

## PLANNING COMMISSION SPECIAL MEETING

Thursday, February 24, 2022 at 6:30 PM Council Chambers, 60 West Main, Hyrum, Utah

## **AGENDA**

Public notice is hereby given of a Hyrum Planning Commission Special Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, February 24, 2022. The proposed agenda is as follows:

- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. INVOCATION
- 4. APPROVAL OF MINUTES
  - A. 01/13/2022
- 5. AGENDA APPROVAL
- 6. SCHEDULED DELEGATIONS
  - <u>A.</u> <u>Terra Alta Ventures</u> To request Concept Plan approval of Harvest Valley Court for a 3.75 acre Planned Unit Development. This development is proposed as a senior living community located at 43 North 300 East.
  - <u>Mikhail Maxfield</u> To request an exception from setback requirements for an accessory structure.
  - <u>Sunray Properties</u> To request Site Plan approval for a 39,200 square foot building located at approximately 230 North Center Street.

## 7. OTHER BUSINESS

- A. Annual Planning Commission Review
  - I. Election of Planning Commission Chairman and Vice Chairman.
  - II. Review appointment terms of Planning Commission Members.
  - III. Set meeting schedule for the year.
  - IV. Review past years work conducted by Chairman.
  - V. Review plans for the coming year.

## 8. ADJOURNMENT

Shalyn Maxfield Secretary

Commission Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the Commission Member will be on speakerphone. The speakerphone will be amplified so that the other Commission Members and all other persons present in the Commission Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

**CERTIFICATE OF POSTING** - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 22nd day of February, 2022. Shalyn Maxfield, Secretary

PAGE

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JANUARY 13, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

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

CONDUCTING: Vice Chairman Angi Bair

**PRESENT:** Vice Chairman Angi Bair and Commissioners Kevin Anderson, Blake Foster, Terry Mann, and Alternate Member Paul Willardson.

**EXCUSED:** Commissioner Brian Carver

**CALL TO ORDER:** There being five members present and five members representing a quorum, Vice Chairman Angi Bair called the meeting to order.

OTHERS PRESENT: Zoning Administrator Matt Holmes and one citizen. Secretary Shalyn Maxfield recorded the minutes.

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

INVOCATION: Commissioner Kevin Anderson

## APPROVAL OF MINUTES:

The minutes of a regular meeting held on December 09, 2021 were approved as written.

### ACTION

Commissioner Terry Mann made a motion to approve the minutes of December 09, 2021 as written. Commissioner Blake Foster seconded the motion and Commissioners Anderson, Bair, 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 January 13, 2022 as written. Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Bair, Foster, Mann, and Willardson voted aye.

PAGE

## 6. PUBLIC HEARING:

- A. To receive public comment concerning a request by Hayden and Collette Petersen to rezone property at approximately 605 Park Drive approximately .47 acres TIN #01-013-0031 from Residential R-2 to Residential R-2A.
- 7. SCHEDULED DELEGATIONS:
  - A. <u>Hayden and Collette Petersen</u> To petition the city to change the zoning designation of Parcel 01-013-0031 from R-2 to R-2A to allow the existing home that contains an accessory dwelling unit to be modified into a duplex.
- 8. ADJOURNMENT

### PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENT CONCERNING A REQUEST BY HAYDEN AND COLLETTE PETERSEN TO REZONE PROPERTY AT APPROXIMATELY 605 PARK DRIVE APPROXIMATELY .47 ACRES TIN #01-013-0031 FROM RESIDENTIAL R-2 TO RESIDENTIAL R-2A.

ACTION

Commissioner Angi Bair made a motion at 6:34 p.m. to open the Public Hearing to receive public comment concerning a request by Hayden and Collette Petersen to rezone property at approximately 605 Park Drive approximately .47 acres TIN #01-013-0031 from residential R-2 to residential R-2A. Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Bair, Foster, Mann and Willardson voted aye.

Zoning Administrator Matt Holmes read an email from Ronald J Huppi addressing the Planning Commissioners to express concerns regarding the Hayden and Collette Petersen request for rezone. One concern was that if the rezone was to be accepted then the landowners within 660 feet of that property would not be able to develop their properties in a similar manner. Another concern was that because the owner would not have to live in the home, that regular maintenance and management of the property may discontinue.

There being no further comments Commissioner Angi Bair made a motion to close the public hearing.

