

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING
COMMISSION HELD THURSDAY, SEPTEMBER 10, 2015 AT THE HYRUM CIVIC
CENTER, 83 WEST MAIN.

CONVENED: 6:30 P.M.

CONDUCTING: Vice-Chairwoman Angi Bair.

PRESENT: Vice-Chairwoman Angi Bair, Commissioners, Wayne Olsen,
and Brian Carver.

EXCUSED: Chairwoman Terry Mann, Commissioner Jeff Nielsen and
Alternate Kevin Anderson

OTHERS PRESENT: City Administrator Ron Salvesen and Ben
Farnsworth, Michael Taylor, and Clayton Gefre with the Herald
Journal. Secretary Michelle Jensen recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Wayne Olsen

INVOCATION: Commissioner Brian Carver

APPROVAL OF MINUTES:

Discussion:

Commissioner Wayne Olsen stated on page one that "Angi Bair
Olsen" should read "Angi Bair".

ACTION **Commissioner Brian Carver made a motion to approve the
minutes of August 13, 2015 as amended. Commissioner Wayne
Olsen seconded the motion and all three Commissioners
present voted aye.**

AGENDA APPROVAL:

A Copy of the notice and agenda for this meeting was FAXED to The
Herald Journal, and mailed to each member of the Planning
Commission, and posted at the Civic Center more than forty-eight
hours before meeting time.

ACTION **Commissioner Wayne Olsen made a motion to approve the
Agenda for September 10, 2015 as written. Commissioner
Brian Carver seconded the motion and all three
Commissioners present voted aye.**

AGENDA

6. SCHEDULED DELEGATIONS:

A: [Ben Farnsworth, Neighborhood Non Profit Housing](#) - to
request preliminary plat approval for Mountain View

- Estates, a 210 lot residential subdivision, located at approximately 1300 East 600 South, Hyrum.
7. OTHER BUSINESS
 - A. [Utah Open Public Meetings Law Training](#).
 - B. Discussion of miscellaneous land use regulations.
 9. ADJOURNMENT

SCHEDULED DELEGATIONS:

- A. **BEN FARNSWORTH, NEIGHBORHOOD NON PROFIT HOUSING - TO REQUEST PRELIMINARY PLAT APPROVAL FOR MOUNTAIN VIEW ESTATES, A 210 LOT RESIDENTIAL SUBDIVISION, LOCATED AT APPROXIMATELY 1300 EAST 600 SOUTH, HYRUM.**

Discussions:

Ben Farnsworth stated they are requesting approval as submitted. Ben said they received Comments from AQUA engineering, city engineer and they have reviewed and discussed those as necessary.

Commissioner Wayne Olsen stated in original Conversations they discussed exits onto 6200 South, did the city Council decide that wasn't important.

Ron Salvesen said it was legally applied for and needs to be accepted as it is. Ron stated this is never going to be a major road. He said having it designed this way you are not having any backyards onto 6200 and that is a good thing.

Commissioner Wayne Olsen asked what the description of ribbon curb is.

Ron Salvesen stated it is when you use a swell.

Michael Taylor said instead of Collecting to various grates and catch points the water will be sheeting off the side into park strip which serves as a swell. The low impact design will take all runoff and put it into the swells.

Commissioner Brian Carver asked if he had driven through the wapiti neighborhood, it handles it this way.

Ron Salvesen Mt. Sterling Farms does this as well.

Commissioner Brian Carver stated that in the Wapiti development the swells themselves are not adequate to deal with the water so there are a few drains.

Michael Taylor stated that Mt. Sterling estates is the same way. Michael said where this one is the road itself and what is coming off the roofs of the homes it will cover it.

Vice-Chairwoman Angi Bair asked what is new on this for us.

Ron Salvesen stated they had the city engineers do some calculations up there to make sure sewer and water lines are adequate. Ron said they felt like capacity is there however they are insisting that they carry the larger line through Elk Mountain as they will need a twelve inch line to supply the development. Ron stated it is a fourteen in line and the law requires them to pay for what they need, the city will participate in the difference. Ron stated they will hit a point in phase two where they will need to loop the culinary line and the irrigation line. He said it is a twenty four inch line that runs around the development. Ron said phase one can stand alone with the line out of Elk Mountain.

Ben Farnsworth said Aqua found low water pressure on the far east side of the final row of homes, those homes will need to be put in with lower elevations.

