

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD DECEMBER 09, 2021 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:33 P.M.

CONDUCTING: Commissioner Brian Carver

PRESENT: Commissioners Brian Carver, Blake Foster, and Terry Mann.

EXCUSED: Angi Bair, Kevin Anderson, and Paul Willardson.

CALL TO ORDER: There being three members present and three members representing a quorum, Commissioner Brian Carver 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 Brian Carver

APPROVAL OF MINUTES:

The minutes of a regular meeting held on November 11, 2021 were approved as written.

ACTION Commissioner Blake Foster made a motion to approve the minutes of November 11, 2021 as written. Commissioner Terry Mann seconded the motion and Commissioners Carver, Foster, and Mann 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 Terry Mann made a motion to approve the Agenda for December 09, 2021 as written. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, and Mann voted aye.

6. SCHEDULED DELEGATIONS:

- A. Kevin Garner - To request a minor revision to a previously approved two-lot Mini-Subdivision to move the common boundary line 16 feet to the east, located at 325 West 300 North.
 - B. M.G. Property Utah LLC - To request Site Plan approval for a 3.06-acre storage facility. The site consists of three lots in the Blacksmith Fork Industrial Subdivision located at approximately 1810 East Anvil Road.
7. OTHER BUSINESS
- A. Matt Holmes, Zoning Administrator for Hyrum City - To discuss the Hyrum City Transportation Plan.
 - B. Friend Weller - To discuss the possibility of radio broadcasting regular Planning Commission Meetings.
8. ADJOURNMENT

SCHEDULED DELEGATIONS:

KEVIN GARNER - TO REQUEST A MINOR REVISION TO A PREVIOUSLY APPROVED TWO-LOT MINI-SUBDIVISION TO MOVE THE COMMON BOUNDARY LINE 16 FEET TO THE EAST, LOCATED AT 325 WEST 300 NORTH.

Kathy Bingham stated that the plan is to move the boundary line sixteen feet to the east.

Zoning Administrator Matt Holmes advised that all the zoning requirements are still met after the change.

ACTION

Commissioner Terry Mann made a motion to recommend approval for a minor revision to a previously approved two-lot Mini-Subdivision to move the common boundary line 16 feet to the east, located at 325 West 300 North as presented. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, and Mann voted aye.

M.G. PROPERTY UTAH LLC - TO REQUEST SITE PLAN APPROVAL FOR A 3.06-ACRE STORAGE FACILITY. THE SITE CONSISTS OF THREE LOTS IN THE BLACKSMITH FORK INDUSTRIAL SUBDIVISION LOCATED AT APPROXIMATELY 1810 EAST ANVIL ROAD.

Michael Gallagher submitted his storage facility plan.

Commissioner Terry Mann asked which direction the door of the units would be opening to.

Zoning Administrator Matt Holmes advised that the doors of the units cannot open towards any road. A minor change needs to be made to the units facing Anvil Road.

Commissioner Terry Mann started a discussion regarding the landscaping plan. She also asked if the lighting would be dark sky compliant.

Commissioner Brian Carver stated that he would like to see a mix of trees and shrubs in the amount of at least twenty plants.

Michael Gallagher stated that the change would be made on the plans for the landscaping and the units that need to open on the opposite side of the street. The lights will be dark sky compliant as well.

Commissioner Blake Foster asked if there would be any covered outdoor storage for things like trailers or RVs.

Michael Gallagher said there will be no covered outdoor storage but that they will be screened behind the fence.

Commissioner Brian Carver stated his hesitation in requiring a covered area due to the high winds but advised that in the rental agreement for those outdoor spaces, it includes that there should be no tarps used as covers only custom covers.

ACTION

Commissioner Terry Mann made a motion to recommend Site Plan approval for a 3.06-acre storage facility consisting of three lots in the Blacksmith Fork Industrial Subdivision located at approximately 1810 East Anvil Road with the following conditions: 1. The building facing Anvil Road be changed to a single load option from the back of the unit; 2. Landscaping Plan will include a mix of twenty trees or shrubs; 3. The lighting on the plans will show as dark sky compliant and; 4. The rental agreement needs to include that outdoor storage must be custom covers only if used, and no tarps will be allowed. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, and Mann voted aye.

OTHER BUSINESS:**MATT HOLMES, ZONING ADMINISTRATOR FOR HYRUM CITY - TO DISCUSS THE HYRUM CITY TRANSPORTATION PLAN.**

Zoning Administrator Matt Holmes presented a general format for the transportation plan with any changes or additions as the city grows and expands. This format will be used to develop the transportation plan for the entire city. The transportation plan will be presented later for approval.

The Planning Commissioners responded favorably to the presentation.

**FRIEND WELLER - TO DISCUSS THE POSSIBILITY OF RADIO BROADCASTING
REGULAR PLANNING COMMISSION MEETINGS.**

Friend Weller said that he recently approached the City Council about the possibility of radio broadcasting the meetings for the public that are interested but not available to attend the meeting to listen to. The plan would be to make Thursdays a type of "Civic Night" on his show. There is already a PA system in place. There would be minimal impact on the meeting.

Commissioner Brian Carver said he thinks that it is a great idea. Anything that will make it easier for the public to receive City business.

Commissioner Blake Foster asked what the dial number is for the station.

Friend Weller said it is 94.9 and it is a non-profit broadcast for the community. He is hoping to have everything ready for the first broadcast to be the second Thursday in January of 2022.

ADJOURNMENT:

**ACTION There being no further business before the Planning
Commission, the meeting adjourned at 7:31 p.m.**

Brian Carver
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Written