



PLANNING COMMISSION MEETING

Thursday, February 09, 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, February 09, 2023. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. January 12, 2023
5. **AGENDA APPROVAL**
6. **OTHER BUSINESS**
 - A. Annual Planning Commission Review
 - I. Election of Planning Commission Chairman and Vice Chairman.
 - II. Review appointment terms of Planning Commission Members.
 - III. Set meeting schedule for next year.
 - IV. Review past years work - conducted by Chairman.
 - V. Review plans for the coming year.
 - B. Annette Francis - Presentation on affordable housing needs in Cache Valley.
7. **ADJOURNMENT**

Hailey Brown
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 6th day of February, 2023. Hailey Brown, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JANUARY 12, 2023 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, Commissioners Angi Bair, Brian Carver, and Paul Willardson.

EXCUSED: Dixie Schwartz

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 one citizen. Secretary Hailey Brown recorded the minutes.

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

INVOCATION: Commissioner Brian Carver

APPROVAL OF MINUTES:

The minutes of a regular meeting held on October 13, 2022 were approved as written.

ACTION Commissioner Brian Carver made a motion to approve the minutes of October 13, 2022 as written. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

The minutes of a special meeting held on December 29, 2022 were approved as written.

ACTION Commissioner Brian Carver made a motion to approve the minutes of December 29, 2022 with the correct spelling change to the word 'happened' in the second to last paragraph. Commissioner Paul Willardson seconded the motion and Commissioners Bair, Carver, 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 January 12, 2023 as written. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

5. 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

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 Angi Bair 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 Brian Carver seconded the motion and Commissioners Bair, Carver, Foster, Mann, 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 Angi Bair made a motion at 6:35 p.m. to close the Public Hearing to receive public comment pertaining to the revision of Hyrum City's General Plan. Commissioner Blake Foster seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

OTHER BUSINESS:**CONSIDERATION AND RECOMMENDATION TO THE HYRUM CITY COUNCIL OF PROPOSED AMENDMENTS TO THE HYRUM CITY GENERAL PLAN.**

Zoning Administrator Matt Holmes said Hyrum City has taken several factors to make changes to the General Plan, but it hasn't helped much because of factors out of the cities control. Tonight, the Planning Commission needs to prepare the changes to the General Plan to be taken to the first City Council meeting in February to get that back to the state as an amended General Plan. There are five different items to discuss and make changes to propose to the City Council. They have already been implemented in the code but need a narrative to take to the state. The two items for discussion are 1. Determine what changes to present to the City Council or if the plans are adequate 2. Determine what actions the city will take to improve/monitor these and how often to review them. Strategy E is to amend land use regulations to allow for single occupancy developments. Matt said this is already implemented in the code but was left off the draft.

Commissioner Angi Bair asked if the five items are the goals.

Zoning Administrator Matt Holmes said the five items will be under goal number two, the strategies. The fifth strategy E is to amend land use regulations to allow for single occupancy developments. Matt said this is already implemented in the code but was left off the draft. The first strategy is a rezone for densities necessary to facilitate the production of moderate-income housing. Hyrum City has a mixed-use zone which includes commercial that can allow for apartments. PUD's are also allowed in code which allows for a denser development than a standard single family home.

Commissioner Angi Bair asked if a PUD must meet the minimum lot size of 82.5 feet.

Zoning Administrator Matt Holmes said no, a PUD is basically a negotiation between the city and the developer. A PUD can go up to ten units per acre, but other criteria must be met such as a certain amount of open space. If a certain number of units are met, a playground is required. For example, senior housing or townhomes which are much smaller lots can be in a PUD.

Commissioner Angi Bair said Kartchner Homes came in asking to reduce lot sizes in Auburn Hills to make the homes more affordable. The city did not approve that but is there a way to have a code

that allows for reduced lot for the developer.

Chairman Terry Mann asked if the city needs to change the frontages for the reduced lot sizes.

Zoning Administrator Matt Holmes said in a PUD frontage is a flexible thing, but the Planning Commission could recommend the City Council to evaluate the possibility of making a tighter residential unit which would allow for that.

Commissioner Brian Carver said the Planning Commission had a previous discussion of recommending a new zone that would allow for smaller lots. The Planning Commission would need to find an area in Hyrum better suited for that. Chances are if you allow for larger lots in a zone, most developers will come in with the minimum lot size.

Zoning Administrator Matt Holmes said another option is a PUD where the zone states how many units per acre are allowed. It could be made a mixed use with some smaller and larger homes allowing for factors for all kinds of people.

Commissioner Brian Carver said Zoning Administrator Matt Holmes provided one example to offer a base density of units per acre, but if the developer can guarantee through an agreement that a certain number of homes would be built to an affordability standard, then they could get a density bonus to add more units to the project than allowed. The city could state for a higher density development 15 units per acre are allowed but if the lots are smaller and the homes are affordable for people making less than \$50,000 a year, 18 units per acre could be allowed.

Zoning Administrator Matt Holmes said strategies don't have to be made tonight. The Planning Commission can send ideas to the City Council to see if the city can budget in money for an outside company to come make a recommendation for changes to the City Code that would allow for higher density.

Commissioner Angi Bair said she would like to see more of these changes written in the code because several projects have come to the Planning Commission for higher density housing, but they haven't gotten approved. The public doesn't see the value in the higher density that the Planning Commission sees. The Planning Commission would like to see more latitude for those decisions rather than it being just the public's decision.

Commissioner Brian Carver said previous developers have come in

with high density housing PUD proposals and the City Council has a high legislative flexibility to say no to the proposal. A change to the zoning code that gives developers a certain expectation of what is allowed in a PUD would be beneficial to allow the proposal to be viewed by City Council. They would have to be comfortable guaranteeing high density in certain areas of the community. The city could choose a zone such as R-2. When a developer comes in to build, they can do R-2 or have an overlay zone in R-2 that would give increased density for the zone if the developer can guarantee a certain percentage of the homes is in the city's affordable goals. It could be said that high density makes sense in the specified area because of the services nearby.

