



PLANNING COMMISSION SPECIAL MEETING

Thursday, December 29, 2022 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum Planning Commission Special Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, December 29, 2022. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **AGENDA APPROVAL**
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**

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 23rd day of December, 2022. Shalyn Maxfield, Secretary



Mayor
Council
St. Section 5. Item A.
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, December 29, 2022 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.

Stephanie Fricke
City Recorder

Published in Herald Journal on December 17, 2022
Posted: State Public Notice Website December 16, 2022
Hyrum City Website December 16, 2022
Seven public places December 16, 2022

	Median income	Adjusted (80%)	30% max housing yr	30% max housing mo
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logan 1yr 2021 est	69787	55829.6	16748.88	1395.74

Goals	Strategies	Actions	Timing	Agency
2. Provide a reasonable opportunity for moderate income housing.	A. Rezone for densities necessary to facilitate the production of moderate income housing. (A)	i. Review zoning designations and assess the need for rezoning.	Annually	Planning Commission, City Council, Zoning Administrator
	B. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. (E)	i. City Code has provisions for ADU's. ii. Review current number of ADU's	Annually	City Council, Zoning Administrator

	<p>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)</p>	<p>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.</p>	<p>Annually</p>	<p>Planning Commission, City Council, Zoning Administrator</p>
	<p>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)</p>	<p>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.</p>	<p>Annually</p>	<p>Planning Commission, City Council, Zoning Administrator</p>
	<p>Amend land use regulations to allow for single room occupancy developments. (I)</p>	<p>i. City Code allows for single room occupancy. ii.</p>		

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.

Hyrum City General Plan



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>1. Provide for an attractive mix of housing types and densities that maintain the community's rural atmosphere.</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>2. Provide a reasonable opportunity for moderate income housing.</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

HYRUM CITY
GENERAL PLAN UPDATE
PLANNING COMMISSION MEETING
DECEMBER 29, 2022

Summary: The Hyrum City General Plan needs 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

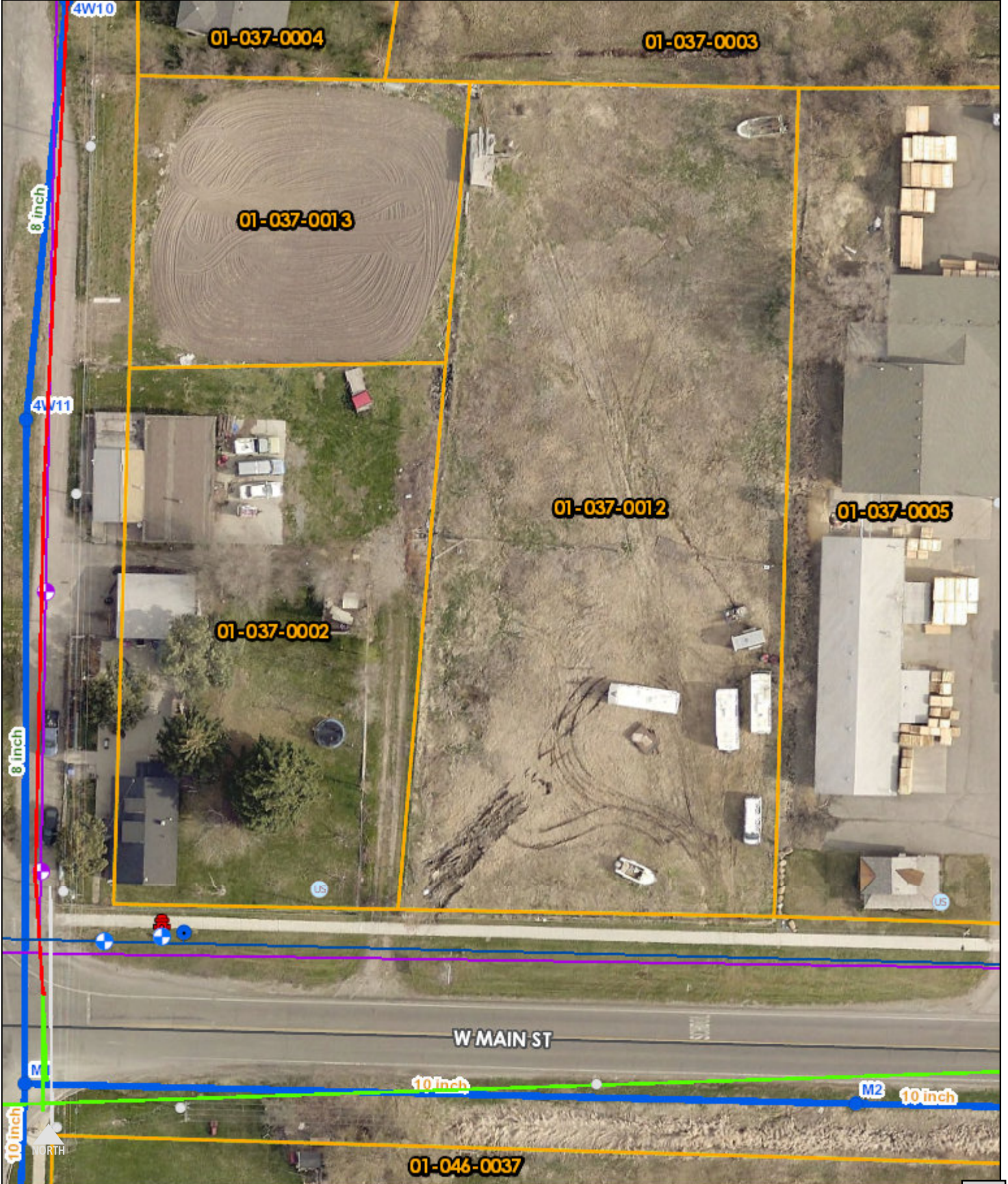
UTILITIES:

