



PLANNING COMMISSION MEETING

Thursday, October 13, 2022 at 6:30 AM
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 AM, October 13, 2022. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. 09/08/2022
5. **AGENDA APPROVAL**
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**

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 7th day of October, 2022. Shalyn Maxfield, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD SEPTEMBER 8, 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 and Commissioners Brian Carver, Blake Foster, Paul Willardson, and Alternate Member Dixie Schwartz.

EXCUSED: Commissioner Angi Bair

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

OTHERS PRESENT: Zoning Administrator Matt Holmes and six citizens. Secretary Bethany Sproul recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Blake Foster led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner Dixie Schwartz

APPROVAL OF MINUTES:

The minutes of a regular meeting held on August 11, 2022 were approved as written.

ACTION Commissioner Paul Willardson made a motion to approve the minutes of August 11, 2022 as written. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, 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 Blake Foster made a motion to approve the agenda for September 8, 2022 as written. Commissioner Dixie Schwartz seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.

6. SCHEDULED DELEGATIONS

- A. Eric & Sara Anderson - To request an exception to setback requirements of placing accessory structures ten feet behind the house located at 64 North 500 West.
- B. Pat Stewart - To request an exception to setback requirements of placing accessory structures ten feet behind the house located at 526 South 655 East.
- C. John Gifford - To request approval of a two-lot mini subdivision located at approximately 273 South 300 East.
- D. Josh Greer, Bear River Health Department - To request Concept Plan approval of a two-lot subdivision for two commercial lots located at 750 East 730 North.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:

ERIC AND SARA ANDERSON - TO REQUEST AN EXCEPTION TO SETBACK REQUIREMENTS OF PLACING ACCESSORY STRUCTURES TEN FEET BEHIND THE HOUSE LOCATED AT 64 NORTH 500 WEST.

Sara Anderson stated that their home is on a very steep hill with a thirty-foot rise. There is very little flat space to build a chicken coop and a shed and ask that they would be able to put these structures on the sides of the house. The chicken coop would meet the requirement of being twenty-five feet from the neighbor's lot. The shed size would be small enough that it would not need a permit.

Commissioner Brian Carver arrived at 6:33 P.M.

Chairman Terry Mann asked about where the hill starts.

Sara Anderson stated that right next to the house is flat, but immediately after it starts to rise. From the shed to the patio there is a twenty-foot rise.

Commissioner Dixie Schwartz said that the chicken coop would have to be moved.

Sara Anderson stated that they were seeking approval to keep the chicken coop on the side. The coop meets every setback requirement except for it being on the side of the house. It is kept twenty-five feet away from the neighbor's lot, which is how she interpreted the code regarding the rules on the placement of chicken coops.

Chairman Terry Mann asked Zoning Administrator Matt Holmes if that was correct.

Zoning Administrator Matt Holmes said yes, that was the correct

interpretation.

Chairman Terry Mann asked if the fence was in front of the chicken coop and the shed.

Sara Anderson confirmed that both structures would be behind the fence.

Commissioner Paul Willardson asked what type of fence they would be installing.

Sara Anderson said that it would be a six-foot vinyl privacy fence. They plan on putting a double gate on the side where the coop would be in case they ever wanted to put a concrete pad there. On the other side of the house there would be a single door gate.

Commissioner Paul Willardson asked Zoning Administrator Matt Holmes if a variance would need to be put in place.

Zoning Administrator Matt Holmes said it would only need to be an exception as they were accessory structures. As stated in the code, they would need to be ten feet behind the house.

Sara Anderson mentioned that putting the shed ten feet behind the house would place it on the rock wall.

Commissioner Paul Willardson stated that they would be making two exceptions. Paul also mentioned that he liked the idea of the fence. He asked if there were any issues with the one-foot setback for the shed.

Sara Anderson said they would make sure that setback would be there.

Commissioner Paul Willardson asked if South Cache Middle School was behind them.

Sara Anderson said that was correct.

Commissioner Dixie Schwartz asked for a clarification of one of the provided pictures.

Sara Anderson said it was the placement of the fence. Chairman Terry Mann asked if the pergolas have already been put in.

Sara Anderson answered that they are in the process of getting placed.

Chairman Terry Mann stated that there is not much space to put the structures anywhere else.

Commissioner Paul Willardson asked how much space was between the home addition and the shed.

Sara Anderson stated that it was between eight to ten feet. She added that the shed will be twelve feet wide.

Commissioner Paul Willardson stated that there may be issues with accessing the backyard with the coop being right behind the fence.

Sara Anderson said that there was no foundation for the chicken coop, so it can be removed when necessary.

Commissioner Paul Willardson liked the flexibility of that, and that the backyard could still be accessed.

Sara Anderson assured that there were no plans to make the chicken coop a permanent structure.

Chairman Terry Mann asked Zoning Administrator Matt Holmes if they could ever allow a coop with a permanent foundation if it would block access to the backyard.

Zoning Administrator Matt Holmes said that setbacks are put in place to make sure there is access to the backyard.

Chairman Terry Mann asked if there should be something in the code that would specifically address this problem.

Zoning Administrator Matt Holmes was unsure if that would be something they needed to address in the city code as chicken coops are not usually put on a permanent foundation. He also asked if the coop was chain link.

Sara Anderson said it was.

Zoning Administrator Matt Holmes said that as long there is access that it should be fine, and if equipment was needed in the backyard, the coop would probably just have to be removed.

Commissioner Paul Willardson asked if the chicken coop needed special approval.

Zoning Administrator Matt Holmes said that since it will be on the side of the house and not behind it, the coop needs an exception. It would go for any accessory structure, with or without a foundation.