Zoning Administrator Matt Holmes said many people go to high density for affordability. If the city offered this zoning, then they could build smaller starter homes to add onto later for growth.

Commissioner Angi Bair stated the city could specify an area for growth and allow it to accommodate high density housing that is written into the code. It is better than having a developer come in with a proposal and it being so subjective.

Zoning Administrator Matt Holmes said this doesn't have to be incorporated this year, some cities evaluate and make three-to-five-year plans. In 2018 the median house price was \$220,000 and now the median house price is \$500,000 for older homes with work. \$330,000 for a townhome isn't affordable in the median housing bracket.

Chairman Terry Mann asked if the city could require smaller square footage for a home and less expensive construction materials, such as the code not requiring a home to be brick or rock.

Commissioner Brian Carver said code would be hard to set a minimum square footage. The law says you can't create a minimum because it excludes certain housing types. A manufactured home wouldn't be allowed if the minimum was 1000 square feet, and the home was 700 square feet. Can a maximum square footage be put on the house at the time of construction in the specified zone? The city could set a square footage for a small home to be built on the smaller lots and the homeowner can add on later for growth.

Commissioner Paul Willardson asked how often the general plan is updated.

Zoning Administrator Matt Holmes said the General Plan is updated

about every five years.

Commissioner Brian Carver said there is no legal mandate, but best practice is every five years.

Commissioner Paul Willardson said strategy A is a multi-step process. In the coming year, the first step could be looking at where to allow higher density and then following that could be a writeup of what the city would allow there.

Commissioner Angi Bair said a recommendation could be to investigate zoning for other cities as to where would be best to place high density housing.

Zoning Administrator Matt Holmes asked what the recommendation to the City Council will be.

Commissioner Paul Willardson said he would recommend a discussion of what areas to allow for higher density according to what Commissioner Angi Bair said. Strategies could be included in the discussion. He also recommended a study to be done for affordability and accessibility.

Commissioner Brian Carver mentioned making that a workshop that citizens can attend.

Zoning Administrator Matt Holmes said the recommendation he has written is a recommendation for a study or analysis for affordability that can be done in a workshop of where in the city it makes sense. He asked what timeline to set for this.

Commissioner Paul Willardson said the timeline could be to have this done in one year.

Commissioner Angi Bair said she recommends the goal to have something written up in one year, so maybe take six months to review.

Commissioner Paul Willardson recommends the first step to take six months for a study.

Zoning Administrator Matt Holmes said the one-year goal would be to have written up a code for presentation or in act for the code change. Matt asked if the Planning Commission had any other recommended actions for strategy A.

Commissioner Paul Willardson said there were no other

recommendations.

Zoning Administrator Matt Holmes said strategy 2B is to create or allow for, and reduce regulations related to, internal or detached dwelling units in residential zones. Hyrum City allows for accessory dwellings if they are attached to the owner-occupied home. They are required to maintain the same look and egress. They must have smoke detectors, parking spaces, and their own yard.

Commissioner Paul Willardson asked if the majority are basement apartments.

Zoning Administrator Matt Holmes said yes, the majority are basement apartments. The state allows for internal rentals such as basement apartments or garage dwellings. The city needs to provide for some space in the city that allows for internal units or to allow for detached units, they don't tell us which one we have to do. Hyrum City code already allows for attached units.

Commissioner Angi Bair asked what the effects of a detached dwelling unit are.

Commissioner Brian Carver said Levi Roberts, Nibley City Planner, hasn't had many detached dwelling units built but they allow for them, same with North Logan.

Commissioner Angi Bair said basement apartments are not great for older people but detached above ground units would accommodate a lot more seniors.

Commissioner Brian Carver believes detached units should be worth considering but the city needs to be careful with what kind of units. Last year there was a proposal to have a shipping container turned into a dwelling unit and Brian doesn't believe that would be popular in the community.

Commission Angi Bair said the city would have to make certain lot requirements for detached dwelling units.

Commissioner Brian Carver said the city could review examples of dwelling codes from other communities. The next step would be reviewing how the dwelling units are working and what their experiences are on the detached units.

Commissioner Angi Bair likes owner occupied units because they don't have as many problems with homeowners being more careful watching their property.

Vice Chairman Blake Foster said once Hyrum City allows detached dwellings, restrictions would have to be written.

Zoning Administrator Matt Holmes said details can be taken to the City Council when it gets to that point, such as animal rights. Matt asked if the Planning Commission would like an evaluation to the code to determine the possibility to allow detached dwellings unit to be added to the workshop.

All Planning Commission members said yes.

Zoning Administrator Matt Holmes said a landlord license is required for rentals. He asked if the city should we keep close track of the licenses and look at them year to year.

Commissioner Angi Bair asked if a landlord license is required if it's the same family members in one home.

Zoning Administrator Matt Holmes said a landlord license is only required if there are different families in the home.

Commissioner Brian Carver asked if separate levels must have their own meters.

Zoning Administrator Matt Holmes said they are not required to have their own meters, but some rentals do. Hyrum City charges extra for trash if we know there are more than one non-related family in a home.

Commissioner Paul Willardson asked what the code is for RV living.

Zoning Administrator Matt Holmes said RV'S can be lived in on a lot if the owner is actively building there or for a short period while visiting. There must be 30 days between visits.

Commissioner Brian Carver said he would recommend requiring a foundation on separate detached dwellings.

Zoning Administrator Matt Holmes said strategy 2C is to 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.

Chairman Terry Mann asked if that is similar to the apartments by McDonalds.

Zoning Administrator Matt Holmes said yes, PUD's fall into that category as well. Commercial zones typically fall by highways close to transit. An example of an employment center is JBS, we have a few big ones in Hyrum. JBS doesn't want to be a landlord but is open to dwelling units being built nearby for employees and their families.

Commissioner Angi Bair asked if mobile home parks are still allowed in Hyrum City.

Zoning Administrator Matt Holmes said the mobile home park has been removed from the city zoning and was built before the city zoning was established.

