

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION
HELD APRIL 10, 2025 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST
MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Stephen Nelson

PRESENT: Chairman Stephen Nelson, Vice Chair Angi Bair,
Commissioners Scott Casas, Averie Wheeler, and Paul Willardson.

EXCUSED:

CALL TO ORDER: There being five present and five representing a
quorum, Chairman Stephen Nelson called the meeting to order.

OTHERS PRESENT: City Planner Tony Ekins, City Engineer Matt Holmes
and 11 citizens. Secretary Shara Toone recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Wheeler led the governing body
and the citizens in the Pledge of Allegiance.

INVOCATION: Paul Willardson

APPROVAL OF MINUTES:

The minutes of a regular meeting held on February 13, 2025 were
approved as written.

ACTION

Commissioner Casas made a motion to approve the
minutes of February 13, 2025 as written. Commissioner
Bair seconded the motion and Commissioners Bair, Casas,
Nelson, Wheeler, and Willardson voted aye.

The minutes of a regular meeting held on March 13, 2025 were
approved as written.

ACTION

Commissioner Casas made a motion to approve the minutes
of March 13, 2025 as written. Commissioner Bair seconded
the motion and Commissioners Bair, Casas, Nelson,
Wheeler, and Willardson voted aye.

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was posted on the Utah Public Notice Website and Hyrum City's website, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION

Commissioner Bair made a motion to approve the agenda for April 10, 2025, as written. Commissioner Casas seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

6. PUBLIC HEARINGS

- A. To receive public comment regarding a Conditional Use Permit for TimberHaus Designs located at 19 North 100 West for an artisan wood shop in the Commercial Zone (C-2).
- B. To receive public comment regarding a Conditional Use Permit for the Hit It Hard Gym, located at 220 North Center, for an indoor gym in the Light Manufacturing Zone (M-1) Application 25-012A.
- C. To receive public comment regarding an amendment to Hyrum City Code Title 17 Zoning, Chapter 70 Fence Regulations to establish fence and wall types and height standards.
- D. To receive public comment regarding proposed changes are to Section 7 of the Construction Standards - Hyrum City General Requirements and Specifications for Electrical Installations. This update will add information regarding the requirements for interconnection of solar production and the City's system.

7. SCHEDULED DELEGATIONS

- A. Cal Larson, TimberHaus Designs - To request approval of Conditional Use Permit for TimberHaus Designs located at 19 North 100 West for an artisan wood shop in the commercial Zone (C-2).
- B. Brad Lee, Hit It Hard Gym - To request approval of a Conditional Use Permit for the Hit It Hard Gym located at 220 North Center for an indoor gym in the Light Manufacturing Zone (M-1).

8. OTHER BUSINESS

- A. Discussion of an amendment to Hyrum City Code Title 17 Zoning, Chapter 70 Fence Regulations to establish fence and wall types and height standards.
- B. Discussion of an update to Section 7 of the Construction Standards - Hyrum City General Requirements and Specifications for Electrical Installations. This update will add information regarding the requirements for interconnection of solar production and the City's system.
- C. Discussion of a set of design standards and specifications for all public landscaping to be used in all city-owned parks and facilities. These drawings are to bring consistency and quality to all installation jobs within any land that is to be built by developers to be turned over to the city as well as all city-initiated improvements. This is not intended to be used on privately maintained irrigation systems.

9. ADJOURNMENT

PUBLIC HEARING:

THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT REGARDING A CONDITIONAL USE PERMIT FOR TIMBERHAUS DESIGNS LOCATED AT 19 NORTH 100 WEST FOR AN ARTISAN WOOD SHOP IN THE COMMERCIAL ZONE (C-2).

City Planner Ekins explained that an application has been prepared and reviewed by staff. The property is in the C2 zone, and there was a business operating there without a land use application or business license. The city has been working with the owner to bring the business into compliance, which is the purpose of the current application.

ACTION

Commissioner Willardson made a motion to open the public hearing at 6:34 P.M. Commissioner Bair seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

ACTION Commissioner Willardson made a motion to close the public hearing at 6:34 P.M. Commissioner Bair seconded the motion and Commissioners Bair, Casas Nelson, Wheeler, and Willardson voted aye.

The PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT IN REGARDS TO A CONDITIONAL USE PERMIT FOR THE HIT IT HARD GYM, LOCATED AT 220 NORTH CENTER, FOR AN INDOOR GYM IN THE LIGHT MANUFACTURING ZONE (M-1) .

City Planner Ekins said the application is similar to the Pickleball conditional use permit that the city received earlier in the year, requesting health club uses in a light manufacturing zone. The code change approval allowed a conditional use permit to be issued for the Pickleball facility. The gym is located in the same building, but in a different unit, and is now applying for a conditional use permit too.

ACTION Commissioner Bair made a motion to open the public hearing at 6:35 P.M. Commissioner Willardson seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

ACTION Commissioner Willardson made a motion to close the public hearing at 6:36 P.M. Commissioner Wheeler seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

The PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT IN REGARDS TO AN AMENDMENT TO HYRUM CITY CODE TITLE 17 ZONING, CHAPTER 70 FENCE REGULATIONS TO ESTABLISH FENCE AND WALL TYPES AND HEIGHT STANDARDS.

City Planner Ekins explained that the city received a citizen complaint about a retaining wall built without a permit. A fence is planned on top of it, raising concerns about height and safety. Current code allows fences up to seven feet without a permit, but doesn't regulate fences on retaining walls. The city is now updating the code to align with building safety standards and

clarify requirements, including what materials qualify as proper fencing.

Commissioner Casas asked for clarification on page 14 section A, number 2 of the proposed ordinance. The section states that any fence over three feet tall would need a building permit or a fence permit.

City Planner Ekins said that the city will require a fence permit for any fence over three feet and up to seven feet tall, with only a zoning review needed. Fences three feet and under generally don't need a permit, as they don't block views at driveways or intersections, but the city may still meet with residents to review placement.

Commissioner Casas asked if the rule applies to all fences, not just those on retaining walls. He clarified that a citizen can put up a three-foot fence without a permit, whether it's on flat land or not.

City Planner Ekins explained that both "fence" and "retaining wall" are defined in the code. According to the International Code Council, a retaining wall is any wall over four feet tall from the bottom of the footing to the top. He said there are separate requirements for fences and for retaining walls.

Commissioner Casas asked if there is a safety requirement, like a guardrail or fence, when a retaining wall is built on a property line. He was concerned about the danger of a drop-off between properties and whether something must be installed to protect people from falling.

City Planner Ekins said the building code requires a guard when there's a 30-inch drop in public areas, like porches or patios, to prevent falls. He said it's less clear if the same rule applies to private areas between homes and that it's generally up to the homeowner to add protection in those cases. The code mainly focuses on public spaces.

ACTION

Commissioner Bair made a motion to open the public hearing at 6:48 P.M. Commissioner Wheeler seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

ACTION

Commissioner Bair made a motion to close the public

hearing at 6:48 P.M. Commissioner Wheeler seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

The PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT IN REGARDS TO PROPOSED CHANGES TO SECTION 7 OF THE CONSTRUCTION STANDARDS - HYRUM CITY GENERAL REQUIREMENTS AND SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS. THIS UPDATE WILL ADD INFORMATION REGARDING THE REQUIREMENTS FOR INTERCONNECTION OF SOLAR PRODUCTION AND THE CITY'S SYSTEM.

Braxton Wood, a meter technician for the power department, explained the proposed updates to the city's solar ordinance. The goal is to reduce confusion, streamline permitting and installation, and improve safety for workers and homeowners. Key changes include removing outdated references, clarifying energy flow and interconnection points, and updating meter information. The city also plans to require NAPSEP certification for solar contractors to ensure proper installations and avoid issues. Additional updates include safety measures, clear installation steps, and support for battery storage systems.

Commissioner Casas said he was familiar with net meters but had never heard of a bi-directional meter before and that it was new to him.

Braxton Wood explained that a net meter measures power both ways using one reading that can go up or down. In contrast, Hyrum City uses a bi-directional meter because of their feed-in tariff system, which sells power to homeowners at about \$0.12-\$0.13 per kW and buys it back at \$0.04. The bi-directional meter provides separate readings for power used and power sent back to the grid.

ACTION

Commissioner Willardson made a motion to open the public hearing at 6:55 P.M. Commissioner Bair seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

ACTION

Commissioner Willardson made a motion to close the public hearing at 6:56 P.M. Commissioner Bair seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

The PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT IN REGARDS TO STANDARDS AND SPECIFICATIONS FOR ALL PUBLIC LANDSCAPING TO BE USED IN ALL CITY-OWNED PARKS AND FACILITIES.