Commissioner Paul Willardson asked the status of the home addition.

Sara Anderson said that it is basically done, it is currently being painted.

Commissioner Dixie Schwartz asked if grass would be in front of the shed.

Sara Anderson said yes.

Commissioner Dixie Schwartz asked what would be in the shed.

Sara Anderson said they would use the shed for storing their lawnmower. They plan to run electricity to the shed as they have an electric lawnmower.

Commissioner Dixie Schwartz asked if there will be a permanent foundation for the shed.

Sara Anderson said it would be on a concrete pad.

ACTION

Commissioner Blake Foster made a motion to recommend approval of an exception to setback requirements of placing accessory structures ten feet behind the house located at 64 North 500 West with the following conditions: 1. Chicken coop cannot be placed on a permanent foundation for backyard access; and 2. A one-foot setback for the shed. Commissioner Dixie Schwartz seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.

PAT STEWART - TO REQUEST AN EXCEPTION TO SETBACK REQUIREMENTS OF PLACING ACCESSORY STRUCTURES TEN FEET BEHIND THE HOUSE LOCATED AT 526 SOUTH 655 EAST.

Pat Stewart said that she is wanting to build a ten by twelve shed on the side of her home instead of behind the home. It would be close to the patio and would serve a utility use. A concrete pad has already been put in where the shed will be.

Commissioner Paul Willardson asked if it would be right against the back corner of the house.

Pat Stewart stated it was not right next to the home, but it is very close. The cement pad that the shed would be on is touching the patio.

Commissioner Brian Carver asked Zoning Administrator Matt Holmes what the setbacks are.

Zoning Administrator Matt Holmes said that the setback is thirty feet and mentioned how small Stewart's backyard was. The house

barely meets the minimum.

Commissioner Paul Willardson asked if there was a fence around the yard.

Pat Stewart said they did not have a fence, but there are plans for one to be installed in the future.

Commissioner Brian Carver stated that due to the shed's small size and placement by the back corner of the house, it would be difficult to tell that it was not placed behind the home.

ACTION

Commissioner Brian Carver made a motion to recommend approval of an exception to setback requirements of placing accessory structures ten feet behind the house located at 526 South 655 East as presented. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.

JOHN GIFFORD - TO REQUEST APPROVAL OF A TWO-LOT MINI SUBDIVISION LOCATED AT APPROXIMATELY 273 SOUTH 300 EAST.

John Gifford requested a lot to be separated into two lots. Lot one is the original lot purchased in 2014. In 2017, the second lot was purchased with another buyer which was split between them. The property boundaries were realigned. The separation would return his house to the original boundaries. The second lot would be an approximate one-third acre.

Chairman Terry Mann asked which lot would be his.

John Gifford said it would be lot one.

Commissioner Paul Willardson asked about the note regarding trees left off the document.

Zoning Administrator Matt Holmes said the trees can wait to be planted until the home is built. It is a requirement of any subdivision. It needs to be put in there for the person who buys the lot so they know that trees need to be planted.

Chairman Terry Mann asked what the structure in the back was.

John Gifford stated that it was a barn and that it will be staying there.

Commissioner Paul Willardson asked if any utilities go into the barn.

John Gifford reported that there was electric running into it with

a separate meter that goes to the shop, but nothing else.

Commissioner Paul Willardson asked if there were any utility issues.

Zoning Administrator Matt Holmes said there were none, the other utilities are readily available in the area.

Commissioner Brian Carver asked about issues concerning the plat document.

Zoning Administrator Matt Holmes said that they were fairly minor.

John Gifford said that he was aware of them and that he would get it taken care of.

ACTION

Commissioner Paul Willardson made a motion to recommend approval of a two-lot mini subdivision located at approximately 273 South 300 East with the following conditions: 1. The minor errors on the plat document are fixed; and 2. The inclusion of trees on the plat. Commissioner Dixie Schwartz seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.

JOSH GREER, BEAR RIVER HEALTH DEPARTMENT - TO REQUEST CONCEPT PLAN APPROVAL OF A TWO-LOT MINI SUBDIVISION FOR TWO COMMERCIAL LOTS LOCATED AT 750 EAST 730 NORTH.

Josh Greer with the Bear River Health Department had bought a lot that is on both sides of the road. The agreement is to keep the North lot, which is lot one, and give back the South lot, lot two, to the original seller, Scenic Mountain. The road that goes from 600 East into the townhomes will also be considered a public driveway.

Commissioner Paul Willardson asked about lot two's property boundary.

Zoning Administrator Matt Holmes said that the dark line is the property line and the dashed lines are utilities.

Commissioner Paul Willardson asked about which lot the 750 East Street would be part of.

Zoning Administrator Matt Holmes answered that it would be lot one. The strip would still be Hyrum City's.

Chairman Terry Mann asked who that area would be deeded back to.

Zoning Administrator Matt Holmes said it would be dedicated to Hyrum City for maintenance and public access. It will be worked out who does snowplowing in that area.

Chairman Terry Mann asked who will be owning lot two.

Josh Greer replied that Scenic Mountain will.

Chairman Terry Mann asked if Scenic Mountain was planning on putting up more townhomes.

Zoning Administrator Matt Holmes said that the lot would be a commercial lot. There was a condition that there would be no townhomes on that lot.

Josh Greer said that there had been talk for excess parking for the townhomes.

Zoning Administrator Matt Holmes said that if that was the case, they would have to come in for approval for that.

Josh Greer said that Scenic Mountain had more use for the lot than they did, so that is why the arrangement was made.

Commissioner Paul Willardson asked what Bear River Health department will be using the lot for.