Commissioner Brian Carver said Nibley City has received a proposal for a mobile park because it is still in their code and never got removed so they are tied to reviewing it.

Zoning Administrator Matt Holmes said a mixed-use area has commercial on the main floor with residential above. The city could change that up and look at residential living behind the main structure.

Chairman Terry Mann asked if the Cobble Creek townhomes on the highway were supposed to be built into that.

Zoning Administrator Matt Holmes said yes but Cobble Creek is a separate lot from the property in front of it. The front is commercial, and the back piece is zoned commercial but was approved as a PUD. Does the city want a code to allow a commercial mixed use lot allowing a person to automatically be approved without going through the PUD process? A one-acre lot recently came in wanting to do a PUD, but they couldn't even though they wanted to do commercial with residential.

Commissioner Brian Carver asked about the possibility of lowering the minimum PUD size requirement.

Zoning Administrator Matt Holmes said commercial mixed zones could have a lower threshold on the lot requirements.

Commissioner Angi Bair likes the idea of commercial building in front with townhomes behind.

Chairman Terry Mann didn't mind the idea of that as it goes along with the state suggestion of being on a transit corridor with walkability.

Commissioner Angi Bair asked if there would be a study for that included with the other items to be studied.

Zoning Administrator Matt Holmes said citizens could be invited to a workshop with the City Council and Planning Commission for discussion of these items.

Chairman Terry Mann said she would have the same six-month timeline to review this idea and then incorporate within one year.

Zoning Administrator Matt Holmes said he would add to the workshop to look at the possibility of adjusting the mixed-use commercial zones to allow for more commercial mixed-use. Strategy 2D is 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. This strategy is almost identical to the previous strategy.

Commissioner Paul Willardson asked if this strategy must be kept with it being similar to strategy 2C.

Zoning Administrator Matt Holmes said the state requires a minimum of three strategies and five is the minimum for funding.

Commissioner Angi Bair ask if one strategy can say near employment and commercial centers, and the other to say near transit corridors.

Zoning Administrator Matt Holmes said the state would like these strategies to be word for word as they appear.

Commissioner Paul Willardson said it can be kept but have the same action items as the previous strategy.

Zoning Administrator Matt Holmes said if they are close enough together they can be incorporated together.

Commissioner Paul Willardson said to apply the same action items as for the previous one.

Commissioner Brian Carver said the action for strategy 2C could be deciding if the city needs to change the location of zones. The action for strategy 2D could be deciding if rules need to be changed in zones to better fit the cities vision.

Commissioner Angi Bair said each strategy could have its own

workshop for discussion.

Zoning Administrator Matt Holmes said strategy 2E is amend land use regulations to allow for single room occupancy developments. This is allowed in commercial zones and includes examples such as a boarding house where they rent out one room in a home, a place for temporary workers to stay, and single rooms for students.

Commissioner Angi Bair said that could be a good option near JBS for workers.

Commissioner Paul Willardson agreed that would be good near JBS for workers there. He asked what the difference between a boarding house and an apartment is.

Zoning Administrator Matt Holmes a boarding house is owned by one individual who rents out single rooms. Common living spaces are shared such as laundry, kitchen, and living rooms.

Commissioner Brian Carver said boarding houses can be on shorter lease term agreements if needed.

Zoning Administrator Matt Holmes said to make this available near JBS the city may have to rezone portions of the city near JBS or annex other land and bring it to that zoning.

Commissioner Angi Bair said you could do something similar for seniors that don't need care at the level of an assisted living rather a place to live.

Commissioner Brian Carver said with it already allowed in Hyrum City code how the city can utilize it and make it attractive to developers.

Zoning Administrator Matt Holmes said it would need to be close to walking and have direct bus access.

Commissioner Paul Willardson verified that this is already allowed in city code?

Zoning Administrator Matt Holmes said yes, it is only allowed in commercial zones. In a residential zone, an owner of a home may rent out rooms to three individuals as that falls into a family unit.

Commissioner Angi Bair the city doesn't have a lot of commercial zones but could create an overlay zone for this. Angi doesn't see

this as a good fit in residential zones.

Commissioner Brian Carver said the city code currently allows for four non-related individuals to live in a home. He believes single occupancy developments should be restricted to commercial zones.

Commissioner Angi Bair said it may fit well in the industrial area near West Point Dairy and JBS.

Commissioner Paul Willardson said this strategy seems more long term. The city could review the first four strategies in the next 6 months to a year. Once those are worked out then look at a one-to-two-year timeframe for 2E with the action being to review how the other four strategies are going then see how to incorporate this strategy.

Zoning Administrator Matt Holmes said next year the city must show the state what has been done and how these have worked out. The recommendation for the next year is to study and evaluate the zoning needs and possible zoning areas.

All Planning Commission members agreed.

Zoning Administrator Matt Holmes said he will write up the changes for the state to see if that's what we need. Once approved they will be taken to the City Council for approval.

Chairman Terry Mann asked how members will be chosen for a workshop.

Zoning Administrator Matt Holmes said there will need to be a few City Council members and a few Planning Commission members for discussion.

Commissioner Brian Carver said the county planner could also be invited if they have one before the workshop.

Commissioner Paul Willardson said a few citizens could be asked to join before opening it to the public.

Commissioner Angi Bair advised that if there are too many people it will be hard to make progress.

Commissioner Paul Willardson asked how many members can discuss without making it a public meeting.

Zoning Administrator Matt Holmes said there can be two members

from each body.

Commissioner Angi Bair recommended making it a public meeting with no public comment and certain number of audience members allowed.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 7:33 p.m.**

Terry Mann
Chairman

ATTEST:

Hailey Brown
Secretary

Approved: _____
 As Written

HYRUM CITY PLANNING COMMISSION

TERM OF APPOINTMENT

FEBRUARY 2023

As per city code (17.12.020), one Planning Commission member's 5 year term of appointment will expire on the first Monday in February of each year. Some Planning Commission members began by finishing a retiring commissioner's term.

