

MINUTES OF A SPECIAL MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD DECEMBER 29, 2022 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Chairman Terry Mann

**PRESENT:** Chairman Terry Mann, Commissioners Brian Carver, Dixie Schwartz, and Paul Willardson.

**EXCUSED:** Angi Bair, Blake Foster

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

**OTHERS PRESENT:** Zoning Administrator Matt Holmes and three citizens. Secretary Hailey Brown recorded the minutes.

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

**INVOCATION:** Commissioner Dixie Schwartz

**AGENDA APPROVAL:**

A copy of the notice and agenda for this meeting was EMAILED to The Herald Journal, 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 Paul Willardson made a motion to approve the agenda for December 29, 2022 as written. Commissioner Terry Mann seconded the motion and Commissioners Carver, Mann, Schwartz, and Willardson voted aye.

5. PUBLIC HEARING

A. To receive public comment pertaining to the revision of Hyrum City's General Plan.

6. SCHEDULED DELEGATIONS

A. Dakota Bodily - To request Site Plan approval for a building to be located at approximately 370 West Main Street.

B. Jared Hymas, Honey Badger Properties - To request Site

Plan approval for a building and storage facility located at 1620 Anvil Road.

7. OTHER BUSINESS

- A. Matt Holmes, Hyrum City - To discuss updates to the General Plan Moderate Income Housing Strategies and Benchmarks.

8. ADJOURNMENT

***PUBLIC HEARING:***

**TO RECEIVE PUBLIC COMMENT PERTAINING TO THE REVISION OF HYRUM CITY'S GENERAL PLAN.**

Chairman Terry Mann called for a motion to open the Public Hearing to discuss the revision of Hyrum City's General Plan.

**ACTION** Commissioner Brian Carver made a motion at 6:34 p.m. to open the Public Hearing to receive public comment pertaining to the revision of Hyrum City's General Plan. Commissioner Paul Willardson seconded the motion and Commissioners Carver, Mann, Schwartz, and Willardson voted aye.

Chairman Terry Mann asked if there was any public comment, there being none she called for a motion to close the Public Hearing.

**ACTION** Commissioner Paul Willardson made a motion at 6:35 p.m. to close the Public Hearing to receive public comment pertaining to the revision of Hyrum City's General Plan. Commissioner Brian Carver seconded the motion and Commissioners Carver, Mann, Schwartz, and Willardson voted aye.

***SCHEDULED DELEGATIONS:***

**DAKOTA BODILY - TO REQUEST SITE PLAN APPROVAL FOR A BUILDING TO BE LOCATED AT APPROXIMATELY 370 WEST MAIN STREET.**

Dakota Bodily said he wants to build a steel building for a workshop or auto repair service. He would like to rent out the building to anyone that would like to use the space.

Chairman Terry Mann asked if the plans include parking spaces.

Dakota Bodily said the plans are to include approximately seven parking spaces.

Commissioner Dixie Schwartz asked Dakota if he had a specific use he would like the building to be rented out for.

Dakota Bodily said it is a very central location and he doesn't see a problem with filling the space. He would be open to any use in the space.

Commissioner Brian Carver asked who will maintain the remaining two thirds of the land.

Dakota Bodily said he would maintain the back piece of land. In the future, he would look at the possibility of renting a second building on the back piece of property, but he would like to see how the first one works out.

Chairman Terry Mann asked if the property will be fenced.

Dakota Bodily said it is currently fenced with a barb wire fence.

Commissioner Dixie Schwartz asked if Dakota would keep the fence.

Dakota Bodily said he would remove the fence in the front but leave it in the back.

Commissioner Paul Willardson said the summary shows no irrigation and asked if there was an irrigation line on the map.

Zoning Administrator Matt Holmes said there was a mistake on the summary, but the property has electric, irrigation, sewer, and water.

Commissioner Paul Willardson asked if city policy states that landscape must be watered with irrigation water.

Zoning Administrator Matt Holmes said landscape can be watered with culinary or irrigation water, but irrigation is generally cheaper.

Commissioner Paul Willardson liked the landscape plan and said it matches with the area. He was concerned if there needs to be a privacy fence behind the building to shield residents on the corner.

Zoning Administrator Matt Holmes said when previously discussed, there doesn't need to be a fence there with the parking area.

