

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD NOVEMBER 11, 2021 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:31 P.M.

CONDUCTING: Commissioner Kevin Anderson

PRESENT: Commissioners Kevin Anderson, Blake Foster, Terry Mann, and Alternate member Paul Willardson.

EXCUSED: Angi Bair, Brian Carver

CALL TO ORDER: There being four members present and four members representing a quorum, Commissioner Kevin Anderson called the meeting to order.

OTHERS PRESENT: Zoning Administrator Matt Holmes and five citizens. Secretary Shalyn Maxfield recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Paul Willardson led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner Terry Mann

APPROVAL OF MINUTES:

The minutes of a regular meeting held on October 14, 2021 were approved as written.

ACTION Commissioner Terry Mann made a motion to approve the minutes of October 14, 2021 as written. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Foster, Mann, and Willardson 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 Paul Willardson made a motion to approve the Agenda for November 11, 2021 as written. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Foster, Mann, and Willardson voted aye.

6. SCHEDULED DELEGATIONS:

- A. Shelby Larsen - To request approval for a Conditional Use Permit in the Mixed Use Commercial C-2 Zone to operate a fabrication/welding shop located at 92 East Main Street.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:

SHELBY LARSEN TO REQUEST APPROVAL FOR A CONDITIONAL USE PERMIT IN THE MIXED USE COMMERCIAL C-2 ZONE TO OPERATE A FABRICATION/WELDING SHOP LOCATED AT 92 EAST MAIN STREET.

Shelby Larsen said that he has been running a shop for a year and a half out of his garage at his residence. He builds residential and commercial railing and has outgrown his garage. He is not planning on expanding his business he just is looking for more space.

Commissioner Terry Mann asked if Mr. Larsen is planning on renting out the entire building or just a portion.

Paul Willardson asked if the operation involves a lot of customer interaction or commercial deliveries.

Shelby Larsen responded that he is only renting the west end of the old Downs Printing building. The interaction with the customers usually takes place at the customers home when he is collecting measurements.

Commissioner Kevin Anderson asked if the machinery needed would include anything that involves painting, carbon, or forming machinery. Would there be any concern or need for ventilation?

Shelby Larsen said that he mostly uses an air compressor, welder, and a grinder. All the powder coating is sent in a batch to be done in Idaho.

Commissioner Terry Mann asked what hours of the day the shop will be open.

Commissioner Kevin Anderson asked if there is any safety or health concerns for Mr. Larsen or the neighbors including fire hazards. He also asked if all the materials would be stored inside the building.

Shelby Larsen stated that he would try and stay within normal business hours. There are no exposed wood beams due to the building being completely sheet rocked so no immediate fire hazards. All the storage will be inside the building. Sometimes he will load the trailer the night before an early delivery. There is no need for

large machinery or trucks as everything he has is hand loaded.

Commissioner Kevin Anderson stated that it is critical that there is no external storage of raw materials. Parking needs to be maintained to what is available. As well as all the labor needs to be performed inside the building and not to be a nuisance to the neighbors

ACTION Commissioner Paul Willardson made a motion to recommend approval for a Conditional Use Permit in the Mixed Use Commercial C-2 Zone to operate a fabrication/welding shop located at 92 East as presented. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Foster, Mann, and Willardson voted aye.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 6:47 p.m.

Kevin Anderson
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
 As Written