ACTION

Commissioner Angi Bair made a motion to close the public hearing at 6:41 p.m. Commissioner Terry Mann seconded the motion and Commissioners Anderson, Bair, Foster, Mann, and Willardson voted aye.

PAGE

## SCHEDULED DELEGATIONS:

HAYDEN AND COLLETTE PETERSEN - TO PETITION THE CITY TO CHANGE THE ZONING DESIGNATION OF PARCEL 01-013-0031 FROM R-2 TO R-2A TO ALLOW THE EXISTING HOME THAT CONTAINS AN ACCESSORY DWELLING UNIT TO BE MODIFIED INTO A DUPLEX.

Tyson Hamilton representing Hayden and Collette Peterson read a petition written by Hayden and Collette Peterson. The home already has a separate access and has plenty of parking. If the rezone is approved there would be changes made to the inside of the homes such as removing the staircase and the access between floors would be removed to make it a functional duplex.

Commissioner Terry Mann asked what the plan is for garbage removal.

Tyson Hamilton stated that an additional garbage can would be brought in so each rental would have their own can.

There was a discussion amongst the Planning Commission about the approval process, effects the approval may have on surrounding properties, and if there needs to be additional meters installed for utilities.

Commissioner Angi Bair asked if there were any additional comments that were submitted to the city.

Zoning Administrator Matt Holmes advised that there had not been any more comments but that the public could continue to submit any comments or concerns anytime up until the City Council Meeting.

Commissioner Kevin Anderson stated that the Planning Commissions duty is to verify that the request complies with city code and that the request does not have negative impact on the surrounding properties.

## ACTION

Commissioner Paul Willardson made a motion to recommend approval to change the zoning designation of parcel 01-013-0031 from R-2 to R-2A to allow the existing home that contains an accessory dwelling unit to be modified into a duplex as presented. Commissioner Kevin Anderson seconded the motion and Commissioners Anderson, Bair, Foster, Mann, and Willardson voted aye.

## ADJOURNMENT:

ACTION

There being no further business before the Planning Commission, the meeting adjourned at 7:13 p.m.

		Angi	Bair
		Vice	Chairman
ATTEST:			
			_
Shalyn Maf	ield		_
Secretary			
Approved:			_
	As Written		_

# HARVEST VALLEY COURT, P.U.D. 43 NORTH 300 EAST PLANNING COMMISSION MEETING FEBRUARY 24, 2022

SUMMARY: Terra Alta Ventures is seeking Concept Plan approval of a Planned Unit Development at 43 North 300 East. The proposed development is located on approximately 3.75 acres. This is proposed as a senior living community.

**ZONING: R-2 Residential** 

## **UTILITIES**:

Power: Available on 300 East

Culinary: Needs upsized to handle added demand, to be looped

through development

Sewer: Available on 300 East Irrigation: Available on 300 East

A piped irrigation canal runs through the property and will

need to be coordinated with the canal company.

PARKING & ROADS: Curb, gutter, sidewalk, road to be built to full width on the west side of 300 East. Road to be built to 68-foot width, 18.5 feet of pavement from the centerline of 300 East. Sidewalk along 300 E will be 5 feet wide.

## NOTES:

## 17.60.070 Commission Requirements and Recommendations

Follows the requirements of HCC 16.10.090, but adds: The Planning Commission will also act as an Architectural Review Committee and will evaluate the Site Plan and drawings for:

A. A good mix of building materials, colors and architectural features to create an attractive, well-planned development;

- B. Sufficient public open spaces and amenities that will provides a safe, comfortable and pleasant environment;
- C. Appropriate building types in terms of density, site relationship and spacing.
- D. Well-planned site signage;
- E. Well-planned exterior lighting;
- F. Preservation of natural features including trees, drainage areas, and views.
- G. Good vehicular and pedestrian movement;
- H. Integrated parking;
- I. Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site;
- J. Placement of fencing/walls and solid waste enclosures.
- K. PUD's with multi-family units to follow Multi-family Housing Design Standards requirements of HCC 17.30.070. (Ord. 13-02; Ord. 13-04)