Commissioner Paul Willardson asked if the lighting is on the

building.

Dakota Bodily said that is correct.

Commissioner Brian Carver asked if there needs to be an on-site detention pond for storm water.

Dakota Bodily assumed he would have to put in a catch basin because the property slopes northward.

Chairman Terry Mann asked if flooding been a problem on the property in the past.

Zoning Administrator Matt Holmes said there has been water on the property before.

Dakota Bodily said the west side is built a bit more uphill.

**ACTION**

**Commissioner Brian Carver made a motion to recommend Site Plan approval for a building to be built at approximately 370 West Main Street as presented. Commissioner Dixie Schwartz seconded the motion and Commissioners Carver, Mann, Schwartz, and Willardson voted aye.**

**JARED HYMAS, HONEY BADGER PROPERTIES - TO REQUEST SITE PLAN APPROVAL FOR A BUILDING AND STORAGE FACILITY LOCATED AT 1620 ANVIL ROAD.**

Jared Hymas said he is proposing a shop/office space in the Blacksmith Fork Industrial Park right across the road from the dog park. Jared and his brother own a landscape company and feel like this space would work well for the business.

Commissioner Paul Willardson asked the name of the landscape company.

Jared Hymas said he owns Legacy Landscape.

Commissioner Paul Willardson asked if the carport is currently on the property.

Jared Hymas said it is not currently at the property but will be moved to the property to house snow melt if they get kicked out of their current property before the shop is built.

Zoning Administrator Matt Holmes said if three phase power is

purchased now, there could be a delay on power to the building.

Commissioner Brian Carver asked if landscape materials will be stored on the property.

Jared Hymas said a few landscape materials may be on-site but generally they like to make one trip by taking it directly to the jobsite.

Commissioner Paul Willardson asked if chemicals will be on-site.

Jared Hymas said the company does not spray, that is a job they hire out. They will only have basic office cleaners on site.

Commissioner Paul Willardson asked if people will come to the site for business items.

Jared Hymas said generally they go on-site to discuss jobs, but people can stop at the office to pay bills or ask questions. Jared will fence the entire property with privacy slots. He may also put trees on the property.

Commissioner Brian Carver said that would be great if conditions allow with that being a windy area in Hyrum.

Jared Hymas said the whole property will be irrigated. The west side is required to be screened but he will keep it consistent all around.

Commissioner Paul Willardson said plans are looking good. He asked if the lighting for the area will be light from the building.

Jared Hymas said yes but he may insert a light on the Southeast corner.

**ACTION**

**Commissioner Paul Willardson made a motion to recommend Site Plan approval for a building and storage facility located at 1620 Anvil Road. Commissioner Brian Carver seconded the motion and Commissioners Carver, Mann, Schwartz, and Willardson voted aye.**

***OTHER BUSINESS:***

**MATT HOLMES, HYRUM CITY - TO DISCUSS UPDATES TO THE GENERAL PLAN MODERATE INCOME HOUSING STRATEGIES AND BENCHMARKS.**

Zoning Administrator Matt Holmes said this is a discussion for

tonight. Each year we must report to the state on our Moderate-Income Plan. This year they changed code and Hyrum City code doesn't match the state code. We need to change the wording and outline strategies to help with the Moderate-Income Housing problem. In January's meeting we need to make a motion to take to the City Council. The strategy column must be word to word with state code. The action column is how we are going to implement the changes to our city code. We will also need to make goals on how we are going to implement the changes and monitor progress.

Commissioner Paul Willardson asked if the state has regulations to be met for the city to receive funding to help with moderate housing costs.

Zoning Administrator Matt Holmes said these are state ideas to make housing moderate.

Commissioner Brian Carver said it is not the cities responsibility to provide housing rather to make sure that we aren't putting in zoning obstacles that make it hard for developers to make affordable housing. Affordable housing is not spending more than 30% of income on a home including utilities, etc. For example, based on a home in Logan, the monthly house payment should not exceed a payment more than \$1,400 a month. Brian Carver said the median income is \$67,000 and the average home values have doubled. Wages aren't keeping up with home prices. Currently there are no homes on the market less than \$350,000 with very few rentals less than \$1,500 a month. For a family of four making \$60,000 a year, housing costs are high.

