

MINUTES OF A SPECIAL MEETING OF THE HYRUM CITY PLANNING
COMMISSION HELD THURSDAY, JULY 30, 2015 AT THE HYRUM CIVIC
CENTER, 83 WEST MAIN.

CONVENED: 6:30 P.M.

CONDUCTING: Chairwoman Terry Mann.

PRESENT: Chairwoman Terry Mann, Commissioners Jeff Nielsen, Brian Carver, Wayne Olsen, and Alternate Kevin Anderson.

EXCUSED: Commissioner Angi Bair

OTHERS PRESENT: City Administrator Ron Salvesen and Dan Larsen, Aaron Woolstenhulme, Curtiss Parkinson, Brent Haslam, Jerry Schenk, Shavon Hill, Jenny Garlock, Jake Garlock, Marco Reid, Kathy Bingham, Dustin Larsen, Kathleen Voth, Glenn Voth, Amy Burton, Clifton Brady, Katherine Anderson, Diana Atkinson, Jim Anderson, Amanda Jenkins, Andrew Haslam, Lisa Ward, Matt Ward, Marci Bingham, Cody Mathews, and Colette Mathews. Secretary Michelle Jensen recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Wayne Olsen

INVOCATION: Commissioner Brian Carver

APPROVAL OF MINUTES:

Discussion:

Chairwoman Terry Mann noted that on page 1 "Wayne Olsen" was noted both under present and excused, Wayne Olsen was excused.

ACTION **Commissioner Brian Carver made a motion to approve the minutes of July 9, 2015 as amended. Commissioner Kevin Anderson seconded the motion and all five 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 Brian Carver made a motion to approve the Agenda for July 30, 2015 as written. Commissioner Jeff Nielsen seconded the motion and all five commissioners present voted aye.**

6. PUBLIC HEARING:
 - A. The Hyrum City Planning Commission will hold a public hearing Thursday, July 30, 2015 at 6:30 p.m. in the Civic Center, 83 West Main, Hyrum to receive public comments regarding a proposed Concept Plan for a Planned Unit Development for a 138 unit Multi-Family Apartment Complex, located at approximately 900 East between Highway 101 and Hyrum Boulevard (approximately 9.49 acres).
Copies of the proposed Concept Plan 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 concept plan approval for a 138 unit apartment complex PUD at 900 East between Hwy 101 and Hyrum Blvd.
 - B. Ryan Reeves, ICP Commercial Real Estate - To request site plan approval of building elevations for Blacksmith Fork Villas, a 36 unit assisted living center located at approximately 680 East Main Street, Hyrum.
8. OTHER BUSINESS
 - A. Miscellaneous discussion on land use zoning and upcoming training.
9. ADJOURNMENT

PUBLIC HEARING:

A. THE HYRUM CITY PLANNING COMMISSION WILL HOLD A PUBLIC HEARING THURSDAY, JULY 30, 2015 AT 6:30 P.M. IN THE CIVIC CENTER, 83 WEST MAIN, HYRUM TO RECEIVE PUBLIC COMMENTS REGARDING A PROPOSED CONCEPT PLAN FOR A PLANNED UNIT DEVELOPMENT FOR A 138 UNIT MULTI-FAMILY APARTMENT COMPLEX, LOCATED AT APPROXIMATELY 900 EAST BETWEEN HIGHWAY 101 AND HYRUM BOULEVARD (APPROXIMATELY 9.49 ACRES). COPIES OF THE PROPOSED CONCEPT PLAN 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.

Discussion:

Chairwoman Terry Mann opened the public hearing at 6:32PM.

