

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

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Chairman Terry Mann

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

**EXCUSED:** Commissioner Angi Bair

**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 six citizens. Secretary Shalyn Maxfield recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Commissioner Blake Foster 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 June 09, 2022 were approved as written.

**ACTION**            **Commissioner Paul Willardson made a motion to approve the minutes of June 09, 2022 as written. Commissioner Dixie Schwartz seconded the motion and Commissioners Foster, Mann, Schwartz, and Willardson voted aye.**

Commissioner Brian Carver Arrived at 6:32 P.M

**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 Brian Carver made a motion to approve the Agenda for July 14, 2022 as written. Commissioner Blake Foster seconded the motion and Commissioners Carver,**

**Foster, Mann, Schwartz, and Willardson voted aye.**

6. SCHEDULED DELEGATIONS

- A. Susan Corless - To request approval of a two-lot mini subdivision located at approximately 257 South 100 East.
- B. Terra Alta Ventures - To request Preliminary Plat approval of Harvest Valley Court for a 3.75 acre Planned Unit Development. This development includes 28 patio homes and is proposed as a senior living community located at 43 North 300 East.
- C. Jeremy Broadhurst - To request Site Plan approval for an expansion of Hyrum Self Storage located at 168 South 1720 East.

7. ADJOURNMENT

**SCHEDULED DELEGATIONS:**

**SUSAN CORLESS - TO REQUEST APPROVAL OF A TWO-LOT MINI SUBDIVISION LOCATED AT APPROXIMATELY 257 SOUTH 100 EAST.**

Susan Corless stated that she inherited the property and is looking to split the lot into two. The plan is to put a manufactured home on one lot and to sell the other lot.

Arno Copley added that each lot would be a little less than a half-acre each. The lot to the North already has power. Both lots meet setback and frontage requirements.

Commissioner Terry Mann stated that the underground water well needs to be shown on the map.

Commissioner Brian Carver stated that the main sewer line only comes to Lot 1, so the sewer for Lot 2 either needs to run down another line or it needs to be extended an additional 60 feet. The address for the owner of record also needs to be corrected.

Zoning Administrator Matt Holmes proposed that the sewer line be shown on the plat, so it is obvious for future building.

**ACTION**

**Commissioner Brian Carver made a motion to recommend approval of a two-lot mini subdivision located at approximately 257 South 100 East with the following conditions: 1. The address for the owner of record be corrected; 2. Water rights will be shown on Lot 2; and 3. The sewer line be corrected and shown on the Plat map. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.**

**TERRA ALTA VENTURES - TO REQUEST PRELIMINARY PLAT APPROVAL OF HARVEST VALLEY COURT FOR A 3.75 ACRE PLANNED UNIT DEVELOPMENT. THIS DEVELOPMENT INCLUDES 28 PATIO HOMES AND IS PROPOSED AS A SENIOR LIVING COMMUNITY LOCATED AT 43 NORTH 300 EAST.**

Matthew Lee presented 3D rendering and landscaping plans.

Adam Stevens stated that they are doing their best to make sure that the plans include all of the recommendations that the city has made.

Commissioner Terry Mann asked how wide the walking path is from the gazebo.

Matthew Lee stated that he would have to verify but estimates it is the same size as the sidewalk which seems to be about four feet.

Commissioner Brian Carver asked with the water detention basin what is the plan for emergency overflow.

Matthew Lee said that the water would be retained on site and rely on the engineers to make sure there is adequate space to allow for the water.

Zoning Administrator Matt Holmes advised that there have been some years that the ground is frozen and then had early rainfall that can cause issues. Maybe plan on an underground sump to prepare for situations like that.

Commissioner Brian Carver asked if the snow removal is planned to be in the basin as well. Is there a plan to get over the hump?

Matthew Lee private road C and the retention pond will be available for snow removal. Considering putting a ramp to the pond.

Commissioner Brian Carver stated that the water supply line on 300 East needs to be upsized.

Zoning Administrator Matt Holmes stated that Terra Alta will do their portion and the city will also do a portion.

Commissioner Paul Willardson asked if there have been any conversations with the irrigation company.

Adam Stevens said that all the feedback that was given to them by the irrigation company is included in the plan that is presented.

Commissioner Terry Mann asked if this project is going to happen all at once or in phases.

Matthew Lee stated that they have only talked about it being done all at once.

Commissioner Paul Willardson asked if Terra Alta would consider replacing the sidewalk on Main Street that is in front of the project. Some areas of Main Street sidewalks are in horrendous condition.

Matthew Lee said that he would like to go and look at what shape it is in but feels like they would be willing to work with the cost and installation but would ask the city to help with removal and disposal. If the sidewalk proves to need replacement in those areas.

A discussion took place about the landscaping plan and the CCR's.

Adam Stevens stated that they will work on finalizing a landscaping plan and gave a short rundown of the CCR's.

**ACTION**

**Commissioner Paul Willardson made a motion to recommend Preliminary Plat approval of Harvest Valley Court for a 3.75 acre Planned Unit Development with the following conditions: 1. To include evergreens in the landscaping groups in the corners; 2. An arrangement or agreement be made to replace sidewalks along Main Street; and 3. Make any utility adjustments by advice of City Staff. Commissioner Brian Carver seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.**

**JEREMY BROADHURST - TO REQUEST SITE PLAN APPROVAL FOR AN EXPANSION OF HYRUM SELF STORAGE LOCATED AT 168 SOUTH 1720 EAST.**

Jeremy Broadhurst said that he has two acres nearly full and is looking to include a third acre. The lot has a little curvature in it so the units will be placed to maximize the space available. The neighbor has 11 feet to the fence with just rock instead of landscaping. This project would like to have the same provisions.

Commissioner Brian Carver stated that according to the City Code storage units must be landscaped on boundaries. He stated that he was worried that the setback along the north road would not meet code. That the set back from the property line should be 12-15 feet from the property line.

Jeremy Broadhurst said that for his first acre he was allowed to be within three feet from the property line because the storage containers are technically moveable even though that is not the plan.

A discussion took place on what type of fencing and in which areas of the lot, as well as how much landscaping to be considered.

**ACTION** Commissioner Brian Carver made a motion to recommend Site Plan approval for an expansion of Hyrum Self Storage located at 168 South 1720 East with the following conditions: 1. A privacy fence be installed on the West of the property to the first row of 8 x 20 containers; 2. North side to be landscaped to meet twenty five percent screen within five years; and 3. The three-foot berm requirement be waived on the north side or the northerly driveway. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.

**ADJOURNMENT:**

**ACTION** There being no further business before the Planning Commission, the meeting adjourned at 7:50 p.m.

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Terry Mann  
Chairman

ATTEST:

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Shalyn Maxfield  
Secretary

Approved: \_\_\_\_\_  
As Written