



ALUA MEETING

Monday, June 22, 2026 at 4:00 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum Administrative Land Use Authority Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 4:00 PM, June 22, 2026. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. [May 29, 2024](#)
5. **AGENDA ADOPTION**
6. **SCHEDULED DELEGATIONS**
 - A. [Hyrum Heights Subdivision](#) - 21 Single Family Dwelling Residential Lots.
7. **ADJOURNMENT**

Shara Toone
Secretary

ALUA Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the ALUA Member will be on speakerphone. The speakerphone will be amplified so that the other ALUA Members and all other persons present in the Council 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 at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the ALUA body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this **19th day of June, 2026**. Shara Toone, Secretary.

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY ADMINISTRATIVE LAND USE AUTHORITY HELD MAY 29, 2024 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 11:00 A.M.

CONDUCTING: Matt Holmes

PRESENT: Matt Holmes, Eric Dursteler, Jonathan Jenkins

EXCUSED:

CALL TO ORDER: There being three present and three representing a quorum, Matt Holmes called the meeting to order.

OTHERS PRESENT: Two citizens. Secretary Shara Toone recorded the minutes.

PLEDGE OF ALLEGIANCE: Jonathan Jenkins led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Matt Holmes

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was posted on the Utah Public Notice Website and Hyrum City's website, distributed to each member of the Administrative Land Use Authority, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION **Jonathan Jenkins made a motion to approve the agenda for May 29, 2024 as written. Eric Dursteler seconded the motion and Holmes, Dursteler, and Jenkins voted aye.**

6. SCHEDULED DELEGATIONS

- A. Josh Runhaar, Mountain View Estates South Subdivision-
seeking final plat and construction drawing approval for Phase 6 of the Mountain View Estates South Subdivision. This phase consists of 23 single family lots and two open space lots on 7.6 acres.

SCHEDULED DELEGATIONS:**JOSH RUNHAAR, MOUNTAIN VIEW ESTATES SOUTH SUBDIVISION- SEEKING FINAL PLAT AND CONSTRUCTION DRAWING APPROVAL FOR PHASE 6 OF THE MOUNTAIN VIEW ESTATES SOUTH SUBDIVISION. THIS PHASE CONSISTS OF 23 SINGLE FAMILY LOTS AND TWO OPEN SPACE LOTS ON 7.6 ACRES.**

Zoning Administrator Matt Holmes explained that Eric Dursteler contacted him asking if he had a response letter from Neighborhood Nonprofit Housing Corporation. Matt said Eric sent comments on May 2, 2024, but he downloaded the zip file and did not realize the comments were included. He explained that Hyrum City was expected to provide a response back to Neighborhood Nonprofit Housing Corporation by May 9, 2024, based on the April 15, 2024 submission date, but that did not happen. He also noted that the city did not have a response letter from the first set of plans and only had the updated plans. Matt offered to go through the plans together and answer any questions.

Christopher Harrild said there were additional redline comments that were not related to the previous comments and questioned whether the city could add those.

Matt Holmes explained that the city can address additional comments if there are safety concerns. He said if the city made a comment on an item and changes were made that affected the item, additional redlines may be needed. He explained that he completed a quick review because Hyrum City did not have the ALUA set up and had instructed ALUA not to do a full review of the plans. He stated that state code allows the city to address safety concerns. Matt explained that some comments may apply to the plans and some may not.

Jonathan Jenkins said he would like to review the plans together to better understand them.

Christopher Harrild said he wanted to avoid a process where there are continuous rounds of new redlines.

Holmes said he understood and respected that concern.

Harrild thanked the city for the first review, stating it was helpful because it provided a complete list of comments. He asked how many additional comments they should expect moving forward.

Zoning Administrator Matt Holmes said he hadn't been able to fully review the plans. He had downloaded the zip file but didn't unzip

it until 45 minutes before the meeting.