Dan Larsen stated it is a Planned Unit Development that they are wanting to bring into Hyrum. Dan said if you look at the South end of the valley there is not an apartment complex of this size on the South end of the valley or in the Mountain Crest School District with the exception of one in Providence that is one block outside of Logan. They wanted this to be very appealing from roads around it, they have it set up so you are seeing ends of buildings allowing for visibility. They anticipate the road up blacksmith

fork to stay beautified. He stated they do plan on putting a fence on the East side between them and Countryside Manner and the residential lots. Trees will be planted to provide shade and provide security and separation. Along Hyrum Boulevard is the one set of buildings that they couldn't get oriented, they have additional footage between the buildings and the road to plant bushes and add a fence. Dan stated in between the buildings from residence to residence privacy, each one has a concrete patio behind it and they plan to plant higher bushes and scrubs on the corners by the air-conditioning units. General overview gross density at a little over 14 units per acre, he understands that is denser than anything currently in Hyrum but as far as multifamily projects go that is not very dense, they can get up above 30 units per acre. They wanted to come in at 40% open space and they got just under that because they increased the size of the clubhouse. They feel that is more than adequate. They have a playground going in as they anticipate young families, they would like to keep them inside the community. There is a pavilion along grass area for other activities to take place. Each unit has 2 parking spaces directly in front of it with additional parking throughout the complex. A little over 2.2 parking spaces per unit. They anticipate this going in all in one phase with the club house being one of the first buildings going in.

Curtis Parkinson stated he has served on this committee for seven years. He has seen inner block develop come along, small homes for seniors come in, and lot and lots of attempts to join our community for some things that we don't need. He stated, in case nobody has noticed all business have moved up on 8th east, by putting these apartments up there it confuses the issues. We need to leave an area for commercial as others will come in there and build businesses. We have erased it down here effectively, it's all gone. HE said if we need the apartments there is land further up on the mountain that can be purchased. We need to take a closer look at what we are doing with our community. Where else are we going to build stores, where else are we going to have our businesses. When we first put the market in everyone was really excited about it and he was too, and then everything down town here disappeared. If someone wants to put in a large store where it is going to be, let's reserve that for that purpose. If we need this in our community for our children that is a wonderful onset, let's put it in a situation so it doesn't become a hazard in our community. Let's look closely at what we allow to go on 8th east. He stated to look very closely at what we allow to go up on 8th east, eventually some bigger stores will come in here. We have allowed in our community some homeowners associations and narrow streets and as soon as there in and established and the contractor leaves we end up with a pain in the neck. We have two of them in the community and it is a struggle for those whole live there and a struggle for the city. Our whole commercial world is going to be on 8th east, we have moved it, we voted for it, let's respect it.

Jake Garlock lives on Hyrum Blvd about 1400 east. He stated in his

neighborhood they have an interest in what happens in their community and around them. He feels it will be a big mistake to allow a variance here to build an apartment complex in the community. He doesn't know of another one of similar size around Hyrum, he feels there is a reason why Nibley and Wellsville haven't allowed this in their community. They value the open space. He stated he loves canyon elementary school and an apartment complex brings instability to a community in a lot of ways. They came here to get away from this. There are problems at Bridgerland Elementary and it is because people are moving in and out all over the place. Disrupts the education and the teachers having so many changes, it destabilizes things. He does not see a compelling reason to deviate from our established city code. If we really need an apartment complex in town he volunteers another area of town. He feels it will be taxing on our community.

Shavon Hill also lives on Hyrum Boulevard and she is against this. She is concerned for the safety of all our kids. Not to sound terrible but there is not the greatest nicest people in some of the current apartments, big safety issue. She said we are not just talking about a four-plex we are talking about tons and tons of people coming in and out. They will not get to know these people they are just apartments and they will be in and out. If you build that where is our town going to be. This is devastating not something she wants her kids around. As a business owner they don't see all the other little points, there is a lot to think about, there is a whole community up there and there is a lot of people that didn't know about this today and they couldn't be here because they had other things. This is way too much and way too overwhelming for our little kids running around the streets with who knows who is in those apartments. There is already the other one up there and they never followed through with their big old plans. Please take a minute and think about us up there and think about our families and our lives, there is a lot of us up there. To put this in would just hurt a lot of people.