<u>MEMBER</u>	<u>YEAR TERM ENDS</u>	<u>TERMS SERVED</u>
Terry Mann	February 2024	May 2013 – 2018 February 2019 – 2024
Paul Willardson	February 2025	February 2019 - Alternate February 2022 – 2025
Angie Bair	February 2026	February 2014 – Alternate February 2021 – 2026
Blake Foster	February 2027	February 2017 – Alternate February 2022 – 2027
Brian Carver	February 2028	February 2012 – 2016 February 2018 – 2023 February 2023 – 2028
Dixie Schwartz		February 2022 - Alternate

2022 PLANNING COMMISSION REVIEW
FEBRUARY 9, 2023

REZONE:

Petersen - 605 Park Drive - R-2 – R-2A

SITE PLANS :

Sunray Properties – 230 North Center Street – building
 Ricky Andersen, BluWatersports – 340 West Main Street – seasonal business
 Leading Tech Development, O’Reilly Auto Parts – 31 South 800 East – renovation
 Jeremy Broadhurst – 168 South 1720 East – expansion of Hyrum Self Storage
 Dianna Sampson – 185 South 1810 East – machine shop
 Hyrum City – construction of an electrical substation & power generation plant
 Dakota Bodily – 370 West Main Street – building
 Jared Hymas, Honey Badger Properties – 1620 Anvil Road – building and storage facility

MINI-SUBDIVISIONS :

Blaine Andersen – 135 North 200 East – 3 lot
 Colter Leishman – 213 South 100 East – 3 lot
 John Davidson, Nielson & Johnson Properties, LLC – 1650 East 145 South – 2 lot
 Susan Corless – 257 South 100 East – 2 lot
 Nick Crookston – 40 East 400 south – 2 lot
 John Gifford – 273 South 300 East – 2 lot

OTHER:

Mikhail Maxfield – Exception to setback for accessory structure
 Eric & Sarah Anderson – Exception to setback for accessory structure
 Pat Stewart - Exception to setback for accessory structure
 Cache County Housing Crisis Task Force – present finding on housing crisis
 Matt Holmes – General Plan Moderate Income Housing strategies & benchmarks

CONDITIONAL USE PERMITS: None

SUBDIVISIONS :

Leon & Roy Savage – Savage Subdivision - 900 West 85 South – 13 lot subdivision

Josh Greer, Bear River Health Department – 750 East 730 North – 2 commercial lots

SIGNS APPROVED :

Allied Electric Sign Company – free standing pole sign at Western Dairy Transport

PUD:

Terra Alta Ventures – 43 North 300 East – Senior Living Community

UPDATE ON PREVIOUSLY APPROVED SUBDIVISIONS :

Scenic Mountain – about 55% complete

Rolling Hills – Phase 10 about 40% complete

Rolling Hills – Phase 11 about 60% complete

Cobblecreek Townhomes – 75% complete

Auburn Hills – Phase 7A about 30% complete

Mountain View Estates South - Phase 2 about 40% complete

Mountain View Estates South – Phase 3 0% complete

Mt Sterling Farms – about 50% complete

Hidden Valley – Phase 1 75% complete – Phase 2 about 50% complete

Blacksmith Fork Industrial Park – 50% complete

HYRUM CITY
AFFORDABLE HOUSING - PRESENTATION
PLANNING COMMISSION MEETING
FEBRUARY 9, 2023

Summary: Annette Francis would like to share a presentation regarding affordable housing needs in Cache Valley. This presentation will discuss the needs in our community. Annette hopes to discuss remedies for affordable housing with the Hyrum City Planning Commission and City Council.

The need for Affordable INDEPENDENT Senior Rentals in Cache Valley.

Annette Francis
RE/MAX EXCEL
(435)465-8780

The amount of Seniors
living in **POVERTY** in
Cache county
55 and older.....

55-64 years 4%
65-74 years 4.5%
75 years and over 8%
**TOTAL = 16.5% IN
CACHE COUNTY**

DIVORCED

WIDOWED

NEVER OWNED A HOME OR RENTED LONG TERM

SMALL RETIREMENT OR ONLY LIVING ON SOCIAL
SECURITY.