Christopher Harrild said they were not in a big rush. The group discussed updates needed to the plat format, including changing the administrative body listed on the front of the plat. Harrild noted that the walkway distance needed to be confirmed, as he believed it was reduced from 16 feet to 14 feet. He also mentioned removing the Planning Commission and City Council from the signature block, adding the ALUA, and determining the appropriate chairman signature.

Jonathan Jenkins said he believed Matt Holmes was the chairman and asked if only one signature line was needed for the chair.

They reviewed the redline comments and whether most items had already been addressed.

Harrild explained that some comments were new, some were recommendations, and some were questions. He noted that some bearing distances and map scales had been adjusted. He said he wanted to review specific measurement questions Eric Dursteler had identified rather than respond without checking. He confirmed ownership information needed to be updated and said he would need to speak with the recorder.

Jenkins asked how the Owner's Approval section should read.

Harrild explained that Neighborhood Nonprofit had purchased the adjacent property and that update still needed to be made.

Jenkins added that the basis of the arrangement should also be included.

Harrild said he wanted to verify that information had been updated and also review the open space requirements, as that had not previously been requested.

Eric Dursteler asked about terrain and drainage challenges and how the project was progressing now that they were in Phase 6.

Christopher Harrild said they had completed through Phase 5 and things were going well. He noted there were no surface collection points.

Dursteler asked if the homes had basements and whether they had experienced any issues.

Harrild confirmed that the homes do have basements and have not had any problems.

Jed Al-Imari said they have not experienced any problems with drainage. He explained that the rocky ground provides good drainage conditions. He said that after meeting with Ron or Matt a few years ago, they decided it would be better to inject the water into the ground rather than use swales because swales often do not get maintained. He stated that percolation tests were completed and confirmed the ground could handle the water injection system.

Eric Dursteler asked what method was being used for the injection.

Al-Imari explained that there is a manhole located in the middle of the system.

Christopher Harrild noted that the drainage system is also shown in the drawings.

Jed Al-Imari explained that the sewer and water systems are similar, with pipes coming in from both sides and a basin at each end. He said the system has worked well so far.

Jonathan Jenkins said some of the review comments may already have been addressed and asked Christopher and Jed if they wanted to go through the items and provide answers based on what they know.

Christopher Harrild said he was unsure about the open space question but would review why the number appears different from what is shown on the plat.

Zoning Administrator Matt Holmes said he was unsure if adjustments had been made to the line work to better match the plat and ensure all lot frontages were met.

Harrild said they would review it and provide an answer to the ALUA.

Eric Dursteler emphasized that the main item was to respond to the questions.

Harrild agreed. He then addressed the question about showing the full development. He explained that the plat should show the specific phase, but there should also be a second page showing the entire development. He was unsure if the current submittal included the full development page and said they would verify. He then moved on to the next item regarding a survey gap.

Eric Dursteler clarified that the issue was related to a property change.

Christopher Harrild said he was not sure about the gap between the properties and would need to review it.

Matt Holmes asked if they now own the property and the property to the south.

Harrild explained that an issue may come up during annexation and road discussions with the county, as the county may claim access rights. He said Jeff Nielson is completing a survey of the south property and they expect to receive it soon. He reviewed the comments and noted that ownership information and the corporate boundary line still needed to be verified. He said the frontage issue could be marked complete since Eric Dursteler confirmed it was acceptable.

Matt Holmes noted that the plat shows Hyrum City Zone 2 and Cache County Zone A10, which may already indicate the boundary.

Harrild said they would review it and address it as needed. The group discussed the roadway section and paving requirements. Harrild noted a comment stating the paving should extend 7 feet beyond the property line with a transition slope.

Jed Al-Imari believed the roadway was designed at 20 feet.

Holmes explained that 20 feet is the minimum fire access width and 26 feet is required if there is a fire hydrant.

Harrild noted the plans show a 68-foot roadway width with two 34-foot sections and said they needed to verify the correct dimensions.