City Engineer Holmes explained that while the city has good standards for utilities like water, power, and sewer, it lacks standards for parks. This has caused issues during recent park construction projects, leading to costly repairs the city had to cover. To fix this, the city hired a landscape architect to create park standards, with input from parks staff, to ensure consistency, easier maintenance, and proper budgeting in future projects.

ACTION Commissioner Wheeler made a motion to open the public hearing at 6:58 P.M. Commissioner Casas seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

ACTION Commissioner Willardson made a motion to close the public hearing at 6:58 P.M. Commissioner Bair seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

SCHEDULED DELEGATIONS:

CAL LARSON, TIMERHAUS DESIGNS - TO REQUEST APPROVAL OF A CONDITIONAL USE PERMIT FOR TIMBERHAUS DESIGNS LOCATED AT 19 NORTH 100 WEST FOR AN ARTISAN WOOD SHOP IN THE COMMERCIAL ZONE (C-2).

City Planner Ekins said staff supports the application. Since the business is in a commercial zone, the city is asking for basic compliance: a business license, one parking space per employee, and well-maintained landscaping without weeds.

Commissioner Casas mentioned that in the last meeting, the commission approved new construction in the C2 zone with specific requirements for fencing, parking, and landscaping. He said it's good to see an old building being used but wanted clarification on the city's fencing requirements for properties in the C2 zone.

City Planner Ekins explained that the property in question is an existing building with no new site plan or improvements. Unlike the new development discussed earlier, this project doesn't

trigger the same fencing requirements.

Commissioner Casas noted there is a fence on the west side separating the properties, but he questioned whether a fence should also be added on the south side of the property.

City Planner Ekins explained that since this is not a new development or a change in use, most zoning requirements don't apply. The property has long been used for light manufacturing, and the current use—building items like gazebos—fits that category. If the use changed to something different, like a bakery, more code requirements would be triggered.

Commissioner Willardson asked if the parking will remain where the three vehicles are currently parked.

Cal Larson said that is correct.

Commissioner Willardson asked if there were any issues with getting a business license.

Cal Larson answered that there weren't.

Commissioner Wheeler said the fire department recommends an inspection to ensure compliance and mentioned the need for a dust collection system.

City Planner Ekins said the fire department will determine any requirements during their inspection, which is part of the business license process. He explained that the fire department follows international fire codes and is responsible for enforcing them.

Chairman Nelson asked if a yearly inspection with the fire marshal is required.

Commissioner Willardson said that is part of the business license.

ACTION

Commissioner Willardson made a motion to approve a conditional use permit for TimberHaus Designs, located at 19 North 100 West, for an artisan wood shop in the commercial zone (C-2), with the condition that the applicant obtain a business license and maintain the parking and landscaping as shown. Commissioner Bair seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

BRAD LEE, HIT IT HARD GYM - TO REQUEST APPROVAL OF A CONDITIONAL USE PERMIT FOR THE HIT IT HARD GYM LOCATED AT 220 NORTH CENTER STREET FOR AN INDOOR GYM IN THE LIGHT MANUFACTURING ZONE (M-1).

City Planner Ekins said the applicant will be using suite number 11, likely on the south side of the building. There are 122 parking spaces on site, and while a full parking calculation hasn't been completed yet, he is confident there is enough parking for the current uses. He explained that the building also has a cabinetry business, and full parking data is still being gathered. A recent conditional use permit for the Pickleball facility in the same building included approved hours of operation from 5 a.m. to 12 a.m., which staff supports. Any interior tenant improvements will need a building permit from Cache County. A previous sign permit for Pickleball was revised from a box-lit sign to a wall-mounted sign with overhead lighting to meet code and avoid affecting nearby homes. Staff recommends similar signage for future tenants. The fire department will also inspect the space, and additional fire sprinklers may be required depending on any interior construction. Staff supports the application, as the use has already been approved by the Planning Commission and City Council.

Commissioner Casas said that, as he understands it, Hit at Hard is a tenant in the building that was completed last year. He noted that the property owner still hasn't finished the required landscaping and asked when it would be completed, recognizing that it's not the tenant's responsibility.

City Planner Ekins said he was not aware of that issue, as it happened before his time with the city.

