

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION  
HELD JANUARY 13, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST  
MAIN, HYRUM, UTAH.

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

**CONDUCTING:** Vice Chairman Angi Bair

**PRESENT:** Vice Chairman Angi Bair and Commissioners Kevin Anderson,  
Blake Foster, Terry Mann, and Alternate Member Paul Willardson.

**EXCUSED:** Commissioner Brian Carver

**CALL TO ORDER:** There being five members present and five members  
representing a quorum, Vice Chairman Angi Bair called the meeting  
to order.

**OTHERS PRESENT:** Zoning Administrator Matt Holmes and one citizen.  
Secretary Shalyn Maxfield recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Commissioner Terry Mann led the governing  
body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Commissioner Kevin Anderson

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on December 09, 2021 were  
approved as written.

**ACTION** Commissioner Terry Mann made a motion to approve the  
minutes of December 09, 2021 as written. Commissioner  
Blake Foster seconded the motion and Commissioners  
Anderson, Bair, 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 January 13, 2022 as written. Commissioner  
Kevin Anderson seconded the motion and Commissioners  
Anderson, Bair, Foster, Mann, and Willardson voted aye.

6. PUBLIC HEARING:
  - A. To receive public comment concerning a request by Hayden and Collette Petersen to rezone property at approximately 605 Park Drive approximately .47 acres TIN #01-013-0031 from Residential R-2 to Residential R-2A.
7. SCHEDULED DELEGATIONS:
  - A. Hayden and Collette Petersen - To petition the city to change the zoning designation of Parcel 01-013-0031 from R-2 to R-2A to allow the existing home that contains an accessory dwelling unit to be modified into a duplex.
8. ADJOURNMENT

***PUBLIC HEARING:***

**TO RECEIVE PUBLIC COMMENT CONCERNING A REQUEST BY HAYDEN AND COLLETTE PETERSEN TO REZONE PROPERTY AT APPROXIMATELY 605 PARK DRIVE APPROXIMATELY .47 ACRES TIN #01-013-0031 FROM RESIDENTIAL R-2 TO RESIDENTIAL R-2A.**

**ACTION** Commissioner Angi Bair made a motion at 6:34 p.m. to open the Public Hearing to receive public comment concerning a request by Hayden and Collette Petersen to rezone property at approximately 605 Park Drive approximately .47 acres TIN #01-013-0031 from residential R-2 to residential R-2A. Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Bair, Foster, Mann and Willardson voted aye.

Zoning Administrator Matt Holmes read an email from Ronald J Huppi addressing the Planning Commissioners to express concerns regarding the Hayden and Collette Petersen request for rezone. One concern was that if the rezone was to be accepted then the landowners within 660 feet of that property would not be able to develop their properties in a similar manner. Another concern was that because the owner would not have to live in the home, that regular maintenance and management of the property may discontinue.

There being no further comments Commissioner Angi Bair made a motion to close the public hearing.

**ACTION** Commissioner Angi Bair made a motion to close the public hearing at 6:41 p.m. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Foster, Mann, and Willardson voted aye.

***SCHEDULED DELEGATIONS:*****HAYDEN AND COLLETTE PETERSEN - TO PETITION THE CITY TO CHANGE THE ZONING DESIGNATION OF PARCEL 01-013-0031 FROM R-2 TO R-2A TO ALLOW THE EXISTING HOME THAT CONTAINS AN ACCESSORY DWELLING UNIT TO BE MODIFIED INTO A DUPLEX.**

Tyson Hamilton representing Hayden and Collette Peterson read a petition written by Hayden and Collette Peterson. The home already has a separate access and has plenty of parking. If the rezone is approved there would be changes made to the inside of the homes such as removing the staircase and the access between floors would be removed to make it a functional duplex.

Commissioner Terry Mann asked what the plan is for garbage removal.

Tyson Hamilton stated that an additional garbage can would be brought in so each rental would have their own can.

There was a discussion amongst the Planning Commission about the approval process, effects the approval may have on surrounding properties, and if there needs to be additional meters installed for utilities.

Commissioner Angi Bair asked if there were any additional comments that were submitted to the city.

Zoning Administrator Matt Holmes advised that there had not been any more comments but that the public could continue to submit any comments or concerns anytime up until the City Council Meeting.

Commissioner Kevin Anderson stated that the Planning Commissions duty is to verify that the request complies with city code and that the request does not have negative impact on the surrounding properties.

**ACTION**

Commissioner Paul Willardson made a motion to recommend approval to change the zoning designation of parcel 01-013-0031 from R-2 to R-2A to allow the existing home that contains an accessory dwelling unit to be modified into a duplex as presented. Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Bair, Foster, Mann, and Willardson voted aye.

***ADJOURNMENT:***

**ACTION**        **There being no further business before the Planning Commission, the meeting adjourned at 7:13 p.m.**

\_\_\_\_\_  
Angi Bair  
Vice Chairman

ATTEST:

\_\_\_\_\_  
Shalyn Mafield  
Secretary

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