

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD AUGUST 09, 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, and Terry Mann.

**EXCUSED:** 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 seven citizens. Secretary Jessica McCulloch recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Commissioner Anderson 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 June 18, 2018 were approved as written.

**ACTION** Commissioner Angi Bair made a motion to approve the minutes of June 18, 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 Terry Mann made a motion to approve the Agenda for August 09, 2018 with the following amendment: remove Item C. Dennis Cox and Marianna Fitzgerald - To request approval of a two-lot mini-subdivision at approximately 40 South 200 West. Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair,

**Carver, Foster, and Mann voted aye.**

6. SCHEDULED DELEGATIONS:
  - A. Sara Anderson - To discuss allowing chickens on residential lots.
  - B. Brent Haslam - To request Preliminary Plat approval for the Haslam Subdivision, a five lot single family dwelling subdivision at 675 East 100 South.
  - C. ~~Dennis Cox and Marianna Fitzgerald - To request approval of a two-lot mini-subdivision at approximately 40 South 200 West.~~
  - D. Jake Thompson - To request Preliminary Plat approval for Cobblecreek Townhomes, a mixed Planned Unit Development at 230 North 800 East, consisting of two six-plexes, one seven-plex, one eight-plex and two commercial pads.
  - E. Ron Salvesen, Hyrum City - To request Site Plan approval for an Electric Department storage building at 90 North 100 West.
7. OTHER BUSINESS
  - A. Discussion of Hyrum City Land Use Ordinances.
8. ADJOURNMENT

***SCHEDULED DELEGATIONS:***

**SARA ANDERSON - TO DISCUSS ALLOWING CHICKENS ON RESIDENTIAL LOTS.**

Jan Jenkins stated that she lives on a larger lot and doesn't see a problem with allowing chickens on larger lots, as long as they are taken care of and are respectful.

Sara Anderson said there are a number of positives that come with owning chickens. Some include: Eggs, self-sufficiency, teaching responsibility to children, etc. She said they don't need anymore space, aren't as noisy or messy than a large dog. Code 6.08.010 is already in place against trespassing animals and code 9.05.030 is a noise ordinance against roosters. This would help deter the noise as well as some complaints that neighbors may have.

Chairman Kevin Anderson asked how many people don't get chickens because of this ordinance? Jan Jenkins replied that many people probably don't know about the ordinance and assume it is okay to have chickens.

City Administrator Ron Salvesen said most complaints in the city are dogs and chickens. Chickens, because they leave the property, and roosters are very loud. He asked what is a reasonable amount of chickens? Sara replied for a family of five, two to three dozen

eggs a week is needed, so six chickens would work perfect.

**ACTION** Commissioner Brian Carver made a motion to recommend approval with the next code revision for allowing chickens on residential lots with the following conditions: 1. Add adjustments for residential zones to Title 16 and 17. Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

**BRENT HASLAM - TO REQUEST PRELIMINARY PLAT APPROVAL FOR THE HASLAM SUBDIVISION, A FIVE LOT SINGLE-FAMILY DWELLING SUBDIVISION AT 675 EAST 100 SOUTH.**

Brent Haslam pointed out one change that needs to be addressed in lot two. The irrigation needs to move because a driveway will be where the connection is. Commissioner Brian Carver said that it is Brent Haslam's responsibility to get it moved.

Brent Haslam asked where utilities need to come into lot three, since it is a corner lot? Ron Salvesen said that it doesn't matter.

Commissioner Terry Mann commented that this subdivision gives good variety to the city, which is very appreciated.

**ACTION** Commissioner Terry Mann made a motion to recommend Preliminary Plat approval for the Haslam Subdivision, a five lot single-family dwelling subdivision at 675 East 100 South. Commissioner Angi Bair seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.