Josh Greer stated that it would be used for a new satellite office for Bear River Health Department.

Zoning Administrator Matt Holmes stated that the plans for the new location had been discussed for a while, as Bear River Health Department had been looking at city property as well. This lot was what they ultimately decided on.

Commissioner Paul Willardson said that the lot would be well taken care of and have good landscaping.

Chairman Terry Mann mentioned that the plot has an interesting shape.

Zoning Administrator Matt Holmes said that the site plans would be addressed in a future meeting.

Josh Greer said that building plans will still take some time. The goal for now is to just get the lots subdivided.

ACTION **Commissioner Brian Carver made a motion to recommend**

Concept Plan approval of a two-lot subdivision for two commercial lots located at 750 East 730 North as presented. Commissioner Dixie Schwartz seconded the motion and Commissioners Carver, Foster, Mann, Schwartz, and Willardson voted aye.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 7:10 p.m.

Terry Mann
Chairman

ATTEST:

Bethany Sproul
Secretary

Approved: _____
 As Written

**BEAR RIVER SOUTH SUBDIVISION
PRELIMINARY PLAN
750 EAST 730 NORTH
PLANNING COMMISSION MEETING
OCTOBER 13, 2022**

Summary: Bear River Health Department is seeking preliminary plat approval for a subdivision of Parcel 03-204-1002. The current 3.56 acre parcel is to be divided into two commercial lots. Lot 1 is to be 2.43 acres and Lot 2 is to be 0.52 acres. 0.61 acres is to be dedicated to Hyrum City as public right of way. This lot is a remainder of the previous subdivision, Scenic Mountain P.U.D.

ZONING: C-1 Commercial

UTILITIES:

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

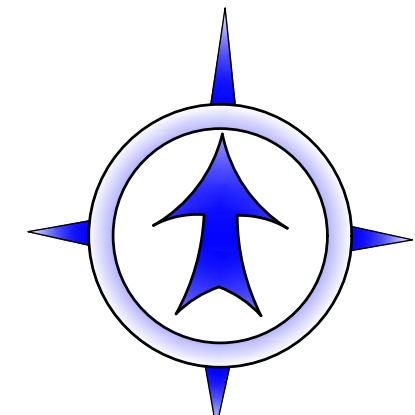
PARKING & ROADS: Paved roads were constructed as part of the PUD

NOTES: A future site plan will be submitted for Bear River Health Department on Lot 1. This subdivision is only to subdivide the existing land. Each lot will be required to submit a full site plan for review at the time of development.

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

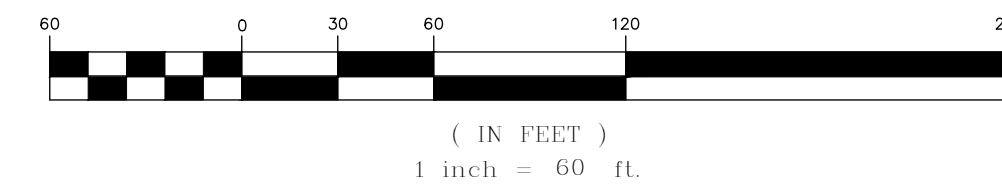
Bear River South Subdivision

A PRELIMINARY PLAT FOR:
A PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 33,
T10N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH



September 21, 2022

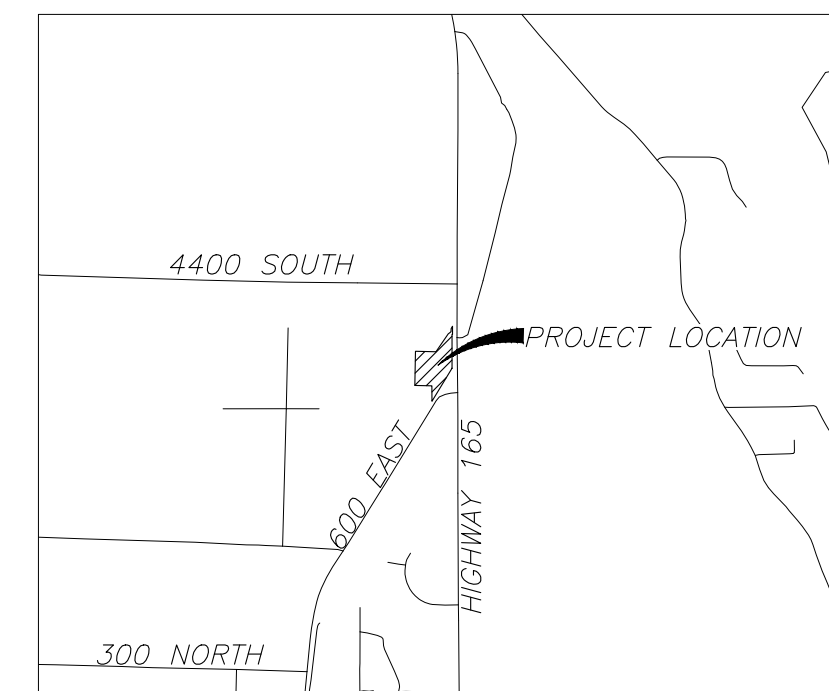
GRAPHIC SCALE



Survey Narrative

The purpose of this survey was to create a two lot subdivision on parcel 01-030-0001. The survey was ordered by Joshua Greer. The control used to establish the property corners was the survey monumentation found in the area and by retracing record of survey 2020-3349 performed by Jeff C. Nielsen. The basis of bearings for this survey was the line between the East quarter corner and the Northeast corner of section 33, T10N, R1E, S.L.B.&M. and was assumed to bear North 00°01'36" West.