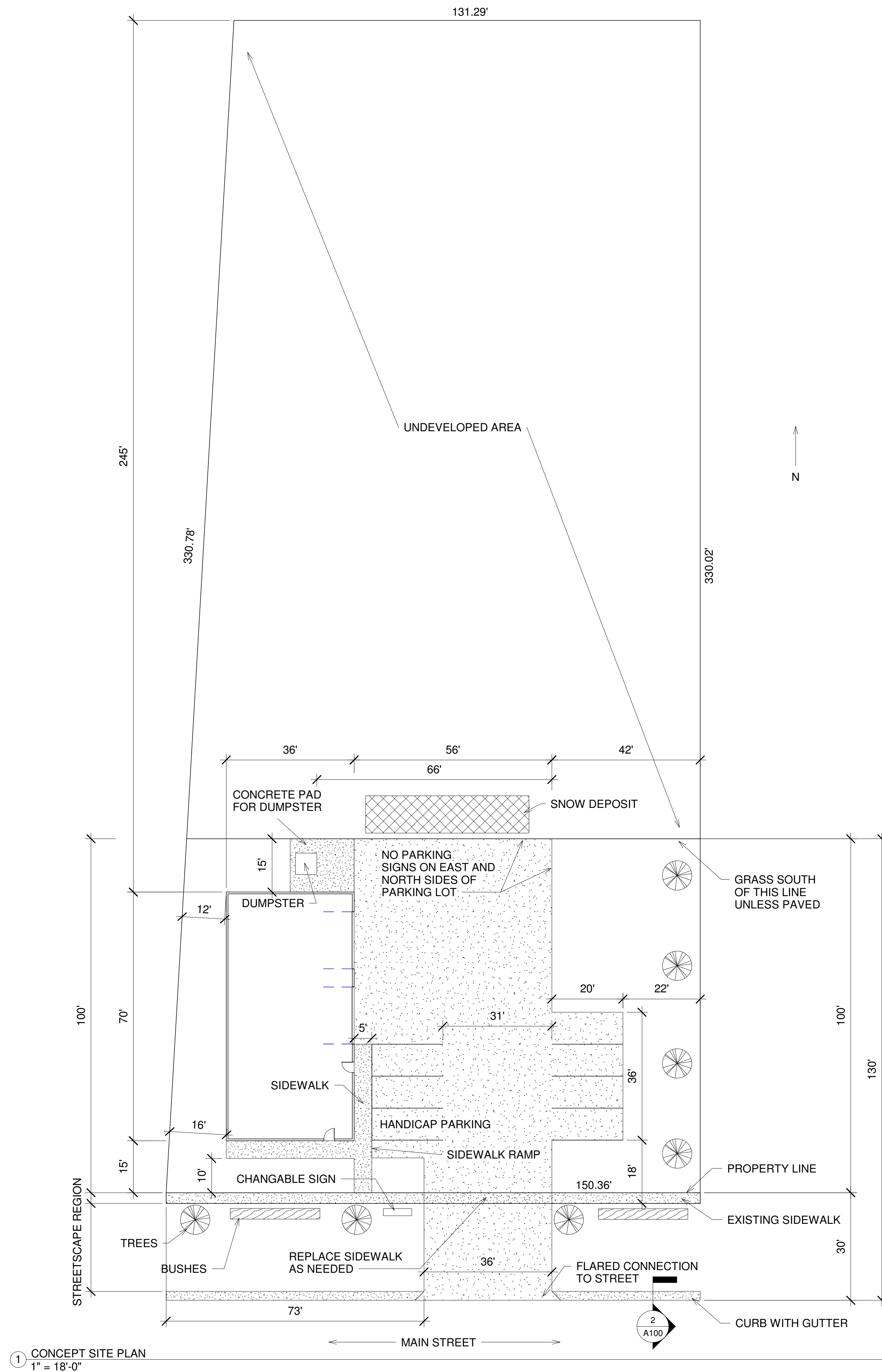
Power:	Not Applicable
Culinary:	Not Applicable
Sewer:	Not Applicable
Irrigation:	Not Applicable