City Engineer Holmes explained that while the city may not separate commercial and residential landscaping rules, landscaping is typically required to be completed within 18 months of occupancy. A deposit is held until the work is done, providing an incentive for the owner to complete it.

Commissioner Casas expressed concern that while new businesses are moving into the facility, the outside of the building is still unfinished and looks bad. He said it's an eyesore for the community and neighbors and believes the landscaping should be completed this season, even though he has no way to enforce it.

City Planner Ekins said the city will follow up with the property owner about the unfinished landscaping. He wasn't previously aware of the issue but plans to contact her the next day to find out the

status and set a deadline for completion.

Commissioner Willardson said the application mentioned operating 24 hours but noted it would be closed on Sundays. He asked if the applicant was okay with changing the hours to 5 a.m. to 12 a.m. instead.

Brad Lee said he's okay with those changes. After the situation with the Pickleball facility, he called Tonya and suggested they amend the hours to start at 5 a.m. instead.

ACTION

Commissioner Casas made a motion to approve a conditional use permit for the Hit It Hard Gym located at 220 North Center Street for an indoor gym in the light manufacturing zone (M-1), with the contingency that the hours are 5 a.m. to 12 a.m. Monday-Saturday. Commissioner Willardson seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

OTHER BUSINESS:**HYRUM CITY- DISCUSSION AND RECOMMENDATION OF AN AMENDMENT TO HYRUM CITY CODE TITLE 17 ZONING, CHAPTER 70 FENCE REGULATIONS TO ESTABLISH FENCE AND WALL TYPES AND HEIGHT STANDARDS.**

City Planner Ekins pointed at the visual presentation to describe the changes he proposed to the code.

Chairman Nelson clarified that the dashed lines show the four-foot maximum height in the front yard area, and everything within the black lines is seven feet high.

City Planner Ekins explained that the second part of the code shows a full strikethrough of the old text, and he used that text to help shape the new middle section of the code. This section outlines when a fence permit is required, differences for interior and corner lots, and requirements to protect public utilities and irrigation access. The updated language mostly comes from the existing code, just reworded for clarity.

He also said there's now an exemption section, allowing the zoning administrator to approve fences outside the normal rules in certain situations—like for safety during construction, around unsafe properties, or to secure public utilities such as substations or water tanks. City Council can also approve taller fences through

site plan approvals for places like schools, jails, or sports courts.

He added that the goal is to make the process smooth for both applicants and staff. In his 11 weeks working at the Hyrum City, fence permits have been common, and so far, no one has requested a fence over six feet tall.

Commissioner Casas asked what the cost of a fence permit is.

City Planner Ekins said there is no cost for the fence permit. She explained that the permit helps protect areas where private and public property meet, like driveways and street corners. Fences four feet and taller are regulated because they can impact these areas, but fences under three feet are exempt since they don't affect those spaces.

Chairman Nelson said he recommends keeping the fence permit free. He noted that adding a fee might lead more people to avoid getting the permit.

Commissioner Willardson asked for a practical example, wondering if someone would need a fence permit for putting up a dog kennel in their backyard if it's over three feet tall.

City Planner Ekins responded that a permit is only needed for fences at the property lines, not for something like a dog kennel inside the yard.

Commissioner Willardson commented that the graphic makes it look like some fences connect to the house. He suggested adding wording to make it clear that the rules apply to fences on property lines.

City Engineer Holmes said the rules don't only apply to property lines because people aren't allowed to enclose gas or electric meters, which are still attached to the house. He wasn't sure if that wording was included in the code.

Commissioner Willardson brought up examples like chicken coops and garden fences, saying people often build fences over three feet tall to keep animals out, but these aren't usually on property lines. He said he doesn't think a permit should be needed for something like a garden fence inside a yard. However, he could understand needing one if the fence is near a property line or in the front yard. He asked if the code includes language that makes this distinction.

City Planner Ekins said he didn't see that either, referring to

the issue of dog kennels or similar structures on the interior of properties.

Chairman Nelson said a fence permit would still be needed for fences used as barriers in the backyard, especially to prevent people from blocking meters. However, he agreed that a small garden fence or dog kennel wouldn't need a permit.