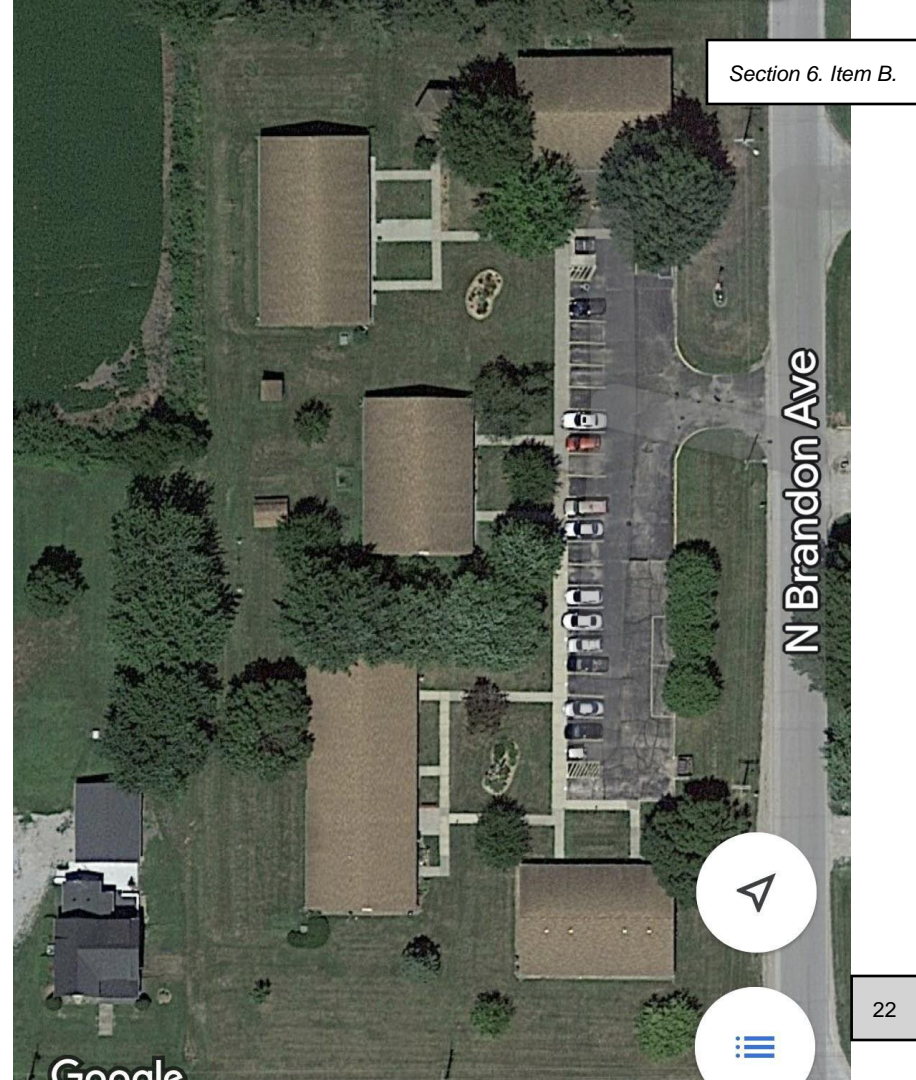
FINANCIAL MEDICAL CRISIS WHICH DEPLETES
RESOURCES

**Older Utah women (7.8%) maintained a higher
poverty rate than Utah men (4.8%).**

<https://jobs.utah.gov/blog/post/2021/06/11/utah-s-older-workers-what-do-we-know-about-the-state-s-oldest-generation>

Moravia, IA
Population 631
My grandfather lived
here with 2 amputated
legs from his diabetes.

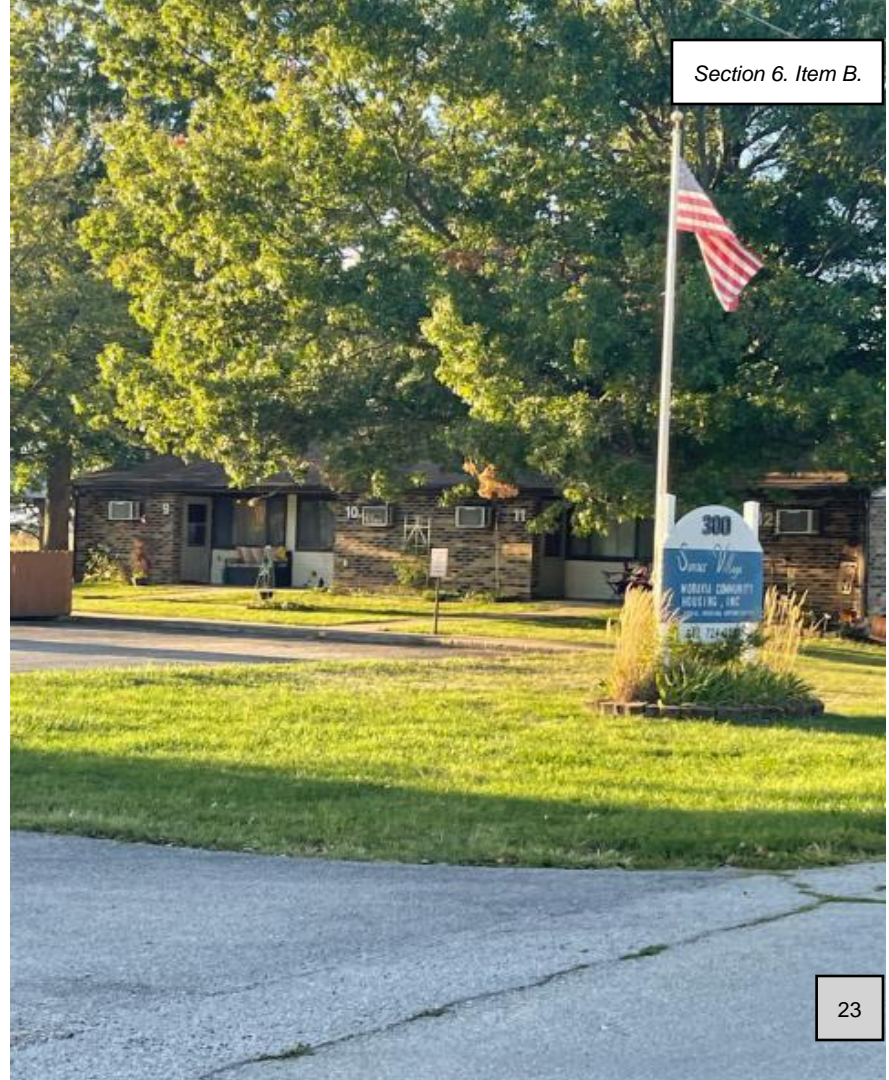
Always filled to full
occupancy with a
waiting list.



Section 6. Item B.

N Brandon Ave

Built in 1977
16 units
1 story
2.1 ACRE PARCEL



Section 6. Item B.

DAWN ASAY RETIRED SCHOOL TEACHER



Dawn was a retired school teacher who used a walker and needed a small rental with main floor living. She looked for months and said she miraculously found a 450 sq ft little apartment in hyrum for 600 a month.

Dawn was a blessing to our community. She taught my daughter how to cook everyday at lunch when she broke her leg while she gave instructions from her couch close by. She eventually declined in health and lost the ability to drive and soon was moved to a nursing home. Her Time in her small apartment allowed her much enjoyed independence and the ability to be a part of a community and many neighbors loved and adored Dawns contributions to her neighborhood. I am personally one of those neighbors whose life was never the same.

STUMBLING BLOCKS

Developers only build housing they are allowed by the 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).

Lower income elderly are a part of the future needs of a city plan and there is a shortage of options for this demographic.

