

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD AUGUST 10, 2023 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Vice Chairman Blake Foster

PRESENT: Vice Chairman Blake Foster, Commissioner Terry Mann, and Alternate Member Dixie Schwartz. Commissioner Brian Carver arrived at 6:58 PM.

EXCUSED: Chairman Paul Willardson, Commissioner Angi Bair

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

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

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

INVOCATION: Dixie Schwartz

APPROVAL OF MINUTES:

The minutes of a regular meeting held on July 13, 2023 were approved as written.

ACTION Commissioner Terry Mann made a motion to approve the minutes of July 13, 2023 as written. Commissioner Blake Foster seconded the motion and Commissioners Foster, Mann, and Schwartz 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 Terry Mann made a motion to approve the agenda for August 10, 2023 as written. Commissioner

Dixie Schwartz seconded the motion and Commissioners Foster, Mann, and Schwartz voted aye.

6. SCHEDULED DELEGATIONS

- A. Drake Thomson - Requesting a setback exception for a shed on his property at 847 West 20 North. Mr. Thomson is proposing to place a shed on the east side of the house. Parcel 01-149-0075
- B. Discussion and recommendation to the City Council on zoning changes.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:

DRAKE THOMSON - REQUESTING A SETBACK EXCEPTION FOR A SHED ON HIS PROPERTY AT 847 WEST 20 NORTH. MR. THOMSON IS PROPOSING TO PLACE THE SHED ON THE EAST SIDE OF THE HOUSE. PARCEL 01-149-0075

Drake Thomson said with the landscaping of the property, he felt this would be the best placement for the shed. The shed is supposed to be ten feet behind the home and his request does not meet that requirement.

Commissioner Terry Mann asked how far away his shed placement is from the property line.

Drake Thomson said the shed is placed two feet from the property line.

Commissioner Terry Mann asked how far the shed is from the corner of the house.

Drake Thomson said approximately ten to twelve feet from the corner of the house. They would like easy access from the driveway to the shed.

Commissioner Terry Mann asked if there is a gate by the shed.

Drake Thomson said the gate will be in line with the shed to the backyard but not placed in front of the shed.

Commissioner Dixie Schwartz asked if there is a fence by the shed between his property and the neighbor's property.

Drake Thomson said he reached out to the neighbor with the shed plans and the neighbor said the plans look great.

Vice Chairman Blake Foster asked what the size of the shed is.

Drake Thomson said the shed is less than 200 square feet so that it won't require a building permit. The size will be approximately 12x16.

Vice Chairman Blake Foster asked the height of the shed.

Drake Thomson said the shed will be standard height.

Commissioner Dixie Schwartz asked if the shed is being used for lawnmowers.

Drake Thomson said it will be a garden shed.

Vice Chairman Blake Foster asked what requirement is not being met with the shed.

Zoning Administrator Matt Holmes said typically the shed must be located ten feet behind the home.

Commissioner Terry Mann said the shed is back from the front of the house.

Drake Thomson said it is behind the home and they hope to extend the driveway. They live in an HOA and the shed is required to be painted the same color as the home and be a similar material.

Vice Chairman Blake Foster asked if the fence next to the shed has been placed.

Drake Thomson said it is not currently placed but is planned to connect to the corner of the shed and be in line with the rear of the third car garage.

Vice Chairman Blake Foster asked if the HOA has approved.

Drake Thomson said the HOA has approved; they didn't ask about Hyrum City requirements but were looking at the esthetic appeal of the neighborhood. The only stipulation was to let them know the shed material and that it couldn't be vinyl. Drake said they will be building the shed themselves.

Vice Chairman Blake Foster asked if the shed would have a cement

floor.

Drake Thomson said it will be on gravel because it has better drainage than concrete.

ACTION

Commissioner Terry Mann made a motion to recommend approval of an exception to setback requirements for a shed to be placed on the east side of the home located at 847 West 20 North. Commissioner Dixie Schwartz seconded the motion and Commissioners Foster, Mann, and Schwartz voted aye.

DISCUSSION AND RECOMMENDATION TO THE CITY COUNCIL ON ZONING CHANGES.

Zoning Administrator Matt Holmes said the Planning Commission can lay out recommendations to take to the City Council or discuss at a later point when the other Planning Commission members are present. The code is currently lacking commercial areas, and mixed-use areas with commercial on the main floor and residential above. Requests have been brought in, but the current code doesn't have a limit on units that can be per acre. It may be good to set unit counts per acre for mixed use commercial or discuss types of commercial to be placed in Hyrum such as mixed use or just commercial.

Commissioner Terry Mann asked if parking is placed in the back on residential commercial properties.

Zoning Administrator Matt Holmes said all parking can be in the back or it can be recommended to place it under the unit. Currently there is no inner block development allowed unless the Planning Commission wants to discuss recommendations with the City Council to make changes. A discussion could be made to make inner block development in commercial areas but not in residential areas.