Zoning Administrator Matt Holmes said townhomes start at \$420,000 with 20% down and the high interest rates.

Commissioner Terry Mann said the Planning Commission has approved townhomes in the past to help with housing costs which are now too expensive for moderate income. Hyrum City went from 82% single family homes to 75% single family homes.

Commissioner Paul Willardson asked what type of housing unit is affordable in Hyrum City right now.

Commissioner Brian Carver said based off incomes a \$200,000 home with a \$1,500 monthly payment would be affordable.

Commissioner Terry Mann asked what type of housing units can be built for that.

Commissioner Brian Carver said currently one-third of an acre undeveloped land sells for \$120,000. The cheapest option is a \$50,000 trailer home with pad rent to be paid on top of that.

Commissioner Paul Willardson said you could get an apartment for that cost.

Commissioner Brian Carver said a 800 square foot homes with a one car garage and less than ¼ acre lot would be the closest to an affordable home. The inventory is so far behind todays demand.

Commissioner Terry Mann asked how we write something we can't fix.

Zoning Administrator Matt Holmes said there is no guarantee anything we put in place will fix the problem, but we can look at strategies that will help.

Commissioner Brian Carver said the city can't fix land costs or developer costs. Rules can be set in place to help such as connectivity. If we put too many rules on housing, home prices could raise.

Commissioner Terry Mann asked about having a secondary home on a lot.

Commissioner Brian Carver said it can be an attached unit to the primary home.

Zoning Administrator Matt Holmes said that code doesn't have to be changed, but we can make that a change that we would allow for secondary dwellings.

Commissioner Brian Carver said other communities in Cache Valley allow detached homes. With that, we run into complaints of backyard living by surrounding neighbors. Brian suggested looking at reducing or waiving impact fees for homes to fit in a certain price range if the city can take on those costs and make up for lost revenue.

Zoning Administrator Matt Holmes said that would require an agreement to make sure the developer passes on those savings to customers.

Commissioner Paul Willardson asked if it is easy to track impact fees.

Zoning Administrator Matt Holmes said a single-family home with all utilities typically costs around \$10,000. If adding

transportation fees, it would be an additional \$2,000 more. Matt said developers typically make smaller lots to build on to fit more homes in the space. This makes homes more affordable and increases the city tax revenue with more homes in an area.

Commissioner Brian Carver said another suggestion would be to reduce lot frontage.

Zoning Administrator Matt Holmes said originally building lots were 182 foot frontages then later divided in half to a 82.5 foot frontage. PUDs could also be included for that reason to help frontage.

Commissioner Paul Willardson said he is good with higher density, but home size would have to decrease with lot size.

Commissioner Brian Carver said small footprints on small lots may be an option, such as shotgun homes. We need to get back to the expectation of getting a smaller home and then adding on later or you move up to a bigger home later.

Zoning Administrator Matt Holmes said the PUD ordinance allows for smaller lots with higher density.

Commissioner Brian Carver said a variety of housing styles would help costs.

Commissioner Terry Mann asked if they need to designate land for pud's.

Zoning Administrator Matt Holmes said commercial and residential zones allow for a PUD with minimum requirements.

Commissioner Terry Mann said making homes central would help with costs, but that is hard to do with the areas we have to build on. There are a few places by McDonald's to be built. Dakota Bodily wanted a mixed use to have a PUD but our current zoning doesn't allow that. Terry asked if a mixed use was done on the highway with the townhomes and designated for businesses in front of those.

Commissioner Brian Carver said Dan Larsen with Kartchner Homes talked about turning Auburn Hills 7 into a PUD to get more lots in the zone. That didn't pass the City Council and Planning Commission. They had tiny lots with large homes and it wasn't loved.



Commissioner Terry Mann asked how we can make suggestions that will also be approved with City Council. We mentioned having housing near JBS for employees.

Zoning Administrator Matt Holmes said JBS isn't wanting to be landlords.

Commissioner Brian Carver said Park City built their own housing sector for groups of workers. Businesses in Hyrum don't have enough affordable housing nearby to keep employees. Brian said Hyrum City needs to consider that. Lawmakers in the state have tried to get communities to help, but now are looking at taking funds away as penalties for having the wrong rules in place. We need to work with neighboring communities as well. Brian said it is important to include as many people from the community as we can because they are important to funds and growth. He believes the strategies the city has picked are good.