PARKING & ROADS: Not Applicable

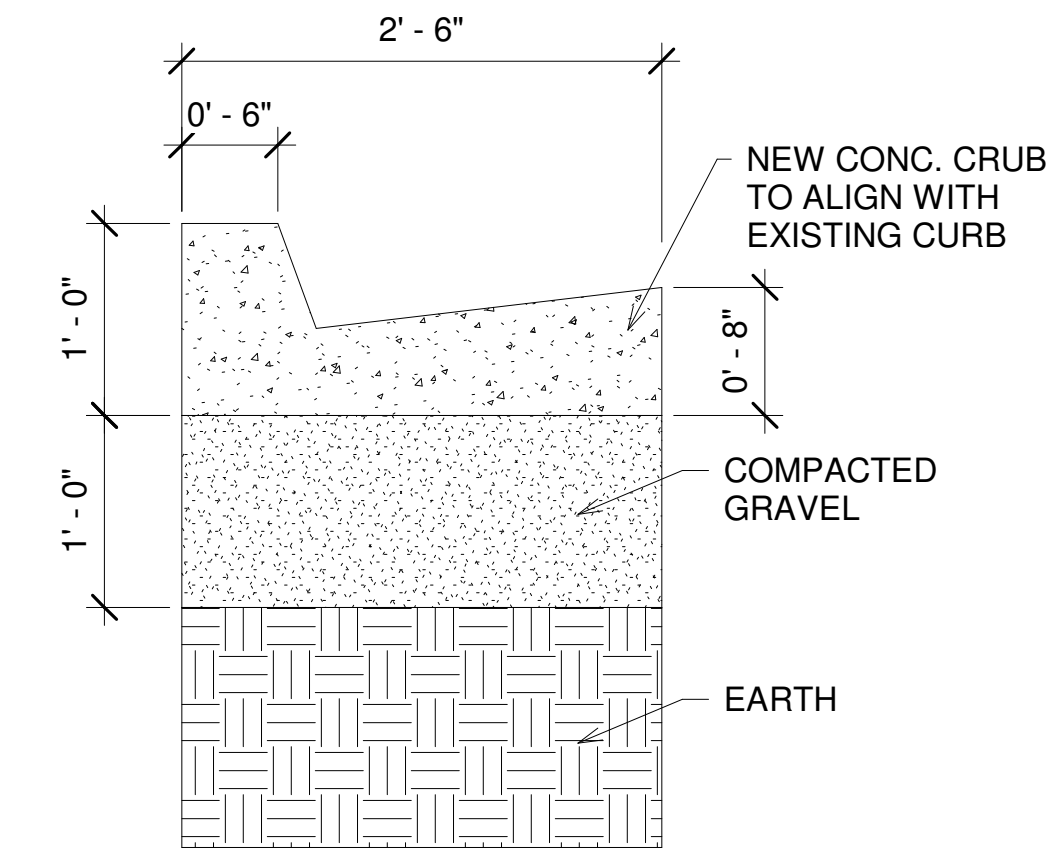
NOTES: During a review of our Moderate Income Housing Plan report, state officials noticed discrepancies between our general plan and the requirements as set by code. Correcting the housing portion of our general plan will allow us to keep our eligibility for funding sources from the state. The discrepancies are that the strategies to be used must match the exact wording of the state code and that the benchmarks for meeting the strategies must be measurable and specific. The current city code has already adopted these strategies or allows for them to be implemented. What we need to do is determine/clarify what benchmarks we want to use to monitor these strategies use and at what frequency we will do so.

