

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD OCTOBER 13, 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, Vice Chairman Blake Foster, Commissioner Paul Willardson.

**EXCUSED:** Commissioners Angi Bair, Brian Carver, and Alternate Member Dixie Schwartz.

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

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

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

**INVOCATION:** Commissioner Blake Foster

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on September 8, 2022 were approved as written.

**ACTION** Commissioner Blake Foster made a motion to approve the minutes of September 8, 2022 as written. Commissioner Paul Willardson seconded the motion and Commissioners Foster, Mann, and Willardson voted aye.

**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 October 13, 2022 as written. Commissioner Blake Foster seconded the motion and Commissioners Foster, Mann, and Willardson voted aye.

## 6. SCHEDULED DELEGATIONS

- A. Jordan Mathis, Bear River Health Department - To request Preliminary Plat approval of a two-lot subdivision for two commercial lots located at 750 East 730 North.
- B. Hyrum City - To request Site Plan approval for construction of an electrical substation and power generation plant.

## 7. OTHER BUSINESS

- A. Cache County Housing Crisis Task Force - To present a report on its findings of the Cache Valley housing crisis.

## 8. ADJOURNMENT

***SCHEDULED DELEGATIONS:*****JORDAN MATHIS, BEAR RIVER HEALTH DEPARTMENT - TO REQUEST PRELIMINARY PLAT APPROVAL OF A TWO-LOT SUBDIVISION FOR TWO COMMERCIAL LOTS LOCATED AT 750 EAST 730 NORTH.**

Jordan Mathis said there have been no changes to the plans from the previous approval.

Commissioner Paul Willardson looked it over and had no changes to be made. The space for this project works out well. Paul asked what the half acre on lot two will be zoned as.

Zoning Administrator Matt Holmes said it is currently zoned as commercial and will keep to that.

Chairman Terry Mann asked if the subject to transformer availability will be a problem.

Zoning Administrator Matt Holmes said they are working with their architect on that.

Commissioner Terry Mann asked if Jordan Mathis is on schedule for the site plan next month.

Zoning Administrator Matt Holmes said they will take the final to the City Council next month. This is the last time it is brought to back to the Planning Commission until the site plan is ready after architectural review.

**ACTION**

**Commissioner Paul Willardson made a motion to recommend Preliminary Plat approval of a two-lot**

**subdivision for two commercial lots located at 750 East 730 North. Commissioner Blake Foster seconded the motion and Commissioners Foster, Mann, and Willardson voted aye.**

**HYRUM CITY - TO REQUEST SITE PLAN APPROVAL FOR CONSTRUCTION OF AN ELECTRICAL SUBSTATION AND POWER GENERATION PLANT.**

Electrical Superintendent Matt Draper for Hyrum City Power came with Jason Storrs and Shane Myer who will be doing the work on the electrical substation. They are planning to get it completed by November 2023. The transmission line will run all the way to Blacksmith Fork Canyon. The plant will have a 382.5-megawatt cap natural gas engine there. The permit has been obtained since May. The coolers and radiators are located towards the back of the lot. There will be a seven-foot chain link fence around the radiators. A block wall will be installed around 90% of the plan. The proposed portion may take twenty years to complete. Matt Draper said decibel measurements were taken for noise and we are way below what Western Dairy measured. Yoda Voth and Matt Draper toured all projects Wheelers has done in Utah and picked the best design. They plan to install three 20 cylinders with 3,500 horsepower each. This substation will not run the whole city but certain circuits for several hours. The gas main will be extended down from West Point Dairy and the water and sewer services will be added for a bathroom service.

Chairman Terry Mann asked what they will do about parking.

Electrical Superintendent Matt Draper said parking will be there for three maintenance trucks at most. Gravel with road base will be laid down during building. Jason Storrs has more detailed plans as well regarding parking.

Commissioner Blake Foster asked where this is located.

Electrical Superintendent Matt draper said the substation will be located North of West Point Dairy on 300 North. The substation will eventually back up the Sewer Plant for natural disasters.

Commissioner Blake Foster said are the engines enclosed.

Electrical Superintendent Matt Draper said the radiators blow upward so they won't affect 400 North. The building permit is good to build five units total, so they plan to build three now and the other two units in fifteen to twenty years as the city grows. The substation will mainly run during the summer months when we are

short on power.

Zoning Administrator Matt Holmes added that JUB is doing the site plan.