Ben Haslem lives on 5th east. He said Canyon Elementary was mentioned, his wife is art teacher and he has other family teaching other subjects, not only is the transients a problem with interrupting the school year but when the high school is built sixth graders will move back into the elementary and it will be at capacity. With the new development with the Kartchner development and the nonprofit housing we are going to need another school and it will be paid for by the people sitting here. If we allow for business and commercial development to go there it brings employment opportunities and extra revenue to our town. Just moved here from Blackhawk and he owned his Blackhawk unit, he moved out here to get away from that. When they moved there most people owned their unit by the time they moved out five years later over half are rentals. There is not pride of ownership, when you have home ownership you are willing to take care of your property. They lost the sense of community in Blackhawk because of all the rentals. Vandalism and crime goes up with higher density. He does

welcome growth but longer term steady growth, increases over time not instant.

Jenni Garlock lives on the east end of Hyrum. She is strongly against this proposed development. She stated the schools would suffer. We enjoy knowing our neighbors, just doesn't fit in our neighborhood. She feels like east Hyrum has had a lot of development lately and they feel strongly that it shouldn't include an apartment complex of this size.

Kathleen Voth lives on Center Street. She has lived here almost her entire life, they lived here because it was a farming community. They have seen many, many changes in Hyrum; the size of the building lots decrease to where you only have an eighty foot frontage, they have seen the size of houses decrease, the type of population that lives in Hyrum has changed. She taught at Lincoln Elementary for twenty years and she watched it go from 3% title one free lunch to well over 50% title one free lunch. She feels the city needs to protect the citizens that live here with some of the choices we are making. She feels we need to allow for larger homes, encourage people with higher incomes to move into Hyrum to offset some of the other types of growth we have had here. She feels it is good to have a mix but feels we are getting very one sided as to what is happening in Hyrum. The reputation that Hyrum has throughout the county is not particularly high, we need to protect our reputation and see what we can do to improve that amongst the other people in the county. We have many beautiful parks, many opportunist for the people here in Hyrum and we need to protect those opportunities and improve upon them. Encourage some bigger homes and higher income into Hyrum.

Jerry Shank lives at 730 east 100 south. He would be looking at this apartment complex daily. They added up the cars, with 139 units, double that and you have 260 cars plus trailers, snowmobiles, motor bikes, you name it and it is all going to be up there. That will be 200 more cars every day that goes through our streets and that intersection and we do have accidents there. My area does a lot with the apartments and the ones that are going to be by there look like crap. When they first put in they were fine and since then they have went downhill a lot, they look terrible. We need to look at the cars situation, and storage of cars.

Elise Haslam said she may say some things that are not very popular with both sides but she does want it to be thought out. Personally she lives up on that side of the city and she doesn't want to have a business there. It is closer to the homes and there is a buffer in between where the apartment complex would be and where McDonalds is. She would rather have residents there. She does feel it is much too big for our area. She does know that the school are going to be overcrowded, they are going to have to use portables and having a high density population come in would make them adjust their boundaries. She would ask that they look at the size and she understands that there needs to be room for growth. She would

rather have people living there than a business there. She does understand that traffic coming in from a business would probably only be during the day and this would be day and night. She knows it is not the popular thing to say but she would rather have people than a business.

Aaron Woolstenhulme lives on the east side. He stated size does matter in this case, 138 for Hyrum right now is ridiculous, does not see the draw for that big of a development. He encouraged the planning commission in lieu of the upcoming training to at least table it if not reject it tonight. He stated there is a lot of comments and he feels there needs to be some serious thought put into this before a decision is made.

Cliffton Brady lives on 1400 east. Cliffton asked Dan Larsen how much they were going to rent for.

Dan Larsen said it was up in the air, but more affordable than Logan.

Cliffton Brady said \$800, \$700.

Dan Larsen stated could be.

Cliffton Brady stated Draper is where he mostly grew up and he seen it explode with the good and the bad that came with that. He stated he has seen a lot of development and has built a couple hundred houses before he changed his career. He moved back from Tennessee and did not want to move to high traffic. He said he rented a home for about the same price as what these will rent for. If someone wants to be here, live here they will. Hyrum is that place where we can plant our roots.