Electrical component delays for equipment not already ordered are estimated to be 2.5 years.





1 CONCEPT SITE PLAN
1" = 18'-0"



2 CURB SECTION
1" = 1'-0"

SIDEWALK NOTES:

- ALL SIDEWALKS TO BE ADA ACCESSIBLE
- ALL SIDEWALKS TO BE CONCRETE

ROAD NOTES:

- ROAD AND PARKING STALLS TO BE ASPHALT
- NO PARKING FIRE LANE SIGNS TO BE POSTED AS REQUIRED PER CODE
- ROAD TO BE ABLE TO WITHSTAND 75,000 LBS

PARKING NOTES:

- (7) TOTAL PARKING STALLS
- (1) STALL TO BE HANDICAP ACCESSIBLE (SHOWN ON PLANS)
- STALLS ARE 9'X20'

BUILDING NOTES:

- 36'X70' SINGLE STORY METAL BUILDING
- BUILDING HEIGHT TO BE APPROXIMATELY 16'
- BUILDING TO HAVE EXTERIOR LIGHTS BY ALL MAN DOORS AND GARAGE DOORS, ADDITIONAL EXTERIOR LIGHTS TO BE LOCATED IN FRONT OF PARKING STALLS AND BY DUMPSTER PAD
- FINAL USE OF BUILDING TBD BUT RENTAL CONTRACT WILL ENSURE RENTER FOLLOWS CODE RESTRICTIONS

LANDSCAPING NOTES:

- LANDSCAPING LOCATIONS SHOWN ARE APPRX. FINAL LOCATIONS WILL FOLLOW CODE RESTRICTIONS
- LANDSCAPED AREAS TO HAVE PERMANENT UNDERGROUND SPRINKLER SYSTEM
- TREES AND SHRUB SPECIES TBD, 30% OF TREES TO BE EVERGREENS
- ALL PLANT SIZES WILL FOLLOW CODE RESTRICTIONS
- NORTH SIDE OF THE PROPERTY WILL REMAIN UNDEVELOPED
- SOUTH SIDE OF PROPERTY TO BE GRASS UNLESS PAVED

STREETSCAPE NOTES:

- STREETSCAPE AREA: 3,000 SQ FT APPRX
- LANDSCAPED ELEMENTS TO COVER 300 SQ FT MIN. IN STREETSCAPE REGION
- LANDSCAPE FEATURE TO BE INCLUDED EVERY 30' MIN.
- TREES TO BE INCLUDED EVERY 60' MIN.

STORM WATER DRAINAGE NOTES:

- OWNER PLANS TO USE A STORM WATER BASIN TO MANAGE STORM WATER DRAINAGE, FURTHER INSPECTION WILL BE DONE BY QUALIFIED PROFESSIONAL TO DETERMINE MOST ECONOMICAL AND SUFFICIENT DRAINAGE, INCLUDING DRAINAGE SYSTEM, SIZE, AND LOCATION
- OWNER TO ENSURE LOT DRAINAGE MEETS CODE REQUIREMENTS

DUMPSTER NOTES:

- 6 YARD TRASH DUMPSTER (6'W X 6'L X 5.5'T)

OWNERSHIP NOTES:

- PROPERTY WILL HAVE A SINGLE OWNER AND THE METAL BUILDING WILL BE RENTED OUT.
- RENTAL AGREEMENTS WILL INCLUDE INSTRUCTIONS TO FOLLOW OTHER CITY CODE RESTRICTIONS NOT LISTED ON PLANS OR POSTED ON PROPERTY.

