



HYRUM CITY

83 West Main • Hyrum, Utah 84319

Phone (435) 245-6033

Stephanie Miller, Mayor

Council Members

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City Administrator

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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, MAY 14, 2015. THE PROPOSED AGENDA IS AS FOLLOWS:

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. APPROVAL OF MINUTES
 - A. April 23, 2015 On-Site
 - B. April 23, 2015
5. AGENDA APPROVAL
6. PUBLIC HEARING:
 - A. The Hyrum City Planning Commission will hold a public hearing Thursday, May 14, 2015 at 6:30 p.m. in the Civic Center, 83 West Main, Hyrum to receive public comments regarding:
 1. Proposed amendments to Titles 16 (the Subdivision Ordinance) and 17 (the Zoning Ordinance) of the Hyrum City Municipal Code as follows;
 - A. Section 16.10.080 to allow but not require a site visit of the property being subdivided.
 - B. Section 16.10.090 to allow but not require the Planning Commission to hold a public hearing for a PUD application.
 - C. Sections 16.16.030 and 16.28.020 removes the requirement for the City Attorney to sign mini-subdivision or final subdivision plats.
 - D. Section 16.16.120 to no longer require the final subdivision plat to be recorded before construction on subdivision begins but instead allow construction upon approval of the City Council and payment of inspection fees.
 - E. Section 16.16.140 to omit the requirement for subdivision bond to include an additional 20% of estimated cost of improvements and to allow developer to begin construction without construction bond if plat is not to be recorded until after completion of all improvements.
 - F. Section 16.20.015 to allow but not require revocation of approval for phases that were not developed within two years of recording of the final plat.
 - G. Section 16.20.020 to include provisions of when the final plat is recorded for construction of public improvements.

- H. Section 16.20.030 to omit the requirement for a 120% bond for the cost of improvements but to require a bond for 100% of the estimate cost of improvements before the final plat is recorded.
 - I. Section 16.20.170 to change the requirement of a 120% bond for the cost of sealing and chipping roads to a bond for 100% of the engineers estimated cost.
 - J. Sections 17.24.040, 17.28.030, 17.30.030, 17.38.030, 17.44.150, and 17.45.250 to reduce the minimum frontage and rear setbacks on all lots from 30' to 25'.
 - 2. Updates and amendments to Hyrum City's General Plan; and
 - 3. A concept plan for a 43 lot single family house subdivision at approximately 650 West 85 South.
Copies of the proposed changes are available for public inspection at the Hyrum City Office, 83 West Main, Hyrum, weekdays between the hours of 8:00 a.m. and 5:00 p.m.
7. SCHEDULED DELEGATIONS:
- A. Dan Larsen - To request preliminary plat approval for a 13 lot single family residential subdivision at 1000 East and Hyrum Boulevard, Hyrum.
 - B. Norman Larsen - To request site plan and sign approval for a Carsmart Automotive Repair business at 45 South 800 East, Hyrum.
 - C. Roy Savage - To request concept plan approval for Hidden Valley Subdivision, a 43 lot single family residential development at approximately 85 South 650 West, Hyrum.
8. OTHER BUSINESS:
- A. Recommendations for updates to the Hyrum City General Plan.
 - B. Recommendations for Title 16 amendments.
 - C. Recommendations for Title 17 amendments.
9. ADJOURNMENT

Dated this 5th day of May, 2015.

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.

I, the undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, hereby certify that a copy of the foregoing Notice was faxed and e-mailed to The Herald Journal, Logan, Utah, mailed to each member of the Planning Commission, and posted at the Civic Center, 83 West Main, Hyrum, Utah, this 5th day of May, 2015.

Michelle Jensen
Secretary