainage in 6 foot diameter drainage pipe under the road. In addition to the pipe, they will spread the drainage around the subdivision to maintain the 27 lots, by putting in four detention ponds which would be placed on several different lots and be included in the lots landscape. If this plan is approved, at each detention pond location, boring would be done to ascertain ground water depth and the depth of the pond.

City Administrator Ron Salvesen said this plan would be contingent on the approval of Aqua Engineering.

Chairman Terry Mann asked if the homes will be able to have basements. Kevin Pack said no. The lots will be built on slab on

grade. He also said the ground water is two and a half feet at the lowest location. If an owner would like to have a basement an engineer approval is required at the owner's expense and would be handled through the building permit application process.

Kevin Pack said the road was pulled from off of the BLM property.

City Administrator Ron Salvesen said UDOT has approved the curb and gutter and will do the survey work for it. He also said the sidewalk will be left as is.

Commissioner Jeff Nielsen asked about landscaping along the road. Kevin Pack said there will be a mow strip with a sprinkling system and a two foot high berm and at the top of the berm a vinyl fence on the south side of the sidewalk. City Administrator Ron Salvesen said the city currently maintains the sign and will maintain the area after landscape is put in. Ron also said the utilities are already stubbed in.

Kevin Pack said as they have completed the engineering on the drainage system, it requires approximately 17,200 feet of drainage pipe, which they were planning on putting in a bigger diameter pipe in the road, but the invert to the existing drain at 675 West is only three feet deep. This is why they need to stretch it back into the subdivision and do some addition things for drainage. He isn't certain what the length or size of the pipe will be yet because it depends on where the ground water level is at the location of the basin, which will be determined at the time of boring at those sites.

Commissioner Jeff Nielsen said he has a concern with a retention basin on the west side. The existing homes on the west side already have basements.

Kevin Pack said when the retention ponds are engineered, they will be designed to sit above ground water and any water in those basins will be temporary because the detention ponds are connected to the drainage system.

Commissioner Jeff Nielsen said the drainage basin need to be lined.

City Administrator Ron Salvesen said the detention ponds next to the existing houses at lot 23 and lot 24 need to be lined to prevent water from flooding the already existing basements.

Commissioner Wayne Olson said the lots next to the catch basins need to be slab on grade only, no option for a basement. Kevin Pack said they are selling the lots as slab on grade only.

ACTION

Commissioner Wayne Olson made a motion to approve preliminary plat for Little Bear Creek Phase 2 a 27 Lot Single Family Swelling Subdivision at approximately 275 North and 575 West with the new updated plan with the catch basins with the following conditions: 1. Add a two foot high berm with a vinyl fence; and 2. Install curb and gutter along the north side. Commissioner Jeff Nielsen seconded the motion and Commissioner Mann, Nielsen, Carver and Olson voted aye.

DAN LARSEN, KARTCHNER HOMES- TO REQUEST PRELIMINARY PLAT APPROVAL FOR ELK MOUNTAIN PUD CONSISTING OF 107 SINGLE FAMILY DWELLINGS, 216 RENTAL AND FOR SALE TOWNHOMES, AND 12 TWIN HOMES AT 400 SOUTH 1300 EAST, HYRUM.

Dan Larsen said the property has been slightly reconfigured because it is not as long as previously planned. He also said a few changes were made with the length of property and town homes. He said they ended up with fewer lots running east and west and removed a few of the single family home lots. He said they redesigned the townhomes to make them a little bigger by removing five townhomes out of the plan. He said as per the City Councils requirement, they have removed thirty-two other townhomes at the east end from the plan bringing it down to one hundred fifty townhomes. He said he has included a landscape plan for the entire site and a preliminary sketch of the club house.

Commissioner Brian Carver said on the plat there is multifamily for rent units on the east side and on the very southeast corner there is an additional 10 multifamily units. He asked if those will be for sale.

Dan Larsen said those are going through the council. He said they wanted those to be single level for rent units. He said there were originally 12 and now there are 10.

Chairman Terry Mann asked if Phase One included the park. Dan said the existing plan shows access into the development and four empty lots and two twin home lots. He said Phase 1 also includes some open space including a dog park.