SNOW REMOVAL:

- TENANT WILL BE IN CHARGE OF SNOW REMOVAL.
- SNOW WILL BE PILED IN UNDEVELOPED AREA OF PROPERTY

PROPERTY BELONGS TO DAKOTA BODILY
PARCEL ID: 01-037-0012
ADDRESS: TBD



CacheLandCustomHomes.com

Drafter: Isaac Short
435-512-5379

For interior design services
call: Alyssa Short
435-757-5029

CacheLandCH@gmail.com

No.	Description	Date

DAKOTA BODILY

CONCEPT PLAN

CONCEPT SITE PLAN

A100

Scale

As indicated

DAKOTA BODILY
SITE PLAN
370 WEST MAIN STREET
PLANNING COMMISSION MEETING
DECEMBER 29, 2022

Summary: Dakota Bodily is seeking site plan approval for a building at approximately 370 West Main Street. This property will be developed and leased to a tenant.

Tax ID: 01-037-0012

ZONING: C-2 Mixed-use Commercial

UTILITIES:

Power:	Subject to transformer availability
Culinary:	Available
Sewer:	Available
Irrigation:	Not Available

PARKING & ROADS: Paved roads are existing.

NOTES: The 60-foot by 70-foot building will contain an office and storage for equipment. Vehicles and larger equipment will be stored in the fenced yard.

Electrical component delays for equipment not already ordered are estimated to be up to 2.5 years.

HONEY BADGER PROPERTIES
SITE PLAN
1620 ANVIL ROAD
PLANNING COMMISSION MEETING
DECEMBER 29, 2022

Summary: Jared Hymas of Honey Badger Properties is seeking site plan approval for a building and storage facility. This property will be developed for a landscaping business.