9

NW 1/4 SECTION 4 TOWNSHIP 10 N, RANGE 1 E HYRUM CITY 43N300E 01-009-0001 N 01°34'27" E - 496.85' PROPOSED 18-24 UNITS APARTMENT HOMES 6,000 SF PROPOSED 3 UNITS PRIVATE RESIDENCES 2,080 SF EACH COURTYARD / OPEN SPACE 40 PARKING STALLS PROPOSED 4 UNITS PRIVATE RESIDENCES 2,080 SF EACH 5' SIDEWALK (TYP) PROPOSED 3 UNITS PRIVATE RESIDENCES 2,080 SF EACH GRASS OPEN SPACE GRASS OPEN SPACE THIRD EAST STREET |2/|5/2*0*2|

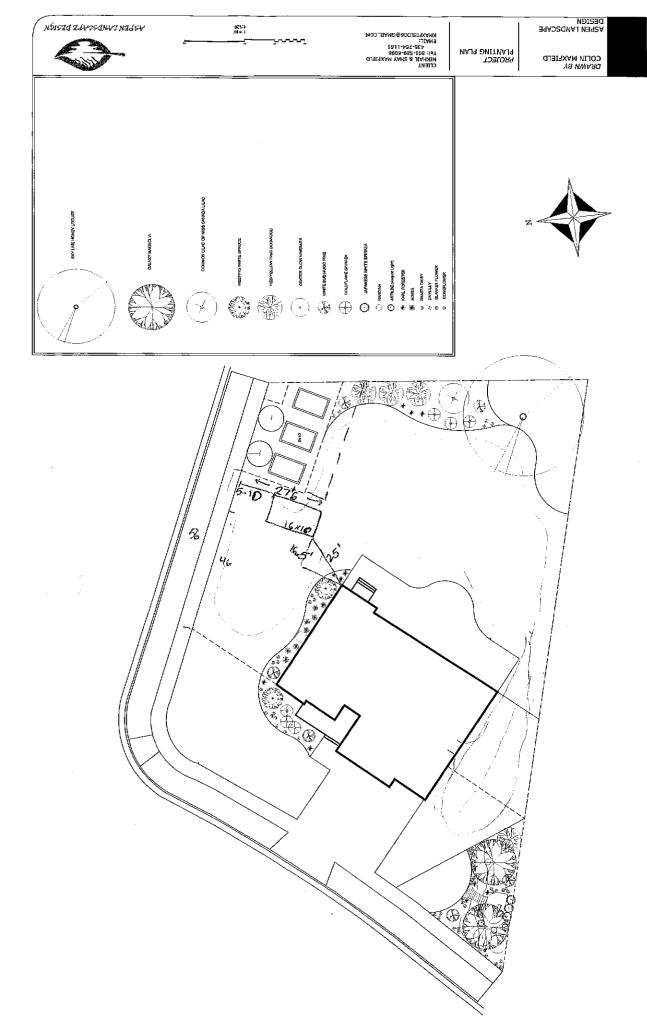
# ACCESSORY STRUCTURE EXCEPTION 539 SOUTH 400 EAST PLANNING COMMISSION MEETING FEBRUARY 24, 2022

SUMMARY: Mikail Maxfield is seeking exception from setback requirements for an accessory structure as allowed under Hyrum City Code Section 17.28.040 (F).

17.28.040

F. All other accessory buildings (i.e., sheds, barns, etc.) shall be emplaced at least ten (10) feet to the rear of the main building and have minimum side and rear lot line setbacks of one (1) foot from the roof edge. Persons wishing to deviate from this standard may seek exception by presenting a design for review to the Planning Commission. The Planning Commission will consider structure design, landscaping, proximity to neighboring dwellings, and other pertinent data.

**ZONING: R-2 Residential** 



Section 6. Item B.

# SUNRAY PROPERTIES BUILDING II SITE PLAN APPROVAL 230 NORTH CENTER STREET PLANNING COMMISSION MEETING FEBRUARY 24, 2022

SUMMARY: Sunray Properties is seeking site plan approval for a new 39,200 square foot building at approximately 230 North Center Street. This structure will have approximately eleven bays that will be available for lease to various companies.

ZONING: M-1 Light Industrial

NOTES:

Signage: What signage is to be provided for the complex and/or individual businesses?

ADA: Based on the number of total parking stalls, additional ADA stalls should be provided. These should be spread around the building to provide access to multiple bays/businesses.

Snow Storage: Site plan needs to show provisions for snow storage and handling.

Trash Enclosures: Dumpster areas to be provided away from parking stalls. Enclosures should be provided to provide screening from residential areas and help prevent debris from blowing away.

Lighting: Lighting should be shown on the site plan. Lighting is to be situated to prevent light from spilling into residential areas.

