

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD AUGUST 12, 2021 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Brian Carver

PRESENT: Chairman Brian Carver and Commissioners Blake Foster, Terry Mann, and Alternate member Paul Willardson.

EXCUSED: Kevin Anderson and Angi Bair

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 five citizens. Secretary Shalyn Maxfield 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 June 10, 2021 were approved as written.

ACTION **Commissioner Blake Foster made a motion to approve the minutes of June 10, 2021 as written. Commissioner Terry Mann seconded the motion and Commissioners 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, mailed 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 12, 2021 as written. Commissioner Terry Mann seconded the motion and Commissioners Carver, Foster, Mann, and Willardson voted aye.**

6. SCHEDULED DELEGATIONS:

- A. Adam Tripp, Garner Mini-Subdivision - To request approval of a two-lot mini subdivision located at 325 West 300 North.
 - B. Terry and Kim Nielsen - To request approval of a two-lot mini subdivision located at 210 North 100 East.
 - C. Trevor Gonzales - To request concept plan approval for Hyrum Heights Subdivision, a ten-lot single family residential subdivision located at approximately 700 East 1100 South.
7. ADJOURNMENT

SCHEDULED DELEGATIONS:

ADAM TRIPP, GARNER MINI-SUBDIVISION - TO REQUEST APPROVAL OF A TWO-LOT MINI SUBDIVISION LOCATED AT 325 WEST 300 NORTH:

Adam Tripp was not in attendance.

Zoning Administrator Matt Holmes advised that the ZX Mini Subdivision was approved to the West and that the fence that was shown on Lot 3 did not meet up. A boundary line agreement has been started but has not been resolved.

Gerald and Terry Howard advised that because the boundary line agreement hasn't been signed the title company won't honor the existing title policy. They would like to see the agreement signed before the subdivision approval to avoid any title issues.

ACTION

Commissioner Blake Foster made a motion to recommend approval of a two-lot mini subdivision located at 325 West 300 North with the following condition, 1. The boundary line agreement be resolved. Commissioner Paul Willardson seconded the motion and Commissioners Carver, Foster, Mann, and Willardson voted aye.

TERRY AND KIM NIELSEN - TO REQUEST APPROVAL OF A TWO-LOT MINI SUBDIVISION LOCATED AT 210 NORTH 100 EAST.

Commissioner Brian Carver asked if the existing shop would be kept.

Lorryann Nielsen stated that the shop would be kept as is and used.

Commissioner Paul Willardson asked if there is an irrigation hookup available for that lot.

Kim Nielsen advised that Lorryann could hookup through the line that is already there.

Zoning administrator Matt Holmes advised that the line would

probably need to be extended for the connection so that in the future there is no dispute on anything running through someone else's property. The other option may be to add an easement to the plat before recording but would like to talk to the City Water Department to check on all the options.

ACTION Commissioner Paul Willardson made a motion to recommend approval of a two-lot mini subdivision located at 210 North 100 East with the following condition: 1. That an easement be added to Lot 1 for utility purposes before recording. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, and Willardson voted aye.

TREVOR GONZALES - TO REQUEST CONCEPT PLAN APPROVAL FOR HYRUM HEIGHTS SUBDIVISION, A TEN-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 700 EAST 1100 SOUTH.

Zoning Administrator Matt Holmes presented two exhibits that would allow road access to future developments. He asked if the lots would have animal rights or if they were just wanting large lots.

Trevor Gonzales stated that if animal rights were an option that they would like to have them as well.

A discussion took place on other options for just one road access for future development instead of the two roads on the exhibit. Due to wanting the utilities to run across the frontage of the future lots the preference would be to have the road line up with 740 East.

Trevor Gonzales advised that the plan is to continue with ribbon curb and swales along with a foot wide sidewalk.

Zoning Administrator Matt Holmes advised that it would be a good idea to reach out to CenterPoint Construction or Rosehill Holdings LLC to contribute to the cost of the lift station, as it benefits this project.

ACTION Commissioner Terry Mann made a motion to recommend Concept Plan approval for Hyrum Heights subdivision, a ten-lot single family residential subdivision located at approximately 700 East 1100 South with the following conditions: 1. A resolved survey needs to be provided showing boundary discrepancies; 2. A road access will be added to the plan as a continuation of 740 East; and 3. A request for animal rights to be included in the subdivision. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, and

Willardson voted aye.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 7:22 p.m.**

Brian Carver
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: October 14, 2021
As Written