

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JANUARY 12, 2017 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Angi Bair

PRESENT: Chairman Angi Bair, and Commissioners Steve Adams, Kevin Anderson, and Brian Carver.

EXCUSED: Commissioner Terry Mann and Alternate member Jeff Nielsen.

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

OTHERS PRESENT: City Administrator Ron Salvesen. Shalyn Maxfield recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Steve Adams 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 January 12, 2017 were approved as written.

ACTION **Commissioner Brian Carver made a motion to approve the minutes of January 12, 2017 as written. Commissioner Kevin Anderson seconded the motion and Commissioners Adams, Anderson, Bair, and Carver voted aye.**

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was FAXED 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 Brian Carver made a motion to approve the Agenda for February 9, 2017 as written. Commissioner Kevin Anderson seconded the motion and Commissioners Adams, Anderson, Bair, and Carver voted aye.**

AGENDA

6. 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 Vice Chairman.
 - V. Work program for the coming year.
7. ADJOURNMENT

OTHER BUSINESS:

ANNUAL PLANNING COMMISSION REVIEW:

Election of Planning Commission Chairman and Vice Chairman.

ACTION Commissioner Angi Bair made a motion to appoint Commissioner Kevin Anderson as Planning Commission Chairman for 2017. Commissioner Brian Carver seconded the motion and Commissioners Adams, Anderson, Bair, and Carver voted aye.

ACTION Commissioner Kevin Anderson made a motion to appoint Commissioner Angi Bair as Planning Commission Vice Chairman for 2017. Commissioner Brian Carver seconded the motion and Commissioners Adams, Anderson, Bair, and Carver voted aye.

Review appointment terms of Planning Commission Members.

Commissioner Angi Bair read the appointment terms for each member and asked if Alternate member Jeff Nielsen is on a year rotation schedule.

City Administrator Ron Salvesen said Alternate member Jeff Nielsen is not on a year rotation because he is an alternate member.

Set meeting schedule for the year.

The Planning Commission agreed to keep the regular Planning Commission Meetings on the second Thursday of each month at 6:30 p.m.

Review past years work - conducted by Vice Chairman.

Commissioner Angi Bair conducted the review and stated that it seems like the subdivision lots are being sold quickly, and that there are two Neighborhood Non-profit housing developments that are being developed.

City Administrator Ron Salvesen agreed stating that there are almost no more lots for sale in established subdivisions and that

Neighborhood Non-profit is looking to start a few more projects in this upcoming year starting in the spring.

Commissioner Angi Bair asked if there was anything new for the Elk Mountain development.

City Administrator Ron Salvesen said that phase one through phase six have been approved which will include installing a sign. A clubhouse has also been approved that Troy Kartchner hopes will be finished before the Parade of Homes this year.

Commissioner Angi Bair asked if the Kendricks will be attending another Commissioners Planning Meeting so that the commissioners can make sure that the Kendricks will be doing landscaping around the area of their recently approved storage units and overnight parking.

City Administrator Ron Salvesen said he believes that they will be attending another meeting.

Work program for the coming year.

Commissioner Angi Bair asked if there is anything that the city would like the Planning Commission to do or any changes that need to be made.

City Administrator Ron Salvesen said that nothing specifically comes to mind. He said that ordinances are being kept up to date and that as different things come up that the Planning Commission will continue to make any adjustments needed.

Commissioner Angi Bair asked what the reactions have been to the change in lot sizes.

City Administrator Ron Salvesen said that some people have wanted the bigger lots but for the most part it seems like people are satisfied with the new lot sizes. He also said 9,900 is a decent size and the contractors are not pushing that limit. There will still be bigger lots in subdivisions on corner lots, so the option is still there for those who really want a bigger lot. The quality of the homes being put on those lots is what has been important and it seems like they are good quality homes.

Commissioner Brian Carver stated that the city has been improving the landscaping specifically on Main Street and 800 East.

City Administrator Ron Salvesen said he hopes to see improvements in the landscaping in Wapiti. The plan for improvement in the city this upcoming year is to replace the trees that have died on 400 West, and there will be an entry sign to Hyrum installed on the West side of town. They will also look into painting all of the light poles black.

Commissioner Steve Adams asked if it will be similar to the one on the east side of town.

City Administrator Ron Salvesen said yes it will be similar. He has been getting nothing but positive comments on the sign on the southeast side of town.

Commissioner Angi Bair asked if the irrigation is going to be affected with all of the new homes going up.

City Administrator Ron Salvesen said that they have been adding irrigation shares to avoid any problems. They have also met with Highline Cabal Company a few weeks ago and will be connecting to that canal in the next few months. They will also be adding a pump to the little feeder water ditch that will pump into the city irrigation system.

Chairman Kevin Anderson asked about the recent flooding issues and if there is anything that can be done to warn builders.

City Administrator Ron Salvesen said that Little Bear Creek Subdivisions are not allowing basements on some building lots. South Cache and Mount Sterling Farm are required to have engineering studies done before they can have basements. He also said that the flooding is being caused by circumstances that haven't been seen in at least 27 years with all of the moisture that is causing the sewer flow to be higher than it even has been. They are relying on the engineers to make recommendations to avoid any issues that can be avoided.

Commissioner Angi Bair asked if Blacksmith Fork Villas is built and sold out, and when the Valley Event Center will be torn down.

City Administrator Ron Salvesen said they are working on the demolition of the event center now and that nearly all of the lots in Blacksmith Fork Villas have been sold. The assisted living center that is currently being built is expected to be 60% full as soon as they open.

ADJOURNMENT:

**ACTION There being no further business before the Planning
 Commission, the meeting adjourned at 6:55 p.m.**

Angi Bair
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: _____
As Amended/Written