Commissioner Terry Mann said most townhomes have people overlooking other homes. The Planning Commission could also recommend putting in a park.

Zoning Administrator Matt Holmes said a park is required to have road access which would require a home to be taken down to place a road. Hyrum City is over on required park space. Is the city wanting a rural feel or to transition to a city that is commercial based for the future?

Commissioner Terry Mann said lots of people that talk to her want Hyrum to stay rural. When homes are close together, people don't see the block infill.

Zoning Administrator Matt Holmes said a discussion had been brought to him about commercial in front with residential behind, but it was never taken to Planning Commission.

Commissioner Terry Mann said lighting is a big deal when it is in the center of a neighborhood.

Vice Chairman Blake Foster said inner block development in a commercial zone is not a big deal, but it could have a negative impact in a residential zone with neighbors.

Commissioner Terry Mann said if parking can be provided for the commercial inner block development that may work.

Zoning Administrator Matt Holmes said the areas allowed for mixed use commercial are marked in dark red near downtown. Standard commercial zones are along the highway in bright red.

Commissioner Terry Mann asked what zone is marked in green.

Zoning Administrator Matt Holmes said green was used for farming, agricultural business, etc. Downtown used to have buildings with commercial on the main floor and apartments above.

Commissioner Terry Mann doesn't mind that type of housing if lights aren't shining in homes and parking is provided. That type of commercial would help with land usage.

Zoning Administrator Matt Holmes said with residential and industrial zones, Hyrum City has restrictions such as a light blocking fence.

Vice Chairman Blake Foster asked what zone is marked in blue.

Zoning Administrator Matt Holmes said blue is open space and/or parks. The marsh land in blue behind Sinclair is Hyrum City property.

Commissioner Terry Mann said it would be nice to solve several zoning issues at once.

Zoning Administrator Matt Holmes said a few requests have come in about placing homes further back on a lot. He has declined those

requests and considered that as inner-block development.

6:58 Commissioner Brian Carver arrived.

Zoning Administrator Matt Holmes said Hyrum City doesn't currently allow new flag lots. The exception to flag lots is if the home existed on the flag lot prior to January 1996.

Commissioner Brian Carver said flag lots in the past have been resistant to the City Council.

Zoning Administrator Matt Holmes said a number of the lots zoned in red are taken with little room for expansion. Most of those lots are not eligible for a PUD.

Commissioner Dixie Schwartz asked how many lots are available in the red zone.

Zoning Administrator Matt Holmes said currently four lots are completely empty. Some lots have room behind the existing building but not much. Hyrum City is looking at rules put in place for future lots rather than development on the current lots.

Commissioner Terry Mann asked if a business is required underneath the housing.

Zoning Administrator Matt Holmes said that is what the code currently states.

Commissioner Terry Mann said commercial business keeps noise down at night. The area zoned in red also fits items people want such as food, a library, and convenience stores. How much interest is there for commercial residential business?

Zoning Administrator Matt Holmes said lots of cities have this type of development going on.

Commissioner Brian Carver said 200 East in North Logan by Four Seasons Apartments on the East side, the city has plans to build a city office, library, and senior center. Four Seasons built some ground floor commercial with upstairs apartments. The apartments filled quickly, while the commercial space took longer to fill. There is now a nail salon, convenience store, and health building for example.

Commissioner Terry Mann said she believes there are similar plans where the current mall is, with ground floor retail and living

above.

Commissioner Brian Carver said some properties are more successful than others with commercial residential.

Commissioner Terry Mann said the city must have rules in place.

Commissioner Brian Carver said in Providence on Highway 165 and 300 South by Zions Bank townhomes were built on the South side. The developers approached Providence City about a commercial and retail space, but their ordinance was so convoluted that the developer decided to put in a car wash. There is interest from developers but if the city makes it too hard developers will do something easy.

Vice Chairman Blake Foster asked how the city can make it easier to allow that kind of development.

Commissioner Brian Carver said it depends on how much the city would like to allow that kind of development and how it is chosen to fill the empty lots with vertical mixed use.

Vice Chairman Blake Foster said that kind of development would need to be requested for the city to think about doing it.

Commissioner Brian Carver likes commercial residential as an option but doesn't want to be restrictive by making it the only option in the zone.

Zoning Administrator Matt Holmes said there are several uses allowed in the commercial zone. Commercial residential zones can be used for residential housing. The C2 zone allows boarding houses, hotels/motels, churches, nursing homes, schools, parks, office buildings, retail business, services, or a PUD (only one parcel currently meets the requirements for a PUD). To allow more PUD's in the C2 zone, the city would have to change the size requirement of a PUD.

