

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD January 11, 2024 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

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

**CONDUCTING:** Commissioner Brian Carver

**PRESENT:** Commissioners Brian Carver, Terry Mann, and Stephen Nelson. Vice Chairman Blake Foster arrived at 6:36 PM.

**EXCUSED:** Chairman Paul Willardson, Commissioner Angi Bair

**CALL TO ORDER:** There being three members present and three members representing a quorum, Brian Carver called the meeting to order.

**OTHERS PRESENT:** Zoning Administrator Matt Holmes and three citizens. Secretary Shara Toone recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Terry Mann led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Commissioner Stephen Nelson

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on December 14, 2023 and a special meeting held on December 28, 2023 were approved as written.

**ACTION**

Commissioner Terry Mann made a motion to approve the minutes of December 14, 2023 and December 28, 2023 as written. Commissioner Stephen Nelson seconded the motion and Commissioners Carver, Foster, Mann, and Nelson voted aye.

**AGENDA APPROVAL:**

A copy of the agenda for this meeting was 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 Stephen Nelson made a motion to approve the agenda for January 11, 2024 as written. Commissioner Terry Mann seconded the motion and Commissioners Carver, Foster, Mann, and Nelson voted aye.

## 6. SCHEDULED DELEGATIONS

- A. Mountain Crest High School-seeking site plan approval for a new indoor training facility at their Hyrum campus.
- B. Craig Faulkner-seeking exception for an 8X40 foot high cube storage container to use as an accessory structure. The storage container will be clad and roofed to appear as a large shed and protect it from weather.

## 7. ADJOURNMENT

***SCHEDULED DELEGATIONS:*****MOUNTAIN CREST HIGH SCHOOL- SEEKING SITE PLAN APPROVAL FOR A NEW INDOOR TRAINING FACILITY AT THEIR HYRUM CAMPUS.**

Denise Mouritsen said Mountain Crest High School plans on putting up an 80X80 foot facility by the baseball fields. They have met all of the fire and state codes. Mountain Crest is planning to build a structure that lasts the next 100 years. They are going to landscape around the building, and have a plan for snow removal and water drainage.

Zoning Administrator Matt Holmes said this will not add additional traffic around the school. Water impact will stay the same.

Denise Mouritsen said that they are rerouting the existing fire hydrant. She said this will benefit the students and the public by allowing them to hold events inside all year long.

**ACTION**

**Commissioner Terry Mann made a motion to recommend site plan approval for a new indoor training facility at Mountain Crest's Hyrum Campus. Vice Chairman Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, and Nelson voted aye.**

**CRAIG FAULKNER- SEEKING EXCEPTION FOR AN 8X40 FOOT HIGH CUBE STORAGE CONTAINER TO USE AS AN ACCESSORY STRUCTURE. THE STORAGE CONTAINER WILL BE CLAD AND ROOFED TO APPEAR AS A LARGE SHED AND PROTECT IT FROM WEATHER.**

Zoning Administrator Matt Holmes said Craig Faulkner wants this storage container to be temporary. There is an existing shed, on the property, that was built on the property line. He needs to take that shed down and replace it with a temporary storage container.

Commissioner Stephen Nelson asked how long temporary is.

Zoning Administrator Matt Holmes responded since Craig Faulkner is not there to clarify what temporary means, they could state that he has a certain amount of time to keep the storage container on his property, and if he doesn't remove it, then he would need to clad it. Matt said they could also do a temporary approval and if he wants to keep it beyond the agreed upon timeframe, then he would need to discuss it with the Planning Commission.

Commissioner Stephen Nelson referred to the summary where it states that the storage container will be clad and roofed.

Zoning Administrator Matt Holmes said that was what they originally discussed, but Craig's most recent site plan does not show a roof.

Commissioner Brian Carver said he is not concerned about the structure because it is so far behind the house.

Commissioner Stephen Nelson asked if there is a history of requiring others to roof and clad storage containers.

Zoning Administrator Matt Holmes said that there was a recent case where someone wanted to place two storage containers on their property and they did discuss cladding and roofing those.

Commissioner Terry Mann asked if it would cause problems if he moves.

Zoning Administrator Matt Holmes said if he takes it with him when he moves, it will not cause any problems. The Planning Commission could include that in the exception.

Commissioner Brian Carver asked how tall the container would be.

Zoning Administrator Matt Holmes said eight or nine feet tall.

Vice Chairman Blake Foster asked if the yard is fenced.

Zoning Administrator Matt Holmes said he thinks it is partially fenced.

Commissioner Brian Carver said the ordinance does not require that storage containers need to be clad.

Commissioner Terry Mann asked if they seek an exception, would they need to require that he takes it with him when he moves.

Zoning Administrator Matt Holmes said the Planning Commission could approve it for a certain amount of time and state what the temporary use is, and he can come back and get further approval later.

Commissioner Brian Carver asked if there were any thoughts on requiring architectural improvements.

Vice Chairman Blake Foster replied he doesn't feel like there needs to be architectural improvements because the yard is fenced and the container would be far enough back from the street.

**ACTION**

Commissioner Brian Carver made a motion to recommend approval for an exception for an 8X40 foot high cube storage container to use as an accessory structure for temporary use, contingent on a timeframe of 12 months with review in 11 months. Commissioner Terry Mann seconded the motion and Commissioners Carver, Foster, Mann, and Nelson voted aye.

**ADJOURNMENT:****ACTION**

There being no further business before the Planning Commission, the meeting adjourned at 7:08 p.m.

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Paul Willardson  
Chairman

ATTEST:

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Shara Toone  
Secretary

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