Andrew Haslam lives on the east side of Hyrum as well. He stated he agrees with Aarron Woolstenhulme if you are not going to reject it to at least table it. He feels the public opinion would be representative of what you see tonight if people where to know about it. He thinks the city should have done better at getting the word out. He disagrees with something this big in magnitude, how many will really get full. Apartments usually attract two kinds of people; students or lower income, students aren't going to live in Hyrum and that leaves us with the alternative.

Brent Haslman lives at 75 east 100 South. Asked if these are subsidies by government.

Dan Larsen said No.

Brent Haslam said neither was Countryside Manor when they were first built. He stated he is the LDS bishop and Countryside Manor is in his ward. He said 90% of his time is dealing with problems in the 24 units in Countryside Manor, domestic, financial, and all kinds of problems. Concerns him that we are putting that many

units in Hyrum. He feels there are nice houses in the same price range that can be rented.

Jim Atkins lives on the east side and moved here from Ogden. He stated in trailer parks and apartment's crime rate is really high. He spent three years working in an apartment complex just like this one, crime was very high. The children in that area were exposed into things that were alarming, families would lock their children the apartment and not let them out. High transient rate, average a year is a long time. He stated if someone was there a year that was a long time. The drug crimes were really high and he worries about the high school. He stated they don't want to be snobs or on their high horse but they don't want it. It is a concern to him if it were in his back yard.

Matt Ward lives on the east side as well. Apartments are very transient, if you are following Logan they are trying desperately to stop families from moving out of Logan. He hates to see us go the opposite direction and encourage transient housing. Most people move out here to get away from the high density situation. Permanent housing go in area like that.

Marci Bingham agrees with a lot of the things that have been said tonight against this complex. A concern that hasn't really been addressed is how it is going to look, everyone that is first built looks awesome but within the next ten years it is going to go downhill. It that what we want people to think of Hyrum as they drive in, we don't want to be known as the town that can't maintain our look. We have a beautiful city, we are building parks with beautiful landscaping and she doesn't want that to be the first thing they see as they drive into town.

Chairwoman Terry Mann asked if anyone else had a comment.

ACTION **Commissioner Kevin Anderson made a motion to close the public hearing at 7:22 pm. Commissioner Jeff Nielsen seconded the motion and all five commissioners present voted aye.**

SCHEDULED DELEGATIONS:

A. DAN LARSEN - TO REQUEST CONCEPT PLAN APPROVAL FOR A 138 UNIT APARTMENT COMPLEX PUD AT 900 EAST BETWEEN HWY 101 AND HYRUM BLVD.

Discussion:

Dan Larsen said in reference to just a couple of concerns brought up he is going to refer to a document sent to them by the Bear River Association of governments. Dan asked if the commissioners had received a copy of that.

Commissioner Brian Carver said he has sent that to them in the past.

Commissioner Kevin Anderson said he has not received anything.

Dan Larsen said statically speaking multi family gets a bad rap for increased crime rate across the nation and it is just not true. Crime rate is no higher in multifamily housing than in single family housing. A councilmember said that size matters and it most definitely does, you can't maintain a clubhouse larger than most people's homes with ten units. I can come in and put in some eight-plexes and fill them up and be done without thee amenities. I live here in Hyrum, we want to see this succeed. If you will look at these they are not boxes, they have both horizontal and vertical relieve. Hyrum is beautiful and has trees, we plan on making it very beautiful and keeping it as such. It is 138 units and if you go much less than that you can't afford to maintain it. My kids will be friends with kids that live here. He feels that Hyrum has an obligation to help Logan in providing affordable housing outside of Logan, it is not a legal obligation but a moral one, Hyrum needs to start helping. Dan said some of the bigger houses going into Hyrum he is associated with. Location wise, he has put this along the main corridors. This development acts as a buffer from your commercial. Not trying to increase traffic in residential zones, it is along the areas that already can handle the traffic they are bringing. This is just a concept plan and he would ask that they take action one way or another tonight.

Kevin Anderson asked if he currently owned the property.

Dan Larsen said he does not.

Commissioner Kevin Anderson stated if he was approved he would purchase the property.

Dan Larsen stated he currently has a contract to purchase it.

Commissioner Kevin Anderson asked who will be the purchasing lean holder, who will own it.