Zoning changes must allow for the Teachers, restaurant workers and Police and Firefighters to have options for housing and when they retire on smaller incomes.

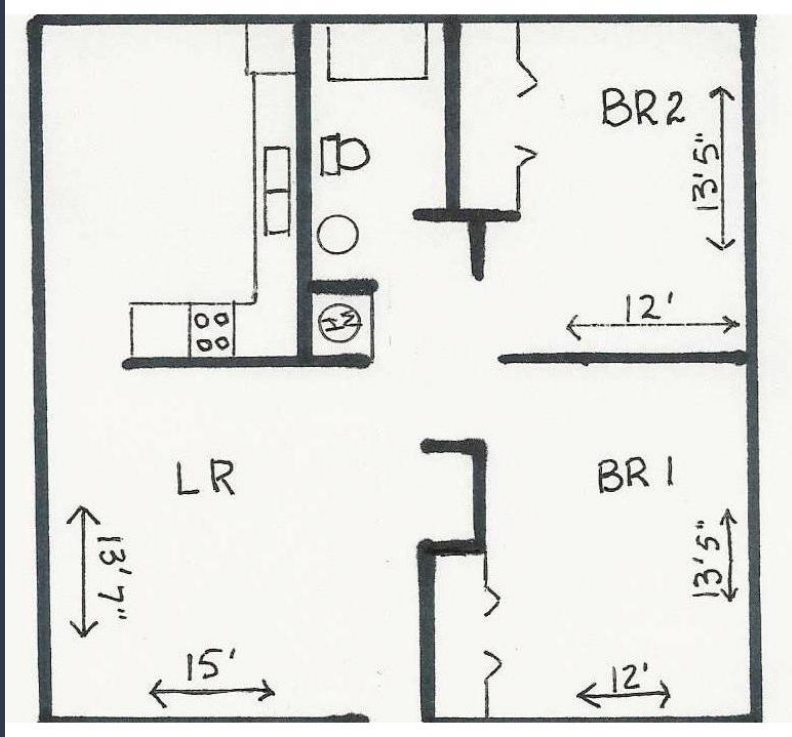
Utah State Code, Section 10-9a-401 requires that “each municipality shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality, and (b) growth and development of the land within the municipality.”

“The municipality may determine the comprehensiveness, extent, and format of the general plan.

Bingham Housing
Firth , Id
Population:
530
Waiting List of 16



THESE SMALL APARTMENTS ARE ON JUST
A LITTLE OVER 1 ACRE PARCEL



1 BEDROOM 616 SQ FT

TERMS OF THIS TYPE OF FACILITY

Section 6. Item B.

Residents must be 62 and older and make less than 42,500 a year salary.

This is not an assisted care facility. Residents must be able to care for themselves. There is an office on site for assistance with general questions and answers.

They only have one fully handicap accessible unit, but we they have reasonable accommodations for most residents 62 and older. Most of the apartments have handles in the showers. Some have ramps to the doors. All units are single level.

One animal per apartment. Animals must be approved by management. Must be spayed/neutered and have all its shots.

What deposits are required?

All residents must submit a \$400 security deposit.

What are the laundry facilities like?

There are laundry facilities on site. There is a \$10 monthly laundry fee with no limit on machine usage. Residents do their own laundry and supply their own detergent.

What utilities do residents pay?

Residents pay monthly electricity bills.

Units include water, sewage, and garbage at no fee to the resident. Lawn care and snow removal are also included.

Zoning solutions:
Allow small
apartments to be built
to be considered with
nursing home and
assisted living zoning
options without a pud
approval on smaller
lots for lower cost
rent to the tenants

“Old age and treachery will always beat youth and exuberance.” – David Mamet

CACHE COUNTY FACTS FOR INDIVIDUALS 65 AND OLDER

QUICK FACTS: Individuals 65 and Over 2015-2019 State of Utah



Section 6. Item B.

Select Area

State of Utah

Share of Population 65 years and older



State of Utah



United States

Share with Bachelor's Degree or Higher



7%



34%



37%



33%



32%

18 to 24 years 25 to 34 years 35 to 44 years 45 to 64 years 65 years and o..

Share Individuals with a Disability



Under 18 years



18 to 34 years



35 to 64 years



65 years and over

Share of Individuals 65 years and older below Poverty



7.8%

Female



4.8%

Male



6.4%

Total

Share Labor Force 65 years and over



State of Utah



United States

Labor Force Participation Rate of Persons 65 years and over

Female



13.8%

Male



24.9%

Total



19.0%

Independent housing
small apartments are
JUST as necessary
assisted living or
residential facilities
nursing homes in
every community.

Commercial Zone – (C-2)

Section 6. Item B.

Allow mixed use of commercial and residential sites, and higher density PUDs.

CURRENTLY ALLOWED:

Residential facilities for persons with disability

Residential facilities for the elderly.

These are too expensive for the rent required for the independent low income demographic.

ZONING CHANGES NEEDED:

I recommend that every city of 500 or more residents can support 16 bed independent small apartments and should be allowed and required in every city in our valley.

IN CONCLUSION..

EVERY CITY IN THIS VALLEY SHOULD BE PROVIDING THESE TYPE OF APARTMENTS WHETHER IT IS 4 PER ½ ACRE HERE AND THERE SPOT ZONED AROUND THE CITY OR IN ONE 2 ACRE PARCEL WITH 16 UNITS. THE RATIO OF POVERTY IN OUR VALLEY SHOULD BE THE NUMBER CITY COUNCILS SHOULD ALLOW AND NOT ALLOW ANYONE IN THE COMMUNITY TO BE PUSHED AWAY WHEN THIS NEED IS NOT MET.