Holmes explained the roadway layout should include a 13-foot park strip with curb, 13 feet from the back of curb to the right-of-way line, leaving approximately 21 feet for pavement.

Harrild said they would review and address that item, noting some updates may already have been made. He also confirmed they had updated the basis of bearing and legal description information but would double-check. Harrild then asked about moving the Hyrum Power signature near the water and sewer and where the water and sewer information is located.

Zoning Administrator Matt Holmes said the water and sewer signatures can likely remain as shown because they are required to sign the plat. He explained that Hyrum Power is optional and not required to sign.

Christopher Harrild said he would cross out the Hyrum Power signature for now and make any necessary changes if needed. He confirmed they would update the plat to reflect the Administrative Land Use Authority (ALUA) and asked whether Matt Holmes was the chair and needed to sign.

Holmes confirmed that the chair signature is needed.

Harrild asked whether they should be provided specific signature block language or create a format similar to the City Council or Planning Commission signatures. Holmes said the wording should be changed from "City Council approval" to "Land Use Authority."

Harrild confirmed they would replace references to City Council with Land Use Authority.

Holmes suggested the signature block state that it was presented to Hyrum City and remove the City Council reference.

Harrild asked whether the City Recorder should be included.

Holmes said the Recorder would likely need to be included for attestation and said he would confirm with Stephanie Fricke.

Eric Dursteler asked if the 16-foot walkway connection issue had been addressed.

Harrild said it had not yet been reviewed and suggested returning to that item. Harrild asked about note #8 and whether it was a recommendation.

Dursteler confirmed it was.

Holmes explained that the note was based on language he had used in another county and stated that if a portion of the road is vacated, restrictions should be adjusted to reflect the new boundary rather than the original line.

Christopher Harrild said the scale has been addressed. He addressed the 16' width on walkway. He said they went through that about a year ago and found that it's actually 14'. They were trying to draw it as 16' and Matt told them it was 14'. He said he's not

sure where it came from, but he knows it's 14'.

Jed said he thinks it was the width of the sidewalk.

Christopher Harrild said he can address that one. He asked if they want additional support for that and if they are on the same page with the width.

Zoning Administrator Matt Holmes said he wants to stay consistent. He said if they have done 14' before, they should continue with that.

Christopher Harrild said he thinks the basis of bearings have been addressed on the new update. He said it's on their list to address, so Hyrum City will get a formal response back.

Jonathan Jenkins said the new guidance from the surveyor's office is to put the word measured. It should say surveyed, staked, measured, and monumented.

Christopher Harrild asked if this is the updated set with corrections.

Zoning Administrator Matt Holmes said it is the updated set.

Christopher Harrild read clarify that construction drawings provided for construction and construction drawing approval provided is provided for Phase 6 homes and not for the overall development. He asked if they could clarify what they are looking for there.

Jonathan Jenkins said typically Phase 6 would show up on the drawing.

Christopher Harrild asked about the question C101 about service lines and polyurethane tubing. He asked if it is just a heads up or if there is a preference there.

Zoning Administrator Matt Holmes said Polyurethane is what they are using. He added it should be $\frac{3}{4}$ " not 1", unless they want to install a 1" to a meter, but the meter will be $\frac{3}{4}$ ". He said they have had problems with some of the copper that has been installed.

Christopher Harrild clarified that they need to make sure the drawing matches what is happening. He asked Jed if they are doing Bondcrete grout or boots for sewer connections

Jed Al-Imari said he thought they were doing the grout.

Zoning Administrator Matt Holmes said the sewer connections are always grouted, but the standard calls out a resilient boot. He added he can't remember if they need to do both.

Eric Dursteler said they do a boot and then grout the outside.

Christopher Harrild clarified they just need the drawing to match what they are doing.

Eric Dursteler suggested they use the word annulus. He said because they have the pipe penetration, the annulus needs to be rounded and booted on the outside.