Dan Larsen stated they will create a new company and purchase the property.

Commissioner Kevin Anderson asked if that will be with Kartchner.

Dan Larsen said he will be one of the partners, yes.

Commissioner Kevin Anderson asked if there is something in their entity or with Kartchener of this style that they currently manage.

Dan Larsen stated not of this town house style, they have more

dense housing in Idaho.

Commissioner Kevin Anderson stated this would be pretty much a new entity for you.

Dan Larsen said this would be unique in that it is a townhouse style, they have gone in and done budgets to make sure in fifteen to twenty years they can go in and replace exteriors. They do know what landscaping costs and have budgeted to replace trees and such in the future.

Commissioner Kevin Anderson asked do you anticipate long term ownership or just the development.

Dan Larsen said he would like to own this long term. He lives here in Hyrum and doesn't plan on going anywhere.

Commissioner Wayne Olsen asked if he could describe what the fronts and exteriors are going to be made of and look like.

Dan Larsen said it is a contemporary design, roof pitches are shallower, brighter stronger colors, and lower pitch lines. Inside each unit there is variation both vertically and horizontally. Each unit is offset from each other, up and down you have different colors from the bottom versus the top. Not much to the side.

Commissioner Wayne Olsen asked if the front had any brick or stone.

Dan Larsen said no.

Commissioner Wayne Olsen said you might want to reconsider that, the code requires it.

Jeff Nielsen said you have 138 units, would it still be feasible if you cut out eight units. The open play area would be a lot nicer if that six-plex wasn't there so that was just one big open play area. It would decrease your density a little bit down to 13.5 units per acre to 16.3 units per acre.

Dan Larsen said he couldn't say they could do that, they could look at it. It is not so much the density it comes back to the fact that that is six less units paying for the amenities. Asked if the city would give them a break on the up front side on park impact fees.

Commissioner Jeff Nielsen said probably not.

Commissioner Wayne Olsen asked if that row of parking stalls is for over flow.

Dan Larsen said in front each unit there is two parking stalls and then extras throughout the complex, main overflow parking is on the longer rows.

Commissioner Wayne Olsen asked if they would consider moving the pavilion out to edge and eliminating those parking stalls.

Dan Larsen said yes, grass is cheaper than asphalt he would make that trade every day.

Commissioner Jeff Nielsen asked about an entrance sign.

Dan Larsen said they would anticipate a sign in the North West corner.

Commissioner Jeff Nielsen said that is also where he would like to see it however he would like not just a sign but a feature.

Dan Larsen said he could show them some examples of things they have done in the past.

Commissioner Jeff Nielsen asked if they have considered covered parking.

Dan Larsen said they have, the wind blows and as the snow falls it won't stay on top of it anyway.

Commissioner Jeff Nielsen said he thinks that covered parking is a draw for a nicer tenant. Someone who drives a really nice car is not going to park it out in the sun.

Dan Larsen said they have talked about it but at this point they have not put it in.

Commissioner Wayne Olsen asked if the club house was going to be the first thing built to be used as an office.

Dan Larsen said yes, built with the first two units.

Commissioner Brian Carver asked what kind of phasing they are looking at.

Dan Larsen said they would put 800-900 East in and work north to south. Utilities will come in from Hyrum Boulevard.

Commissioner Jeff Nielsen asked if they are building the roads all the way out or half roads.

Dan Larsen said they are doing half roads.

Commissioner Jeff Nielsen said he is not a big fan of the colors and the scheme. He would encourage a much higher roof pitch.

Ron Salvesen said we have spent the last couple years working on the multi-family housing code and what we wanted them to look like. We wanted them to look like larger homes. He would recommend you

get back to what we had talked about.

Dan Larsen said a craftsman style.

Commissioner Jeff Nielsen said yes, that would help him out quite a bit. Jeff said 8th east is going to be developed at some point and this could be a buffer zone. He feels it is a good spot as far as the commercial zone.

Commissioner Brian Carver asked if you would consider on south side having units face the street as opposed to the back of the street.

