

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD AUGUST 11, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Vice Chairman Blake Foster

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

EXCUSED: Chairman Terry Mann

CALL TO ORDER: There being five members present and five members representing a quorum, Commissioner Brian Carver called the meeting to order. Vice Chairman Blake Foster arrived at 6:31.

OTHERS PRESENT: Zoning Administrator Matt Holmes and four citizens. Secretary Hailey Brown 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 regular meeting held on July 14, 2022 were approved as written.

ACTION

Commissioner Brian Carver made a motion to approve the minutes of July 14, 2022 as written. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, Foster, Willardson, and Schwartz 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 August 11, 2022 as written. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Willardson, and Schwartz voted aye.

6. SCHEDULED DELEGATIONS

- A. Nick Crookston - To request approval of a two-lot mini subdivision located at approximately 40 East 400 South.
- B. Dianna Sampson - To request Site Plan approval for a 8400 square foot building to be used as a machine shop in Blacksmith Fork Industrial Park, located at 185 South 1810 East.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:**NICK CROOKSTON - TO REQUEST APPROVAL OF A TWO-LOT MINI SUBDIVISION LOCATED AT APPROXIMATELY 40 EAST 400 SOUTH.**

Nick Crookston commented that two of the lots would be building lots. The third lot is not sufficient for a residence and he would use it for agriculture recreation purposes. Nick Crookston lives on the corner lot to the east with 1.56 acres. The lot to be divided has property boundary discrepancies. Nick got a surveyor, and the fence is one foot east of the east property line. In subdividing, it left the property just shy of the frontage required. Option 1 has 82.5 feet frontage and maintains an 8 foot setback then decreases as it goes back. Option 2 would need approval for a 7.1 foot setback and would follow the frontage throughout property. Option 3 is 11 inches less than 82.5 feet frontage and maintains parallel lines with a 9,900 square foot lot. The second page shows the proposed water and sewer lines. Nick wants water on the agriculture property to water animals in the winter. The future lot to be subdivided would need utilities brought to it. There is a detached garage on lot two and a carport to be disassembled and moved onto the agriculture property. The current neighbor has warmed up to idea of Nick building next door. He would build a year down the road or longer.

Commissioner Paul Willardson asked Nick what his preferred option is.

Nick Crookston said he prefers option three and his wife prefers option two.

Commissioner Angi Bair said with option one the property lines would be non-parallel and go slightly to the east. If the frontage goes less than 82.5 feet at any point Nick would have to increase the lot size to get 9,900 square feet.

Commissioner Paul Willardson asked if the hay barn was moved if a

house with a detached garage would fit in the space.

Nick Crookston said the garage is not more than a single car garage and both buildings would be taken down before building a home. His neighbor had a survey done and the fence lines on the neighbor's property were off on all four sides of the property that connect. The current neighbor is proud of his fence so he wouldn't want to adjust it eleven inches on the west fence of his property.

Commissioner Angi Bair said she is concerned of setting a precedence of less than 82.5 feet frontage and others who asked have been declined. If Nick doesn't follow what code states, he must take it to the Appeals Authority to get less frontage approved.

Commissioner Paul Willardson asked if there is a rule that property lines must be parallel.

Zoning Administrator Matt Holmes said several lots in Hyrum aren't perpendicular and that is considered a five-minute degree. City Code doesn't require the back to be 82.5 feet only the front. The code is also unclear if there can be a flag lot without a home. It would need to go to City Council for approval before Matt would sign off.

Commissioner Brian Carver asked what the third lot is wanted for.

Nick Crookston said by creating a flag lot it creates access to the city street without accessing it on an existing property.

Commissioner Angi Bair asked if Nick is planning to keep the easement into the flag lot or make a new road into the lot.

Nick Crookston plans to make a new road and has been cleaning up the lot.

Commissioner Brian Carver said the Planning Commission can approve option one which wasn't Nick's preferred option, or they can deny the application because the preferred options need to go to the Appeals Authority. Brian Carver does not want to set a code that the Planning Commission doesn't follow.

Nick Crookston said he would like option one because it is hard to go through the Appeals Authority process.

Commissioner Brian Carver said the option of a boundary agreement is also a cost-effective option.

Nick Crookston said he would like to move forward with option one because it meets the requirements.

Commissioner Angi Bair likes the idea of the back lot having street access rather than an easement.