City Planner Ekins explained that the fence definition includes any barrier or obstruction meant to block passage or views, made from materials like wood, wire, iron, vinyl, shrubs, or concrete. He added that this definition supports a 7-foot height limit for fences in the side and rear yards. He also said if someone asked for a permit for a dog kennel, he would tell them they don't need one.

Commissioner Willardson said he just wanted to make sure everything was clear, both for enforcement and for understanding the intent.

City Planner Ekins said he was leaning towards defining fences as a boundary but agreed it would be good to review the language. He mentioned he would look for wording that could help clarify the issue, noting he had written many fence codes but never considered dog kennels.

Chairman Nelson asked about protections for preventing people from building retaining walls within public utility easements or over public utilities. He explained that in some subdivisions, public utility easements are along the front, and while Hyrum doesn't have many hills, some houses are built on higher ground with retaining walls in the front yard. He noted that this could cause issues with future access to utilities.

Commissioner Willardson said he thought an easement meant you couldn't build anything permanent within it.

Commissioner Casas shared that at his own house, staff told him he needed a retaining wall on public property. He said it wasn't a permanent wall—just a less solid structure—but he wasn't sure how that was addressed in the rules.

Chairman Nelson said he would generally expect the easement to prevent that type of structure, but he raised a concern about whether something under four feet could still cause problems.

City Planner Ekins said he hasn't seen any rules in the city code that stop people from building sheds over public utility easements

in backyards. He explained that some cities have strict rules against building on easements and allow people to apply for an easement vacation if the area no longer has utilities. For fences, he said if someone wants to build near the property line and there's a utility in the easement, they can't dig there and will have to move the fence back.

City Engineer Holmes said that when people ask if they can build in an easement, he tells them no permanent structures are allowed because they can't interfere with utilities. He said he approaches it from the utility side, even if it's not clearly stated in the code.

Chairman Nelson said he believes the easement itself means no permanent structures are allowed, which is the purpose of having the easement. He added that in his experience, people sometimes build large retaining walls in utility easements, and it later causes problems.

Commissioner Casas asked if Bluestake is required when installing fences, specifically for digging the post holes.

City Engineer Holmes said Bluestake doesn't cover irrigation pipes because the irrigation company isn't registered with Bluestake. He mentioned that there have been issues with people running augers through irrigation lines, which is part of the reason for wanting to create a fence ordinance that requires it.

Chairman Nelson asked if the fence ordinance had been adopted last year.

City Engineer Holmes confirmed that it was adopted last year.

Commissioner Willardson suggested tabling the discussion until the next meeting to include the necessary language, but he asked for others' opinions on the matter.

Commissioner Casas said he would motion to table the discussion, as long as it doesn't cause any issues for staff.

City Planner Ekins said that the Public Utility and Irrigation Act doesn't cause any issues, but he noted that a qualifying retaining wall requiring a building permit shouldn't be placed in certain areas. He mentioned that there could be future concerns if people feel that they're being restricted from using their property when placing a fence or retaining wall further back. He suggested that legal counsel could help address whether this would be considered

a taking of property.

Chairman Nelson said his initial reaction is that the easement is already established, and reasonable steps can be taken to protect it. He also raised a concern about retaining walls, noting that sometimes retaining walls are needed for public infrastructure, like roadways with utilities. He didn't want the code to prevent that but wanted to make sure it stops people from building large retaining walls over utilities. He suggested there may be a way to word the code to exempt public retaining walls supporting infrastructure.

City Planner Ekins explained that there is no exemption for retaining walls in the code. The code requires a building permit for any retaining wall over four feet tall, measured from the bottom of the footing to the top of the wall. This interpretation came from Cache County's building department and is considered correct. In such cases, the wall would simply need a permit. Ekins also expressed concern about including retaining walls in utility easements, as it could raise legal issues about property use. Some cities allow temporary, movable structures like sheds in easements, as long as they can be relocated if access is needed. A growing trend is to place all utilities in the front yard within a 15-foot easement from the back of the sidewalk. This avoids running utilities in backyards or along property sides. Since there's already a 25-foot front setback, this strategy helps avoid problems, such as on corner lots where fences sometimes have to be moved due to utility placement.