Landscaping: Landscaping to be provided along all street frontages. Xeriscape is permitted.

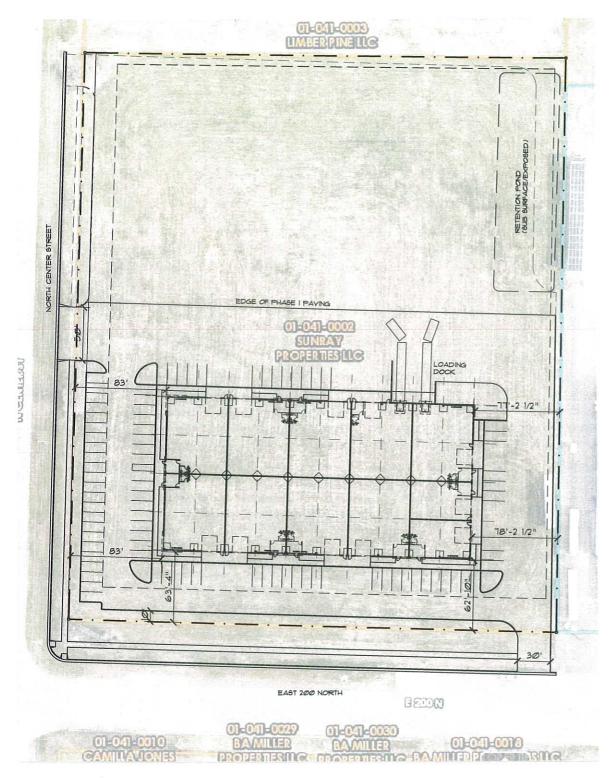
Roadway/Driveway: Driveway at southeast corner should be moved to provide minimum ten feet from property line. Drive entrance may be up to 36 feet wide.

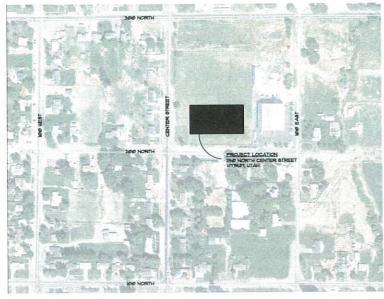
## SUNRAY PROPERTIES BUILDING II

APPROX 250 NORTH CENTER STREET HYRUM, UTAH

## CODE REVIEW I.B.C. 2018

DESCRIPTION		IBC REFERENCE	REMARKS
OCCUPANCY		Chapter 3	
STORAGE MEDIUM HAZARD STORAGE	ð-I	SECTION NO. 3112	
BASIC ALLOWABLE BUILDING HEIGHT, FLOOR AR STORY IN HEIGHT	EA AND	Chapter 5	Provided:
MAX HEIGHT IN FEET (ALLOWED X5-1/61/11B) 75' N	1AX ALLOWE ALLOWED	D Table No. 504.3 Table No. 504.4	PROVIDED HT = 30'-2" PROVIDED STORIES =
9-1 OCCUPANCIES BASIC FLOOR AREA (ALLOWED - 9-1/81/IIB) 74	0,000 SF.	Table No. 5062	
ALLOWABLE AREA	0,000 SF.	SECTION NO. 706	ACTUAL 6F. = 39,413
TYPE OF CONSTRUCTION TYPE	PE SI/IIB	Chapter 6	
Fire Resistive Requirements Fire R	esistive (in Hours)	Table No. 601	
I. Structural Frame 6	2	Table No. Bol	
2. Exterior Bearing Walls	9		
Interior Bearing Walls			
3. Non-Bearing Walls - Exterior			
Non-Bearing Walls - Interior     Floor Construction - Beams and Joists			
6. Roof Construction - Beams and Joists			Comply
INTERIOR FINISHES		Chapter 8	
SPRINKLERED - 5-1		TABLE 8Ø3.13	
EXIT ENCLOSURES AND PASSAGEWAYS	C		WILL COMPLY
CORRIDORS	C		WILL COMPLY
ROOMS AND ENCLOSED SPACES	С	/	WILL COMPLY
FIRE PROTECTION		Chapter 9	
AUTOMATIC SPRINKLER SYSTEM - REQUIRED (FIRE AREA IS GREATER THAN 12,000 SF.)		SECTION 9032.9	
FIRE ALARM SYSTEM - NOT REQUIRED		5ECTION 907.2	NOT REQUIRED 8-1 OCC'S
MEANS OF EGRESS ILLUMINATION		SECTION 10063	EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT
			THROUGHOUT
OCCUPANT LOAD		Chapter 10 Table No. 10045	TOTAL
<u>MEDIUM HAZARD STORAGE - 5-1</u> BAREHOUSE - 39,413 SF/500/OCC. = 79 OCCUI	PANTS	14013 110. 10042	OCCUPANTS = 19
EXITING		Chapter 10	
TWO EXITÉ REGRO PER FLOOR GREATER THAN 4	9 <i>OCC</i> 8 (6-1	TABLE 10045	26 EXITS PROVIDED
	9 0006 (9-1		
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## SHEET INDEX