RECORD OWNERS: Bear River Health Department
655 East 1300 North
Logan, Utah 84341

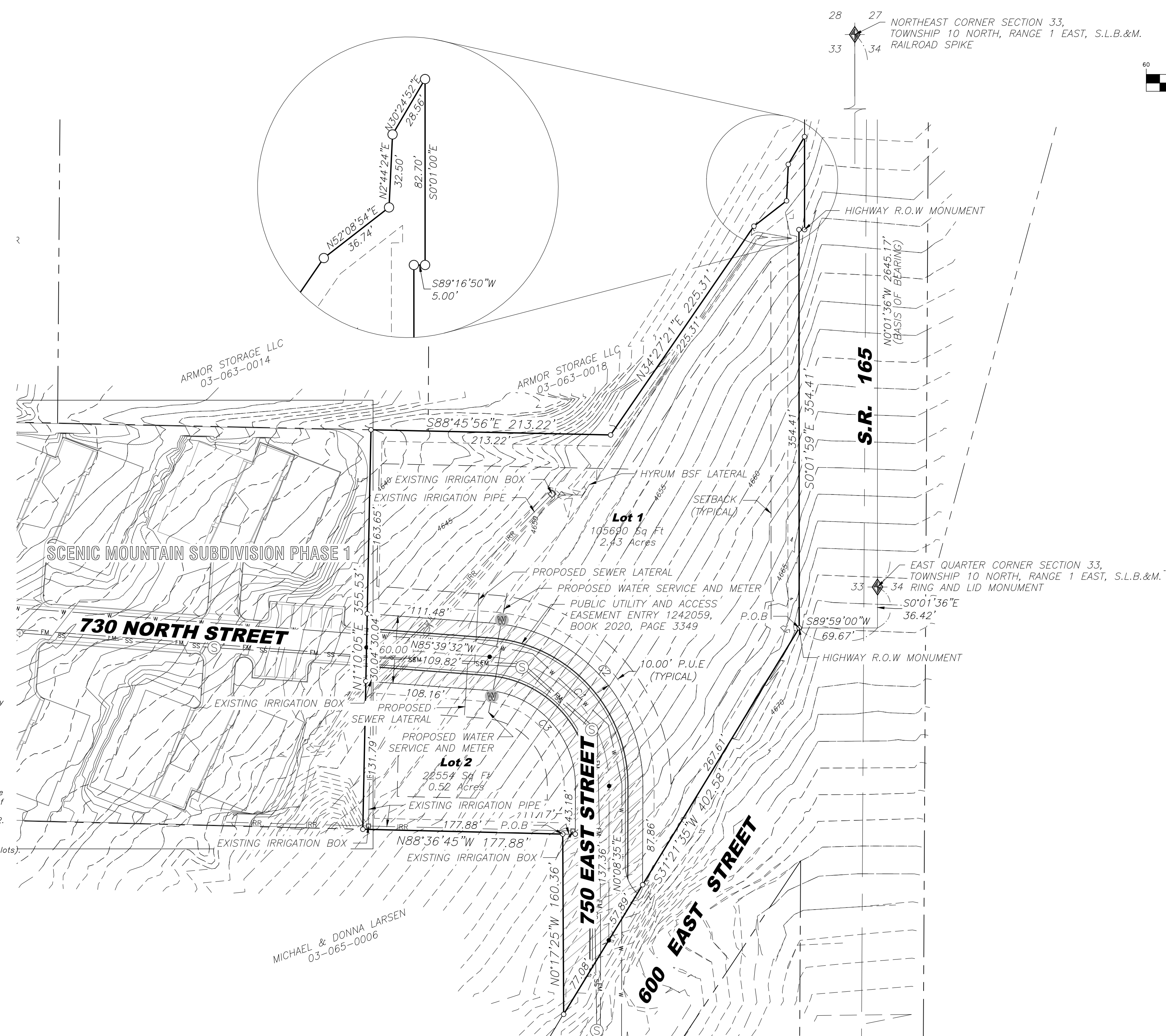


Vicinity Map
Hyrum, Utah

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- CENTERLINE
- PUBLIC UTILITY EASEMENT
- SETBACK
- DITCH
- FENCE LINE
- CURB
- EDGE OF PAVEMENT
- WATER LINE
- SEWER LINE
- SEWER FORCED MAIN
- ROADWAY DEDICATION
- SEWER MANHOLE
- WATER METER
- FOUND REBAR
- SECTION MONUMENT
- SET 5/8" REBAR W/CAP

- GENERAL NOTES:**
- 750 East Street and 730 North Street are existing streets which are to be dedicated to Hyrum City.
 - All utilities in 750 East Street and 730 North Street have already been installed.
 - Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
 - Two (2) street trees, having a minimum diameter of one and one half (1 1/2) inches, are required per lot. (Four (4) at corner lots)
 - Setback lines are for set by current code and its the applicants responsibility to comply. Setbacks are for primary buildings only.
 - Front: 25.00'
 - Rear: 30.00'
 - Side: 8.00' & 10.00'
 - Side along Roadway: 25.00'



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	172.22	115.00	85°48'07"	N42° 45' 28"W	156.57
C2	217.14	145.00	85°48'07"	N42° 45' 28"W	197.41
C3	127.29	85.00	85°48'07"	N42° 45' 28"W	115.72

CITY ENGINEER'S CERTIFICATE
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE _____ CITY ENGINEER _____

UTILITY COMPANY APPROVALS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY CULINARY WATER AUTHORITY _____ DATE _____

HYRUM CITY SANITARY SEWER AUTHORITY _____ DATE _____

HYRUM CITY POWER _____ DATE _____

COMCAST _____ DATE _____

DOMINION ENERGY _____ DATE _____

QWEST _____ DATE _____

OWNERS DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: BEAR RIVER SOUTH SUBDIVISION AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.