Tax ID: 01-144-0021, 01-144-0022

ZONING: M-2 Industrial

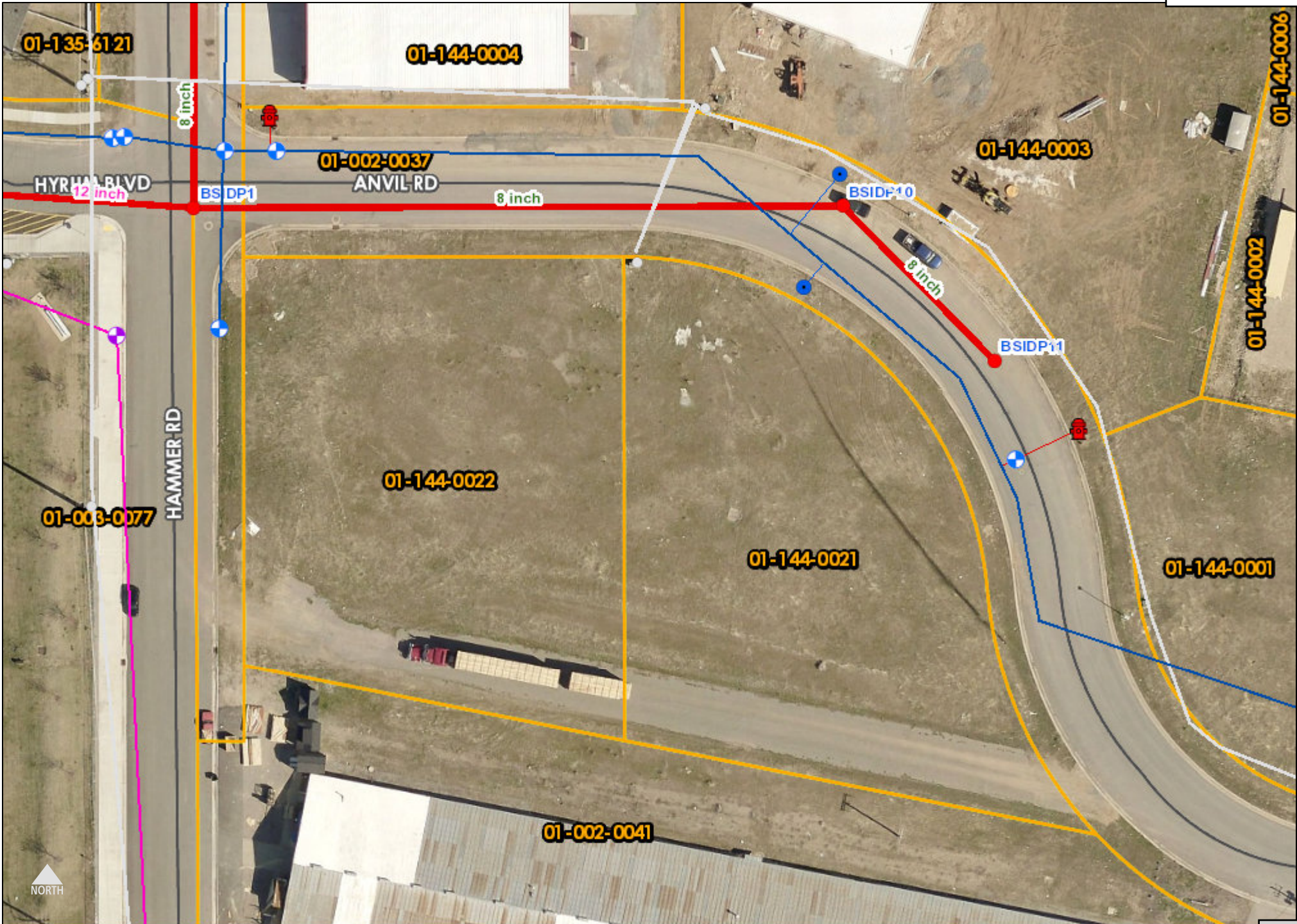
UTILITIES:

Power: Subject to transformer availability
Culinary: Available