**ACTION**

**Commissioner Blake Foster made a motion to recommend Site Plan approval for construction of an electrical substation and power generation plant. Commissioner Paul Willardson seconded the motion and Commissioners Foster, Mann, and Willardson voted aye.**

**CACHE COUNTY HOUSING CRISIS TASK FORCE - TO PRESENT A REPORT ON ITS FINDINGS OF THE CACHE VALLEY.**

John Drew was speaking and with a co-chair member Karina Brown present. He said last year civic leaders from all backgrounds came together on housing prices and shortages. Cache County Executive David Zook was approached to see if the Task Force could look into this issue. The Task Force ended up with fifty volunteers consisting of city officials, realtors, and non-profits that came together to help. Five meetings were held together, with the final meeting held on June 23<sup>rd</sup> giving them 60 days to get a presentation together on this topic. The Task Force has been to several large cities to present these findings including Smithfield, Hyrum, Logan, and Providence. They are trying to get grant money to put together videos and involve seniors from high schools and USU.

John Drew said each conclusion was backed up evidence, reports, and studies. They focused on the primary impact of the housing shortages and prices. There has been a 20% population growth in Cache Valley from 2010 to 2020 with 85% of the growth being children of current residents. The housing shortage affects rental properties as well. There is generally 500-600 homes on the market. In April there were thirty-eight homes on the MSL. The Logan City Fire Chief tried to hire for a job but all four applicants turned down the job because they couldn't find housing. Thermo Fisher Scientific was also in a similar situation with plenty of jobs available but no housing. Utah had lowest unemployment rate. Shawn Mill, the Housing Director said housing and jobs go hand in hand.

John Dre also reported housing prices have grown eight to ten percent a year, then paused during the pandemic, and increased 18% rapidly in 2021 with home ownership out of reach for many in Cache Valley. With current house prices and family incomes, children and grandchildren can't afford to live here pushing

them outside of the valley and making Cache Valley an older community in the years to come. Cache Valley will need 11,600 housing units built between now and 2030. The Milken Institute ranked Logan as the number one performing community and ranked Logan as number 178 for housing availability. The current median income earlier this year was sixty thousand dollars. The average housing price in May 2022 was half a million dollars averaging the mortgage payment at two thousand five hundred dollars. Utah's housing market faces a severe imbalance forcing more than 75% of households out of the market. A major cause is that Utah has the highest birth rate in the U.S. with Utah County and Cache County being the highest. Utah has a balanced statistic with approximately the same number of families moving in as moving out. 2010 reports show a doubling in population by 2050. One reason for a housing supply shortage is there isn't a free market for housing, government has some biases against certain housing types. City codes encourage low density and single use zoning.

Commissioner Blake Foster asked if certain housing types are partially due to state requirements.

John Drew said the general plan is starting to state where housing types are to be and what authority there is. The state can't necessarily hold to anything, the general plan is a recommendation. Members of the public believe high density housing depresses property values, but studies refute that notion. The consequences of doing nothing is that wage growth and housing costs will not keep the pace. Cache Valley will have little available that is affordable for young families. The best way to communicate the message to the community is to have a conversation with the younger generation. There are several housing crisis myths out there; 1. Great ideas presented but not in this neighborhood 2. High density housing should stay in Logan, because it brings crime and trashy neighborhoods 3. High density housing will reduce home value 4. Everybody knows high density housing becomes run down in 15-20 years. The Housing Crisis Task Force recommendations are: 1. To plan transportation routes before development comes 2. Take steps to control inflation. We are all neighbors working together on this problem 3. Protect open spaces 4. To survey USU students, Bridgerland students, and visit school staff in the community. 5. Coordinate cities to work together 6. Public outreach. John Drew thanked USU Professor Damon Cann, who crafted the Qualtrics Survey's and compiled the results to be presented today.

Chairman Terry Mann asked if roads are being prepared now for higher density housing.

John Drew said streets need to be connected and they need to design walkable space in commercial areas. People aren't looking for all high amenities, they also want to spend more time with family so it's important to have spaces connected. One of the biggest shortages is daycare that is commercially planned. Higher density areas generate more tax revenue, which makes less linear feet to maintain with high density housing.

Commissioner Blake Foster asked how it is recommended for cities to take their fair share in the housing development.

John Drew recommended using regional planning by stating where cities are under planned and over planned. Wasatch Properties in Logan has high density housing and wants costs to be as low as possible. They have won award winning developments. John Dru said they would like to update the information they have and get that out to the communities again.

Commissioner Blake Foster said the Planning Commission would love to have John back with a bigger group of Planning Commission Members.

**ADJOURNMENT:**

**ACTION**            **There being no further business before the Planning Commission, the meeting adjourned at 7:41 p.m.**

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Blake Foster  
Vice Chairman

ATTEST:

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Hailey Brown  
Secretary

Approved: January 12, 2023  
As Written