I/WE, HAVE EXECUTED THIS PLAT AND DEDICATION THE _____ DAY OF _____, 2022.

SIGN _____ SIGN _____

PRINT _____ PRINT _____

TITLE (OWNER) _____ TITLE (OWNER) _____

LAND USE AUTHORITY
PRESENTED TO THE HYRUM CITY COUNCIL THIS DAY OF _____ A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____ ATTEST _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: _____ CHAIRPERSON

CITY ATTORNEY APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS _____ DAY OF _____, 2022.

DATE _____ HYRUM CITY ATTORNEY _____

SURVEYOR'S CERTIFICATE
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: BEAR RIVER SOUTH SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions
SUBDIVISION BOUNDARY
A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED SOUTH 00°01'36" EAST, A DISTANCE OF 36.42 FEET AND SOUTH 89°59'00" WEST, A DISTANCE OF 69.67 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33, SAID POINT BEING A HIGHWAY RIGHT-OF-WAY MONUMENT MARKING THE INTERSECTION OF THE WEST LINE OF STATE ROAD 165 AND THE NORTHERLY LINE OF 600 EAST STREET AND RUNNING THENCE SOUTH 31°21'35" WEST, ALONG SAID 600 EAST STREET A DISTANCE OF 402.58 FEET; THENCE NORTH 00°17'25" WEST, A DISTANCE OF 160.36 FEET; THENCE NORTH 88°36'45" WEST, A DISTANCE OF 177.88 FEET TO THE EAST LINE OF THE SCENIC MOUNTAIN SUBDIVISION PHASE 1; THENCE NORTH 01°10'05" EAST, ALONG SAID EAST LINE A DISTANCE OF 355.53 FEET; THENCE SOUTH 88°45'56" EAST, A DISTANCE OF 213.22 FEET; THENCE NORTH 34°27'21" EAST, A DISTANCE OF 225.31 FEET TO THE SOUTHERLY BANK OF A DITCH; THENCE RUNNING ALONG SAID DITCH THE FOLLOWING THREE (3) COURSES: (1) NORTH 52°08'54" EAST, A DISTANCE OF 36.74 FEET; (2) NORTH 02°44'24" EAST, A DISTANCE OF 32.50 FEET; (3) NORTH 30°24'52" EAST, A DISTANCE OF 28.56 FEET TO SAID WEST LINE OF HIGHWAY 165; THENCE RUNNING ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°01'00" EAST, A DISTANCE OF 82.70 FEET; (2) SOUTH 89°16'50" WEST, A DISTANCE OF 5.00 FEET; (3) SOUTH 00°01'59" EAST, A DISTANCE OF 354.41 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.56 ACRES IN TWO LOTS

DRAFT

SIGNATURE _____ DATE _____

JEFF C. NIELSEN
STATE OF UTAH

FORESIGHT LAND SURVEYING
2005 North 600 West, Logan, Utah
435-753-1910
Project No. 22-266
Prepared by JH, 9/21/22

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF CACHE) SS.
THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS _____ DAY OF _____, 20____ BY _____, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE _____ AND IS SAID PERSON WHOSE NAME IS OF SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN UTAH (PRINT NAME)
COMMISSION NUMBER - EXPIRES _____ (SEAL)

COUNTY RECORDER'S NO.
STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ FEE: _____
ABSTRACTED _____
INDEX FILED IN: FILE OF PLATS COUNTY RECORDER _____

HYRUM CITY – NORTH SUBSTATION
SITE PLAN
355 WEST 700 NORTH
PLANNING COMMISSION MEETING
OCTOBER 13, 2022

Summary: Hyrum City is constructing a new power substation to serve the increasing industrial growth on the north end of the city. Increased power demand and constraints have led the city power department to start working on additional generation. Hyrum is developing this land to serve all of these needs.