ACTION

Commissioner Willardson made a motion to continue discussion of an amendment to Hyrum City code Title 17 Zoning, Chapter 70 Fence Regulations to establish fence and wall types and height standards until next month. Commissioner Bair seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

HYRUM CITY- DISCUSSION AND RECOMMENDATION OF AN UPDATE TO SECTION 7 OF THE CONSTRUCTION STANDARDS - HYRUM CITY GENERAL REQUIREMENTS AND SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS. THIS UPDATE WILL ADD INFORMATION REGARDING THE REQUIREMENTS FOR INTERCONNECTION OF SOLAR PRODUCTION AND THE CITY'S SYSTEM.

Blake Ballard (Operations Manager) said the power department's goal is to clean things up and make the process easier and more streamlined for everyone. They want people to get what they need or want, and they aim to make it work for everyone involved.

Commissioner Willardson asked if there have been cases where someone tried to hook up solar incorrectly and ended up causing a power outage.

Blake Ballard said he had personally been called to a couple of those incidents. He said some people haven't done the cleanest work on solar installations, and the goal isn't to be critical, but to set a standard that protects everyone, especially homeowners who often don't know the technical requirements. Having a city ordinance helps enforce that standard and gives something to point to when work doesn't meet it. He added that while homeowners want to generate their own energy, their lack of knowledge can sometimes lead to problems—especially when companies go out of business before finishing the job.

Commissioner Casas asked how many homes in town might have solar or some other form of energy generation.

Blake Ballard said he didn't know the exact number of homes with solar or other energy systems, but there are several. He said government subsidies helped make it more affordable for people. Some homeowners were told they would have power during outages, but many systems weren't designed for that. He explained that, as Braxton mentioned, systems need to shut off power in certain situations to protect electrical workers and others, like in the case of a car accident.

Commissioner Wheeler said it's especially important now with more electric vehicles, as people will be charging them at home and need to have the proper capacity.

Commissioner Casas asked if Blake knew how Hyrum City's net metering system works compared to Rocky Mountain Power's.

Blake Ballard explained that Rocky Mountain Power originally used a one-to-one net metering system, meaning customers would get equal credit for the power they generated. Before he started in 2019, Hyrum City created its own system based on what wouldn't hurt the city financially, since the city needs revenue to maintain and improve infrastructure. He said Rocky Mountain Power also changed its policy and no longer offers a one-to-one rate, except for customers who were grandfathered in. He's not sure of their current rate, but it's lower now. Because of these changes, many people are starting to use batteries in their homes to store energy for themselves, which allows for a true one-to-one use since it doesn't rely on the grid. Ballard added that storing electrical energy is

difficult and the grid works in real time, making it hard to manage when solar production suddenly drops, like when a cloud covers the sun. Utilities and power plants have to use special equipment with spinning parts to help keep the system stable during those drops.

Commissioner Casas asked how the city's natural gas plant supports or fits in with the city's energy demands.

Blake Ballard said the natural gas plant serves two main purposes. One is to help the city keep utility costs down. He explained that sometimes power prices spike due to outside factors the city can't control. The plant gives them a way to manage those costs. He compared it to a farmer growing his own hay to feed his cows instead of buying expensive hay. Most of the time, the plant is used to help control costs so the city can provide reliable and affordable service to residents.

Chairman Nelson asked if we are a member of UAMPS.

Blake Ballard said the city is part of UAMPS, a group that allows them to buy and sell power from various sources like Hunter Power Plant and IPP. He said they're a small player, but by joining with others, they have more buying power.

Commissioner Casas asked if the ordinance they want to pass is unique to Hyrum or similar to those used by other UAMPS members. He also asked whether the ordinance was created entirely by the city or if they used information from other sources.

Blake Ballard said that He and his team have worked hard to streamline processes, remove outdated elements, and keep up with changing NEC codes to stay current. He noted that the standards were reviewed by a professional electrical engineer who writes standards for Lehi and other cities. In his opinion, the standards would integrate well with Rocky Mountain Power, even if they operate differently, and there's nothing in them that would cause a conflict.

Commissioner Casas asked if the code is unique to Hyrum or if other cities are part of UAMPS have similar codes.

Commissioner Willardson said that every public utility has some kind of standard so they're prepared with the right equipment when something breaks.

Commissioner Casas said he didn't know whether the code was created using only the city's own knowledge or if outside sources were

used.

Commissioner Willardson said it sounds like they hired an electrical engineer with experience who knows what they are doing.

Blake Ballard said the engineer works with many cities and used to work for Rocky Mountain Power. He's now retired and runs his own business, helping with their capital projects. Ballard said the engineer is well-rounded and understands different perspectives.