Michael Taylor stated those homes cannot go above a certain elevation. He said if they will limit the finished floor elevation they will be fine.

Commissioner Wayne Olsen asked how many homes are in phase one.

Ben Farnsworth said twenty eight as well as two dedicated spaces too widen up the neck into the Elk Mountain Estates. Ben stated that in a meeting held in August there was a slideshow presentation with images of the entrance, landscaping, and sign.

Ron Salvesen asked them to talk about the parks.

Ben Farnsworth said the parks are in phases three and seven. Ben said they will start with phase one and move to the east. Ben stated that what will actually be on the park will be decided in Conversation that will happen several years from now. He mentioned that phase four included in the far west Corner a sewer lift station. Ben stated in phase one they will run the sewer line right away and the lift station will be put in as not all lots will gravity flow. Ben said they will use the lift station up 590 South and into the sewer lift station and that is shown on utility plan. Ben stated that after phase four he is sure they will be revisiting a lot of things.

Commissioner Wayne Olsen asked if the lift station was right on the Corner.

Ben Farnsworth said that is Correct.

Commissioner Wayne Olsen said back to phase one are you doing just the two houses on the side of the road or all the way to the dotted line.

Ben Farnsworth said all the way to the dotted line.

Vice-Chairwoman Angi Bair stated that half of the park shows in phase two.

Ben Farnsworth stated that is a mistake on the current drawing that will be in phase seven.

Commissioner Wayne Olsen stated that they must have talked with Elk Mountain Estates.

Ben Farnsworth stated they have had a face to face discussion. He stated that Ron has been involved and helping to keep the ball rolling. Ben stated that they do expect to have all that ready before they come to request final plat approvals.

Ron Salvesen stated to put in your motions that this project is Contingent on that happening, this cannot happen without that being done.

Ben Farnsworth said that the road from the roundabout at Elk Mountain and enters into Mountain View Estates run across Elk Mountain Estates property and they need to enter into an agreement so that they know what that process is. Ben stated that based on the layout of this project starting on west boarder they single stacked the homes so that the Clawson property could add another row of houses back to back and with that shift it made the road shift to the east. Ben said that this is a change but their pre plat has now expired so anything they do in the future can just adjust and fit around the current lay of the road as they have designed it. Ben said this road will be installed with the \$100,000 Community development lot grant that they have secured and the additional \$50,000 needed will be a development agreement that will be reimbursed to Neighborhood Non Profit Housing at whatever time the road is used by the subdivision. Ben said included in that is an easement to use the sewer line up to the west, in turn we have given them a \$150,000 incentive to sign some papers with us.

Vice-Chairwoman Angi Bair asked if the Covenants they were given are sample Convents.

Ben Farnsworth said yes they are samples. Ben stated they will review those every time they come before the city for a new plat.

Ron Salvesen stated that they will require a statement on the plat that states they are in an agriculture zone. Ron said it is a statement that says they are subject to the sound, smells, and sights.

Commissioner Wayne Olsen asked if that goes to each house.

Ron Salvesen said it will go on the plat.

Commissioner Wayne Olsen asked what kind of temporary fencing they are putting in.

Ben Farnsworth said they had agreed to install the orange snow fencing on the west boundary.

Ron Salvesen said you should be aware that there is a water line that runs down the north side and that will have to be addressed and at least noted that anybody buying the lots should know.

Ben Farnsworth asked if that was the irrigation line.

Commissioner Brian Carver asked if that was on the property line.

Michael Taylor stated the easement is on the property line but the actual line is fifteen feet off easement, it runs about twenty five feet inside the property line. Michael stated that they have a request for a variance on those homes to reduce the setback from thirty feet down to twenty five to get away from that.

Ben Farnsworth said that irrigation line is currently active but when the Clawson property becomes under development that line will become abandoned and will no longer be in use. Ben stated that in the future maybe before phase three and four that may happen.

Commissioner Wayne Olsen asked from past experience how long will it take for phase one.

Ben Farnsworth stated that they do twenty five to thirty homes per year. Ben stated that between there three different locations that is eight to nine homes in each location, however once they start this it will be the only place they are building besides Nibley. Ben stated that this will be the primary location to build so phase one could go a little faster, they expect about a two year buildout for each phase which would be twelve to thirteen a year in each phase.

Commissioner Brian Carver asked if they still had properties in Nibley and Smithfield.