Commissioner Brian Carver agreed street access is better on the flag lot in the future. He said the only issue with option two is the 7.1 foot setback.

Commissioner Paul Willardson likes option one the best. He also said the agriculture piece behind is unique and is a good size.

Zoning Administrator Matt Holmes said the minimum frontage on a flag lot is twenty feet and this property doubles that.

Nick Crookston said a utility connection is needed going forward. Utilities run to the existing house and would be brought in from the road to the other lot and to water the agriculture property.

Commissioner Angi Bair asked what the notes are on the trees.

Zoning Administrator Matt Holmes said two trees are required for frontage and each lot has enough. The flag lot is an interesting situation.

Nick Crookston said the flag lot has two trees and there is enough room to drive through them comfortably.

ACTION

Commissioner Brian Carver made a motion to recommend approval of a two-lot mini subdivision located at approximately 40 East 400 South to be approved for option one with the following conditions: 1. Lot one has a frontage of 82.50 feet with a rear of 84.43 feet and lot two has a frontage of 82.50 feet with a rear of 80.57 feet. 2. The plat map has utilities and trees documented. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Willardson, and Schwartz voted aye.

DIANNA SAMPSON - TO REQUEST SITE PLAN APPROVAL FOR A 8400 SQUARE FOOT BUILDING TO BE USED AS A MACHINE SHOP IN BLACKSMITH FORK INDUSTRIAL PARK, LOCATED AT 185 SOUTH 1810 EAST.

Commissioner Paul Willardson asked will it be a retail shop with people coming in.

Dianna Sampson said customers will be coming in. The machine shop is a family run business by our sons and there will be approximately four employees.

Zoning Administrator Matt Holmes said code requires a thirty-foot setback and if the building is rotated, it will meet the setback.

Commissioner Paul Willardson said there are streetlights out front and asked if there will be a sign advertising for the business.

Dianna Sampson said the sign will be on the building itself.

Commissioner Paul Willardson said there is plenty of parking space for the four employees.

Commissioner Brian Carver said the retention pond is placed. He asked where they plan to put snow removal.

Dianna Sampson said the snow will be placed in the corner where the retention pond is at.

Commissioner Angi Bair asked if Dianna has plans for a fence around the building.

Dianna Sampson said the back of the property is a big hill, but they have plans to put fence in the front of the property.

Commissioner Paul Willardson he likes the idea of the parking lot being asphalt.

Commissioner Angi Bair said a front fence would be good but believes a back fence would be more important.

Commissioner Paul Willardson asked about lights on the back of the building.

Zoning Administrator Matt Holmes said the property abuts a residential zone on back by a six-foot edge which concerns him. Any lights used need to reflect away from residential homes. The industrial impact needs to be kept out of the residential neighborhood.

Commissioner Brian Carver said the building is twenty-five feet tall with thirty feet to the back of the hill and asked what the grade of the slope is.

Zoning Administrator Matt Holmes said the grade of the slope is not quite one hundred percent, but some spots are close. This subdivision drains to dog park making the pond basically for snow removal.

Commissioner Brian Carver said if the back lights on the building face down that would work. He doesn't see car lights being an issue.

Commissioner Angi Bair said the lot behind this property is residential so the back fence would need to comply with code.

Zoning Administrator Matt Holmes said the barrier could be a hedge or fence.

Commissioner Brian Carver asked Dianna if she is fencing sides of the property.

Dianna Sampson said that is correct.

Zoning Administrator Matt Holmes said the whole property is not required to be fenced just the property lines near the parking lot.

Commissioner Angi Bair said these building plans would have to be subject to the red lines.

Commissioner Brian Carver said that is correct. Parking and lighting are adequate for the space.

ACTION

Commissioner Paul Willardson made a motion to recommend approval for a 8400 square foot building to be used as a machine shop in the Blacksmith Fork Industrial Park, located at 185 South 1810 East with the following conditions: 1. The plans are adjusted to the red lines given. 2. A fence or hedge is required on the back sides of the parking lot. Commissioner Brain Carver seconded the motion and Commissioners Bair, Carver, Foster, Willardson, and Schwartz voted aye.

ADJOURNMENT:**ACTION**

There being no further business before the Planning Commission, the meeting adjourned at 7:26 p.m.

Blake Foster

Blake Foster
Vice Chairman

ATTEST:

Hailey Brown

Hailey Brown
Secretary

Approved: September 8, 2022
As Written