ZONING: M-2 Industrial

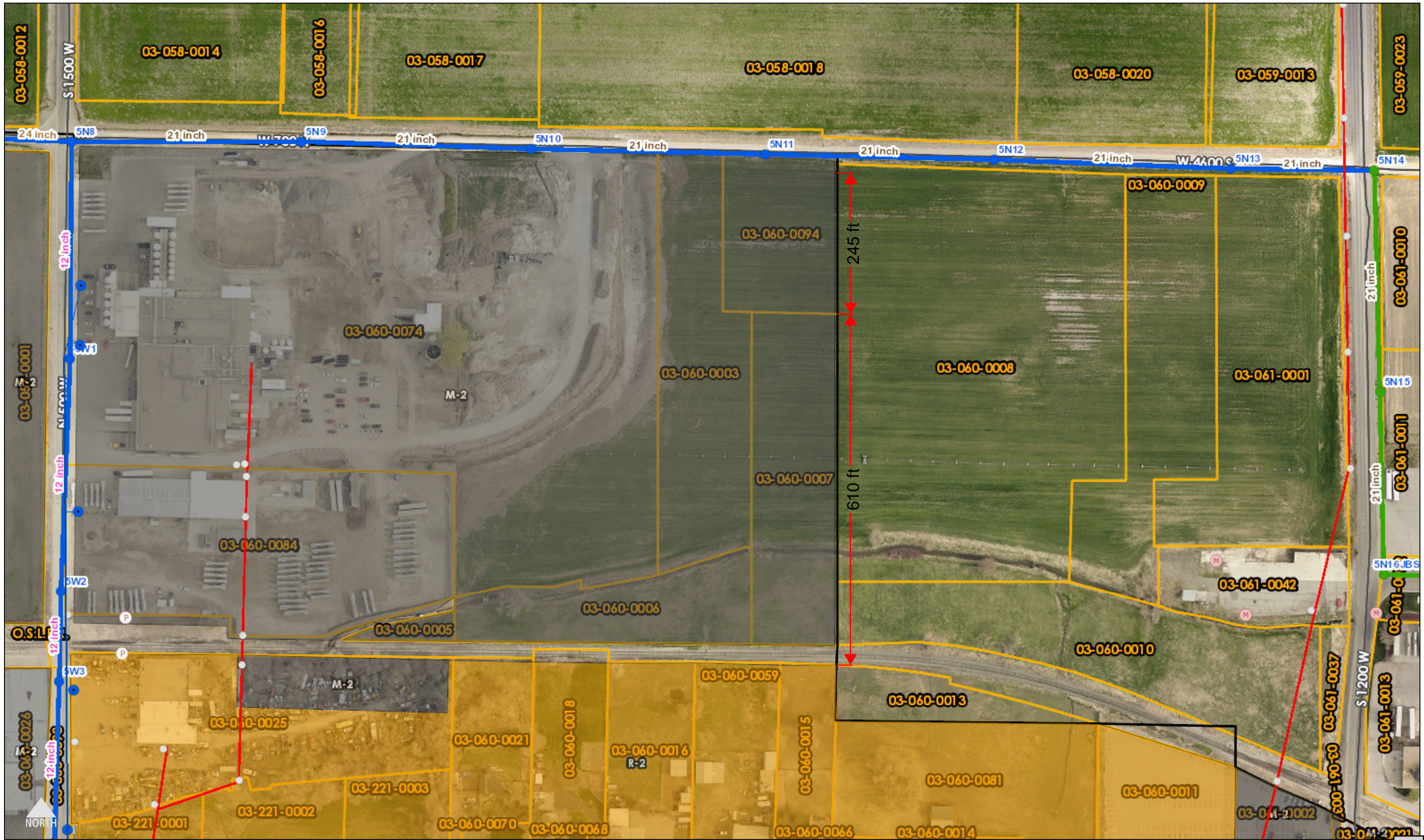
UTILITIES:

Power:	Available
Culinary:	To be provided
Sewer:	To be provided
Irrigation:	Not Available

PARKING & ROADS: Parking will be provided internally for Power Department employees only. The road is expected to be built out at a future date when the industry in this area warrants the development.

NOTES:

Typical site plans call for landscaping to be provided. Due to the nature of substations these are typically kept clear of trees and taller vegetation. Consideration may be given to landscaping requirements for this site due to safety concerns.





Cache County Housing Crisis Task Force

Final Report

June 23, 2022

Presented to

David Zook, Cache County Executive

Introduction

The Cache County Housing Crisis Task Force was created in response to concern about our community's extreme shortage of housing and unaffordable home prices, including how that shortage has affected the ability of employers to hire and grow.

At the direction of David Zook, Cache County Executive, a housing crisis task force was commissioned to be led by John Drew, former Providence City Mayor, Shawn Milne, Cache County Economic Development Director, and Karina Brown, Policy Analyst for Cache County. We were given 60 days to complete our task and report. Our findings are the result of input from all task force members gathered through surveys and in person meetings as well as external research.

A committee of 50 members was formed with backgrounds in a wide variety of community interests; economic development and planning, real estate and developers, elected and appointed state, county, and city officials, church leaders, private citizens, private industry, non-profits, education including Utah State University and Bridgerland Technical College faculty and institutional leaders.. The first task force meeting was held on April 20 of 2022.

The task force's assignment was to identify the causes of the crisis, quantify the magnitude of the problem, survey public attitudes, and make impactful recommendations.

This report is a summary of task force findings. What follows is a description of the primary causes and recommended solutions to address this challenge. The housing crisis issues are numerous, and as such, we have focused on that which has the most impact.

The Housing Crisis in Cache Valley

As home prices have reached historic highs, the supply of available housing units has not kept pace with population growth. The US Census reported an almost 20% growth in Cache Valley population from 2010 to 2020, with more than 85% of that growth being children of current residents (Gardner, 2021). As a result, we have an overwhelming demand for housing units, including an acute shortage of rental property.

During that same period, housing prices have grown 8 to 10 percent a year, pausing during 2020 the first year of the pandemic, only to accelerate rapidly to 18% in 2021. These sustained increases have left home ownership out of reach for many in Cache Valley. See the stats below:

Housing and Other Key Cache Valley Data*

	2010	2020	April-2022	Comments
Average home price	172,369	307,228	\$503,734 (May 2022)	2010 to 2020, a 78% increase, to 2022 a 185% increase.
Avg. mortgage interest rate	4.69%	3.11%	4.98%	Rates dipped below 2% in 2021; normal year 5% to 6%
Average mortgage payment	893	1,314	2,639	2010 to 2020, a 64% increase, to 2022 a 196% increase
Homes on the MLS	April 2011 768	April 2021 53	April 2022 78	Average year, 500 to 600 homes on the MLS
Median income	47,013	60,530	Not Available	2010 to 2020, a 28% increase
Unemployment rate	6.0%	5.8%	1.6%	Employers cannot find employees who cannot find housing
Population-Cache County	112,656	133,154	137,417	A 22% increase since 2010
Population-Utah	2,763,855	3,271,616	3,337,975	A 21% increase since 2010

