

MINUTES OF A JOINT MEETING OF THE HYRUM CITY COUNCIL AND THE HYRUM CITY PLANNING COMMISSION HELD SEPTEMBER 14, 2023 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 7:00 P.M.

CONDUCTING: Mayor Stephanie Miller

PRESENT: Mayor Stephanie Miller, Councilmembers Steve Adams, Jared Clawson arrived at 7:14 p.m., Paul James arrived at 7:24 p.m., Vicky McCombs, Craig Rasmussen, Planning Commission Chairman Paul Willardson, Vice Chairman Blake Foster, Commissioner Brian Carver, Terry Mann, and Alternate Dixie Schwartz.

EXCUSED: Commissioner Angi Bair

CALL TO ORDER: There being 11 members present and 11 members representing a quorum, Mayor Stephanie Miller called the meeting to order.

OTHERS PRESENT: Zoning Administrator Matt Holmes, Electric Superintendent Tom Cooper, City Recorder Stephanie Fricke, and six citizens. Secretary Hailey Brown recorded the minutes.

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 City Council and Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION

Councilmember McCombs made a motion to approve the agenda for September 14, 2023 as written. Councilmember Adams seconded the motion and Councilmembers Adams, McCombs, and Rasmussen voted aye.

6. SCHEDULED DELEGATIONS

A. Workshop - To discuss updating Hyrum City's General Plan.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:

WORKSHOP- TO DISCUSS UPDATING HYRUM CITY'S GENERAL PLAN.

Mayor Miller asked if Zoning Administrator Matt Holmes wanted to lead the discussion.

Zoning Administrator Matt Holmes said the general plan hasn't had a proper update in a long time. Hyrum City has budgeted money to update the plan. The general plan is not a strict document to be followed, rather it is a guideline on how the city can develop and prepare for the future.

Commissioner Carver said the last time the general plan had a good update was ten years ago. Development is different now than it was at the time of the last update. The best practice is to update these documents every seven to ten years. It is important to collect public input and professional evaluations to help set goals and reevaluate. The plan is nothing, but planning is everything. The City Code should be modified to adapt with changes in society and the environment.

Councilmember Rasmussen said if the general plan isn't current, it is hard to refer to. It sits on the shelf because it is recognized that times have changed, and it isn't of value to be out of date. Craig is excited to start the update and involve the public but also establish general processes and objectives. The best way to start breaking down objectives is by making them into manageable pieces. A significant update will take lots of time.

Mayor Miller said the next step is to discuss items that the Planning Commission would like to address to the City Council. How will the city go about community input? There should also be a discussion about zoning and development requirements. Will this update be a big or small change? Hiring a consultant to help with each of these items may be the best place to start.

Councilmember Rasmussen said the City Council recently attended the Utah League of Cities and Towns with conferences on zoning. Zoning was established when polaroid cameras came into existence, and it's like comparing a polaroid camera to a smartphone. They are different operating systems.

Commissioner Carver said there are more different processes available now to consider in zoning. Hyrum isn't the same town as it was years ago. There are different demands on resources and families today.

Mayor Miller said the City Council talked about updating the transportation master plan so as growth happens it is determined

where roads will be best fitting the cities plan. Mayor Miller was there at the time of the last general plan update and said they went about it by hiring a consultant. The consultant then broke the general plan into different items that the public could come view and make suggestions. The consultant would lay items out and let the City Council work in teams on each set of items. Mayor Miller believes it would be best to put out a bid to hire a consultant for help.

Councilmember Rasmussen said in preparation, the governing body should talk about the scope of work to be done and then the scope can change and be fluid within parameters. Craig doesn't want to get rid of zoning but look at possibly incorporating a form-based code.

Councilmember Clawson arrived at 7:14 P.M.

Councilmember Rasmussen said when he started on the City Council everything had to be single family housing. His feelings have changed and he would like public involvement to see what the feeling is. Does everyone understand form-based code? What would the city like to see in a proposal such as zoning changes, overlay zones, etc. After that a consultant would take the data and say here is what was concluded based on public involvement and workshops.

Councilmember Adams doesn't think decisions should be made without listening to public input to see what the community wants in Hyrum.

Councilmember Clawson said the city should take attractive land and start with that. What is form-based code?

Councilmember Rasmussen said form-based code allows flexible or mixed type of development. With redevelopment projects you take a rundown neighborhood and develop it as to what the community wants. For example, there is a Kmart out of business in West Valley where they replaced it with 460 dwelling units of different types. It was made into a walkable community with businesses, apartments, townhomes, duplexes, condos, and single-family homes. Traditional use is when the area is zoned as one use and that's all you can do.