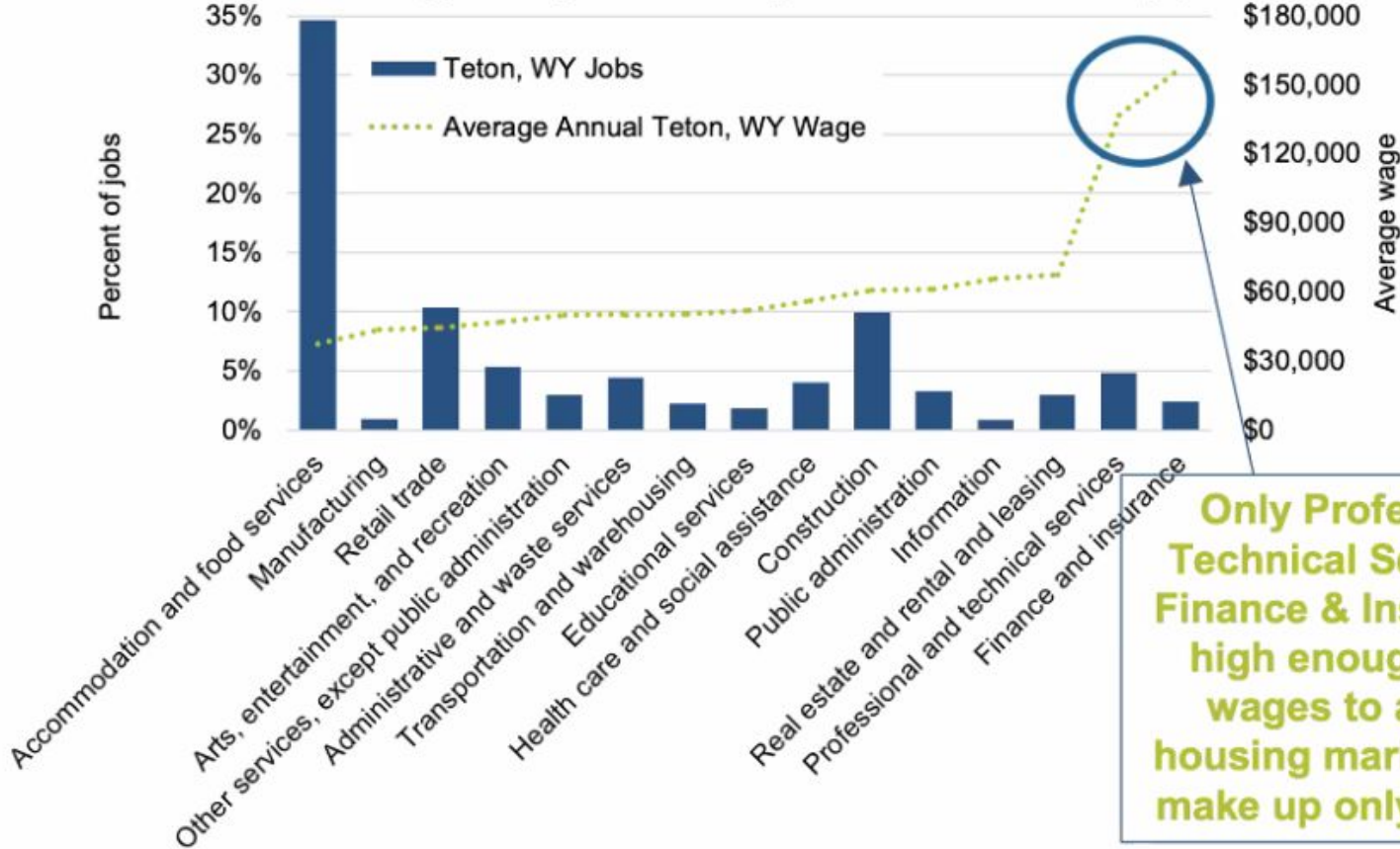
HYRUM CITY FOR EXAMPLE HAS A

POPULATION OF 9712

IF 16.5 % 9712 CITIZENS LIVE IN POVERTY. THEN I STRONGLY FEEL THERE SHOULD BE ALLOCATED AND ZONED AND PLANNED FOR IN ALL CITY PLANNING TO PROVIDE A MINIMUM OF 16 UNITS FOR THEIR AGING POPULATION OF 55 AND OLDER AND AS POPULATION GROWS ALLOW MORE TO BE ADDED WITH INCREASED DEVELOPMENT.

MULTI FAMILY HOUSING ZONING IS NEVER GOING TO PROVIDE THIS NEED IT MUST BE A NEW ALLOWANCE CHANGED IN ALL CITY CODES IN EACH CITY IN THIS VALLEY AS WELL AS CACHE COUNTY.

Jobs and Wages by Industry: Teton County, WY, 2020



Only Professional & Technical Services and Finance & Insurance pay high enough average wages to afford the housing market and they make up only 7% of jobs

Utah Retirement Age
Population:
(65 years and older)
2022 to 2035

YEAR / TOTAL ABSOLUTE GROWTH /GROWTH RATE

2022	/ 413,681	/ 19,838	/	5.0%
2025	/ 475,768	/ 21,027	/	4.6%
2030	/ 571,092	/ 16,695	/	3.0%
2035	/ 649,779	/ 17,458	/	2.8%

The projected population growth in Cache County from 2020-2060 will be 85% from natural increase

