

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD March 14, 2024 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Brian Carver

PRESENT: Chairman Brian Carver, Commissioners Blake Foster, Stephen Nelson, and Paul Willardson.

EXCUSED: Vice Chairman Angi Bair

CALL TO ORDER: There being four present and four representing a quorum, Chairman Brian Carver called the meeting to order.

OTHERS PRESENT: Zoning Administrator Matt Holmes and three citizens. Secretary Shara Toone recorded the minutes.

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

INVOCATION: Commissioner Paul Willardson

APPROVAL OF MINUTES:

The minutes of a regular meeting held on February 8, 2024 were approved as written.

ACTION Commissioner Stephen Nelson made a motion to approve the minutes of February 8, 2024 as written. Commissioner Paul Willardson seconded the motion and Commissioners Carver, Foster, Nelson, and Willardson voted aye.

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was 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 Paul Willardson made a motion to approve the agenda for March 14, 2024 with the amendment to change the order of agenda items six and seven. Commissioner Blake Foster seconded the motion and

Commissioners Carver, Foster, Nelson, and Willardson voted aye.

6. OTHER BUSINESS

A. PC Terms - To review appointment terms of Planning Commission members.

7. SCHEDULED DELEGATIONS

A. Dominion Energy - Seeking site plan approval for a pressure regulation station to serve Hyrum for existing and future customers.

OTHER BUSINESS:

PC TERMS- TO REVIEW APPOINTMENT TERMS OF PLANNING COMMISSION MEMBERS.

Chairman Brian Carver advised the appointment terms for each member.

SCHEDULED DELEGATIONS:

DOMINION ENERGY- SEEKING SITE PLAN APPROVAL FOR A PRESSURE REGULATION STATION TO SERVE HYRUM FOR EXISTING AND FUTURE CUSTOMERS.

Zoning Administrator Matt Holmes said Dominion is bringing in a new 8 inch high-pressure gas line to replace the current 4 inch gas line that is in Hyrum. He said Dominion wants to get the new regulator station commissioned before the new heating season starts.

Commissioner Paul Willardson asked what the station does.

Melissa Dizdarebic said the regulator station takes high pressure natural gas and decreases that pressure to put it into homes and residential areas. She said it takes pressure off of one of their steel lines (a distribution line) and brings it to intermediate high pressure, which is below 45 pounds.

Kevin Mulvey said Hyrum City is growing and this updated station will help with that growth.

Zoning Administrator Matt Holmes said that this station will also help feed the city's new powerplant.

Melissa said this larger station will be able to accommodate the city growth and the powerplant.

Commissioner Paul Willardson asked how much noise should be expected.

Kevin said to expect ambient noise. He said he has seen these built in subdivisions.

Melissa added the noise is compared to ambient traffic noise. There are 8 ft walls that block out a lot of the noise. She said it is similar to living on a busy street, and if a neighbor were ever to deem the noise excessive, they could do a study and take measures to reduce the sound.

Commissioner Blake Foster asked if it will have a roof.

Melissa answered that it will.

Zoning Administrator Matt Holmes said the entire site will be walled.

Commissioner Stephen Nelson asked what the walls are made of.

Melissa responded that they are pre-cast concrete.

Commissioner Paul Willardson asked if there are any safety concerns.

Melissa said that she lives in Midvale, and that there is one right by the city park.

Commissioner Stephen Nelson said there are concerns about the concrete access drives.

Zoning Administrator Matt Holmes said the options are either build a curb, or bring it back a little bit with asphalt and then bring it back up.

Melissa said they will do concrete part of the way out and an asphalt approach before the concrete. She said they will decrease the water meter size to a $\frac{3}{4}$ inch water meter.

Commissioner Blake Foster asked if the area around the building will be paved or graveled.

Kevin said the yard will be graveled. He said there will be weed

barrier, and the weeds will be sprayed regularly.

Commissioner Stephen Nelson asked if a side triangle is okay for the 8 ft wall, where it is a corner on a busy intersection.

Zoning Administrator Matt Holmes said they usually measure 40 ft back from the curb or the edge of the pavement. He added that according to their plans, there shouldn't be any issues.

Commissioner Blake Foster asked if they were decommissioning the old station by tearing it down and flattening it out.

Melissa said they will probably sell it back to the original owner or sell it to someone else.

Zoning Administrator Matt Holmes said that according to his memory, the site was going to be all solar. He asked if there would be a light in the building.

Melissa said there usually is a light inside the building in case something happens during the night.

Chairman Brian Carver asked if there would be external lighting.

Kevin answered that there wouldn't be exterior lighting because they do not need it and they don't want to draw attention to the area.

Commissioner Blake Foster asked when they hope to have it up and running.

Melissa responded that they will definitely have it up and running by fall.

ACTION

Chairman Stephen Nelson made a motion to recommend approval for a pressure regulation station to serve Hyrum for existing and future customers, subject to the redlines that are listed on the drawings in the packet (asphalt, driveway, water meter). Commissioner Paul Willardson seconded the motion and Commissioners Carver, Foster, Nelson, and Willardson voted aye.

ADJOURNMENT:**ACTION**

There being no further business before the Planning

Commission, the meeting adjourned at 7:00 p.m.

Brian Carver
Chairman

ATTEST:

Shara Toone
Secretary

Approved: _____
As Written