Christopher Harrild read "remove Rocky Mountain Power". He asked if there is anything else for C101 then moved on to C104.

Zoning Administrator Matt Holmes said there isn't a note 20, there's a 20 in the intersection.

Christopher Harrild read "show street number sign or add note for stop sign". He said Okay. He said anything he says okay to he is going to pass on to the engineer and have him update.

Eric Dursteler said he's okay with him doing that.

Christopher Harrild read "appears as storm water storage sump". He asked if they just need that labeled.

Eric Dursteler said yes.

Christopher Harrild read "sewer services should be placed at side of lot on down sewer side to avoid services and driveways".

Eric Dursteler asked Matt how he would like to approach this.

Zoning Administrator Matt Holmes said our standard says water is supposed to be at the center of the lot and that avoids conflict with driveways. He said he knows they have discussed moving the water to the side of lot. He asked if that is something they still want to do. He added if it's in the center, they can have the driveway on either side of the lot.

Jed Al-Imari said the only reason they have done that is because lots are getting smaller, but if they can get the water in the

center without causing any problem to the driveway, they will. He added they don't want cleanouts in the middle of the driveway.

Christopher Harrild said when someone goes to build on the lot, they are restricted to a floorplan with a driveway on the north side. He said they don't want cleanouts in the middle of driveways. They are aware of that and restrict where driveways go. If it's on the south end, then they will shift it up.

Zoning Administrator Matt Holmes said that's great for the sewer, but for the water, they need to have it placed at the center of the lot, just so Hyrum City Water Department can easily find the water line.

Christopher Harrild said that's problematic. He added that puts water too close to the driveway and that's not where Hyrum City wants it either. He said they try to keep all the utilities to the side of the property, whether north or south, so there's no potential impact. He added because of those narrow lots, if the driveway takes up a certain portion of that, the driveway might be part of the center of the lot.

Zoning Administrator Matt Holmes said our standard calls out water at the center of the lot.

Jed Al-Imari said they can try and do that.

Christopher Harrild said they can look at that, but they've done it like that the last three or four phases.

Zoning Administrator Matt Holmes said he's not sure what agreement happened there, if it was with Corey years ago or who it was with.

Christopher Harrild said no, it was with Matt.

Zoning Administrator Matt Holmes said he knows it came through, but someone had told him they had discussed it with the water department.

Christopher Harrild said they had just made some of those updates in the last few years. He said he doesn't have a problem making those adjustments, but at this point it's a problematic adjustment. He added if it impacts where the driveway goes, that changes everything that has already been approved. He said he's giving his strong opinion that it needs to stay where it's at, but they're happy to look it over.

Jonathan Jenkins asked if it's not in the center of the lot, where would it be.

Jed Al-Imari said it would be on the opposite side of the driveway.

Jonathan Jenkins said maybe the argument is if they measure it from the driveway to the lot line, it still is in the center. He asked if there is some language change they need.

Christopher Harrild said he's not familiar with the reference Matt is making to the code.

Zoning Administrator Matt Holmes said it's in Hyrum City's construction standards. He said he will have to pull it up.

Jonathan Jenkins said they are slightly off center. He said he wonders if there is a change in language they could look at.

Eric Dursteler suggested they could do water, irrigation, irrigation, water, water. He added that would make it so there's two sewer connections and two water connections. He asked if they would be opposed to that in the future so it's not water, sewer, sewer, water.

Jed Al-Imari said the only reason it was changed like that was because of the driveways.

Zoning Administrator Matt Holmes said they are looking to go through their standards and get all the departments to weigh in on the subject.

Jonathan Jenkins said obviously nobody wants a connection for a clean out in the driveway, so maybe they could change the language to say, "the measurement is from the driveway."

Zoning Administrator Matt Holmes said Hyrum City's standard recommends the sewer not to be in the driveway, but it doesn't prohibit it.