Ben Farnsworth said right now Nibley, they have seventy five percent of that filled up and 1/3 of those homes under construction. Ben stated in Smithfield they have no land as of now, right now Hyrum is the for sure place to start building in the spring. He said the first Couple of groups that build with them will be in Hyrum which could be up to eighteen people. They are expecting a fifteen to twenty year plan for all eight phases.

Vice-Chairwoman Angi Bair asked Ron if they should include the statements in the motion that they need to have on the plat.

Ron Salvesen said yes to make a notation about the livestock and irrigation lines, and the agreement with Elk Mountain Estates.

Vice-Chairwoman Angi Bair stated and final approval of Construction drawings.

Ron Salvesen said no not approved yet.

Vice-Chairwoman Angi Bair asked about the dust mitigation that is noted.

Ron Salvesen said they can deal with that in phase two. Ron said they will not be using any dirt roads in phase one.

Commissioner Brian Carver asked if all the trees are planted in the swell between the sidewalks and the curb.

Michael Taylor said that is Correct.

Commissioner Brian Carver said he likes the variety but you will have a fifty foot tree in one yard and fifteen foot tree in the neighbor's yard. Brian said there will be a break in the visual.

Ben Farnsworth said there will be variation and variety in the landscaping. Ben said in the CCR's that you have they gave the families three different packages that they could choice from, they all blend well together. He said it will get some closer attention when it gets closer.

Vice-Chairwoman Angi Bair asked if the homeowners are responsible for planting the trees in the park strip.

Ben Farnsworth said yes and it happens before they move in.

Commissioner Wayne Olsen asked about the agriculture language being put in the CCR's as well as the plat just to remind them.

Ron Salvesen said on the plat is pretty permanent.

Commissioner Wayne Olsen said yes but how many homeowners look at the plat.

Ben Farnsworth stated that he writes the CCR's and he didn't see a problem with putting it in.

ACTION

Commissioner Brian Carver made a motion to approve a preliminary plat plan for Neighborhood Non Profit Housing for Mountain View Estates a 210 lot residential subdivision located at approximately 1300 East 600 South, Hyrum with the following requirements: 1) Come to a final approval for easement and Construction allowance for the access road along 1300 East with the Elk Mountain Estates development. 2) Agricultural protection zone language to

be included on the plat as discussed. 3) Presence of the irrigation line to be noted on the plat along the North boundary 4) Include the agriculture language in the CC&R's 5) Construction drawings need to be approved for final approval by the city engineer. Commissioner Wayne Olsen seconded the motion and all three Commissioners present voted aye.

OTHER BUSINESS:

A. UTAH OPEN PUBLIC MEETINGS LAW TRAINING.

Discussion:

The Utah Open Public Meetings Law video was shown to all Commissioners present at the meeting.

A link was emailed to Chairwoman Terry Mann and Commissioner Jeff Nielsen and Alternate Kevin Anderson to view on their own time.

B. DISCUSSION OF MISCELLANEOUS LAND USE REGULATIONS.

Discussion:

Ron Salvesen stated that what they had presented to them was what Meg Ryan had left after her training, he stated he was not that impressed with a lot of it. Ron said we need to be careful to not over react and to think that we need to throw everything out, for the most part what we are doing is working pretty good. He stated over the last ten years all but a handful are very nice homes, the problems are landscaping problems and those issues.

Commissioner Wayne Olsen asked if part of the discussion was to require a minimum house size.

Ron Salvesen said yes it was but we haven't heard back from Meg on that answer.

Ron Salvesen stated that he would like to see a sprinkler system in the planter strip. Ron stated on a staff level they would like to require a little nicer street light.

Commissioner Brian Carver likes the idea of requiring a Conduit pipe under the driveway and sidewalk. Brian stated he is Concerned to requiring a sprinkler system as he feels it will take away from the creativity of the landscaping for each home.

Ron Salvesen asked Brian if he was opposed to requiring it in the planter strip. Ron stated if you do not then the city ends up watering the trees.

Vice-Chairwoman Angi Bair said in Rolling Hills she is responsible if the tree dies to replace it.

Ron Salvesen said yes but nobody does, they call the city and say my tree died when are you going to replace it.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 7:35 p.m.**

Angi Bair
Vice-Chairwoman

ATTEST:

Michelle Jensen
Secretary

Approved: October 8, 2015