Dan Larsen said people will use their back door instead of their front door. It will make them a little harder to rent and he thinks it will not be what we want.

Commissioner Brian Carver likes the detail that was provide with the yards. He asked with the frontage if they were accent trees or low shrubs.

Dan Larsen said smaller bushes and scrubs.

Commissioner Wayne Olsen asked if this is right against McDonalds.

Dan Larsen said McDonald's is on 8th East and this is on 9th, a block between them.

Chairwoman Terry Mann asked how high the privacy fence is.

Dan Larsen said on the West side it is six foot solid, south side is semi privacy and they might cut it down to five feet. They don't want a six foot privacy fence along the road and leave the park strip that no one takes care off.

Commissioner Terry Mann asked if the business maintains the property.

Dan Larsen said they would maintain snow removal from sidewalks and maintain the exterior of the units.

Commissioner Wayne Olsen asked where the snow is going.

Dan Larsen said most of it can go to the end of the drives, if they get a really large storm they will have to haul it off site.

Commissioner Kevin Anderson said they get double the snow up in east Hyrum.

Chairwoman Terry Mann asked how long it would take to build if they are doing it in one phase.

Dan Larsen said they would slow it down over a year and a half or two years.

Chairwoman Terry Mann said you would start with the clubhouse and playground area.

Dan Larsen said yes.

Commissioner Wayne Olsen asked once they are all done where will the office move to.

Dan Larsen said the manager will be in the club house. You will also have maintenance and repair guys on call 24/7. He stated that comes back to having a complex big enough to pay somebody for that position.

Shavon Hill asked why the development on the other side of the school was never finished out.

Dan Larsen said they started that before the market crashed and haven't had the finances to finish since.

Shavon Hill asked why he thinks his would make it then.

Dan Larsen said those are for sale products, these are for rent. Dan said there is not a lot of competition on the south end of the valley.

Commissioner Jeff Nielsen asked what the training was going to be about.

Ron Salvesen said Meg Ryan from Utah League of cities and towns was coming to discuss zoning issues and state law.

Shavon Hill said a lot of people just learned about this yesterday and today, she would like to see about letting more people know about it and get more opinions.

Commissioner Jeff Nielsen stated it has been advertised in the Herald Journal two weeks ago and on the website.

Ron Salvesen said they have sent notice to adjoin property holders as well.

Commissioner Kevin Anderson stated that JB Swift did a workshop for the community and that went a long way, he asked if that is something that they could entertain. He said they have heard the community's voice pretty loud tonight and they need to take that into consideration. The city isn't very robust in enforcing developments. He doesn't think a PUD is the option.

Dan Larsen said the current ordinance wouldn't allow a project of this size in anything other than a PUD.

Commissioner Kevin Anderson said it just puts the city out on a limb. They are just trusting that an entity that doesn't have long term experience with this large of a development in our community.

Commissioner Jeff Nielsen confirmed Dan wanted a definite vote on it tonight.

Dan Larsen said he has a contract that he needs to perform on. Hyrum is either ready for multi-family housing or they are not. Dan said he has yet to go anywhere where the city comes out and says go build this.

Commissioner Kevin Anderson suggested voting tonight could possibly be detrimental. With the public response this evening they have a responsibility to either table it or vote it down.

Dan Larsen asked if they expected the public to come out and be in favor of it.

Commissioner Jeff Nielsen said in two weeks it would be an up or down vote, there would not be a public hearing.

Commissioner Kevin Anderson said his suggestion is to help him get buy in. Have some models made up and some different things and let the public come out.

Commissioner Terry Mann said she agrees.

Commissioner Jeff Nielsen said some of the things that they talked about are more pitch on the roof, adding rock and brick, and more open space. Those are things you are willing to consider.

Dan Larsen said he could make those changes and go to City Council or they could they could table it and he could come back.

Ron Salvesen said there is some merit in seeing the buildings as they are going to be proposed. It is a big enough project you probably want to make sure some of those things are lined up.

Dan Larsen said we are just at concept.

