



## PLANNING COMMISSION MEETING

Thursday, December 14, 2023 at 6:30 PM  
Council Chambers, 60 West Main, Hyrum, Utah

### AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, December 14, 2023. The proposed agenda is as follows:

1. **ROLL CALL**
  2. **PLEDGE OF ALLEGIANCE**
  3. **INVOCATION**
  4. **APPROVAL OF MINUTES**
    - A. 10/12/2023
  5. **AGENDA APPROVAL**
  6. **PUBLIC HEARING**
    - A. To receive public comment regarding Community Development Block Grant - Hyrum City is eligible to apply to the Utah Department of Workforce Services for funding under the Community Development Block Grant (CDBG) Small Cities Program, a federally funded program administered by the State of Utah, Housing and Community Development Division (HCD). HYRUM CITY is eligible to apply for CDBG funding provided HYRUM CITY meets the applicable program requirements. The purpose of the public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications. This public hearing will cover eligible activities, program requirements, and expected funding allocations in the region. The CDBG Program can fund a broad range of activities, including, but not limited to: construction of public works and facilities, e.g., water and sewer lines, fire stations, acquisition of real property, and provision of public services such as food banks or homeless shelters. In the event that HYRUM CITY chooses to apply for CDBG funding, a second public hearing will be held at a later time to discuss the project.
    - B. The purpose of this hearing is to receive public comments regarding amendments to Title 16 (The Subdivision Ordinance) of the Hyrum City Municipal Code to amend the subdivision approval process by: No longer requiring a concept plan to be submitted; Removal of City Council approval for Preliminary and Final Plats; Removal of Planning Commission approval for Final Plats; and
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Sets time limits for the review process. These amendments are mandated by Utah State Code.

- C. The purpose of this hearing is to receive public comment regarding a request to rezone Parcel 01-007-0011 at approximately 350 East 300 North from Residential Agricultural R-A Zone to Light Industrial M-1 Zone.

## 7. SCHEDULED DELEGATIONS

- A. **Jared Clawson** - To request a two lot mini-subdivision located at approximately 475 South 800 East consisting of 14.7 acres.
- B. **Nate Barnhill** - To request site plan approval for a commercial development located at 280 North 800 East (Highway 165). The proposed development is a rental business on approximately 0.88 acres.
- C. **Bret Bywater** - To request a two lot mini-subdivision located at approximately 340 North 400 West, consisting of 1.76 acres.
- D. **Curtis Knight** - To request approval for a rezone of nine acres from residential agricultural to light industrial, located at approximately 350 East 300 North.
- E. **Matt Nielsen** - To request a 17-lot subdivision located at approximately 705 East 1100 South, consisting of approximately 8 acres.

## 8. OTHER BUSINESS

- A. **Matthew Holmes** - Consideration and recommendation of an amendment to the Hyrum City Code regarding state-mandated changes to the Subdivision Ordinance pertaining to administrative approvals of single-family, two-family, and townhome developments.

## 9. ADJOURNMENT

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**Shara Toone**  
**Secretary**

Commission Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the Commission Member will be on speakerphone. The speakerphone will be amplified so that the other Commission Members and all other persons present in the Commission Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

**CERTIFICATE OF POSTING** - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website,

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provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 11th day of December, 2023. Shara Toone, Secretary