

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JANUARY 9, 2025 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Chairman Brian Carver

**PRESENT:** Chairman Brian Carver, Vice Chair Angi Bair, Commissioners Stephen Nelson, Averie Wheeler, Paul Willardson and Alternate Member Scott Casas.

**EXCUSED:**

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

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

**PLEDGE OF ALLEGIANCE:** Vice Chair Angi Bair led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Commissioner Scott Casas

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on December 12, 2024 were approved as written.

**ACTION**

Commissioner Stephen Nelson made a motion to approve the minutes of December 12, 2024, as written. Commissioner Averie Wheeler seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, 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 Angi Bair made a motion to approve the agenda for January 9, 2025, as written. Commissioner

**Paul Willardson seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, and Willardson voted aye.**

6. SCHEDULED DELEGATIONS

- A. Ian Peterson - Seeking approval of a preliminary plat for a 21-lot subdivision located at 705 East 1050 South, on approximately 9.75 acres.

7. ADJOURNMENT

***SCHEDULED DELEGATIONS:***

**IAN PETERSON - SEEKING APPROVAL OF A PRELIMINARY PLAT FOR A 21 LOT SUBDIVISION LOCATED AT 705 East 1050 SOUTH, ON APPROXIMATELY 9.75 ACRES.**

Ian Peterson said they are excited to be in Hyrum and excited about the subdivision.

Commissioner Stephen Nelson said his biggest question is about storm water. It seems like the pond is elevated higher than some of the lots.

Zoning Administrator Matt Holmes said he needs to add a note stating that any spoils from any excavations will be used to elevate those other lots so they are not a foot lower than the pond.

Commissioner Stephen Nelson asked if all the flows will flow in the right direction.

Zoning Administrator Matt Holmes said there's still a couple of issues; A part of the storm drain system is low, and they need to work that out so it's not an issue.

Commissioner Scott Casas asked if they know what the summer water table is.

Ian Peterson said they have submitted their soil reports, and the water table varies throughout the 10-acre parcel. He believes the shallowest part was over two and a half feet in their soils report. He added they will take measures to address those issues in the plan, and there won't be any basements.

Vice Chair Angi Bair asked if it will be recorded, on the final plat, that there will be no basements in the houses.

Zoning Administrator Matt Holmes said they will add that as a note on the plat.

Chairman Brian Carver asked if the sewer would drain towards Sunset Fields and out to SR 165.

Zoning Administrator Matt Holmes said it will tie into the south. He said the sewer is getting shallow there, so anything to the north will need to drain to the north.

Vice Chair Angi Bair asked if there would be crawl spaces in the homes.

Ian Peterson said it will be slab on grade. That is what has been done in the neighborhoods to the south.

Zoning Administrator Matt Holmes said there is water 8" below the surface. When Sunset Fields was doing rough grade for the roads they ran into water 8" below the surface. It's the same situation here.

Commissioner Stephen Nelson asked if there is an open canal along SR 165 and if there are any improvements required in regards to the open canal.

Zoning Administrator Matt Holmes said it's a UDOT road, so Hyrum City doesn't have jurisdiction. He said it would be a good idea to have a fence along the canal. Hyrum City code requires the developer to pipe or fence any canal adjacent to their subdivision.

Commissioner Stephen Nelson asked if UDOT plans to put in a sidewalk from 600 South to 1100 South.

Zoning Administrator Matt Holmes said that UDOT does not have a plan or even a corridor agreement for this road. They have thoughts to provide one. There is no current discussion of putting in a sidewalk or trails.

Chairman Brian Carver said there is a canal on one side and power infrastructure on the other side. It has always been a tough corridor.

Zoning Administrator Matt Holmes said he doesn't like having pedestrians on a road where people are going 55-65 miles per hour. There's a lot of issues with rocks and other things being hurled at pedestrians.

Vice Chair Angi Bair said there's no lighting along there.

Zoning Administrator Matt Holmes said there are no safety features there.

Chairman Brian Carver said he was concerned with the comment about the fencing for the canal at the very east corner of the property, but it has been worked out.

Commissioner Scott Casas asked if they own the subdivision to the south of them.

Ian Peterson answered no, they do not.

Commissioner Averie Wheeler asked if the development would consist of single-family homes and if they are expecting on street parking.

Ian Peterson said they will be single family homes, and they are not expecting on-street parking, currently. The driveways should be big enough for people to park on, unless someone is planning to have five or six cars.

Commissioner Averie Wheeler said it looks like the road matches the development adjacent to them, but it doesn't show any street parking and they have had issues with that in other developments.

Ian Peterson said when they did their traffic calculations, they didn't find anything requiring them to accommodate for street parking.

Commissioner Stephen Nelson asked if they would coordinate the paving of the road with the other development so there's not a big disconnect.

Zoning Administrator Matt Holmes said it most likely won't coincide. The other development is close to paving and this development is just going through the final plat process.

Commissioner Stephen Nelson asked if there are any recommended conditions from staff apart from the comments on

the plat.

Zoning Administrator Matt Holmes said they don't have any recommendations because it is just a preliminary plat; There aren't any specifications; it's just a layout.

Vice Chair Angi Bair asked if the road is big enough for people to park on the street without it being hazardous.

Zoning Administrator Matt Holmes said there will be enough room for people to park on the street.

Chairman Brian Carver said there's 31' of asphalt and another 1' of gutter.

Vice Chair Angi Bair asked how the high-water table will affect the development and if there are any concerns.

Zoning Administrator Matt Holmes said they will make sure the bottom ponds are at an elevation that will prevent the water from sitting in the ponds. The property to the south was planning to install a pipe to get water down to the next gravel layer for better penetration. They could look at doing something like that for this project.

Vice Chair Angi Bair said water 8" below the road seems bad.

Zoning Administrator Matt Holmes said the 8" water level was found on the low part of the property, but that is something that will need to be monitored.

Vice Chair Angi Bair said some lots will still be in the floodplain.

Zoning Administrator Matt Holmes said there are three lots that will be in the floodplain. They will need to meet floodplain requirements by elevating the houses above the base flood elevation level and making sure everything is up and out of the water.

Commissioner Stephen Nelson asked if Zoning Administrator Matt Holmes is a floodplain administrator.

Zoning Administrator Matt Holmes said he is.

Commissioner Scott Casas said the homeowners will be required

to have flood insurance for their entire mortgage life.

Vice Chair Angi Bair asked if there were wetland concerns.

Zoning Administrator Matt Holmes said there isn't wetland mapped on the property.

**ACTION** Commissioner Stephen Nelson made a motion to approve the updated preliminary plat for a 21-lot subdivision, called Hyrum Heights, with the addition to the final plat that there will be no basements. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, and Willardson voted aye.

**ADJOURNMENT:**

**ACTION** There being no further business before the Planning Commission, the meeting adjourned at 6:50 p.m.

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Brian Carver  
Chairman

ATTEST:

\_\_\_\_\_  
Shara Toone  
Secretary

Approved: \_\_\_\_\_  
As Written