

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JUNE 09, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Terry Mann

PRESENT: Chairman Terry Mann and Commissioners Angi Bair, Brian Carver, Blake Foster, Paul Willardson, and Alternate Member Dixie Schwartz.

EXCUSED:

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

OTHERS PRESENT: Zoning Administrator Matt Holmes and six 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 Angi Bair

APPROVAL OF MINUTES:

The minutes of a regular meeting held on May 12, 2022 were approved as written.

ACTION Commissioner Brian Carver made a motion to approve the minutes of May 12, 2022 as written. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, 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, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION Commissioner Angi Bair made a motion to approve the Agenda for May 12, 2022 as written. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

6. SCHEDULED DELEGATIONS

- A. Allied Electric Sign Company - To request a sign permit approval for a free-standing pole sign to be installed at Western Dairy Transport.
- B. John Davidson, Nielson and Johnson Properties, LLC - To request approval of the 119 South mini subdivision located at 1650 East 145 South.
- C. Leon and Roy Savage - To request Site Plan approval of Savage Subdivision, a 13-lot subdivision on approximately 34 acres located at 900 West 85 South.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:**ALLIED ELECTRIC SIGN COMPANY - TO REQUEST A SIGN PERMIT APPROVAL FOR A FREE-STANDING POLE SIGN TO BE INSTALLED AT WESTERN DAIRY TRANSPORT.**

At the time of discussion there was not a representative in attendance.

Commissioner Angi Bair asked if the sign lights up.

Commissioner Brian Carver stated that there is internal lighting in the sign and that it looks like everything presented meets City Code.

ACTION

Commissioner Brian Carver made a motion to recommend approval of a sign permit for a free-standing pole sign to be installed at Western Dairy Transport as presented. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

JOHN DAVIDSON, NIELSON AND JOHNSON PROPERTIES, LLC - TO REQUEST APPROVAL OF THE 119 SOUTH MINI SUBDIVISION LOCATED AT 1650 EAST 145 SOUTH.

John Davidson stated that he helped facilitate this project and will be purchasing the east end of the lot. This will be used for a land development and construction company to store large equipment. Fencing will be put in. The previous owner that was being rented from was not willing to put in money to improve the property, so it is currently unsightly. Changes will be made under new ownership going forward.

Zoning Administrator Matt Holmes advised that this meeting is for

the subdivision approval. Any future buildings will be a separate meeting.

A discussion amongst the Planning Commission regarding a ten-foot easement and where the utilities are located took place.

ACTION **Commissioner Paul Willardson made a motion to recommend approval of the 119 South mini subdivision located at 1650 East 145 South with the following condition that a ten-foot easement be granted at the south end of Lots 1 and 2, and the west end of Lot 1. Commissioner Brian Carver seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.**

LEON AND ROY SAVAGE - TO REQUEST SITE PLAN APPROVAL OF SAVAGE SUBDIVISION, A 13-LOT SUBDIVISION ON APPROXIMATELY 34 ACRES LOCATED AT 900 WEST 85 SOUTH.

Roy Savage stated that this is a unique subdivision, the plan is to keep low density and low cost. It will be a rural ranchette style subdivision to the west of South Cache Middle School.

Commissioner Angi Bair asked if a sewer lift station will be needed for this subdivision.

Roy Savage stated that there is not a need for the lift station in this area. Bear River Health came out and did a soil evaluation and the area was approved for septic tanks contingent upon approval by the City. In the past this development was designed with 70 lots.

Commissioner Dixie Schwartz asked if all the lots will be large enough for a septic tank and meet all the requirements.

Roy Savage said that yes, each lot will have plenty of room behind the home and away from any water to allow for a septic tank.

Commissioner Angi Bair asked if a house can be built at the front of lot one or due to the slope if it will need to be built on top.

Roy Savage said that due to slope it would need to be built on top of the slope of lot one.

A discussion took place amongst the Commission about the potential road access for a future road connection as well as the unassigned property.

Roy Savage stated that the potential road connection would take away from the rural feel. The property that it would eventually connect to is the Poppleton property and currently there are no

plans to merit a road connection. The unassigned property is planned to be given to Hyrum City for a future trail.

Zoning Administrator Matt Holmes asked if this development would maintain animal rights.

Roy Savage said yes to the development having animal rights.

Commissioner Angi Bair asked if there will be curb and gutter.

Roy Savage said that because they would like a rural feel and they will have swales that there is no real need for curb and gutter. The cul-de-sac will be designed a little oversized to allow for emergency services to access the area easily as well as allowing for trucks and trailers to be pulled in and out.

Discussion continued on if curb and gutter would be required.

ACTION **Commissioner Brian Carver made a motion to recommend Site Plan approval of Savage Subdivision, a 13-lot subdivision on approximately 34 acres located at 900 West 85 South with the following conditions: 1. The drainage, hydrology swale, and storm water management will be addressed for lots 1,2,12 and 13; 2. The maps will be updated to show high water lines, drains, and street lighting; 3. Ribbon curb will be provided as curb and gutter are not necessary; 4. Animal rights will be maintained; 5. The Council considers assuming ownership of the unassigned property of the canal; and 6. The design remains a cul-de-sac. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.**

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 7:30 p.m.**

Terry Mann
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Written