Commissioner Brian Carver likes the current ordinance regarding four-plex's requiring them to be a block apart to prevent one block being full of renters. There is less crime and property values go up if you disperse rental opportunities. Brian hadn't thought of lowering the acreage needed in a C2 zone. He brought up the discussion of duplexes or fourplexes in Hyrum which requires a hearing to be made.

Zoning Administrator Matt Holmes said fourplexes and duplexes are

a legislative item which is up to the City Council and can be denied based on one person's denial. Administrative items have to be approved if they meet Hyrum City code.

Commissioner Brian Carver said that states if someone came in to split a lot and build a second home, Hyrum City must approve unless there is a safety issue. Does the Planning Commission want to make four-plex's a conditional use?

Zoning Administrator Matt Holmes said it wouldn't be conditional use and those can't be repurposed in two years. It must have a minimum frontage.

Commissioner Brian Carver asked if Hyrum City wants a separate zone for that type of living or to pick certain areas to rezone. Some areas of the city can't be rezoned because of lot sizes not being big enough. Brian said he doesn't think the city should pick areas to rezone. He would rather have the property owner decide that is what they want for their property.

Commissioner Terry Mann asked how the public feels about zoning for multifamily housing.

Zoning Administrator Matt Holmes said the last request most neighbors didn't have large issues with it, but rather wanted to know what was going on. The request that came in was being used as an accessory apartment already.

Commissioner Terry Mann said with Hyrum City rezoning an area for that use makes, it feels like multifamily housing is being stuck there.

Commissioner Brian Carver said there is a four-plex proposal West of 400 West around 200 North. From a design standpoint it was weak and met the bare requirements. Neighbors protested and Hyrum City enacted lots of changes due to that. The whole building must face the street with certain materials. Concerns the public had were addressed, and that created a rezone with requirements. The rezone is what bothered Brian with other requirements covering the basis. Brian asked if Hyrum City wants four-plex's or think they are unnecessary.

Zoning Administrator Matt Holmes said there can be ten units per acre and Matt doesn't think anyone has hit that limit there.

Commissioner Brian Carver said with townhome PUD's Hyrum City has worked with the developer. Are current requirements on duplexes

enough for approval?

Zoning Administrator Matt Holmes said the Planning Commission could discuss PUD areas to see if a four-plex be done on a smaller scale in certain areas such as C-2. There are several units around town that are not owner occupied. The Planning Commission could decide if there are enough C-2 zones or if they want to create more to expand the downtown area. 75% of the town is R-2 and 15% is other residential.

Commissioner Brian Carver said there are growing neighborhoods on the East and West side of town. Brian mentioned the thought of allowing multifamily near the high school, the State Park entrance, or Short Stop gas station if they would fit well in these places. They would have to be rezoned as C-2.

Zoning Administrator Matt Holmes said one person asked near the dam and the problem was parking nearby.

Commissioner Brian Carver said this could be a discussion later with other Planning Commission members present as well.

Zoning Administrator Matt Holmes asked if the Planning Commission wanted to narrow down items to form recommendations for next time.

Vice Chairman Blake Foster said a recommendation could be to look at more C-2 zones.

Commissioner Brian Carver mentioned looking at reducing PUD sizes.

Commissioner Terry Mann agreed with Commissioner Brian Carver.

Zoning Administrator Matt Holmes said they could discuss density such as ten units per acre.

Commissioner Brian Carver said they could look at making multifamily a permitted use in R-2.

Vice Chairman Blake Foster asked if Matt Holmes had any other suggestions. He asked what the current PUD size is.

Zoning Administrator Matt Holmes said the PUD size is 2.5 acres, different sizes have different densities. Some house types blend in well in a single-family community giving more affordable housing.

Commissioner Brian Carver said someone brought up to him the old

style of small apartments consisting of six units and three stories tall with two wings. They were horseshoe shaped with a courtyard in front and facing the street. They were popular but are hard to do. Condos are difficult to make in the State of Utah. A suggestion brought to Brian Carver's attention was cooperative ownership of a building. People could buy a unit in an apartment building and pay the bank rather than a landlord. If cities could make it easier to buy those that would help people get into ownership rather than paying rent. There is an incentive to take care of the property because it is their equity, and they are less likely to cause problems in the community. Brian was unsure if Hyrum City would prevent someone from doing that and it would likely have to be done through a PUD.

Zoning Administrator Matt Holmes said the discussion items he has for next time are increasing the acreage in C-2, changing PUD size to allow smaller developments and density requirements, and possibly eliminating rezone requirements for multifamily housing.

ADJOURNMENT:

ACTION

There being no further business before the Planning Commission, the meeting adjourned at 7:37 p.m.

Blake Foster
Vice Chairman

ATTEST:

Hailey Brown
Secretary

Approved: September 14, 2023
As Written