Sewer: Available
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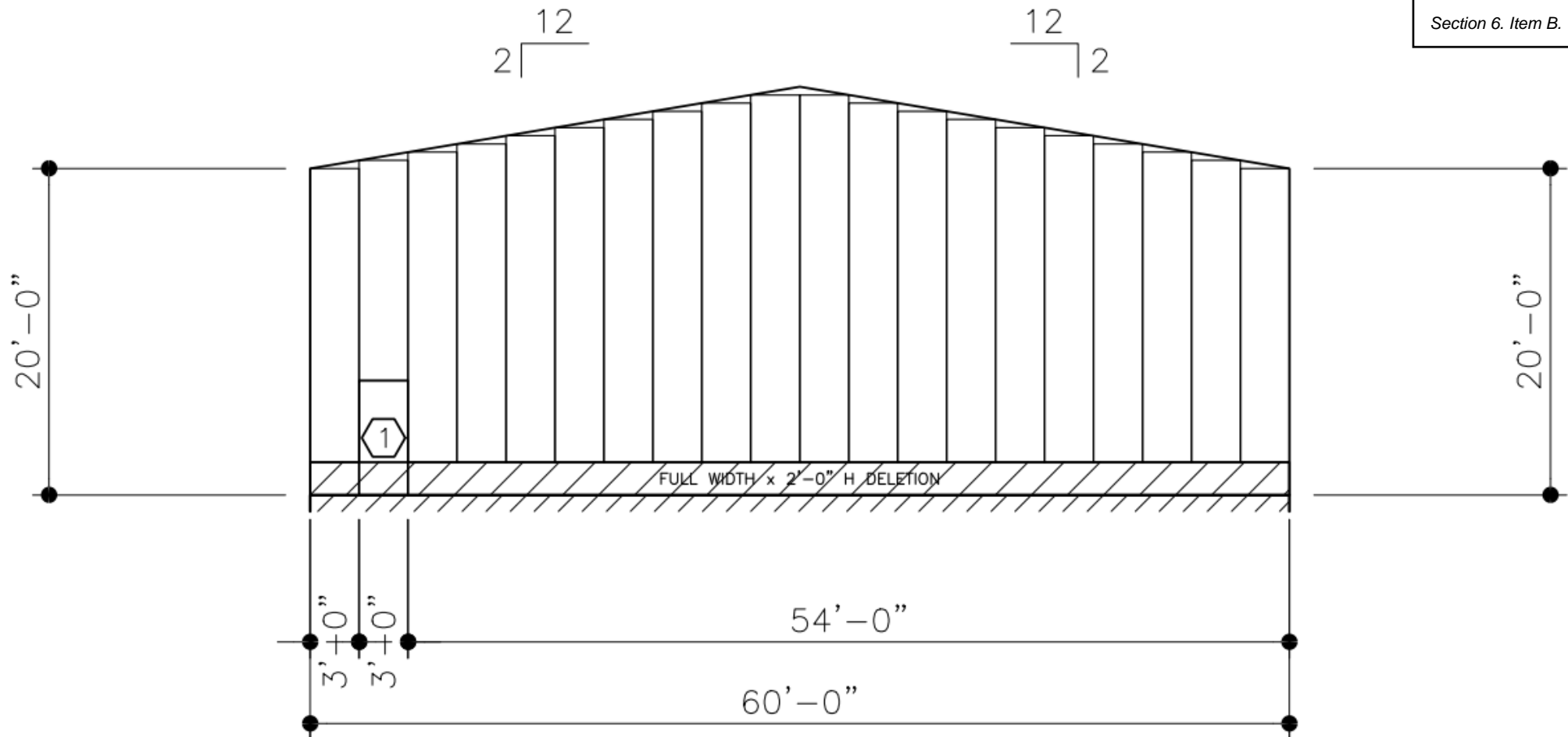
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12
2 |