Commissioner Jeff Nielsen asked Dan how soon he anticipates starting on Phases 1 and 2. Dan said he plans on getting started this fall. The reason Phase 1 and Phase 2 are designed the way they are is to get started and completed this fall. Dan said the road already exists in Phase 2 with the utilities already stubbed in. He said the curb and gutter will be changed.

Commissioner Jeff Nielsen asked if the club house is in Phase 7. Dan said the club house will go in after the multifamily unit. He said the plan is to work north to south then east to west. Dan said before completing Phase 5 the city will need to put in 300 South.

Commissioner Jeff Nielsen asked why the city is installing 300 South. City Administrator Ron Salvesen said the city has covered the cost of developing 300 South to Hammer road by the addition of an impact fees for the homes in that area. Ron also said as development begins and impact fees are collected, development will be able to be started as soon as next budget year.

Commissioner Brian Carver asked how the telecom development is being handled. Dan said they are currently working with Comcast. He also said Quest no longer comes into any new developments without fiber optic lines and will not be coming into Elk Mountain. He said they have approached other telecom providers and haven't had any interest because of the lack of fiber optic lines running into Hyrum.

Commissioner Brian Carver asked if Comcast installs the conduit and Dan said yes Comcast has committed to put it in. He also said Comcast is urging them to give them exclusive rights to the area, but Elk Mountain hasn't committed to that.

Chairman Terry Mann asked about the playground by the existing townhomes. Dan said Lucky Dog Recreation is who they are currently working with to get the playground designed. Dan said they are hoping to get it completed by this fall or for sure by next spring.

Chairman Terry Mann asked when the sign will be installed. Dan said the sign will be installed at the same time as the park.

Dan said that since they have closed on the property they have cleaned up the area by mowing and it is looking much better already.

City Administrator Ron Salvesen said the city appreciates that Elk Mountain PUD has started cleaning up the area and agreed that it is looking better already.

City Administrator Ron Salvesen said he would like to makes some suggestions as to additional items that need to be addressed. He said the water line down Hammer road needs to be brought down and a larger water line installed which the city will participate in to accommodate future growth and help loop the whole system. He also said the irrigation line needs to loop in one location on Hammer as well. He said at 480 South is where it will need to tie in to even up the pressure for future growth. Ron said the storm water

calculations need to be approved by engineers and he said that shouldn't be a problem. Ron also said there is an existing storm water pond to the south of the development that may need to be removed or incorporated into the new plan. Ron said they need to have 5 foot sidewalks instead of 4 foot and some CCR's or at least a draft of them as soon as possible. Ron said getting the sign up and the park completed will make a huge difference in the neighborhood and community.

ACTION

Commissioner Jeff Nielsen made a motion to approve the Dan Larsen, Kartchner Homes Elk Mountain PUD preliminary plat for Elk Mountain PUD consisting of 107 single family dwellings, 216 rental and for sale townhomes, and 12 twin homes at 400 South 1300 East, Hyrum with the following conditions: 1. The developer will coordinate with the city on the culinary water line that needs to be upgraded along Hammer Road; 2. The developer to coordinate with the city on looping the secondary water line; 3. The storm water calculations be approved by the city engineer; 4. The existing detention pond will be addressed by either being incorporated into the system or otherwise addressed; 5. 5 foot wide sidewalks will be installed along the roads instead of the 4 foot sidewalks that are shown; 6. CCR's will be provided for city inspection; and 7. The sign and the playground will be installed this fall or spring of 2017. Commissioner Brian Carver seconded the motion and Commissioner Mann, Nielsen, Carver and Olson voted aye.

DAN LARSEN - TO REQUEST PRELIMINARY PLAT APPROVAL FOR AUBURN HILLS A 86 LOT SINGLE FAMILY DWELLING SUBDIVISION AT 600 SOUTH 800 EAST, HYRUM.

Dan Larsen said he is not asking for preliminary plat approval for the whole property at this time because it will be a 10 year build out project.

Commissioner Jeff Nielsen said last time they discussed this project, 600 South and 700 South were discussed. He said 700 South was adequate the way it was purposed.