Commissioner Carver said if everything looks like it fits there is less concern of what the actual use of the property is. It is focused more on design elements. The state is dictating what design standards are. The cities look at development and making a unit fit into the neighborhood whether it be coffee shop or duplex.

Lighting and traffic rules will still be set in place within development. This will allow for flexibility in the market on what people want to do. In an established neighborhood, homeowners will be upset by big changes.

Councilmember Clawson said his property for example could be built on and blended in. It wouldn't be a property that is developed and suddenly thrown into an established neighborhood.

Councilmember Rasmussen said there was an attempt to put a fourplex in an area of Hyrum and the residents opposed it because of the effect on their land values.

Councilmember Paul James arrived at 7:24 P.M.

Councilmember Rasmussen said a fourplex has not been built since then. Form-based code says the home needs to look like other homes in the area so that it does not decrease home values. In that instance if someone puts in a home and big metal shop, it looks out of place with the homes around it. A consultant could say here are the options and this is what people want to see. They would then ask how the governing body felt about those options in the city. The consultant won't come in and say Salt Lake City is doing this, as Hyrum City is not in the same generation. Housing is a big part along with commercial building. Mayor Miller mentioned looking at the transportation master plan and Craig would like to get a portion of the general plan done before working on the transportation master plan. Streetscapes will come up with respect to street parking when discussing the general plan that could then impact the transportation plan.

Mayor Miller said the biggest challenge is affordable housing and Councilmember James had a housing idea.

Councilmember Clawson asked what affordable housing is.

Mayor Miller said apartments and townhomes used to be affordable but prices on those have increased.

Councilmember James said the city could look at allowing an area for a tiny home development.

Councilmember Rasmussen attended a conference today on allowing accessory dwelling units.

Commissioner Carver said people would like to see accessory dwelling units allowed on existing properties.

Commissioner James said a tiny home subdivision which is similar could be approved to get people into a home for \$100,000.

Councilmember Rasmussen said tiny homes can range from \$150,000 - \$450,000 for a single bedroom home.

Mayor Miller said there is a subdivision in Logan with two story homes on small lots and they are attractive.

Councilmember James said attached dwelling units could be good for kids and grandkids to live in until they can get into something else. Times have changed in the housing market.

Councilmember Rasmussen said attached dwelling units can also be rental income for homeowners once kids move out.

Commissioner Carver said the affordable housing median income for a family of four is \$70,000. The policy definition is you shouldn't spend more than 30% of your income on housing costs. 30% or less on \$70,000 means a house should not cost more than \$200,000. More than 70% of households cannot afford a home because prices are so far above that median range. People are getting into homes because they spend 50-60% of their income on a home. Are there ways the city can make it for cheaper homes to be available. Brian suggested looking at changing PUD regulations and residential zone requirements such as allowing for smaller setbacks to build a smaller home.

Councilmember Clawson said most of the trouble the city has is with PUDs in the community.

Commissioner Carver said he lives in a trouble PUD.

Councilmember James said another option could be allowing a home to be built and let half be a duplex to subsidize their income or help children have a place to live.

Commissioner Carver said homes used to be built smaller and then added onto as the family grew. Part of the problem falls on home builders because they will find a way to build a home to fit the lot. How can the city encourage builders a return to build a more frugal product?

Councilmember Rasmussen said an option could be to make small lots allowing a home to be built on the lot and then have a buffer space between lots. In ten years, homeowners can build on the open space

to expand.

Commissioner Carver said a conservation subdivision is where you take a smaller village in the middle of forty acres and then have a clause that has room for growth built into it.

Councilmember Rasmussen said that is the intent of the PUD ordinance but it's not working that way because developers put in as much as possible. The city could state that a PUD requires 50% open space and up to fifteen units per acre for room to grow. Higher density would increase to have cluster homes and lots of open space. Retirement housing options also need to be looked at. Assisted living is an option now, but there is nothing set on open living development. Annette Francis has talked with Councilmember Rasmussen about senior living on a property she has. The city could look at an independent overlay zone where people live on their own in a smaller home accommodating retirement needs. The Nielsen property is currently being built on and is still bigger than some people's needs in retirement.

Commissioner Carver said the Planning Commission has discussed short term changes that could address some of these needs.

Councilmember James said times have changed within the housing market. People used to only have a single car garage and that was a luxury. Someone discussed with Councilmember James about making changes to driveway requirements. People build 36-foot-wide driveways after development to make their lives better.

Mayor Miller said glancing through the general plan she has a few key points. Parks and trails need to be planned for. The city also needs to plan areas for annexation, highway commercial, and industrial developments. Community safety, land use goals, and urban design goals should also be discussed.

Councilmember Clawson believes annexing further south is too far out to plan on services growing. 6600 South is quite away and he isn't sure annexation should have been out there yet.

Councilmember James said there needs to be an annexation declaration in place.