## ARCHITECT

JOSEPH T. BECK ARCHITECT, INC. 491 EAST 520 SOUTH SMITHFIELD , UTAH 84335 435-764-6742 JTBARCHITECT@GMAIL.COM

COVER SHEET/BITE PLAN/CODE REVIEW
OVERALL FLOOR PLAN
BIL ARGED PLAN/COLUMN DETAILS/DOCK DOOR ELEV
EXTERIOR ELEVATION
INTERIOR ELEVS/BCHEDULES/GLAZING/RATED WALL SECTIONS
SECTIONS

CIVIL / LANDSCAPE ENGINEERING

CACHE LANDMARK ENGINEERING 1011 WEST 400 NORTH, SUITE 130

C-Ø.J GENERAL NOTES AND LEGEND
C-IØ 9ITE / UTILITY PLAN
C-3Ø DRAINAGE / GRADING PLAN
C-5Ø DETAIL 9HEET
C-5.J DETAIL 9HEET EROSION CONTROL PLAN

STRUCTURAL ENGINEERING

MECHANICAL ENGINEERING MORTENSEN ENGINEERING, INC. 251 SOUTH 83Ø EAST 251 SOUTH 830 EAST SMITHFIELD, UTAH 84335 435-170-5534 LORINMORTENSENSCOMCASTNET

MECHANICAL NOTES / SPECIFICATIONS
MECHANICAL PLAN
TYP MECHANICAL PLANS/DETAILS/SCHEDULES
PLUTBING NOTES AND SPECIFICATIONS
PLUTBING PLAN
PLUTBING PLAN
PLUTBING DETAILS AND SCHEDULES

ELECTRICAL ENGINEERING

SINE SOURCE ENGINEERING
95 WEST GOLF COURSE RD, SUITE 102
LOGAN , UTAH 84321
435-181-1445
WWW.SINESOURCE.COM

ABREV'S, GPN, LEGEND, SHEET INDEX SPECIFICATIONS SPECIFICATIONS ELECTRICAL SHEE PLAN LIGHTINS PLAN POUER PLAN ELECTRICAL DETAILS E3LECTRICAL OTEALS E3LECTRICAL ONE-LINE DIAGRAM EØØ1 EØØ2 EØØ3 ESIØ1 E2Ø1 E3Ø1 E5Ø1 E6Ø1

FIRE SUPPRESSION ENGINEERING



DEC 29, 2021

Section 6. Item C.

