

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD May 9, 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, Vice Chairman Angi Bair, Commissioners Blake Foster, Paul Willardson, and Alternate Member Averie Wheeler.

**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:** Commissioner Paul Willardson led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Vice Chairman Angi Bair

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on March 14, 2024 were approved as written.

**ACTION**

Commissioner Paul Willardson made a motion to approve the minutes of March 14, 2024 as written. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, 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 May 9, 2024 with the deletion of item 6B.

Commissioner Paul Willardson seconded the motion and Commissioners Carver, Foster, Wheeler and Willardson voted aye.

6. PUBLIC HEARING

A. The purpose of this hearing is to receive public comments regarding an amendment to Section 15.08.095 of Title 15 of Hyrum City Municipal Code to change the allowed location of garbage dumpsters used at construction sites. The change will propose that dumpsters will be required to be kept on private property and prohibit keeping them on the road in excess of 48 hours.

7. SCHEDULED DELEGATIONS

- A. The Church of Jesus Christ of Latter-day Saints- seeking site plan approval to enlarge their meeting house and expand the parking lot located at 95 North 675 West.
- B. Hyrum City- looking for Planning Commission recommendations for changes to the code.

***PUBLIC HEARING:***

**THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENTS REGARDING AN AMENDMENT TO SECTION 15.08.095 OF TITLE 15 OF HYRUM CITY MUNICIPAL CODE TO CHANGE THE ALLOWED LOCATION OF GARBAGE DUMPSTERS USED AT CONSTRUCTION SITES. THE CHANGE WILL PROPOSE THAT DUMPSTERS WILL BE REQUIRED TO BE KEPT ON PRIVATE PROPERTY AND PROHIBIT KEEPING THEM ON THE ROAD IN EXCESS OF 48 HOURS.**

**ACTION** Commissioner Paul Willardson made a motion to open the public hearing at 6:35 p.m. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Wheeler, and Willardson voted aye.

**ACTION** Commissioner Blake Foster made a motion to close the public hearing at 6:35 p.m. Vice Chairman Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Mann, Wheeler, and Willardson voted aye.

***SCHEDULED DELEGATIONS:*****THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS- SEEKING SITE PLAN APPROVAL TO ENLARGE THEIR MEETING HOUSE AND EXPAND THE PARKING LOT LOCATED AT 95 NORTH 675 WEST.**

Chad Spencer said they are looking at constructing an approximately 2600 sq ft addition on the back of the existing meeting house and expanding the parking lot to the west.

Commissioner Paul Willardson commented on the plans to cover the retention pond and do underground retention. He said he is worried the ponds will fill up and the water will not have anywhere to go.

Chad Spencer said they have a geo-tech report, and the ground water is fine.

Chairman Brian Carver asked if they would use the same brick color.

Chad Spencer responded that they are trying to match it the best they can. He said the brick is coming out of Iowa. He added they will try and match the shingles the best they can.

Commissioner Paul Willardson asked if the underground retention was a percolation. He asked if it discharges anywhere or if stays and percolates into the ground.

Chad Spencer answered that it stays.

Commissioner Paul Willardson asked what the timeline for construction was.

Chad Spencer answered as soon as possible. He added as soon as they get through the approval process, they are ready to get started.

Commissioner Blake Foster asked if there will be more parking than it currently has.

Chad said when the church was built, they planned to have a road on the south side. He said there is an area for a future drive. He said they are taking that out and adding stalls and they will gain about 15 stalls.

**ACTION**

Vice Chairman Angi Bair made a motion to recommend approval to enlarge the meeting house and expand the parking lot located at 95 North 675 West. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Wheeler, and Willardson voted aye.

**HYRUM CITY- LOOKING FOR PLANNING COMMISSION RECOMMENDATIONS FOR CHANGES TO THE CODE.**

Zoning Administrator Matt Holmes said Hyrum City is having a lot of issues with roll-off dumpsters. He said Hyrum City does not have a code to enforce that dumpsters be moved, and the dumpsters are causing problems for snowplows and emergency vehicles.

Commissioner Blake Foster asked if the city wants dumpsters in front yards, off the curb.

Zoning Administrator Matt Holmes answered the city wants them in the driveway section that they are already preparing.

Commissioner Paul Willardson asked where people could put a dumpster if they have their driveway, the curb, and sidewalk done. He said in February or March, when it's muddy, it could be very difficult for a roll-off truck to get behind the sidewalk without doing damage.

Zoning Administrator Matt Holmes responded that by the time the driveways are brought in, the houses are usually close to being finished and don't need as much dumpster space.

Commissioner Blake Foster added in those cases, the person would be allowed to have the dumpster on the city street for 48 hours.