City Recorder Stephanie Fricke said there is an annexation declaration that goes to 7200 South. Hyrum City is limited North to the storage units in the Nibley dip and West to Meridian Road depending on who annexes first between Hyrum and Wellsville.

Mayor Miller said the most recent annexation request that came in was for a large home built on the way to Paradise. It is discontinued with lots of property and there is interest in turning it into resort style housing or a vacation rental property.

Councilmember Clawson said the cost would be high to get water run to that development.

Councilmember Rasmussen said that is if they are willing to pay the cost to bring water to the property.

Mayor Miller said the city is looking at putting a well in that area in the future.

Councilmember James said that could be a negotiation point.

Commissioner Carver said short term rentals didn't exist ten years ago and asked how to approach that.

Mayor Miller asked if the city wanted to approach short term rentals. Any other thoughts?

Councilmember Clawson said back to tiny homes he is not sure they would work in Hyrum. They start great and in twenty years they become rundown with yards not taken care of and being low-income housing.

Councilmember James said there are \$300-500 thousand dollar homes now with rundown yards.

Councilmember Rasmussen said a good example is Brian Carver's neighborhood in Wapiti Loop. It is a community that started with the disadvantage of small and rundown homes, but it is now a nice community.

Commissioner Carver said his neighbor's house recently sold for \$370,000.

Councilmember Clawson said the idea of reducing lot sizes was mentioned. He asked what the common lot size is in other communities and what are the requirements for the lots.

Councilmember Rasmussen said at the League of Cities and Towns there were lot sizes down to 2,500 square feet.

Councilmember James said Hyrum's current lot size is common.

Councilmember Rasmussen said common lot sizes ranged from 6,000-10,000 square feet.

Electrical Superintendent Tom Cooper said he is moving to Hyrum from Payson. He is looking for a half-acre lot or bigger and they are hard to find without spending $\frac{3}{4}$ of a million dollars. There is a value there in the market for bigger and smaller lots.

Councilmember Rasmussen said some areas allow smaller lots limited to a certain density and then some can be larger lots to cover a variety of price ranges. Rasmussen said it is healthy to have different types of families living in an area. The city could look at having an ordinance allowing a density rather than a lot size.

Councilmember Clawson asked if that was the plan in Elk Mountain with apartments and single-family homes.

Councilmember Rasmussen said that was the idea and they have a bigger variety of housing.

Councilmember Clawson said people may be okay with smaller homes if they could have a half-acre lot.

Electrical Superintendent Tom Cooper said he would be good with a variety of housing to blend different demographics. The previous community he was in didn't accommodate for things of value in the community.

Councilmember James said there has been great discussion that proves the general plan needs to be updated.

Councilmember Rasmussen said Hyrum City has a trailer court with lots of trailers in bad shape. The trailer park is an area a developer could come in to redevelop to a mixed-use community with great views. Homes could transition to duplex's or four-plex's for varied types of housing. Hyrum City zoning does not allow that to be done.

Councilmember Adams said the trailer park has lots of vacancies right now. He would like to see the city buy that and make something out of it.

Councilmember James said if people in the trailer park are going to be displaced, there must be somewhere to place them similar in cost.

Mayor Miller asked what the next step should be.

Zoning Administrator Matt Holmes said to put out an RFP or RFQ for a consultant.

Councilmember Rasmussen said the city would need to find out what it costs and specify the scope for the city and then have the consultant propose ideas. It would be important to look for a qualified consultant that is nearby and works with similar backgrounds to the size of Hyrum.

Mayor Miller asked Zoning Administrator Matt Holmes and Councilmember Rasmussen to work together on a proposal to bring to the City Council.

Zoning Administrator Matt Holmes said he will start with an RFQ for qualifications and then open it up to a proposal.

Councilmember Rasmussen said applicants will be ranked based on their qualifications and they can state the fees. He said consultants are busy right now, so it is going to limit who responds.

Councilmember James said the stipend is that the city owns the design and can combine ideas from multiple companies.

Commissioner Carver said form-based codes can be complicated to work with.

Councilmember Rasmussen said North Logan adopted a form-based code in a simpler way.

Councilmember Adams said last year at the League of Cities and Towns there was a guy teaching planning at the U of U, trying to get his way into the field. The city could look at a consultant like that to help save costs.

Councilmember James said the city needs a general plan that will last another 20 years.

Councilmember Rasmussen said a student could do it if there was an itemized scope, but he would like to talk with other cities on the quality of the product.

Councilmember James said to have Zoning Administrator Matt Holmes send out the RFQ and then bring it to the City Council for selection.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 8:15 p.m.**

Stephanie Miller
Mayor

ATTEST:

Hailey Brown
Secretary

Approved: _____
 As Written