Jonathan Jenkins said the water lines are slightly off-center. He said the standard says center, but maybe there's some flexibility in the language on that.

Jed Al-Imari said they can go back and look at where they have each of those driveways set. They did that so they didn't have any services in the driveways.

Jonathan Jenkins asked if they have driveways set on these properties.

Eric Dursteler asked if they could say where the driveways are going to be.

Christopher Harrild said as people move through their program, they go to the lot, and they select the house plan they want for their lot. He said he doesn't feel comfortable saying where the driveway is going to be.

Dursteler asked if they give them a selection of plans.

Christopher Harrild said they give them one of four. He said they might want a certain house plan, but they're going to have to mirror it to make it work with the driveway. He added that's what their plan accommodates. He said he likes the idea of having sewer on a shared line and then secondary and culinary water on the other. He added he will talk to the engineer and see if there's a reason why that won't work. He said they don't want this to look like a set of row houses, with driveways all in the same spot. He continued with a question about Hyrum Power.

Zoning Administrator Matt Holmes clarified that all utilities will be located behind the sidewalk.

Christopher Harrild said they were following the rough sketch provided.

Holmes said the line they put in has things in the park strip where gas goes.

Harrild asked if that item was acceptable and if Eric Dursteler had anything else to address.

Dursteler said he had no additional comments.

Christopher Harrild reviewed a note about needing a temporary flushing mechanism to meet disinfection requirements and asked whether it applied to the secondary water line or the culinary water line.

Eric Dursteler clarified that it applied to the culinary line.

Matt Holmes said he was unsure if a flushing mechanism was needed for that situation.

Christopher Harrild asked if they are okay on the item. He added there's a note saying, "This lot should already have irrigation service." He said they can double check that. He reviewed a comment stating that the 0.4% gutter slope did not comply with city code and asked if the slope needed to be checked.

Eric Dursteler said he believed the 0.4% slope was acceptable.

Matt Holmes explained that the slope was previously designed that way because of the swales, but the area is relatively flat.

Harrild asked what the code requires.

Holmes explained that the minimum street slope is 0.5% and questioned whether a 0.4% slope could cause water to pond in yards or if it would remain within the public right-of-way.

Harrild clarified that the goal is to prevent ponding in yards, not necessarily eliminate all ponding. He asked if a calculation was needed, and Eric Dursteler suggested changing the slope to 0.5%.

Harrild said they could ask about the slope. He read the comment regarding "station into offset." Eric Dursteler explained it was only a recommendation and moved to the next item, noting that the rim elevation should be lower than the top back of curb (TBC).

Harrild said if the recommendation is reasonable, they could follow it. Dursteler clarified that the rim should be about 6 inches lower than the TBC. He asked for clarification on a comment about the city standard detail for water service.

Matt Holmes said placing the water meter behind the sidewalk was acceptable.

Harrild noted a discussion about utilities on opposite sides of the lot and asked if that arrangement would be allowed; Holmes confirmed it would be. He also asked about a code reference.

Holmes explained that water lines should generally be centered on the lot, irrigation should be at least 5 feet from the water lateral, and sewer laterals should be at least 10 feet away from the water lateral on the downstream side.

Christopher Harrild asked whether "downstream" referred to surface flow.

Matt Holmes clarified that sewer flow runs north while street flow runs south.

Harrild said they likely need better alignment details, noting it is preferred but not required. He then reviewed several plan comments. He asked about a note to "show feed to electrical box," and Holmes said the feed comes from the left.

Harrild read a request to "call out sidewalk section for pathway, planting, or landscape," and asked if it simply needed to be labeled.

Holmes said only a brief detail needed to be added, and Harrild believed it was already included.

Harrild asked about sewer manhole requirements for station, offset, and diameter.

Holmes asked whether the manholes would be 4-foot or 5-foot, and stated 5-foot is required except for terminal manholes, which may be 4-foot.