Zoning Administrator Matt Holmes said he included the 48 hour exception for people who are ripping carpet out of their house or doing another small project. He said he didn't want to make them tear up their yard to put a dumpster there for a day. He added they could also require people to have a permit if they are going to have a dumpster on a city street for 48 hours.

Commissioner Blake Foster suggested allowing 48 hours without a permit, and if it is going to exceed 48 hours, then a permit is required.

Zoning Administrator Matt Holmes said if someone needs a dumpster longer than 48 hours, maybe they should find somewhere else to put it.

Vice Chairman Angi Bair said driveways may not be big enough for a dumpster, and a permit might allow for more control.

Commissioner Paul Willardson said his concern is in subdivisions, where many houses are being built.

Zoning Administrator Matt Holmes said each house should have their own dumpster, but a lot of developers use one big dumpster for many houses.

Vice Chairman Angi Bair said providers might not have the inventory to provide enough small dumpsters for each house.

Zoning Administrator Matt Holmes said it's possible that they have a roll-off dumpster for the heavy part of construction and then bring in a dump trailer that's easy to get in and out of the driveways.

Commissioner Paul Willardson asked what Hyrum City's biggest complaint with the dumpsters is.

Zoning Administrator Matt Holmes said, primarily, the blocking of roads. He said snowplows and emergency vehicles need to be able to get through the roads. He added another issue is dumpsters are put in the road without reflective markers or cones.

Commissioner Paul Willardson asked what the definition of an "accepted city street" is.

Zoning Administrator Matt Holmes said when a developer comes in, they dedicate the road, and the road isn't accepted into public maintenance until the city inspects the improvements and then accepts it. He said with that wording, a developer could have a dumpster in the road during the main portion of the construction.

Commissioner Paul Willardson asked what stage of development does the city accept streets. He asked if houses are built and done or only roads and sidewalks are done.

Zoning Administrator Matt Holmes said they usually construct for 18 to 20 months, and the city doesn't accept the street

until the one-year warranty has passed.

Commissioner Paul Willardson said that allows developers quite a bit of time to have a dumpster in the street.

Chairman Brian Carver asked if they need to include the definition of an "accepted city street" in the definitions section. People might be confused what accepted means.

Vice Chairman Angi Bair said she likes the idea of requiring cones or marking the dumpsters. She said sometimes it's a process to have the vender come pick up the dumpsters, so people might need more than 48 hours.

Zoning Administrator Matt Holmes said they can do permits if they are planning to store the dumpster on the street, and that allows the city to make sure it's placed right. He added fire code requires 20 ft of clear pavement and 26 ft if it's near a fire hydrant.

Chairman Brian Carver said the permit should start the day the dumpster is placed so everyone knows when the time starts.

Commissioner Paul Willardson asked how the city would motivate private homeowners to comply to get the dumpster out of the road.

Zoning Administrator Matt Holmes said they would need to add dumpsters to the "can't be stored on the street for more than 48 hours" section of city code.

Vice Chairman Angi Bair said most people wouldn't keep a dumpster that long, since they are paying per day.

Commissioner Paul Willardson said they probably don't need a regulation for private homeowners.

Chairman Brian Carver said he would like to see a recommendation that the contractor get a permit from the city so the city knows when the clock is starting and where the dumpster is going to be located, so they can ensure it has the appropriate traffic.

Vice Chairman Angi Bair asked if there is going to be an allowance with the permit for variation per circumstances. She added some streets have dead ends or it's not highly trafficked.

Commissioner Paul Willardson asked if a permit would allow some of those variations. He added some of those dead-end streets would be a perfect place for a dumpster to be stored.

Zoning Administrator Matt Holmes said the city might need to push snow to those dead ends. He asked if dumpsters should be allowed on some of the bigger right of ways, as long as they are not on the asphalt and not blocking the sidewalk. He added that a permit would still be needed.

Commission Paul Willardson said a permit would make it possible for the city to work with individual needs and circumstance and figure out a safe place, that works for the contractor to place the dumpster.

Vice Chairman Angi Bair said she likes the idea of allowing flexibility.

Commissioner Paul Willardson asked if a permit for every dumpster would be taxing for city staff.

Zoning Administrator Matt Holmes said it shouldn't be.

Chairman Brian Carver said he thinks requiring a permit, allowing negotiation for the timeframe needed and allowing flexibility with weather, location, and traffic is a good recommendation.

**ACTION**

Vice Chairman Angi Bair made a motion to recommend the following changes to city code 15.08C; 1. A permit is required for construction dumpsters stored on accepted city streets or public right of ways. 2. The city has the flexibility to determine the amount of time and location that the dumpster is stored. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Wheeler, and Willardson voted aye.

**ADJOURNMENT:****ACTION**

There being no further business before the Planning Commission, the meeting adjourned at 7:10 p.m.

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Brian Carver  
Chairman

ATTEST:

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Shara Toone  
Secretary

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