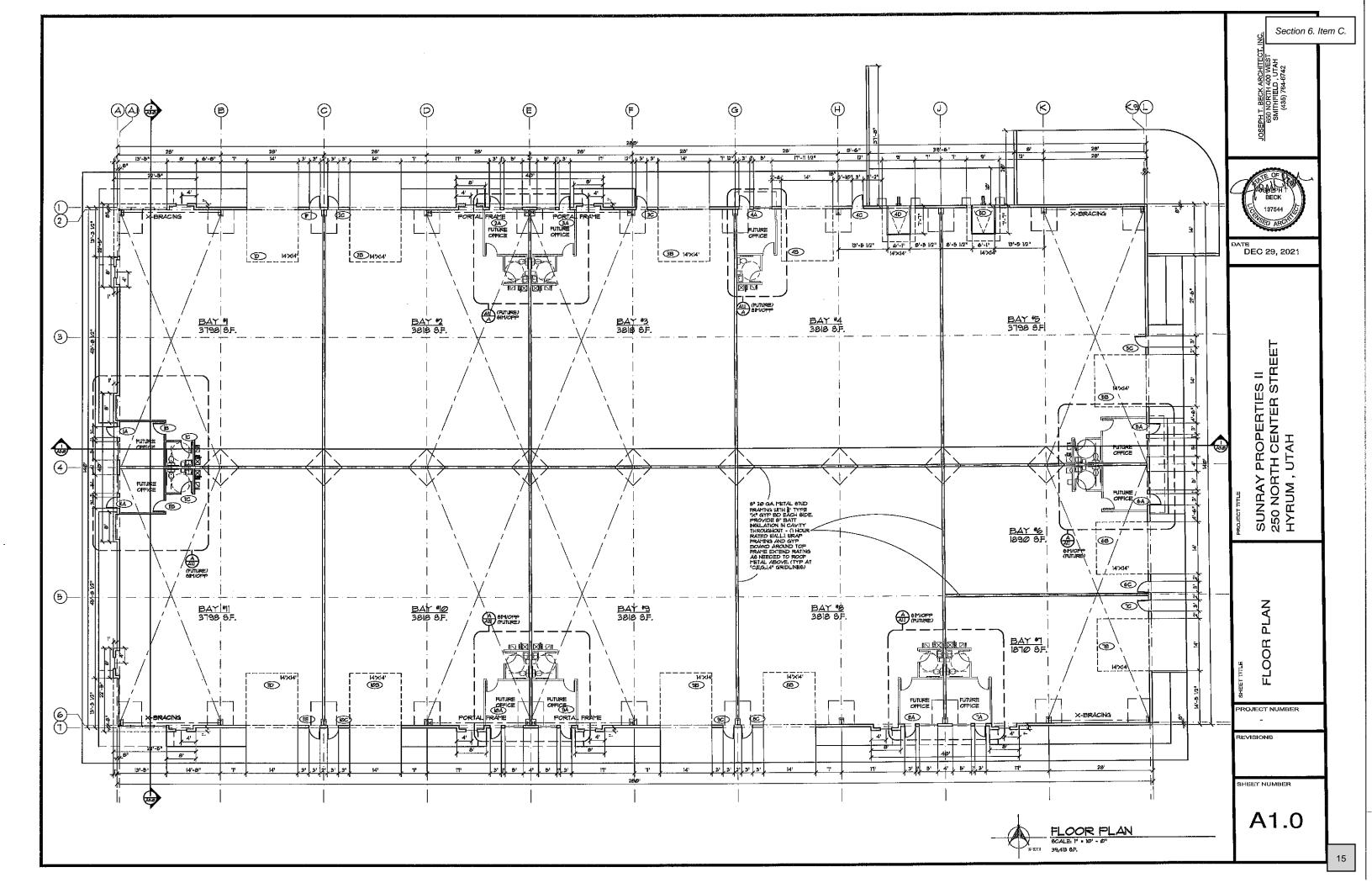
REF. SITE PLAN CODE REVIEW SHEET LEGEND

