

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD APRIL 14, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:29 P.M.

CONDUCTING: Chairman Terry Mann

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

EXCUSED:

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

OTHERS PRESENT: Zoning Administrator Matt Holmes and ten 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 Brian Carver

APPROVAL OF MINUTES:

The minutes of a special meeting held on February 24, 2022 were approved as written.

ACTION **Commissioner Brian Carver made a motion to approve the minutes of February 24, 2022 as written. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, 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, 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 April 14, 2022 as written. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.**

6. SCHEDULED DELEGATIONS

- A. Ricky Andersen, BluWatersports - To request Site Plan approval to place a temporary/seasonal business next to Manning Short Stop at approximately 340 West Main Street to rent water sports equipment.
- B. Blaine Andersen - To request approval of a three-lot mini subdivision located at approximately 135 North 200 East.
- C. Chris Scholle with ZX Investments - To request approval of a three-lot mini subdivision located at approximately 470 West 400 North.
- D. Terra Alta Ventures - 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.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:**RICKY ANDERSEN, BLUWATERSPORTS - TO REQUEST SITE PLAN APPROVAL TO PLACE A TEMPORARY/SEASONAL BUSINESS NEXT TO MANNING SHORT STOP AT APPROXIMATELY 340 WEST MAIN STREET TO RENT WATER SPORTS EQUIPMENT.**

Ricky Andersen stated that for now they will be renting non-motorized paddleboards, boats and kayaks out of a tent instead of a building. A shed or structure is being considered for future seasons depending on how well it goes.

Commissioner Terry Mann asked when the business is looking to get started for the season.

Ricky Andersen said that they would like to be up and running for Memorial Day. The tents are ten feet by twenty feet, and they will have two of them side by side. The tents are tied together and will be staked down with sandbags or barrels due to the high winds.

Commissioner Brian Carver asked if there will be any signage.

Ricky Andersen said they may have a sign attached to buckets or barrels full of rocks but otherwise there would only be signs on the tents themselves.

Commissioner Paul Willardson stated that his biggest concern would be the wind pulling the tents down and causing damage.

Commissioner Angi Bair asked if there were any agreements between

Ricky Andersen and the owner of the gas station as it is on his property.

Ricky Andersen said that the owner appreciates the extra business and would like to see how this season goes before making any agreements on the use of property.

Commissioner Angi Bair asked if the owner is okay with customers and employees using his facilities even if they don't purchase anything from the gas station.

Ricky Andersen stated that so far there hasn't been any issues, but he will be asking these questions as things progress, especially if a structure is to be placed in the future. The tents will be attached to barrels full of water on the outside legs and the inside legs will be weighed down with sandbags. The fire chief will also be contacted to make sure they set up a safe distance away from the pallet wall that is encroaching on the property from the west.

Commissioner Dixie Schwartz asked what the hours of operation were to be during the season.

Ricky Andersen said they are looking at staying open from eight in the morning until eight at night but there will be no rentals after dark. There will be half day or all-day rentals available.

Commissioner Angi Bair asked what hours the gas station is open.

Ricky Andersen believes it is open all night.

ACTION

Commissioner Brian Carver made a motion to recommend Site Plan approval to place a temporary/seasonal business next to Manning Short Stop at approximately 340 West Main Street to rent water sports equipment with the following conditions: 1. The fire marshal approves a safe distance between the tents and the pallets; and 2. If there are to be more permanent structures in the future that the party will come back to the Planning Commission for review. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

BLAINE ANDERSEN - TO REQUEST APPROVAL OF A THREE-LOT MINI SUBDIVISION LOCATED AT APPROXIMATELY 135 NORTH 200 EAST.

Blaine Andersen said that there is a sewer access that comes through the property as a private line and that he was able to walk the canal with Hyrum Irrigation and it was determined that it is

fine the way it is because there are no water rights below that and there are no plans to pipe it as of now. On second east there is culinary, irrigation, and gas. If this project requires a transformer there may be a delay due to availability but that can be worked around. The private line for sewer is a six-inch line so there is plenty of capacity for the lines that are on it and there is already a maintenance agreement in place and a right-of-way on the title per lot.

Zoning Administrator Matt Holmes stated that the canal is not required to be piped. During the building permit process there will be a fence required to keep kids away from the canal for safety. It is a waste ditch so occasionally it runs full. There will also need to be an easement large enough for a backhoe in case that is needed.

Blaine Andersen said that is no problem. He doesn't foresee any issues because he has lived there for 57 years and hasn't seen anyone need to access it.

