

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD APRIL 13, 2023 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Paul Willardson

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

EXCUSED:

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

OTHERS PRESENT: Zoning Administrator Matt Holmes, Alternate Member Dixie Schwartz, and eight citizens. Secretary Hailey Brown recorded the minutes.

PLEDGE OF ALLEGIANCE: Angi Bair led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner Dixie Schwartz

APPROVAL OF MINUTES:

The minutes of a regular meeting held on March 9, 2023 were approved as written.

ACTION Commissioner Bair made a motion to approve the minutes of March 9, 2023 as written. Commissioner Mann 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 Mann made a motion to approve the agenda for April 13, 2023 as written. Commissioner Carver

seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

6. SCHEDULED DELEGATIONS

- A. Thomas Hicken - To request approval of a three-lot mini subdivision located at 260 South 300 West.
- B. Curtis Knight - To discuss options for the development of 9 acres approximately 350 East 300 North.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:

THOMAS HICKEN - TO REQUEST APPROVAL OF A THREE-LOT MINI SUBDIVISION LOCATED AT 260 SOUTH 300 WEST.

Thomas Hicken said the lot as it exists runs through the block with enough frontage on the other side for a building lot. The lot needs a lot of work to be cleaned up.

Chairman Paul Willardson asked if the idea is to eventually build houses on these lots.

Thomas Hicken said yes that is the plan for the property.

Chairman Paul Willardson asked if the lots on the property tend to have a lot of water.

Thomas Hicken said one lot isn't bad, but the other lot would probably need lots of fill dirt brought in. Neighborhood kids come and use the property to ride bikes on. Thomas would like to clean up the lot and get rid of it being used for bikes. He is looking at one lot or two lots if possible.

Commissioner Angi Bair asked if Thomas Hicken had looked at moving the back property line to the east to get more space on the lots.

Thomas Hicken said because of the slope he wouldn't want to build too close to that line. He said it would be better to build closer to the street than tuck a home in the back of the lot.

Zoning Administrator Matt Holmes said the property is not in a flood plain or wetland, but the site would have to be improved for building. Matt said basements would probably not be allowed on the lot, but fill can be brought in to level the house up to the road.

Commissioner Paul Willardson asked who decides if a basement is allowed on a lot.

Zoning Administrator Matt Holmes said building plans would have to be brought in to be reviewed by Matt Holmes.

Commissioner Angi Bair said there is a subdivision further west that addressed no basements on the plat map to prevent liability or questions. It may be best that the lots are buildable before the Planning Commission approves the lots even though they meet the size requirements.

Chairman Paul Willardson asked if the Planning Commission had any other questions for Thomas Hicken.

Commissioner Brian Carver said the lots would have to be marketed as unimproved lots. The site would also have to be leveled out with the vegetation removed. Adjustments for drainage are also needed on the lot. Brian Carver asked if Thomas is aware of parking restrictions on the street for that area.

Thomas Hicken said parking would be provided on the lots.

ACTION

Commissioner Carver made a motion to recommend approval of a three-lot mini subdivision located at 260 South 300 West with the stipulation that at the time of recording basements are not allowed on lots one and two. Commissioner Mann seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

CURTIS KNIGHT - TO DISCUSS OPTIONS FOR THE DEVELOPMENT OF 9 ACRES AT APPROXIMATELY 350 EAST 300 NORTH.

Chairman Paul Willardson asked what the residential agricultural zone is.

Zoning Administrator Matt Holmes said this zone usually consists of larger lots with an 82.5 foot frontage.

Karther Knight asked if an industrial zone would be a good option for this property.

Commissioner Angi Bair said that this lot is located closer to a residential zone because the industrial zone is further north.

Commissioner Brian Carver said conversations have been made of

increasing commercial development in Hyrum. This lot is also a larger lot that would allow for residential development. The City Council has expressed interest in revising the city's zoning plan. As a property owner, input on the lot is critical in bringing recommendations to the City Council. Recommendations will then be opened for public input, even though the public does not have complete power to say what should be done with the property.

Karther Knight said his family wants to work with the city on future planning of the lot and they would also like to get the lot cleaned up. Items they have discussed for the lot include a gravel pit, storage units, apartments, or a conditional use permit.

Commissioner Brian Carver said Zoning Administrator Matt Holmes had mentioned apartments and storage units, both of which would require a rezone of the lot. The Planning Commission can recommend a zone change to the City Council, but the Council would make the final decision after opening it for a public hearing. The Planning Commission has had lots of discussions about storage units being built in the Industrial Park. If this lot being developed was currently zoned light industrial or commercial, storage units would be fine. A rezone on this property for storage units would probably require a lot of Planning Commission discussion with so many requests for storage units. Commissioner Carver doesn't envision storage units being the best fit for this lot.

Karther Knight said his family has built storage units before and made them immaculate. They have the units weeded daily and keep them clean, unlike other storage facilities. He asked what the recommendation would be to zone it as. He asked if the lot is zoned industrial, does that allow for apartments or a gravel pit.

Chairman Paul Willardson said each of those options sound like they made need a rezone.

Commissioner Brian Carver said certain apartment types would require a rezone.

Zoning Administrator Matt Holmes said a PUD would require a rezone. Permitted uses for the property would be single family, two-accessory apartment, city infrastructure, parks, churches, farm buildings, disability uses, professional childcare, pools, private school, kennel, or a vet hospital.

Commissioner Angi Bair said there is potential for senior living since the Planning Commission has received several requests for that.

Karther Knight said there is no current use of the property. His family purchased it a few months ago and would like to make the property look nice.

Commissioner Angi Bair said it is hard to give it a zone not knowing the future zoning of the area. The city is looking at affordable housing and housing shortages.