Harrild said he was unsure. He read a note about showing a sump and callout for station and offset, and questioned whether part of the text was missing.

Christopher Harrild read, "Show fire hydrant in profile and call out station offset." He said they have another grade question to the 0.5%.

Eric Dursteler asked if that's recognizing this ties into two roads.

Christopher Harrild read, "Show fire hydrant." He said he's going to mark that that needs to be done. He said they already have the note about the water service that they need to update, and that looks like it's consistent throughout. He asked if it's supposed to be $\frac{3}{4}$ " poly.

Zoning Administrator Matt Holmes said that is correct.

Christopher Harrild said it says they need to specify what's old and what's new. He said he thinks everything is new except for the sewer. He asked if there is anything else on C104. On C112, he read, "Show phase 6 construction limits."

Zoning Administrator Matt Holmes said he could add it in for the

rest of them.

Christopher Harrild read, "Cap and block water line." He asked if they need that called out.

Zoning Administrator Matt Holmes said Yes, with a thrust block.

Christopher Harrild read, "A ramp cross-slope 2%." He asked if they just need to check that slope.

Eric Dursteler answered yes.

Christopher Harrild read, "Specify if it's existing or to be installed." He said to note that they'll make it fit that. He read, "Show call out fire hydrant." He said they will update that. He asked if that is all for 112.

Zoning Administrator Matt Holmes said he thinks that other fire hydrant is existing, and that's from the previous plan. He told them to check if that's existing. He added it's between lots 107 and 106.

Christopher Harrild read, "C201. What is being used as the infiltration rate?" He said he doesn't know.

Jed Al-Imari said they did all of that.

Christopher Harrild said they need the data. He talked about C500, item two. He said they include tracer wire. He asked if they just need to show that's what's happening on the drawing. He moved on to number five. He read, "Six-inch between flange and finish surface." He asked if that's just another indicator.

Eric Dursteler said it's just a note.

Christopher Harrild asked what type of cones they are using.

Jed Al-Amari said he thinks they chose eccentric cones.

Christopher Harrild asked if they just need that drawing to be updated.

Eric Dursteler said yes, just updated.

Zoning Administrator Matt Holmes said it could be a cut from a different angle.

Christopher Harrild asked if they could write on there, use eccentric cone.

Zoning Administrator Matt Holmes said yes, and then rotate it so the manhole is as far away from the curb as it can be to prevent infiltration.

Christopher Harrild asked if that was all for C500. He moved on to C501, top left section. He read, "Twelve foot per standard."

Zoning Administrator Matt Holmes said for the 60', it's a 12' right of way. He said to just mark it to seven or eight.

Christopher Harrild said that will address those comments. He read, 15.5' for 60'. He asked if this is the same thing, depending on the section.

Zoning Administrator Matt Holmes said yes, that's the same thing.

Christopher Harrild said it says 14.5 and it should say 15.5. He read, "Pit run gravel and untreated base coarse is to extend 1' beyond back of curb."

Jed said when they rough grade it, it goes all the way through to 1' behind back of curb.

Zoning Administrator Matt Holmes said if they can just show that, it will cover all the subdivisions.

Christopher Harrild asked how they want to do a 1' buffer for 60'.

Zoning Administrator Matt Holmes said a 1' buffer isn't showing in the other one either.

Christopher Harrild asked if they would like it shown.

Zoning administrator Matt Holmes said to keep it as it is, because the detail shows the pit run going underneath everything.

Christopher Harrild read, "Seven foot and one foot buffers required back of sidewalk." He asked if that is part of the same note.

Zoning Administrator Matt Holmes said he thinks it's part of the same note. He said to keep it 8', because there's going to be a lot more snow removal along there. He says it gives them more room to put snow during the winter.

Christopher Harrild reviewed a note about right-of-way requirements and said that with a 1-foot buffer, the 8-foot dimension would work and suggested removing the conflicting note.

