



## PLANNING COMMISSION MEETING

Thursday, January 12, 2023 at 6:30 PM  
Council Chambers, 60 West Main, Hyrum, Utah

### AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, January 12, 2023. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
  - A. 10/13/2022
  - B. 12/29/2022
5. **AGENDA APPROVAL**
6. **PUBLIC HEARING**
  - A. To receive public comment pertaining to the revision of Hyrum City's General Plan
7. **OTHER BUSINESS**
  - A. Consideration and recommendation to the Hyrum City Council of proposed amendments to the Hyrum City General Plan
8. **ADJOURNMENT**

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**Shalyn Maxfield**  
**Secretary**

Commission Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the Commission Member will be on speakerphone. The speakerphone will be amplified so that the other Commission Members and all other persons present in the Commission Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting

should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

**CERTIFICATE OF POSTING** - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 10th day of January, 2023. Shalyn Maxfield, Secretary

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 Dru 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 Dru 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 Dru 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 Dru 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 my 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 Dru 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 Dru said we need to connect streets and 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 Dru 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 we would love to have you back when we get a bigger group.

**ADJOURNMENT:**

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

\_\_\_\_\_  
Blake Foster  
Vice Chairman

ATTEST:

\_\_\_\_\_  
Hailey Brown  
Secretary

Approved: \_\_\_\_\_  
                  As Written



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 open 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  $\frac{1}{4}$  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.

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:

\_\_\_\_\_  
Hailey Brown  
Secretary

Approved: \_\_\_\_\_  
As Written



Mayor Section 6. Item A.  
Council  
St  
Jared L. Clawson  
Paul C. James  
Vicky McCombs  
Craig Rasmussen  
City Administrator  
Ron W. Salvesen  
Recorder  
Stephanie B. Fricke  
Treasurer  
Todd Perkins

NOTICE OF PUBLIC HEARING

The Hyrum City Planning Commission will hold a public hearing Thursday, January 12, 2023 at 6:30 p.m. in the City Council Chambers, 60 West Main, Hyrum to receive public comment pertaining to the revision of Hyrum City's General Plan.

Copies of the proposed General Plan amendments are available for public inspection at the Hyrum City Office, 60 West Main, Hyrum, weekdays between the hours of 8:00 a.m. and 4:30 p.m. and on the Hyrum City Website [www.hyrumcity.org](http://www.hyrumcity.org).

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Stephanie Fricke  
City Recorder

Published in Herald Journal on December 31, 2022

**HYRUM CITY**  
**GENERAL PLAN UPDATE**  
**PLANNING COMMISSION MEETING**  
**JANUARY 12, 2023**

Summary: The Hyrum City General Plan requires an update to the Moderate Income Housing strategies and benchmarks. This update is to bring this portion of the plan into conformance with state code.

ZONING: All allowing residential units

UTILITIES:

Power:	Not Applicable
Culinary:	Not Applicable
Sewer:	Not Applicable
Irrigation:	Not Applicable

PARKING & ROADS: Not Applicable

NOTES: Discussion and recommendation to the Hyrum City Council of our Moderate Income Housing Plan. The Planning Commission will make recommendations for the update of the General Plan to meet the requirements set in Utah State Code. The strategies are acceptable, the benchmarks and implementation items need to be amended.

# Hyrum City General Plan



## CHAPTER 7: Housing



### 7.1. INTRODUCTION

This chapter focuses on the need for varied housing opportunities in Hyrum. In Hyrum the median housing value is estimated at \$256,900, per the 2020 Census. The housing market in Hyrum is currently comprised of approximately 75% single-family detached homes, 21% multiple-unit attached homes and 4% mobile homes. The median monthly mortgage is \$1091, and the median rent is \$832. Nearly 80% of the homes in Hyrum have been built since 1970.

Addressing housing issues, the City has identified objectives to 1) maintain the current housing density mix, 2) provide for mixed-use and mixed-density developments with a rural atmosphere, 3) encourage quality senior housing projects, 4) review the need for more moderate income housing options, and 5) promote infill housing development.



### Key Points

- Introduction
- Housing Density Mix
- Maintaining the Rural Atmosphere
- Senior Housing
- Moderate Income Housing
- Housing Goals

# Hyrum City General Plan



## CHAPTER 7: Housing

**Hyrum's housing mix is 75% single-family and 25% multiple-unit**

### 7.2. HOUSING DENSITY MIX

Single-family homes currently comprise 75% of the housing in Hyrum. The remaining housing stock, represented in various types of attached, mobile or multi-family housing units, provides most of the affordable housing options in the community. It is the City's desire to preserve existing areas of low-density housing, while at the same time allowing for increased medium to high density housing needs, such as senior and other quality attached housing in mixed-density developments. While the importance of providing affordable housing has increased in recent years, the concept of providing a healthy balance of quality mid-level and higher-end housing is being recognized as an increasingly important goal.

### 7.3. PRESERVING RURAL HERITAGE

In an effort to meet the City's objective to preserve elements of the rural heritage of the community, it is imperative that plans for future housing developments meet guidelines and requirements to achieve that objective. Ordinances should be put into place which will provide new developments direction to preserve Hyrum's rural heritage. Various elements important to the overall atmosphere should be included in development design requirements, including trees, landscaping, benches, fencing, mailboxes, dark-sky lighting, trails, open spaces, and rural street design.