Commissioner Terry Mann said this also goes along with senior housing development.

Commissioner Brian Carver said West Point Dairy & JBS have a demand for workforce housing. He is not sure how housing for that would fit into this property. The lot is 1/8 of a mile from any existing homes.

Chairman Paul Willardson asked what the water table is.

Karther Knight said during runoff the property is wet and other nearby properties drain into it. They do have someone coming to look at the property regarding water.

Commissioner Brian Carver asked if the property has any canals or slews.

Karther Knight said there was a ditch that was used by the farmer for draining.

Korine Knight asked if residential living for the elderly would be an assisted living.

Zoning Administrator Matt Holmes said it would be like a communal house for the elderly, where a relative of someone that lives there rents out separate rooms to individuals. Also like a boarding house that is rented by the room.

Korine Knight said 300 North is a busy narrow road. She wouldn't want to build residential on a busy road.

Commissioner Brian Carver could see a multifamily development being successful and compatible. Nobody is currently building in that area, so there may be other parcels that are more attractive for that development.

Commissioner Terry Mann said that would require a rezone, light industrial may do well in the area.

Commissioner Brian Carver said that is a growing corridor with growing business.

Commissioner Angi Bair said the property is close to residential and industrial, making it hard to decide which way to zone the property.

Commissioner Brian Carver said people in the city like having animal rights so the neighbors may have concern on significant change with it being one of the last agriculture areas.

Chairman Paul Willardson said the City Council does listen to public input.

Karther Knight said his family didn't like the idea of a house there because of the butchering plant nearby and resell value for the home later. He said there is a nearby lot that is having a hard time selling for similar reasons.

Commissioner Brian Carver said the plant has been modernized and clean. The prevailing wind blows from the south so the smell is not nearly as bad as in the past. Brian said lots of people still live by the plant and this property is more than a half mile away. Multifamily housing may be a service to the community for the workforce employed nearby. The renters in the housing would be comfortable with the environment since they work there. For this type of housing a rezone would still be required.

Chairman Terry Mann said the option of workforce housing was discussed in previous Planning Commission meetings.

Commissioner Brian Carver said 90% of problems can be solved with a good design.

Karther Knight asked if they should come back for a rezone or leave the Planning Commission time for discussion on this property.

Commissioner Brian Carver said the Knight family will need to decide what land use they want to ask for the rezone, they don't have to give details on the project. The process will be started with Zoning Administrator Matt Holmes and then it will be brought to the Planning Commission for a public hearing.

Zoning Administrator Matt Holmes said all property owners within 300 feet will get a letter to be invited to the public hearing.

Commissioner Brian Carver said public comments are listened to and

then a recommendation is made based on the thoughts of the Planning Commission and the public input received. The same process will then follow with the City Council.

Karther Knight asked what the rezone for a gravel pit or apartments would be.

Commissioner Brian Carver said a PUD with ten units or less or townhomes would require an R-2 zone. Higher density with eight or twelve plex's would require a commercial zone.

Zoning Administrator Matt Holmes said there is no residential in an industrial zone. R2-A you can have up to a four plex.

Commissioner Brian Carver said a gravel pit would need to be zoned industrial.

Zoning Administrator Matt Holmes said light industrial would be enough for gravel pits, M-2 is heavy industrial.

Commissioner Brian Carver said light industrial also allows for retail industrial like car shops, welding, and metal coating.

Karther Knight asked if the Planning Commission would be open to either industrial zone.

Commissioner Terry Mann said without a hearing it would be hard to say.

Commissioner Angi Bair asked how the city would go about zoning one property in the area without zoning the others.

Commissioner Brian Carver said it would become an island. There are pros and cons for each of the uses.

Commissioner Blake Foster asked if the Knights are leaning towards the industrial zone.

Karther Knight said commercial or industrial, whichever the Planning Commission feels would be best for the property.

Chairman Paul Willardson said he isn't sure if a zone can be given tonight. The city is in the process of looking for places to be rezoned but that is six to twelve months out before those will be decided.

Commissioner Brian Carver said he is curious to see what the

public's feelings are. People hate to see change even though the property isn't being used as farmland. Brian said when the Knights are ready to have a discussion on rezone that can be done, but the Planning Commission doesn't want to hold them up.

Karther Knight asked if there is a possibility to rezone as commercial.

Commissioner Brian Carver said that part of town could have several good uses there.

Commissioner Terry Mann asked if the Knights were thinking about putting a gravel pit in the commercial zone.

Karther Knight said they are looking at apartments or storage units.

Zoning Administrator Matt Holmes said storage units are industrial.

Commissioner Brian Carver said he would rather see apartments.

Commissioner Terry Mann said there is a need for housing and the state has asked cities to provide that.

Zoning Administrator Matt Holmes said commercial zones allow a conditional use permit for light manufacturing.

Commissioner Brian Carver said the Knights could zone it as commercial and get a conditional use permit for light manufacturing. When a better use for the property came along, they could come back for approval.

Karther Knight asked if his family should come back for discussion another time.

Commissioner Brian Carver said they will need to get with Matt Holmes to fill out paperwork and then get on the Planning Commission agenda for a future meeting.

Chairman Paul Willardson allowed a public comment with there being no further discussion.

Jared Imbler said he believes Commissioner Angi Bair or Terry Mann talked about this area being a buffer zone. Jared said the further north section is wetland, so it has never been used but it is beautiful. He believes rezoning that property will get huge public

backlash.

Commissioner Brian Carver said the Planning Commission appreciates Jared Imbler's input.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 7:24 p.m.**

Paul Willardson
Chairman

ATTEST:

Hailey Brown
Secretary

Approved: _____
 As Written