Zoning Administrator Matt Holmes responded that the 7-foot and 8-foot dimensions should still be shown because, on a 60-foot road, the standard includes a 5-foot sidewalk and a 7-foot park strip.

Christopher Harrild said they're calling out 26'. He asked if it's a math issue. He said it should say 26 and it says 22.

Zoning Administrator Matt Holmes said it's just an error.

Christopher Harrild went on to #2. He said it should be shown as future 80' right of way and it says 68.

Zoning Administrator Matt Holmes said 34 was all that they were able to do at that point. He said that is the problem with not having a transportation master plan. He said it's just marked as an artillery road.

Jed Al-Imari asked if this is for 6200.

Zoning Administrator Matt Holmes said yes, he never pressed the issue to make it an 80' right of way and doing 40' because they didn't have in their code at that point, to reinforce it.

Christopher Harrild asked if they need to change that or let it be.

Zoning Administrator Matt Holmes said leave it as it is.

Christopher Harrild read, "Provide detail for flared driveway section." He said that's something they don't have anywhere else in there.

Zoning Administrator Matt Holmes said when the driveways go in, there should be an expansion joint between the sidewalk and the driveway, as well.

Jed Al-Imari asked if they want an expansion joint or them to be poured separately.

Zoning Administrator Matt Holmes said he wants an expansion joint because it's in the standards.

Christopher Harrild read, "Does not comply with current ADA

requirements." He asked if it needs to be updated.

Jed Al-Imari asked what they are asking for on this.

Zoning Administrator Matt Holmes said the landing at the top isn't going to work. He said they are not drawn to meet the current ones. He said they have to have the minimum turning area on there and then the 7'.

Christopher Harrild asked if they just need to update it to meet the current ADA requirements.

Zoning Administrator Matt Holmes answered yes.

Christopher Harrild said it says no galvanized permitted.

Zoning Administrator Matt Holmes said that's one of the issues they've been having with those water services. He said the galvanized pipes rot out and brake quickly, so they want a stainless-steel nipple.

Christopher Harrild moved on to 502. He asked what they want to talk about on that one.

Zoning Administrator Matt Holmes Said to include a curb inlet as well as the grate.

Christopher Harrild asked if it is intentional to have it so wide.

Zoning Administrator Matt Holmes said to call it out as the proper call with stainless steel bands and a 4.5" valve box so that they can drain it in the fall.

Christopher Harrild asked if they want to see the box with the lid on, in the drawing.

Zoning Administrator Matt Holmes said yes, just draw it real quick. He asked if they are comfortable with what they discussed today.

Christopher Harrild said they accomplished what they needed to. He said they will get the plans and notes over to Michael and get them prepped and back to Hyrum City. He said they aren't too concerned timewise, if things are moving forward.

Zoning Administrator Matt Holmes asked everyone if they would like to come back or get a conditional approval with the notes from today.

Jonathan Jenkins said if they are willing to represent everything that was gone through, they could probably do a conditional approval.

Christopher Harrild said they prefer not to have to come back and do it again. He said if they want to condition it based on final review by Matt, saying they've met those requirements, they are okay with that.

Jonathan Jenkins said he wants them to have a comment letter back to Hyrum City to indicate that they have addressed the comments.

Christopher Harrild said he thinks they did that last time. He said they can do that again.

ACTION

Jonathan Jenkins made a motion to approve the final plat and construction drawing for Phase 6 of the Mountain View Estates South Subdivision subject to the conditions that were discussed and that has been represented by Neighborhood Nonprofit will be corrected and updated. Eric Dursteler seconded the motion and Holmes, Dursteler, and Jenkins voted aye.

ADJOURNMENT:

ACTION

There being no further business before the Administrative Land Use Authority, the meeting adjourned at 12:24 p.m.

Matt Holmes

ATTEST:

ADMINISTRATIVE LAND USE AUTHORITY May 29, 2024

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Shara Toone
Secretary

Approved: _____
As Written