Commissioner Casas said he relies on the expertise of others because he doesn't have the knowledge to judge whether the code is good. He asked many questions about how it was created to ensure they're doing the right thing for the citizens without being too restrictive, so alternative energy can still come to the town.

Blake Ballard said he doesn't want the code to be so restrictive that it stops alternative energy. He doesn't think it will stop, but he believes the cost of energy, like in places with higher kilowatt-hour prices, could be a bigger factor in limiting it.

ACTION

Commissioner Casas made a motion to recommend approval of an update to Section 7 of the Construction Standards - Hyrum City General Requirements and Specifications for Electrical Installations. Hyrum City code Title 17 Zoning, Chapter 70 Fence Regulations to establish fence and wall types and height standards. Commissioner Bair seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

HYRUM CITY- DISCUSSION AND RECOMMENDATION OF A SET OF DESIGN STANDARDS AND SPECIFICATIONS FOR ALL PUBLIC LANDSCAPING TO BE USED IN ALL CITY-OWNED PARKS AND FACILITIES. THESE DRAWINGS ARE TO BRING CONSISTENCY AND QUALITY TO ALL INSTALLATION JOBS WITHIN ANY LAND THAT IS TO BE BUILT BY DEVELOPERS TO BE TURNED OVER TO THE CITY AS WELL AS ALL CITY-INITIATED IMPROVEMENTS. THIS IS NOT INTENDED TO BE USED ON PRIVATELY MAINTAINED IRRIGATION SYSTEMS.

Commissioner Wheeler said she's not a fan of weed barrier and doesn't like it being a requirement. As a horticulturist and landscape architect student, she feels the benefits don't outweigh the problems it causes.

Commissioner Willardson asked for Ned's opinion on weed barrier.

Ned Fredrickson, the Parks Superintendent, said that even with weed barrier, you still get some weeds. But if it's installed properly, it lasts a while, and places without it tend to have far more weeds. He added that irrigation can still bring in weed seeds.

Commissioner Wheeler said her concern with weed barrier is about maintenance, soil health, and plant health. She explained that it reduces water and nutrients reaching the roots and increases heat retention, which can cause several problems.

Ned Fredrickson said he sees both pros and cons to using weed barrier. Personally, he's noticed a lot more weeds in areas without it and feels like it may be needed.

Commissioner Wheeler asked if they use any kind of pre-emergence.

Ned Fredrickson said he uses sprays and fertilizer, though he's not sure which ones are the best. In his opinion, park strips without weed barrier are a nightmare compared to those that have it.

Commissioner Willardson asked if he would prefer using weed barrier.

Ned Fredrickson said he does prefer using weed barrier, but only if it's installed correctly. If it's done wrong and things are piled on top, it just attracts weeds and doesn't work well.

Commissioner Casas said weed barrier doesn't last long—only a few years—but he's glad to see clear standards being developed. As the city grows and adds more parks, he knows poor installations can create major problems and extra work. He fully supports the detailed standards presented and is glad outside help was used. He noted a few minor issues but said that if most of the standards are followed, it will make a big difference.

Commissioner Willardson said that once a standard is printed, it can quickly become outdated since standards are always changing. Still, he thinks this is a big step forward.

Commissioner Wheeler said that from her experience, trees are often planted incorrectly. She looked through the standards and at first didn't see anything specific about how high the soil should be, but then found a note saying the soil should not be too deep. She suggested adding more specific details about proper planting depth. Commissioner Wheeler said she noticed near the new park and elementary school that grass removed for new tree installation was

piled against the tree trunks, which she found concerning.

Ned Fredrickson said the area in question is managed by a private developer and an HOA, not the city. He agreed that piling material against the tree trunk will kill the tree.

ACTION

Commissioner Bair made a motion to recommend approval of a set of design standards and specifications for all public landscaping to be used in all city-owned parks and facilities, with the addition of the specified weed barrier standard. Commissioner Willardson seconded the motion and Commissioners Bair, Casas, Nelson, Wheeler, and Willardson voted aye.

ADJOURNMENT:**ACTION**

There being no further business before the Planning Commission, the meeting adjourned at 8:02 p.m.

Stephen Nelson
Chairman

ATTEST:

Shara Toone
Secretary

Approved: May 8, 2025
As Written