Commissioner Terry Mann asked Zoning Administrator Matt Holmes what strategies he believes we need to change.

Zoning Administrator Matt Holmes said the Planning Commission can look at changing the code to make the strategies work.

Commissioner Paul Willardson asked if a zone could be created for high density housing.

Commissioner Brian Carver said we would have to recommend where in the city we want that zone to be allowed.

Commissioner Terry Mann said between the apartments and McDonalds there was unfavored discussion about putting apartments there.

Commissioner Paul Willardson asked if the apartment discussion there could be explained.

Commissioner Brian Carver said the discussion include adding 10-12 buildings with six-eight units per building. There was lots of public opposition with regarding adding too many kids in schools and too many cars on roads.

Commissioner Terry Mann said that seems like a good space for apartments.

Zoning Administrator Matt Holmes said that zone allows for PUD's.

Commissioner Brian Carver said it could always be brought back in to see if thoughts have changed. It is across the street from food,

stores, a bus stop, and a school nearby. Another good way to incorporate density is to have smaller four or two plex's per block and incorporate them with single family homes. Brian liked the idea shown on page one of the general plan to promote infill housing development. A suggestion could be to look at mixed use ordinance and make recommendations there. It is hard in communities around here to implement those things. Four Seasons in North Logan is an example with ground use retail and apartments above. They have plans for that block that would include a community center and amenities nearby.

Zoning Administrator Matt Holmes asked if they want to exempt how many units can be put into a mixed use area.

Commissioner Brian Carver asked if more units are being built in Cobble Creek.

Zoning Administrator Matt Holmes said seven-eight more units are to be built. Hyrum City has increased from 18% to 25% on those types of units.

Commissioner Brian Carver didn't have any more strategies to encourage.

Zoning Administrator Matt Holmes said the General Plan needs three minimum but five would be ideal. We need to discuss actions and how frequently we would like to reevaluate.

Commissioner Brian Carver said PUD's make it hard by saying what is required and it has to be done that way. Results from the cities PUD's have not been creative mostly just townhomes with a park. The only area with mixed housing would be Elk Mountain. We could look at other options to stimulate creativity in filling gaps rather than same housing all around. Brian recommends looking at detached dwelling units and see how the City Council feels. If there are more housing options on the market that will help solve the affordability problem quicker. Main Street, Highway 165 and 300 South would be good spaces because they are transit corridors.

Commissioner Terry Mann asked if single room occupancies are still around.

Zoning Administrator Matt Holmes believes they have fallen out of culture.

Commissioner Brian Carver that would be hard to have benchmarks because single room occupancy isn't existent. We could also allow

four unrelated people in a home.

Zoning Administrator Matt Holmes said we could look at how many business licenses the city has for rentals. Matt asked when the Planning Commission wants to implement these actions. A date needs to be set to have this reviewed by the City Council. We are still new at seeing what the state wants.

Commissioner Paul Willardson said in January we could review and have a six month review in June or July to see how it is going. Paul would like more discussion on creating new zones before we set a date.

Zoning Administrator Matt Holmes said we need a benchmark date of when we want a discussion workshop.

Commissioner Paul Willardson said we could set a workshop for January and also rediscuss zones. Paul asked if we should meet with the City Council.

Zoning Administrator Matt Holmes said if we get more than two members it must be a public quorum or a workshop with two members of each body.

Amended  
01/12/2023  
Commissioner Terry Mann would like more reviewing as items get set in place and generally never reviewed. Terry said the first item and the top two on the back need discussed. Terry asked what has happened with the proposed senior development on Main Street.

Zoning Administrator Matt Holmes said they left the plans with Mike Nelson, and the plans are good for one year. By the time of approval with how the market was, they backed out and will review if the time becomes right. The contractors backed out as well so they couldn't find anybody to build the development. This starts the discussion for the next meeting in two weeks. If any Planning Commission members would like to discuss with him before the next meeting he/she can.

**ADJOURNMENT:**

**ACTION**                    **There being no further business before the Planning Commission, the meeting adjourned at 8:09 p.m.**

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Terry Mann  
Chairman

ATTEST:

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Hailey Brown  
Secretary

Approved: \_\_\_\_\_  
As Amended