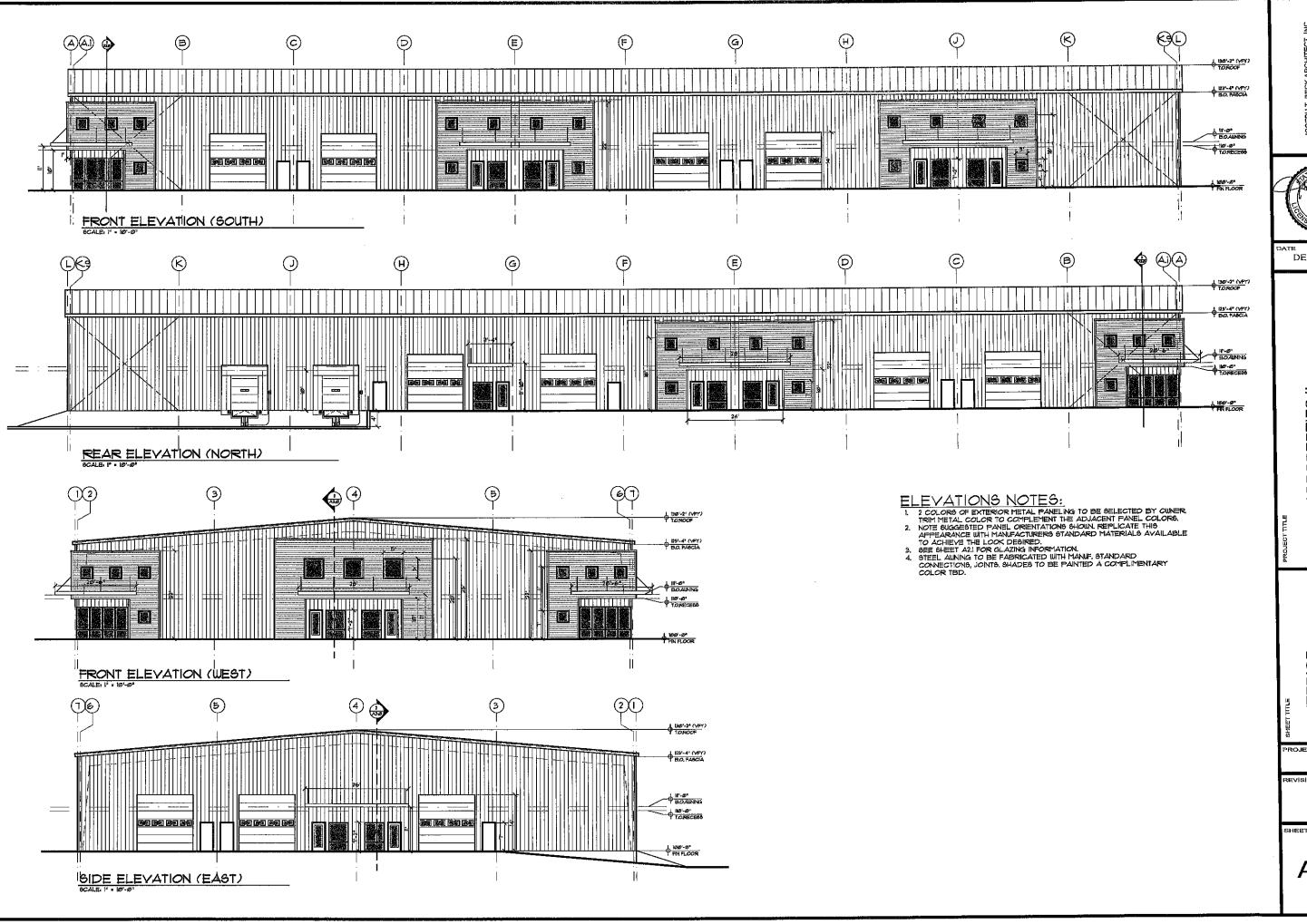
REVISIONS

SHEET NUMBER

A0.0







Section 6. Item C.