**JAKE THOMPSON - TO REQUEST PRELIMINARY PLAT APPROVAL FOR COBBLECREEK TOWNHOMES, A MIXED PLANNED UNIT DEVELOPMENT AT 230 NORTH 800 EAST, CONSISTING OF TWO SIX-PLEXES, ONE SEVEN-PLEX, ONE EIGHT-PLEX AND TWO COMMERCIAL PADS.**

Jake Thompson was not in attendance, Rod Thompson represented. City Administrator Ron Salvesen said that landscaping needed to be done with two-inch caliper trees, 30% of them need to be a type of evergreen, seven feet tall, and one per 1,000 feet. A playground is also required, which needs to be added to the landscaping plan.

A discussion ensued about lots and access from the road. Commissioner Terry Mann suggested to have fencing on the west side between the townhomes and commercial lots. City Administrator Ron Salvesen agreed that even a small four-foot fence should be added. There should also be a six-foot fence on

the north, east, and west side.

Chairman Kevin Anderson asked if the commercial pads were big enough for development in the future and how they are going to be landscaped. Rod Thompson said they will put grass in and they will treat the commercial lot as a phase two of the plan. They discussed how water was going to be supplied to the commercial lot for the landscaping.

Chairman Kevin Anderson asked if the cell tower close by was fenced. Rod Thompson said they will be sure to make sure it is fenced in for safety purposes.

**ACTION**

**Commissioner Brian Carver made a motion to recommend Preliminary Plat approval for Cobblecreek Townhomes, a mixed Planned Unit Development at 230 North 800 east, consisting of two six-plexes, one seven-plex, one, eight-plex and two commercial pads with the following conditions: Six-foot fence on three sides, four-foot fence on the west side by the townhomes, a sign design consistent with project, all trees two-inch caliper 30% of them evergreen being seven feet tall, one per 1,000 feet, a playground, and basic landscaping on the commercial lots with water supplied by the city at an affordable cost. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

**RON SALVESEN, HYRUM CITY - TO REQUEST SITE PLAN APPROVAL FOR AN ELECTRIC DEPARTMENT STORAGE BUILDING AT 90 NORTH 100 WEST.**

City Administrator Ron Salvesen said the Electric department needs another storage building for equipment to be stored inside instead of outside in different areas. This adds a more secure place for the equipment that is expensive and could be ruined outside.

The storage building plan is basically the same as the other storage shed, except for the color and the size. They have already moved dirt and put up a retaining wall. It will have four bays, and have no plumbing or electricity except for lighting. The foundation should be done in the next 30-45 days and the rest should be done in the next 90-120 days.

**ACTION**

**Commissioner Brian Carver made a motion to recommend Site Plan approval for an electric department storage building at 90 North 100 West. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Bair, Carver, Foster, and Mann voted aye.**

**OTHER BUSINESS:****DISCUSSION OF HYRUM CITY LAND USE ORDINANCES.**

Chairman Kevin Anderson asked if R-1 could be renamed. City Administrator Ron Salvesen said it is a big legal process to go through to get a large property rezoned. He suggested combining R-1 and R-2.

City Administrator Ron Salvesen recommended looking at changes to Title 16 and 17. For Title 16 there would be a change to the subdivision process, adding mailboxes to major subdivisions, slurry seal on roads, and some general clean up to make it more understandable.

Discussion ensued for the following changes to Title 17: Chickens on certain lots, look at all the requests for metal carports behind houses, tightening up the rules on accessory apartments, no extra utilities and do a double charge for sewer and water on the house as well as requiring a landlord license, changing the height limit from 35 feet for accessory buildings. Seasonal renting is not allowed except for commercial, Airbnb's need to be addressed in the update.

There is no limit to curb cutting for residential zones, maybe consider only allowing two curb cuts. Increase lot frontage, more cul-de-sacs, and cluster developments, as well as addressing tiny homes. Chairman Kevin Anderson suggested talking about solar and where people can put their panels. He said they shouldn't be on the ground, but in a safe place up high.

Chairman Kevin Anderson suggested putting together all recommendations and showing them on a projector next time to make it easier to follow along and to make more sense.

**ADJOURNMENT:**

**ACTION**            **There being no further business before the Planning Commission, the meeting adjourned at 8:30 p.m.**

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Kevin Anderson  
Chairman

ATTEST:

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Jessica McCulloch  
Secretary

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