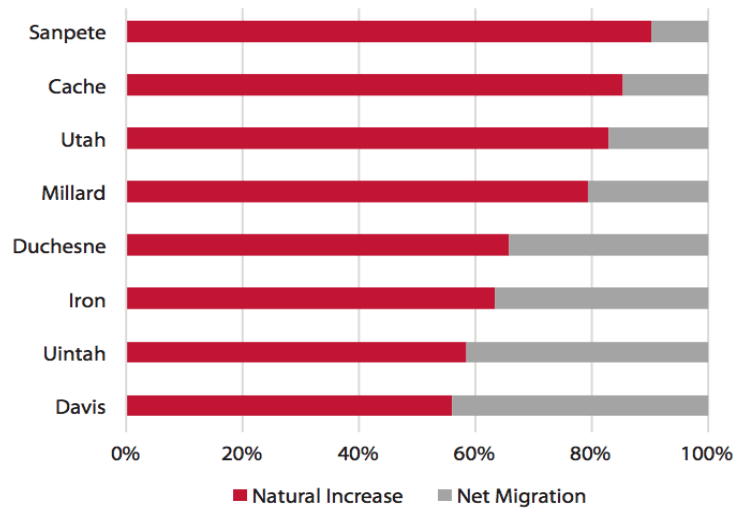
*Source: Bear River Association of Governments (BRAG), Cache Valley Association of Realtors

The Kem Gardner Policy Institute of the University of Utah estimates that Cache Valley will need 11,600 additional housing units between now and 2030 to accommodate new household growth(Eskic, 2022).

The Milken Institute (2022) recently ranked the Logan, Utah-Idaho Metropolitan Statistical Area area as the #1 performing small city in the nation! However, they ranked us No. 178 for housing affordability.

According to the Kem C. Gardner Policy Institute (2022), the projected population growth in Cache County from 2020-2060 will be 85% from natural increase.

Figure 11: Counties Share of Years Driven by Projected Natural Increase, 2020–2060



Source: Kem C. Gardner Policy Institute, 2020–2060 Projections

Today’s Crisis Impact

We have an extreme shortage of available homes across most socio-economic levels. According to the Kem C. Gardner Policy Institute at the University of Utah (2021), “Utah’s housing market faces a severe imbalance that creates record price increases for homeowners and renters.”

Here in Cache Valley, less than 25% of households with householders 25 to 45 can afford a home at the average selling price. Source: Bear River Association of Governments (BRAG)

Most people could not afford to purchase the house they live in, given today’s market prices and household income. Source: Bear River Association of Governments (BRAG)

Why the High Demand for Housing?

Utah has the highest birthrate of any state in the US. A US Census (2017) report stated that Cache County has the 4th youngest population in the nation, out of more than 3,100 counties, which indicates our high birth rate. Utah has the highest birth rate (Stebbins, 2022).

The culture in Utah promotes large families. A BYU report (1999) states, “When compared with other religious groups, Latter-day Saints have larger families, the highest rates of fertility, and the lowest divorce rates.”

It’s mostly those people from out of state, right? United Van Lines (2020) annual study of population migration considers Utah a “balanced” state where on average, approximately the same number of families move in as move out.

We knew that population growth was going to happen. Envision Cache Valley report (2010) anticipated a doubling of population by 2050. The 2020 US Census reported that Utah was the fastest-growing state.

Why a Housing Supply Shortage?

We do not have a free market for housing.

- Developers only build housing they are allowed by local government. Existing city codes and general plans encourage low-density residential, single-use zoning. City councils, planning commissions, and city staff exhibit their biases against allowing a variety of housing types and are reluctant to consider anything controversial (Utah Foundation, 2022).
- Members of the public push the idea that any housing density higher than in their neighborhood will depress property values. More than half a dozen studies refute that notion, and several point out statistically significant *increases* in property values. A recent example was publicized by the Urban Institute (2022).
- Public clamor and the threat of a ballot referendum makes for timid council members and uncertainty for landowners (Ionescu, 2022).

What are the Consequences of Doing Nothing, Maintaining the Status Quo?

Housing and jobs go hand in hand. We have recent examples of businesses unable to attract employees, taking expansion outside the valley.

- Companies with high-paying jobs choose not to locate here, so jobs necessary for a growing population go elsewhere (Marchant, 2022).
- With job growth not keeping pace with population growth, young people have no choice but to leave.
- Over time, the average age of Cache Valley residents will increase, with little available that is affordable for young families.
- We will banish our children and grandchildren to live elsewhere.

Housing Crisis Myths

Our Task Force shared many complaints they have heard about allowing a variety of housing development:

- Great ideas, just not in my neighborhood or my city
- All that high density should be in Logan
- It's "those people" that come here and bring crime, and trashy neighborhoods
- Higher density will reduce home values in our neighborhood.
- "Everybody knows" that high-density housing becomes run down after 15 – 20 years.

And on and on...

Recommendations

We received a long list of recommendations from task force members. Much of the focus is on influencing public opinion, some of it changing state and local codes and administrative practices. To focus on the primary causes of a lack of housing supply, we address those causes.

To organize that focus, we have listed our recommendations by entity.

Federal Government

- Identify and publicize factors that contribute toward increased housing costs, and rank by impact.
- Investigate the impact of the supply of labor and materials on the housing market, including gilded trades and unions, training and certification programs, import caps, tariffs, and subsidies.
- Analyze the extreme swings in the cost of money (interest rates) on housing market booms and busts
- Take action to eliminate supply chain problems.
- Take steps to control inflation.

State Government

- Reign-in / limit zoning by local referendum.
- Prohibit city code that creates barriers to allow a variety of housing options.
- Track and publish each city's progress toward meeting housing goals and penalize cities that fail to meet these goals while providing incentives for those that meet goals.
- Create or support programs to help first time homebuyers.

