

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD MAY 12, 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, and Alternate Member Dixie Schwartz.

EXCUSED: Commissioners Angi Bair, Blake Foster, and Paul Willardson.

CALL TO ORDER: There being three members present and three members representing a quorum, Chairman Terry Mann called the meeting to order.

OTHERS PRESENT: Zoning Administrator Matt Holmes and three citizens. Secretary Shalyn Maxfield recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Dixie Schwartz 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 April 14, 2022 were approved as written.

ACTION **Commissioner Brian Carver made a motion to approve the minutes of April 14, 2022 as written. Commissioner Dixie Schwartz seconded the motion and Commissioners Carver, Mann, 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 Dixie Schwartz made a motion to approve the Agenda for May 12, 2022 as written. Commissioner Brian Carver seconded the motion and Commissioners Carver, Mann, and Schwartz voted aye.**

6. SCHEDULED DELEGATIONS

- A. Leading Tech Development - To request Site Plan approval for renovation of the existing lot located at 31 South 800 East (Hwy 165).
- B. Colter Leishman - To request approval of Trexler mini subdivision a three-lot mini subdivision located at 213 South 100 East.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:**LEADING TECH DEVELOPMENT - TO REQUEST SITE PLAN APPROVAL FOR RENOVATION OF THE EXISTING LOT LOCATED AT 31 SOUTH 800 EAST (HWY 165).**

Alexis Riggs with Leading Tech Development stated that the company is proposing to remodel the existing building to be used for an O'Reilly's auto parts store and update the current landscaping to a xeriscape. The interior of the building will include office space. The elevation will be slightly modified to adjust for signage.

Commissioner Terry Mann asked if the Russian Elms will be removed.

Alexis Riggs said that all the redline changes on their plans will be made including the removal of the elms. The concrete will also be replaced, and everything will be updated to make sure it meets code.

Commissioner Brian Carver asked if the dumpster will be screened.

Alexis Riggs said that it is currently screened but is ran down so the fence will remain, but the HVAC and the screening will be replaced.

Commissioner Terry Mann asked if there will be two signs, one located on the building and one on the road. Also, will there be any lighting changes?

Alexis Riggs advised that there will be the two signs and that the lighting is existing and will be updated to meet code.

ACTION

Commissioner Brian Carver made a motion to recommend Site Plan approval for renovation of the existing lot located at 31 South 800 East (Hwy 165) as presented. Commissioner Dixie Schwartz seconded the motion and Commissioners Carver, Mann, and Schwartz voted aye.

COLTER LEISHMAN - TO REQUEST APPROVAL OF TREXLER MINI SUBDIVISION A THREE-LOT MINI SUBDIVISION LOCATED AT 213 SOUTH 100 EAST.

Colter Leishman stated that he is just looking to split the presented lot into three lots.

Commissioner Brian Carver asked if Colter is aware of the property line issues.

Colter Leishman stated that he is aware of the issues and has been working with the neighbors to get that resolved.

Zoning Administrator Matt Holmes said that the address on the plans were mistyped. The address shown on the plans says 100 North instead of 100 East and that the ownership will need to be updated.

ACTION Commissioner Brian Carver made a motion to recommend approval of Trexler mini subdivision a three-lot mini subdivision located at 213 South 100 East with the following conditions: 1. The acreage and addressing will be corrected before recording; and 2. The builder is required to provide two trees per frontage on each lot. Commissioner Dixie seconded the motion and Commissioners Carver, Mann, and Schwartz voted aye.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 6:46 p.m.

Terry Mann
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: June 9, 2022
As Written