

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JUNE 10, 2021 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:31 P.M.

**CONDUCTING:** Chairman Brian Carver

**PRESENT:** Chairman Brian Carver and Commissioners Angi Bair, Blake Foster, and Terry Mann.

**EXCUSED:** Kevin Anderson and Paul Willardson

**CALL TO ORDER:** There being four members present and four members representing a quorum, Chairman 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 Angi Bair led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Commissioner Terry Mann

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on April 08, 2021 were approved as written.

**ACTION**            **Commissioner Terry Mann made a motion to approve the minutes of April 08, 2021 as written. Commissioner Angi Bair seconded the motion and Commissioners Bair, 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 Angi Bair made a motion to approve the Agenda for June 10, 2021 as written. Commissioner Terry Mann seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.**

6. SCHEDULED DELEGATIONS:

- A. Sam Hicken - To request an exception to setback requirements of two existing accessory structures located within the 25-foot frontage setback, at 1398 East 150 South.
  - B. Travis Hayes - To request an exception to setback requirements of an accessory structure to be located in the side yard, at 1039 West 370 North.
7. OTHER BUSINESS:
    - A. Jared Imbler, Cache Valley Nursery Site Plan update.
  8. ADJOURNMENT

***SCHEDULED DELEGATIONS:***

**SAM HICKEN - TO REQUEST AN EXCEPTION TO SETBACK REQUIREMENTS OF TWO EXISTING ACCESSORY STRUCTURES LOCATED WITHIN THE 25-FOOT FRONTAGE SETBACK, AT 1398 EAST 150 SOUTH:**

Sam Hicken stated they have lived in the home since 2017, the shed in the backyard was already there when the home was purchased. The shed in the front was purchased and placed without checking the code. The fence only has a small access gate with a three-foot opening, so the shed was placed in the front of the home for the convenience of being able to store outdoor and yard care items. Sam also explained that they did take the time to match the shed with the façade of the home and placed it close to the garage so that it looked more attached.

Commissioner Angi Bair asked if the exterior of the shed is wood, and what are the dimensions?

Sam Hicken stated that the shed is a 10 x 16 woodshed with metal roofing and that they are planning on taking the shed with them when they move into a bigger home.

Zoning Administrator Matt Holmes advised that the shed in the back is not a safety concern, and that the city is looking to change the Code to adjust the setback requirements for accessory buildings that are behind a fence.

There was a discussion amongst the Planning Commission Members regarding where the shed in the front should be placed.

Commissioner Angi Bair asked if the shed could be placed closer to the fence where a trailer is currently sitting.

Sam Hicken stated that it would be difficult but that it is doable.

**ACTION**

**Commissioner Blake Foster made a motion to recommend approval of an exception of two accessory structures located within the 25-foot frontage setback with the**

following conditions: 1. The shed in the front be placed to the side of the home where the trailer is currently sitting; 2. The shed be facing the same direction as the home and 3. The shed would need to be moved within 90 days. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.

**TRAVIS HAYES - TO REQUEST AN EXCEPTION TO SETBACK REQUIREMENTS OF AN ACCESSORY STRUCTURE TO BE LOCATED IN THE SIDE YARD, AT 1039 WEST 370 NORTH.**

Travis Hayes stated that he has lived in this home for 13 years and is looking to put a shed in the yard for storage. The back yard is a little short, so he is looking to place it along the RV pad for convenience. He wanted to check what the city would allow before he purchases the shed so that he can get an appropriate size.

A discussion took place among the Planning Commissioners and Zoning Administrator Matt Holmes to determine placement. The commissioners advised that the preferred placement is behind the fence and closer to the back of the yard. The Commissioners also advised that maybe a third car garage addition would suit his needs.

**ACTION** Commissioner Angi Bair made a motion to table Travis Hayes request for an exception to the setback requirements of an accessory structure to be in the side yard at 1309 West 370 North until applicant determines what type of structure, dimensions, and the placement location. Commissioner Terry Mann seconded the motion and Commissioners Bair, Carver, Foster, and Mann voted aye.

***OTHER BUSINESS:***

**JARED IMBLER, CACHE VALLEY NURSERY SITE PLAN UPDATE.**

Jared Imbler was not present.

There was a short discussion with the Planning Commissioners about the project including the elevations of the future structure.

***ADJOURNMENT:***

**ACTION** There being no further business before the Planning Commission, the meeting adjourned at 7:25 p.m.

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Brian Carver

Chairman

ATTEST:

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Shalyn Maxfield  
Secretary

Approved: August 12, 2021  
As Written