12
| 2

20'-0"

20'-0"

3'-0"

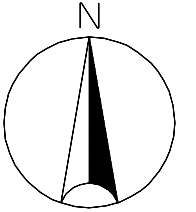
3'-0"

54'-0"

60'-0"

FULL WIDTH x 2'-0" H DELETION

1

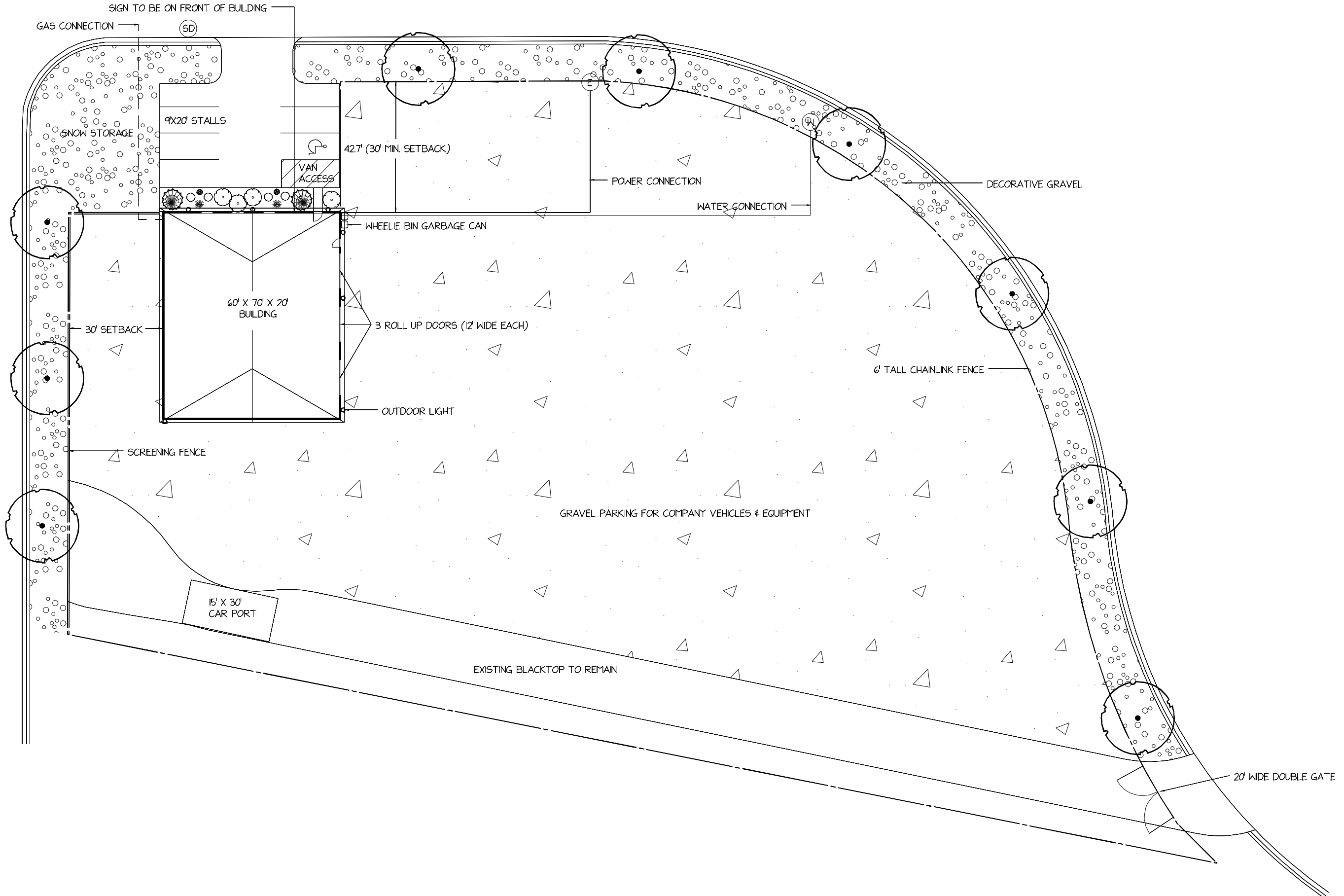


SCALE: 1" = 32'



HONEY BADGER PROPERTIES
10750 S HWY 165

* ALL PLANTER BEDS TO BE IRRIGATED WITH DRIP IRRIGATION
* NO STORAGE OF COMBUSTIBLE LIQUIDS ON SITE



HYRUM CITY
GENERAL PLAN UPDATE
PLANNING COMMISSION MEETING
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Hyrum City General Plan



CHAPTER 7: Housing



7.1. INTRODUCTION

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Hyrum City General Plan



CHAPTER 7: Housing

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CHAPTER 7: Housing

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Hyrum City General Plan



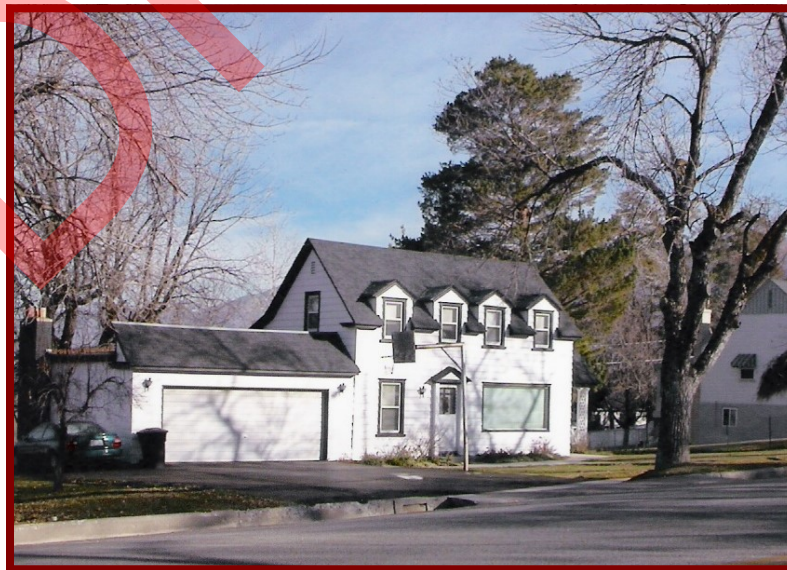
CHAPTER 7: Housing

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Hyrum City General Plan



CHAPTER 7: Housing

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	<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>2. Provide a reasonable opportunity for moderate income housing.</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