Commissioner Jeff Nielsen said everyone is leaning towards a table or no right now. Jeff said if he were to make a motion to table it he would have him come back with something to show examples of the entrance feature, the sign, open space on east side, buildings shows rock and brick, and more like a house.

Dan Larsen said it is not his first choice of elevations either.

Commissioner Terry Mann said she would like open space. She would like things that entice the right people there, do whatever we can do to make it seem like a nice place.

Commissioner Jeff Nielsen said Curtis Parkinson mentioned that we need to consider what we are going to have in twenty years.

Dan Larsen said the timeless look is red brick or solid white, he is not a fan of either.

Ron Salvesen said he disagrees with that, part of the discussion was with larger developments. They tied it to the PUD to have the same standard in any development that was done.

Commissioner Wayne Olsen asked how long to get changes to us.

Dan Larsen said the end of the month.

Commissioner Brian Carver said most of the concerns coming from the commissioner are design detail oriented. In terms of the concept he feels we should put it to an up or down vote.

Commissioner Kevin Anderson said he doesn't want to give him a false hope. He may buy the land and come back and we put so many stipulations on it that it becomes overly burdensome.

Dan Larsen asked if they are fine with 138 units, he can change exteriors, landscaping, and roof pitch.

Chairwoman Terry Mann said we have talked about more open space.

Commissioner Jeff Nielsen said if the one six-plex wasn't there it would be better, he knows cutting six units out is a big deal. Entrance feature on the site plan would help.

Commissioner Kevin Anderson said his biggest concern is 138 units in a PUD and we have no control over the longevity of it.

Commissioner Wayne Olsen said what would be involved if it wasn't a PUD.

Ron Salvesen said it has to be a PUD. You can adjust the PUD however you want as far as maintenance, he is not sure that you want to but you can. It is a lot of burden on the city.

Commissioner Kevin Anderson said what is more burdensome on the city, an unmaintained PUD or the city having to go in and maintain a park and do some snow removal.

Ron Salvesen said with the way the PUD is set up it is more than just a park.

Commissioner Kevin Anderson said sure but not maintaining it we just lose control over it. PUD's that are in the city are our biggest burdensome because we have no control over them.

Dan Larsen asked if they would like all the roads built to city

standards and the city would maintain them.

Commissioner Kevin Anderson said the open space could be maintained by the city and controlled by the city. He would like to see that increased dramatically and reduce the number of units.

Commissioner Wayne Olsen said he would be hesitant to do that.

Commissioner Jeff Nielsen stated that could be a lot of work for the city

Commissioner Brian Carver said a lot of the problems come down to how the property is managed. He said they can make sure we set up the best possible conditions to maintain the property. The more we carve out of this the less income you put into the maintenance bucket.

Commissioner Kevin Anderson said how many square feet of parks per capita per home do we build.

Commissioner Brian Carver said Hyrum actually does pretty well with parks per capita.

Commissioner Kevin Anderson said as a community we allowed development of 211 new homes east of Hyrum, we have the 23 acre park but that depreciates for the residents up there every time you allow a development. He feels we owe it to the community to maintain it. If we continue to develop east of Hyrum the 23 acre park is not sufficient.

Ron Salvesen said they will pay an impact fee at \$2,217 for each unit and roughly \$300,000 for the whole complex which will contribute to the parks.

Commissioner Brian Carver stated he would like more open space, he doesn't think knocking six units out will break the bank.

ACTION

Commissioner Jeff Nielsen made a motion to approve a concept plan for a 138 unit apartment complex PUD at 900 East between Highway 101 and Hyrum Blvd., Hyrum with the following suggestions 1)Work on reducing the density by a minimum of six 2)Look at covered parking 3)Try to pick up more open space 4)Add brick or stone on outside of building per ordinance 5)New building elevations 6)Steeper roof pitch, 6 to 12 7)Add an entrance feature with a sign 8) Clubhouse will go in first. Commissioner Brian Carver seconded the motion and Commissioners Terry Mann, Jeff Nielsen, Brian Carver, and Wayne Olsen voted aye and Commissioner Kevin Anderson voted nay. The motion passed.

