

MINUTES OF A SPECIAL MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD FEBRUARY 24, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

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

**CONDUCTING:** Chairman Brian Carver

**PRESENT:** Chairman Brian Carver and Commissioners Angi Bair, Blake Foster, Paul Willardson, and Alternate Member Dixie Schwartz.

**EXCUSED:** Commissioner Terry Mann

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

**OTHERS PRESENT:** Zoning Administrator Matt Holmes and 19 citizens. Secretary Shalyn Maxfield recorded the minutes.

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

**INVOCATION:** Commissioner Angi Bair

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on January 13, 2022 were approved as written.

**ACTION** Commissioner Angi Bair made a motion to approve the minutes of January 13, 2022 as written. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Schwartz, 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, 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 February 24, 2022 as written. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Schwartz, and Willardson voted aye.

## 6. SCHEDULED DELEGATIONS:

- A. Terra Alta Venture - To request Concept Plan approval of Harvest Valley Court for a 3.75 acre Planned Unit Development. This Development is proposed as a senior living community located at 43 North 300 East.
- B. Mikhail Maxfield - To request an exception from setback requirements for an accessory structure.
- C. Sunray Properties - To request Site Plan approval for a 39,200 square foot building located at approximately 230 North Center Street.

## 8. ADJOURNMENT

***SCHEDULED DELEGATIONS:***

Commissioner Brian Carver stated that the community was informed that there would be a public hearing regarding a senior living community. It was unintentionally left off the agenda, so the planning commission decided to allow public comment.

Tony Ekins stated that he wants to continue to see animal rights and rural density for the community. The addition of vertical scale housing or apartments would increase the density and take away from the spirit of the zoning. The presented senior living units seem to be better suited. Units 11-17 would look better facing main street to beautify the street. The access for units four and five could be switched with a drainage pond instead of curbing to help with safety. The senior living center would be beneficial in that area as they would have close access to Emergency services.

Pat Hansen expressed concern about the apartments and was more in favor of the 28 units. She also questioned if these units would be rented or individually owned.

Commissioner Brian Carver advised that at this step in the process that information is not required.

Ryan Smith said that he was drawn to this area because of the farmland but is open to growth. His concern would be the lighting and how it will affect his yard and home. He also expressed concern about flooding and drainage.

Gail Bates expressed concern about the potential of increased traffic in that area.

Commissioner Brian Carver closed public comment.

**TERRA ALTA VENTURE - TO REQUEST CONCEPT PLAN APPROVAL OF HARVEST**

**VALLEY COURT FOR A 3.75 ACRE PLANNED UNIT DEVELOPMENT. THIS DEVELOPMENT IS PROPOSED AS A SENIOR LIVING COMMUNITY LOCATED AT 43 NORTH 300 EAST.**

Matt Lee with Terra Alta Venture stated that he appreciated the public comments and feedback. This project is meant to be a 55 and older community with limited occupancy to maintain a tranquil community. It will be fully landscaped with 50 percent greenspace, a retention pond, walking paths, and an activity gazebo. The two-story apartments would run along main street. There will be four patio home structures, like the Blacksmith Fork Villas, which are single level. This leaves them under the maximum of ten units per acre. There will be plenty of parking along the street, in garages, and driveways which comes out to about 2.6 spaces per unit.

Annette Francis a real estate agent with the project said that there is a lack of senior housing everywhere. She stated the importance of the apartments as an option for those who are unable to take care of a yard but not completely dependent on others to care for them.

Matt Lee said the apartments are one to two bedrooms, 850 square feet, luxury space that are affordable and provide independence. There will also be a social room or common space.

Commissioner Angi Bair asked if there will be an elevator.

Commissioner Brian Carver asked if there will be both interior and exterior entrances to the units.

Matt Lee expressed that there will be an elevator and that he would like to have both interior and exterior entrances.

Annette Francis stated that one entrance is more secure and easier to maintain when dealing with ice removal.

Matt Lee also said that they are flexible with the number of units. The patio homes will be 2000 square feet with the option of a bonus room above the garage. The traffic flow has shown to be substantially lower in a community like this as well.

A discussion took place between the Planning Commission and Zoning Administrator Matt Holmes to ensure that all the city codes were being met or abided by. It was determined that as this is the first step in the process of approval that a lot of the questions such as fencing, garbage removal, snow removal, lighting, and landscaping would be discussed in future meetings if the item is allowed to move forward.

Commissioner Brain Carver allowed for any additional public

comments.

Wayne Bachman expressed concern about any 5G antennas that may be installed as they cause him pain to be around.

Gale Bates stated that at 55 their young kids will be driving and was concerned where they will park. Also, if the 55 and older have kids living with them how would that affect if they can live there.

Commissioner Angi Bair stated that the community is limited to a minimum age of 55 but it is unlikely that they will move in until they are older.