City Administrator Ron Salvesen said that the street department said 600 South need to extend straight through from the stake center to the Highway. He also said the street department didn't want an odd intersection to be created. They also said that 700 South will need to be available to carry the traffic for future growth in that area.

City Administrator Ron Salvesen said he would like to make suggestions to consider. He said the culinary water line needs to be shown along highway and upgraded for future growth and he suggested this be done when the highway is being upgraded. He also said there is not enough water for the fire line and so the city will pay for the up cost and the developer will pay for inch cost. Ron said the highway homes need to be addressed. Ron said he would suggest a greater set back on lots on the west end next to the irrigation line easements. He said the storm water calculations need to be approved by the engineers as well as the highway access completed.

Commissioner Dan Larsen said the city has to be the one to request highway access from UDOT otherwise he would have to pay fees.

City Administrator Ron Salvesen asked Dan to send him the information about requesting access and said he would get it done.

City Administrator Ron Salvesen said there were a few minor plat issues he forwarded over to Dan. He said the include benchmarks, the width of existing streets, street label correction on 770 South instead of 770 East. He said also to make a note that the streets are dedicated public streets. Ron said to change the sidewalks to 5 foot sidewalks instead of 4 foot sidewalks.

Commissioner Wayne Olson asked if this approval is for phase 1. Dan Larsen said there are 6 phases that will eventually connect to the Leo C. Nielsen subdivision and working east to west.

Commissioner Wayne Olson asked if homes fronting the highway need to be set back more than the standard setback.

Commissioner Brian Carver asked if the highway is widened in the future, will it be widen on the east or west or both.

City Administrator Ron Salvesen asked what UDOT is asking for along the highway. Dan Larsen said they are asking for one lane of traffic. He also said 600 feet of turn lane will need to be installed.

Commissioner Jeff Nielsen said the dedication for the turn lane, if extended to the south would be enough for a whole land of traffic to be added. He also said if the highway was widen on the west side it would line up with the lane at 300 south.

City Administrator Ron Salvesen said it needs to be noted on the plat fences aren't allowed on the lots that front the highway.

ACTION

Commissioner Brian Carver made a motion to approve the

request for preliminary plat approval for the Auburn Hills Subdivision A 86 lot single family dwelling subdivision at approximately 600 south 800 east, Hyrum with the following conditions: 1. The developer coordinate with the city on the water line extension down highway 165 for culinary water; 2. The homes on the west end of the subdivision in phase 3 and 6 have a minimum 20 foot setback from the easement for the rear of the lots to protect the utility easements that bound the west side of the lot, and no outbuilding or other structures allowed on utility easements themselves; 3. The storm water calculations be approved by the city engineer; 4. All highway access conditions under negotiation with UDOT be met; 5. All streets indicated on the plat be dedicated to city streets; 6. All sidewalks be changed to 5 feet instead of 4 foot as indicated on the plat; and 7. All homes fronting highway 165 will have a required set back of 43 feet from curb to home with a rear entrance garage and no fence on the front lots. Commissioner Wayne Olson seconded the motion and Commissioner Mann, Nielsen, Carver and Olson voted aye.

OTHER BUSINESS:

DISCUSSION OF POSSIBLE CHANGES TO THE REQUIREMENT FOR FUTURE STORAGE UNIT DEVELOPMENTS.

Commissioner Brian Carver obtained a copy of Logan City's design standard for storage units. He said they require larger setbacks in the front with more landscape. He also said no sheds are allowed to face the street so no open doors facing the street. Brian said he has received recommendations for greater setbacks for the ability to put a business in between the street and the unit. He said this wouldn't require a lot division it would just allow both uses on the lot. He said Logan City's policy only allows storage units in industrial areas. Brian said he received feedback from a gentleman than owns and operates storage units currently who is an advocate for them. Brian said they provide a service for the community by preventing homes in residential areas from getting cluttered.

City Administrator Ron Salvesen said it's good to go to other cities to see what has worked for them. He said Hyrum City allows storage units in commercial and industrial zones. He said he would recommend only having them in the industrial zone. He said for the commercial zones to require at least 150 foot setback for the ability to have a business in front of the units. He said to require a landscaping berm around each storage unit development. He said a 200 foot setback would safely allow a business to be able to

go in front of the storage units.