Commissioner Angi Bair asked if the power is still unavailable for two and a half years, is that going to affect him.

Blaine Andersen said that the power superintendent will determine if the existing transformer can carry the load.

ACTION

Commissioner Paul Willardson made a motion to recommend approval of a three-lot mini subdivision located at approximately 135 North 200 East with the following condition that the redlines on the plans be addressed which is an easement for both the canal and sewer large enough for a backhoe. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

CHRIS SCHOLLE WITH ZX INVESTMENTS - TO REQUEST APPROVAL OF A THREE-LOT MINI SUBDIVISION LOCATED AT APPROXIMATELY 470 WEST 400 NORTH.

Chris Scholle said that he was able to get his site plan updated based on the redlines markups that Matt Holmes sent back to him. Everything was addressed except the water rights which is being researched. The lots will be large lots with the intention that they may have the option of dividing the lot in the future.

Commissioner Terry Mann asked about the spring located in Lot 1.

Chris Scholle stated that the line will be adjusted to follow the natural boundary.

Zoning Administrator Matt Holmes advised that 12 feet on the west side will be dedicated to the city so that the fire hydrant won't be in private land.

Chris Scholle said that there are overhead power lines that run through the property as well that will be there for at least a few years before they are moved and there will be an easement for that.

Zoning Administrator Matt Holmes said that it is a major powerline that eventually will be moved to 500 West. It will be a future City project but there will need to be conduit put in on 400 North for personal services. There has been a lot of work done to alleviate any wet land issues.

Chris Scholle said that right now the plan is to have lots two and three be building lots but lot one would either be built on toward the east end or it would be used for something more conducive to the site.

Commissioner Angi Bair stated that it would need to be noted that there is a wet land issue before the lot is sold to notify any potential owners.

ACTION

Commissioner Brian Carver made a motion to recommend approval of a three-lot mini subdivision located at approximately 470 West 400 North with the following conditions: 1. The red-line corrections be added to the plat; and 2. A note be added to each lot that there are unknown water or soil issues and can be subject to future geotechnical studies. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

TERRA ALTA VENTURES - 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.

David Madsen said that the new plan has no apartments. The plan still includes 43% greenspace. The canal will have covered cleanouts that will take care of the flooding. There will be fencing around the project. On the north and west ends there will be privacy fencing but on the east and south sides it will be something like a three-rail fence. The plan is to use local landscaping to allow for the weather in the area.

Commissioner Angi Bair asked if there will be private trash pickup or a dumpster.

David Madsen said there will be private trash pickups because there shouldn't be a need for the dumpster where there are no apartments.

Commissioner Terry Mann asked about the elevations of the buildings and parking.

David Madsen showed some conceptual elevations from past projects but will not have any set plans until the project is approved. There will be street and garage parking available. There will be a retention or detention pond. Because of the grading the fronts of the buildings cannot face Main Street. There are existing trees along Main Street. There will be a sidewalk on the inside of the fence but there will be a gate and connection to Main Street as well.

Commissioner Paul Willardson asked about the common area on the south side and if they would consider continuing the walking path around in a loop.

Commissioner Dixie Schwartz said that it would be nice for the walking path to be something that would be good for walkers, and canes so they didn't have to cut through the grass.

David Madsen stated that yes, that is a common area meant for residents and would be open to continuing that path. This project is meant to be beautiful and something the City wants to see and can be proud of.

Commissioner Terry Mann asked if there are rules in place for people who are under age 55.

Commissioner Paul Willardson asked if there are any bylaws about renting.

David Madsen said there are rules and regulations. These homes are to be owner occupied with very few exceptions which are listed in their HOA agreements and a sample will be submitted to the City Council. The lighting seemed to be a big concern so we have put individual lampposts in each yard that will light the yard and the street but will not extend out further and some patio lighting that will not bother the neighbors. There are smaller units with one car garages to help with affordability as well.

The Planning Commissioners stated that they were impressed and appreciate the work that has gone into this project and advised that the expectations if this project is to move forward that include, elevations for the fronts and backs of the units. They would like to see depth and variety to the back of the buildings as it will be facing Main Street. Also, they would like to see a

detailed landscaping plan and recommended to see the finished loop incorporated for the plan.

ACTION Commissioner Angi Bair made a motion to recommend Concept Plan approval of Harvest Valley Court for a 3.75 acre Planned Unit Development as presented. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 7:58 p.m.

Terry Mann
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Written