County/CMPO/BRAG Government

- Working with Cache Valley cities, prepare a county-wide master plan (General Plan with housing and transportation plans) that incorporates city plans.
- Conduct meetings with city leadership on a county-wide development plan at least once a year.
- Include in the county General Plan a plan to preserve open spaces and then take action to preserve open space, in order to limit pressure on development in cities.
- Adopt code revisions that allow denser development in the unincorporated areas.
- Identify and implement strategies to support residents faced with homelessness.

City Governments

- Adopt city-wide general plans with development philosophies that emphasize housing varieties to reduce the cost of living.
- Educate city councils, planning commissions, and citizens on housing issues.
- Enact zoning and code reform to reduce/eliminate restrictions that inhibit the development of a variety of housing types.
- Designate open spaces for permanent preservation.

Utah State University/Bridgerland Technical College

- Survey students for housing preferences and needs.
- Meet with student groups to present our findings and hear their concerns, do video interviews for publication.

Local School Districts

- Survey staff and senior students for housing preferences and needs.
- Visit classrooms and student groups to interview and get their feedback; video tape class discussions for publication. Survey parent housing needs.

Private and Non-Profit Organizations

- Prepare an analysis of income/debt loads of young buyers with corresponding adequate housing inventory to meet their needs.
- Compile data and research sources related to the housing shortage.

Cache Valley Chamber of Commerce

- Document cases of business/worker unmet housing needs, and share with local officials.

Overall Task Force Recommendations

- Conduct media / PR / Education awareness campaigns in a variety of venues and population groups.
- Meet in a town hall type public venue to present findings and do video interviews for documentary-type productions.
- Connect with young people; they are our future policymakers/drivers.
- **Foster a Cultural Shift** to help citizens become more open to new neighbors
 - Church
 - Education/Schools
 - Arts/Entertainment

Zoning

From the Kem C. Gardner Policy Institute, 2020:

- “Zoning ordinances, in many cities, do not reflect the shift in preferences to higher-density, more affordable housing. Zoning often lags changes in market preferences.”
- “Zoning ordinances, in all their complexity, reflect a bottom-up approach to governance. As city councils and planners respond to their constituents, zoning ordinances come to embody, in part, resident concerns, interests, and preferences. And a facet of land use regulation familiar to every developer is the opportunity for neighbors to express their views, in front of the city council and planning commission, on proposed new residential and commercial developments.”
- In relation to leadership and political will—**“Progress on the housing crisis needs continued state and civic leadership. Without it, today’s children, Utah’s next generation, will face an even greater scarcity of affordable housing and more burdensome housing prices.”**

Top 3 Task Force Recommendations

- Zoning reform at the county and city levels, limit zoning by referendum at the state level
- Public education campaign with an emphasis on reaching younger people who are close to or at home-ownership life-stages
- Coordinated county and city planning for growth

Utah State Code:

10-9a-102. Purposes - General land use authority.

- (1) The purposes of this chapter are to:
- (c) improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses.

Do we live our values?

We wish to thank all of the Task Force members who participated in meetings and surveys, and provided their research, thoughts and ideas, and especially thank USU Professor Damon Cann who crafted the Qualtrics surveys for us, and compiled survey results for this effort.

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John Drew	Co-Chair, Former Providence Mayor
Shawn Milne	Co-Chair, Cache County Economic Development Director
Karina Brown	Co-Chair, Cache County Policy Analyst
Jess Lucero	USU Social Work Professor/ /Homeless Council
Phil Redlinger	Cache Valley Veterans Association
Brett Greene	Cache Valley Bank, mortgage lending President
Scott Danielson	BTECH Associate VP for Instruction Manufacturing, Construction, and Transportation
Blake Dursteler	Center for Growth and Opportunity
Jay Stocking	Sierra Homes
Jeff Jackson	Visionary Homes
Justin Nunez	Realtor
Josh Runhaar	Neighborhood Nonprofit
Leticia Shiffrit	Cache Valley Realtors Association
Bracken Atkinson	Wasatch Development Group
Curtis Wall	Smithfield City Council
Tim Watkins	Cache County Development Services
Janea Lund	Department of Workforce Services
Dan Johnson	Utah Legislature, Representative
Chris Wilson	Utah Legislature, Senator
Sandi Goodlander	Future Cache County Council
Kathleen Alder	Providence Mayor
Mike Desimone	Community Development Director, Logan
Sara Doutré	Planning Commissioner, Logan
Ben Palmer	USU Student/Rep. Moore
Val Potter	Former member Commission on Housing Affordability, former State Representative
Jeanell Sealy	Providence City Council
Wid Bastian	Filmmaker
Damon Cann	USU Professor Political Science, former North Logan Mayor

Brian Blotter	Malouf, Human Resources
Randy Simmons	USU Professor, Economics
Shaun Dustin	Engineer, Developer
Gordon Zilles	Cache County Council
Jeff Nebeker	Providence City Council
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Zac Covington	BRAG, Planning Director
Lucas Martin	BRAG, Human Services Director
Paul Davis	BRAG, Business Outreach/Special Projects
Adam Tripp	Property Management Company
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Bryan Cox	Hyde Park Mayor
Erika Lindstrom	USU Inclusion Center (Diversity and Residential Housing)
Michael Fortune	Providence Planning Commissioner
Richard West	Bear River Communications Council, The Church of Jesus Christ of Latter Day Saints
Jeanette Christenson	Concerned Providence citizen
Adam Ritter	Visionary Homes, VP of Operations
Addison Gallup	Concerned Logan renter/student
Randy Williams	USU retired Professor, folklorist & ethnographer