Commissioner Wayne Olson said he would go with greater setbacks. He said Hyrum is growing and prime real estate for business.

Commissioner Brian Carver said all the feedback he has received said outside storage should be in the back. Limited on anything that comes to Hyrum with substantial size.

Chairman Terry Mann said the first entrance into Hyrum is on highway 165 and the outside storage will be the first thing seen entering Hyrum.

Commissioner Wayne Olson said Main Street real estate is very limited for anything of any size.

Commissioner Brian Carver said he has looked at multilevel storage in Denver that looked really sharp. He said 3 or 4 level may work here in Hyrum.

Chairman Terry Mann said she would like to know how many storage units per person in a town is needed. She said she doesn't want Hyrum to have too many.

Commissioner Wayne Olson said Knight Storage has more units than Hyrum does.

Discussion was made regarding the zoning for existing storage. Hyrum has a number of storage units in residential zones.

Commissioner Jeff Nielsen said if enough requirements such as setbacks and screening are put into place it will limit what comes to Hyrum.

Discussion was made regarding existing storage units in Hyrum and how well they are placed in the community. Some don't even know where the storage units are located.

Chairman Terry Mann said she thinks if larger setbacks and landscaping is required it will eliminate anyone except the serious businessperson.

Currently Hyrum allows storage units to be built in commercial and industrial zones. Chairman Terry Mann asked if that could be changed to allow storage units to be built only in industrial zones. City Administrator Ron Salvesen said yes that could be done. Terry then asked how much commercial land is left in Hyrum. Ron said there is not a lot of commercial land left in Hyrum. Terry said this would help protect what downtown commercial property is left. Ron said if the setback requirements were changed for storage

units, they could be built behind existing buildings.

Chairman Terry Mann asked if the Planning Commission needs to make recommendations and if this needs to go before City Council.

City Administrator Ron Salvesen said the Planning Commission has five more months to make a recommendations. He said discuss this again in October and try and have a recommendation and hold a public hearing the first part of November and then take it to City Council the end of November.

Commissioner Brian Carver said he will continue to find information about what the market demand is in a community. He said the county has a lot of storage units. The Storage units are being rented and new units turn a profit within 18 months. He said with the new development of Elk Mountain, storage units may be in demand. He said he wonders if Kartchner Homes, will propose something.

City Administrator Ron Salvesen said Kartchner Homes has a plan to add storage units into the development because of a requirement by the City Council.

Discussion was made of preserving the commercial/retail property in Hyrum because there is not much commercial property available. City Administrator Ron Salvesen said the gravel pit on the highway has started to begin to be filled in and so at some point in the future more commercial land will be available.

Commissioner Wayne Olson asked if land going south needs to be preserved for commercial. City Administrator Ron Salvesen said south of Highway 101 along Highway 165 the population of people traveling decreases. He said business needs to be within sight of that intersection or to the North.

City Administrator Ron Salvesen said he had a conversation with a man from California that is working with the owner of the Family Dollar building. He is asking if anyone has a recommendation of what the building could be used for. He said he is open to suggestions to get the building used. He said the rent for the building is high and the real estate agent working with him suggested splitting the space up into smaller spaces. City Administrator Ron Salvesen said the owner is willing to remodel the outside of the building and the interior space as well.

Commissioner Brian Carver suggests using it as a professional space. He said a retail business would not be ideal.

City Administrator Ron Salvesen said he suggested a light manufacturing business.

Commissioner Brian Carver suggests the possibility of a small scale distribution center such as EK Accessory.

Commissioner Jeff Nielsen said a lot of new developments are coming to Hyrum and the majority of the new development is on the east side of town.

City Administrator Ron Salvesen said if the businesses in that area were connected it would be easier access.

Commissioner Brian Carver said the Family Dollar didn't go out of business because of the lack of business, it was simply a buyout of another company who then closed certain stores.

ADJOURNMENT:

**ACTION There being no further business before the Planning
 Commission, the meeting adjourned at 8:21 p.m.**

Approved: September 08, 2016
 As written