Single-family home developments throughout the city should be required to provide variety in size and quality in architectural design, steering away from cookie-cutter type developments. Open spaces, landscaping, and other elements promoting a rural atmosphere should be incorporated into all residential neighborhoods.



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## CHAPTER 7: Housing

Low density, rural housing developments are appropriate in various outlying areas of the community which promote larger estate homes with architectural design guidelines, open spaces, and animal rights.

Planned residential developments with mixed-use and mixed densities should be encouraged in certain areas of the community (see Chapter 2) which apply development design requirements for well-planned mixed-use and mixed-density housing, including interspersed open spaces and parks, homes clustering, trails, rural street design elements, and other rural design elements.

Multiple-family unit projects, developed in designated areas, should be regulated with design requirements for architecture and landscaping, as well as other elements consistent with the community's rural heritage.

### 7.4. SENIOR CITIZEN HOUSING

Seniors are a growing faction of Hyrum's population and play an important role in the community. More quality senior housing developments need to be encouraged, which will integrate within the single-family low-density zones, as well as in a specified senior housing high density zone located near the Senior Center and become an asset to the community. Assisted living residential projects are encouraged in facilities constructed for that purpose.



### 7.5. MODERATE INCOME HOUSING

Standards for moderate income housing appear to have been met through the development of both single-family homes and multiple-

# Hyrum City General Plan



## CHAPTER 7: Housing

family units during recent years, as well as in other existing low-cost housing options in existing older homes and mobile homes.

The State of Utah defines moderate income housing as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size.” In other words, moderate income housing is a function of the particular circumstances and income levels of the community, rather than a type of housing.

A Moderate Income Housing Plan has been prepared and updated to meet the requirements of Utah State Code, Section 10-9a-403, as an effort to determine community needs for moderate income housing and to establish guidance for future decision making with housing issues in Hyrum (see Appendix 7A). Several important goals are listed which will help the community to maintain a healthy balance of moderate income housing.

It is recommended that the Moderate Income Housing Plan be reviewed and updated regularly.



# Hyrum City General Plan



## CHAPTER 7: Housing

Goals	Strategies	Actions	Timing	Agency
<p><b>1. Provide for an attractive mix of housing types and densities that maintain the community's rural atmosphere.</b></p>	<p>A. Provide areas for residential development with rural densities that ensure compatibility with open spaces and environmentally sensitive areas.</p>	<p>i. Plan and maintain rural density zones near and outside of the current city boundaries.</p>	<p>0-2 years</p>	<p>City Council, Planning Commission, Zoning Administrator</p>
	<p>B. Require single-family home developments to provide variety in size and quality in architectural design.</p>	<p>i. Adopt zoning requirements for homes in all residential zones that provide for architectural variety.</p>	<p>0-2 years</p>	<p>City Council, Planning Commission, Zoning Administrator</p>
	<p>C. Provide for low and rural density housing developments which promote larger estate homes</p>	<p>i. Establish rural estate homes architectural design guidelines, open space requirements and animal rights.</p>	<p>0-2 years</p>	<p>City Council, Planning Commission, Zoning Administrator</p>
	<p>D. Prepare zoning to allow for planned residential developments with mixed-use and mixed densities.</p>	<p>i. Adopt zoning requirements for mixed-used and density zones, including homes clustering and rural design elements.</p>	<p>0-2 years</p>	<p>City Council, Planning Commission, Zoning Administrator</p>
	<p>E. Provide for multiple-family unit projects with design requirements.</p>	<p>i. Adopt zoning requirements for multi-family unit projects that provide for architectural variety.</p>	<p>0-2 years</p>	<p>City Council, Planning Commission, Zoning Administrator</p>
<p><b>2. Provide a reasonable opportunity for moderate income housing.</b></p>	<p>A. Rezone for densities necessary to facilitate the production of moderate income housing. (A)</p>	<p>i. Review zoning designations and assess the need for rezoning.</p>	<p>Annually</p>	<p>Planning Commission, City Council, Zoning Administrator</p>
	<p>B. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. (E)</p>	<p>i. City Code has provisions for ADU's. ii. Review current number of ADU's</p>	<p>Annually</p>	<p>City Council, Zoning Administrator</p>

# Hyrum City General Plan



## CHAPTER 7: Housing

Goals	Strategies	Actions	Timing	Agency
	Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. (F)	i. City Code has provisions for higher density developments in commercial areas along transit corridors. ii. Review development in commercial zones to monitor higher density development.	Annually	Planning Commission, City Council, Zoning Administrator
	Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors. (G)	i. City Code has provisions for higher density developments in commercial areas along transit corridors. ii. Review development in commercial zones to monitor higher density development.	Annually	Planning Commission, City Council, Zoning Administrator
3. Encourage the orderly development of housing for senior citizens in locations which blend well into the surrounding neighborhoods.	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Provide for quality senior housing developments in a specialized high-density zone which compliments a low-density, rural environment.	0-2 year	Planning Commission, Zoning Administrator
		ii. Encourage the location of assisted living residential facilities throughout the community.	0-20 years	Planning Commission, Zoning Administrator