JOSEPH T. BECK ARCHITECT. I 650 NORTH 400 WEST SMITHFIELD , UTAH (435) 764-6742



DEC 29, 2021

SUNRAY PROPERTIES II 250 NORTH CENTER STRI HYRUM , UTAH

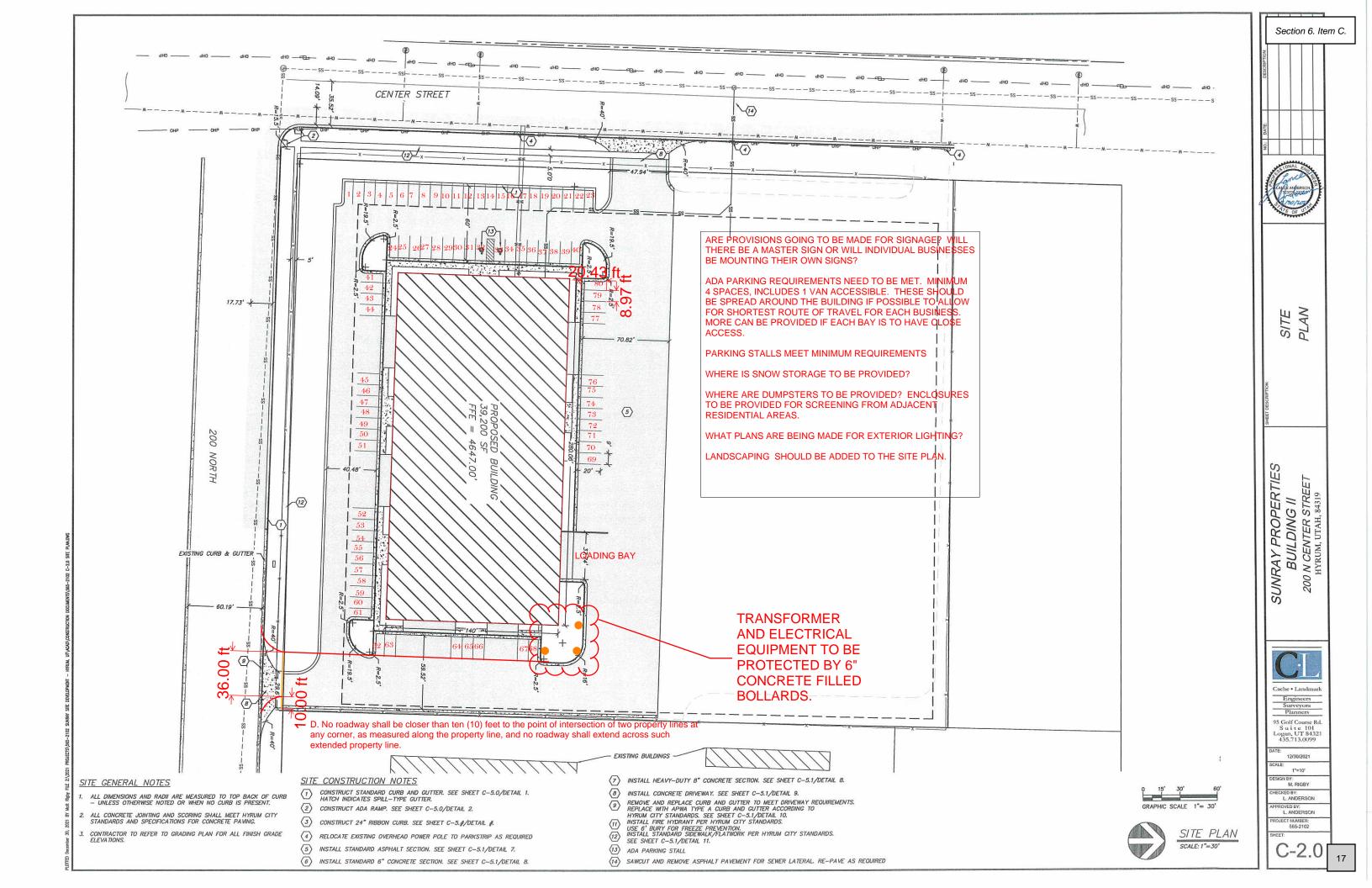
EET

EXTERIOR ELEVATIONS

PROJECT NUMBER

SHEET NUMBER

A2.0



## 2021 PLANNING COMMISSION REVIEW FEBRUARY 24, 2022

## REZONE:

## **SITE PLANS:**

Ryan Pierson–Blacksmith Fork Industrial – 2 buildings

Jared Imbler – 514 East 300 North – landscape nursery

Kathryn Fielding – 92 East Main – real estate office

Brandt Carmichael – 120 North 800 East- Drip soda shop

Dan Larsen – 120 North 800 East – additional building

Martin Skabelund – Blacksmith Fork Industrial Park – building

Heidi Harris – soda beverage shop

M.G Property Utah LLC – Blacksmith Fork Industrial Park - storage facility

## **MINI-SUBDIVISIONS:**

Adam Tripp – Garner Mini-sub 325 West 300 North

Terry and Kim Nielsen – 210 North 100 East

Deann Adams – 350 North 400 West

Carl Lundahl – 383 West 300 North

Kevin Garner – 325 West 300 North - revision

## OTHER:

Todd Perkins – Exception to setback requirements for accessory structure

Sam Hicken – Exception to setback requirements for shed

Travis Hayes – Exception to setback requirements for shed

Terry and Wendy Smith – extended use permit for recreational trailer on property

## **CONDITIONAL USE PERMITS:**

Shelby Larsen – 92 East Main St – Fabrication and Welding shop in a mixed use C-2 zone

## SUBDIVISIONS:

Rolling Hill 8-11

Auburn Hills 7

Mountain View Estates South

Hyrum Heights Sub 700 East 1100 South 10 lots (concept plan only)

## **SIGNS APPROVED:** None

**PUD**: None

## **UPDATE ON PREVIOUSLY APPROVED SUBDIVISIONS:**

Scenic Mountain – about 50% complete
Rolling Hills – building into phase 8 now
Elk Mountain – Phases 13-14 about 50% complete
Canyon Estates – Phase 3
Cobblecreek Townhomes – 75% complete
Auburn Hills – Phase 6 nearly complete
Mountain View Estates Phase 3 -Nearly complete
Mt Sterling Farms - few lots left
Hidden Valley – getting started