Pat Hansen reiterated the need to preserve the ruralness of the city and that the apartments do not do that, she also expressed that if this project is to move forward that she would be more in favor of the patio housing.

Celest Huss stated that she is a real estate agent but is not linked to this project at all. The need for the apartments is there and it would serve the community well. She also stated that she feels this is a well thought out project that would help with the lack of housing.

Tony Ekins expressed that usually in a senior living community of this scale there is an assisted living or nurses available. He is concerned that initially the project didn't include apartments and would hate to see people getting burned on their rent for a studio type apartment.

Another discussion took place amongst the Planning Commission to make sure processes are being followed.

Commissioner Angi Bair made a motion to recommend approval of the item. There was no second so the motion died and discussion continued.

Commissioner Angi Bair stated that each of the concerns were addressed by the project. There is a shortage in all types of housing for families and older couples ready to retire. This type of community will help both. By providing housing and apartments for the older generation that are no longer in need of large houses with yards they in turn move out of their homes with yards providing that for young families that need the space. The location is good because it is close to bus stops, the senior center, EMS, City offices, banks, and the grocery store. As the project moves forward more things can be cleared up and become more detailed.

The Planning Commission continued discussion and expressed the importance of making sure everything is looked at and discussed

before recommending the project to the City Council.

**ACTION** Commissioner Angi Bair made a motion to recommend Concept Plan approval of Harvest Valley Court for a 3.75 acre Planned Unit Development proposed as a senior living community located at 43 North 300 East as presented. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Schwartz, and Willardson voted aye.

**MIKHAIL MAXFIELD - TO REQUEST AN EXCEPTION FROM SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE.**

Mikhail Maxfield said when planning out the landscaping for the yard he was unaware of the 25-foot setback along the roadside of the fence. He asked for an exception to allow for shed five feet away from the fence as it will be behind a six-foot vinyl fence in the back yard.

**ACTION** Commissioner Paul Willardson made a motion to recommend approval of an exception to setback requirements for an accessory structure as presented. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Schwartz, and Willardson voted aye.

**SUNRAY PROPERTIES - TO REQUEST SITE PLAN APPROVAL FOR A 39,200 SQUARE FOOT BUILDING LOCATED AT APPROXIMATELY 230 NORTH CENTER STREET.**

Randy Godfrey stated that he sent the plans for a dumpster enclosure and information for signage this morning, so it wasn't included in the initial folder but has been addressed. There will be 80 parking stalls and 4 handicap stalls.

Commissioner Paul Willardson asked how many businesses would be able to occupy the building in total.

Randy Godfrey said that there could be up to 11 different businesses but that most of the businesses he has heard from are interested in occupying multiple bays or the majority of the building.

The Planning Commission agreed that it is a sharp looking design that fits in the area and will be a great addition.

Commissioner Paul Willardson asked if there was a plan for the landscaping and trees.

Commissioner Angi Bair asked what type of signage would be used.

Randy Godfrey said that there are spaces for bushes and trees in the park strip and would be willing to do grass or rocks. There will be one sign that says, "Sunray Properties", but the individual businesses would have to supply their own signage for their bays.

Commissioner Paul Willardson asked about a lighting plan.

Randy Godfrey stated that there will be building lighting on the entrances and two poles with lighting and cameras for security.

**ACTION** Commissioner Paul Willardson made a motion to recommend Site Plan approval for a 39,200 square foot building located at approximately 230 North Center Street with the following conditions: 1. The lighting plan be detailed on the Site Plan; 2. A landscaping plan be provided along sidewalk and street; 3. The driveway will be altered as per the notes; 4. Include the required number of ADA stalls; and 5. The garbage and dumpsters will be shown on the Site Plan. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Schwartz, and Willardson voted aye.

#### **ANNUAL PLANNING COMMISSION REVIEW:**

**Election of Planning Commission Chairman and Vice Chairman.**

**ACTION** Commissioner Blake Foster made a motion to appoint Commissioner Terry Mann as Planning Commission Chairman for 2022. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Schwartz, and Willardson voted aye.

**ACTION** Commissioner Brian Carver made a motion to appoint Commissioner Blake Foster as Planning Commission Vice Chairman for 2022. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Schwartz, and Willardson voted aye.

**Review appointment terms of Planning Commission Members.**

Zoning Administrator Matt Holmes advised of the appointment terms for each member.

**Set meeting schedule for the year.**

The Planning Commission agreed to keep the regular Planning Commission Meetings on the second Thursday of each month at 6:30

p.m.

**Review past years work - conducted by Chairman.**

Zoning Administrator Matt Holmes conducted the review and gave updates on the progress of previously approved subdivisions.

**ADJOURNMENT:**

**ACTION            There being no further business before the Planning  
                         Commission, the meeting adjourned at 8:48 p.m.**

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Brian Carver  
Chairman

ATTEST:

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

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