B. RYAN REEVES, ICP COMMERCIAL REAL ESTATE - TO REQUEST SITE

PLAN APPROVAL OF BUILDING ELEVATIONS FOR BLACKSMITH FORK VILLAS, A 36 UNIT ASSISTED LIVING CENTER LOCATED AT APPROXIMATELY 680 EAST MAIN STREET, HYRUM.

Discussion:

Commissioner Jeff Nielsen did the surveying on this development so he will participate in the discussion but will not vote.

Brett Rigby stated he had spoken with Ron on the elevations on the project and he had said there was not a north elevation included. He handed out the elevation to the commissioners. They are proposing to do a 36 bed assisted living facility.

Commissioner Wayne Olsen said originally it was on north east corner.

Brent Rigby said same corner.

Commissioner Brain Carver said now it wraps around.

Commissioner Jeff Nielsen asked how much parking is required and how much is going to be provided.

Brett Rigby said he does not know, Ryan usually handles that. There is parking on the South end and the west side. He thinks fourteen stalls if he remembers right.

Commissioner Jeff Nielsen said currently there is parking allowed on Main Street. Is there a way to limit parking on Main Street.

Ron Salvesen said yes you can make the recommendation and then UDOT would have to approve it.

Commissioner Wayne Olsen said what are you going to do on Holidays.

Commissioner Terry Mann said parking is her big concern.

Brett Rigby said minimal parking for staff, the rest for visitors.

Commissioner Kevin Anderson stated when we discussed this before it was held with a public hearing, does that change things since this has changed dramatically and there is no public hearing.

Commissioner Brian Carver said in the original public hearing it was a two story.

Brett Rigby stated there has been such a demand from the people here in town there is an increase in size.

Ron Salvesen said this is site plan approval and it doesn't require a public hearing.

Commissioner Wayne Olsen said with the increase in size how much more staff are you needing.

Brett Rigby a nurse, CNA, cook, etc.

Commissioner Wayne Olsen said you could have four to five.

Commissioner Jeff Nielsen asked if there was currently a cross walk across main street,

Brent Rigby said there is not.

Ron Salvesen said they will approach UDOT in getting that done.

Chairwoman Terry Mann asked what the time frame on this would be.

Brett Rigby said they would like to get started as soon as possible.

Chairwoman said her only concern is to make sure there is enough parking if people come to visit.

Brett Rigby said he can get that information. Speaking with the management company and there experience parking is never an issue.

Commissioner Jeff Nielsen said it looks like rock and then siding.

Brett Rigby said it would be hardy board similar to what is on the homes.

Commissioner Wayne Olsen said it fits well with the homes.

Ron Salvesen said the cost of this building is around 3.1 million for the project.

Commissioner Wayne Olsen said originally there was an exit onto 7th east.

Brett Rigby said no exit onto 7th east now, go out onto Main Street.

Ron Salvesen asked if there was fencing between the homes and the facility, and out front.

Brett Rigby said yes and out front no, they do not want to cover that.

Ron Salvesen said he would recommend no fence out front.

Commissioner Wayne Olsen asked about a sign.

Ron Salvesen said it is showing a sign on there.

ACTION Commissioner Wayne Olsen made a motion to approve a site plan of building elevations for Blacksmith Fork Villas, a 36 unit assisted living center located at approximately 680 East Main Street, Hyrum. Commissioner Brian Carver seconded the motion and all four commissioners present voted aye and Commissioner Jeff Nielsen did not vote. The motion passed.

OTHER BUSINESS:

A. A. MISCELLANEOUS DISCUSSION ON LAND USE ZONING AND UPCOMING TRAINING.

Discussion:

Ron August 6th next week we have been invited to a meeting at 5:15 neighborhood nonprofit housing. Meet at the model home and walk through the neighborhood.

There will be training with Meg Ryan from Utah leagues and cities. We are supposed to have annual training.

The league's annual training is coming up in Sept and the Planning Commissioner members are welcome on Thursday and the city is happy to pay the registration fee.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 8:49 p.m.

Terry Mann
Chairman

ATTEST:

Michelle Jensen
Secretary

Approved: August 13, 2015