



HYRUM CITY

83 West Main • Hyrum, Utah 84319

Phone (435) 245-6033

Stephanie Miller, Mayor

Council Members

Scot M. Allgood

Jared L. Clawson

Martin L. Felix

Paul C. James

Aaron Woolstenhulme

City Administrator

Ron W. Salvesen

Recorder

Stephanie B. Fricke

Treasurer

Todd Perkins

AGENDA

HYRUM CITY PLANNING COMMISSION

PUBLIC NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION TO BE HELD AT THE CIVIC CENTER, 83 WEST MAIN, HYRUM, UTAH AT 6:30 P.M., THURSDAY, NOVEMBER 13, 2014. THE PROPOSED AGENDA IS AS FOLLOWS:

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. APPROVAL OF MINUTES
 - A. October 9, 2014
5. AGENDA APPROVAL
6. PUBLIC HEARING:
 - A. The Hyrum City Planning Commission will hold a public hearing Thursday, November 13, 2014 at 6:30 p.m. in the Civic Center, 83 West Main, Hyrum to receive public comments regarding proposed amendments to Titles 16 (the Subdivision Ordinance) and 17 (the Zoning Ordinance) of the Hyrum City Municipal Code as follows: Section 16.12.030 C. 21 to delete the Title Block certifications on the Preliminary Plat; Section 16.16.160 to allow the Zoning Administrator or City Recorder to approve amendments to a recorded plat if no new lots are created; Section 16.20.050 to omit an additional 5% of the market value of a subdivision for impact fees, and to allow a subdivision to dedicate land in the proposed subdivision area rather than paying park impact fees; Section 16.20.150 F. by requiring the lots shown on the final plat to meet the minimum zoning requirements for lots size, frontage, etc.; Section 16.20.200 D. 3. g. to require construction in floodplain areas to meet requirements of Chapter 15.56; Section 17.04.070 to amend the definition of storage of autos/RV's in good repair to be allowed within a 6' enclosure, wall, or fence; Section 17.08.150 to further define rezone applications as a discretionary legislative decision; Section 17.20.010 to delete the listing of the R-4 Residential Zone; and Section 17.49.020 to allow bakeries, food processing/mills, office buildings and retail sales as a permitted use rather than a conditional use in the M-2 Manufacturing Zone.
7. SCHEDULED DELEGATIONS:
 - A. Derrick Page, JBS Beef Plant - To request a

conditional use permit to allow a box cooler storage addition at 410 North 200 West in the M-2 zone.

B. Derrick Page, JBS Beef Plant - To request a site plan approval for a box cooler storage addition at 410 North 200 West in the M-2 zone.

C. Hyrum City to request site plan approval for construction of a city office building to be connected to the library at 50 West Main, Hyrum.

8. OTHER BUSINESS:

A. Discussion and recommendation from Public Hearing regarding proposed amendments to Titles 16 (the Subdivision Ordinance) and 17 (the Zoning Ordinance) of the Hyrum City Municipal Code as follows: Section 16.12.030 C. 21 to delete the Title Block certifications on the Preliminary Plat; Section 16.16.160 to allow the Zoning Administrator or City Recorder to approve amendments to a recorded plat if no new lots are created; Section 16.20.050 to omit an additional 5% of the market value of a subdivision for impact fees, and to allow a subdivision to dedicate land in the proposed subdivision area rather than paying park impact fees; Section 16.20.150 F. by requiring the lots shown on the final plat to meet the minimum zoning requirements for lots size, frontage, etc.; Section 16.20.200 D. 3. g. to require construction in floodplain areas to meet requirements of Chapter 15.56; Section 17.04.070 to amend the definition of storage of autos/RV's in good repair to be allowed within a 6' enclosure, wall, or fence; Section 17.08.150 to further define rezone applications as a discretionary legislative decision; Section 17.20.010 to delete the listing of the R-4 Residential Zone; and Section 17.49.020 to allow bakeries, food processing/mills, office buildings and retail sales as a permitted use rather than a conditional use in the M-2 Manufacturing Zone.

B. Discussion and review of General Plan.

9. ADJOURNMENT

Dated this 5th day of November, 2014.

Michelle Jensen
Secretary

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 Office at 245-6033 at least three working days before the meeting.