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

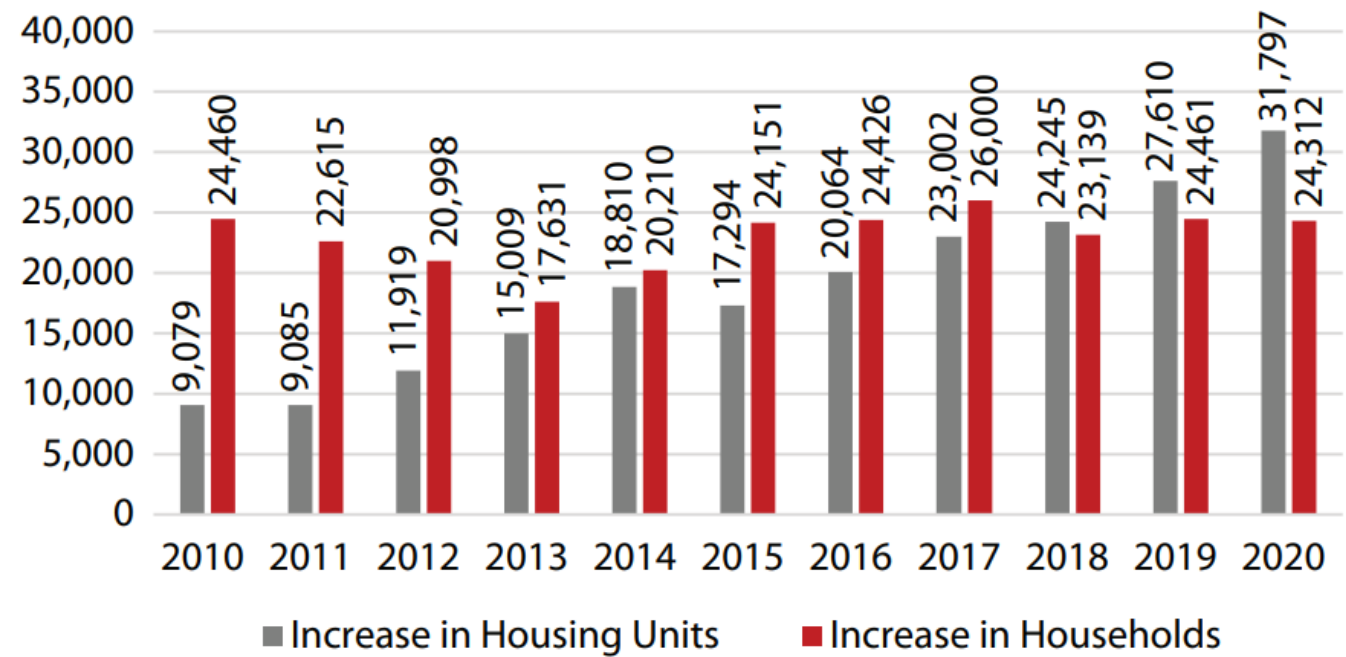
Missing Middle Housing

Jake Young, Citi Design



Utah's Housing GAP

Figure 5: Annual Increase in Housing Units and Households in Utah, 2010–2020



Source: Kem C. Gardner Policy Institute, University of Utah

Four Strategies for a Healthy Housing Market

1. **Single-family Homes w/ ADUS.**
2. **Density in centers (downtowns, mixed-use, etc).**
3. **Middle housing** blended into neighborhoods & part of centers.
4. **Assistance & education for low income** (to elevate).

What is Middle Housing?

The image shows a YouTube video player interface. At the top left is the YouTube Premium logo. A search bar is located at the top center. The video content is displayed on a dark red background with white text. The title is 'Missing Middle Housing' in a large font, followed by the subtitle 'Will the Boom in Interest Make These Housing Choices Less Missing?'. The Salt Lake County logo is in the bottom left of the video frame, and the presenter information 'Presenter: Daniel Parolek, Founding Principal, Opticos Design' is in the bottom right. The video player controls at the bottom show a play button, a progress bar at 0:05 / 2:47, and various settings icons. Below the video player, the channel name 'SALT LAKE COUNTY' and the video title 'What is Missing Middle Housing?' are visible.

Premium

Search

Missing Middle Housing

Will the Boom in Interest Make These Housing Choices Less Missing?

SL
SALT LAKE
COUNTY

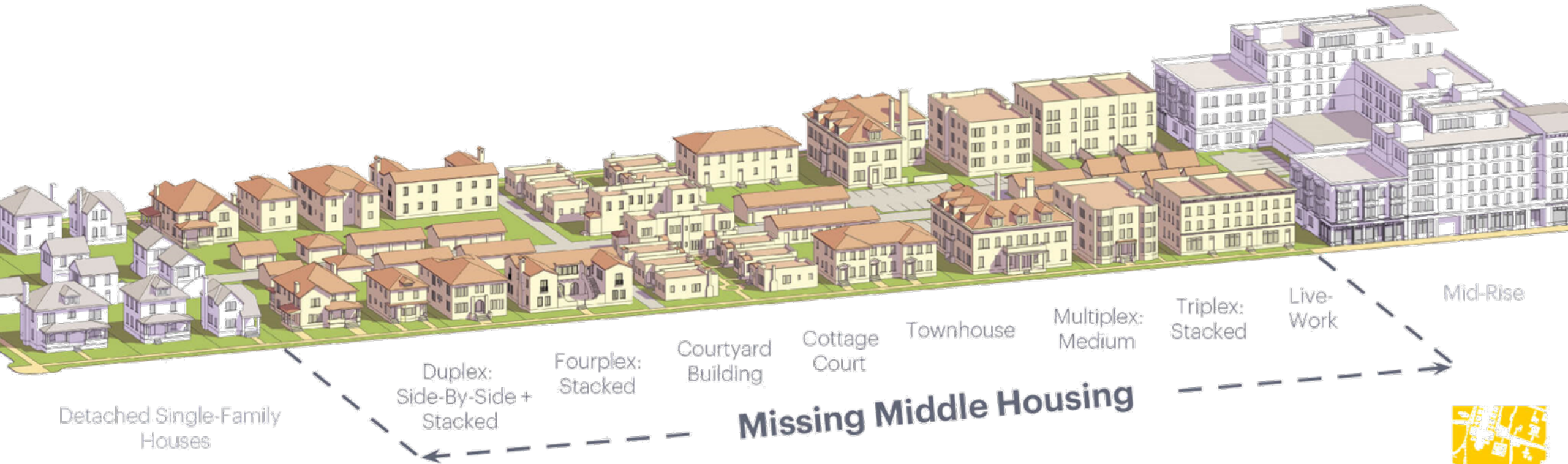
Presenter:
Daniel Parolek
Founding Principal
Opticos Design

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SALT LAKE COUNTY

What is Missing Middle Housing?

What is Middle Housing?



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Opticos Design, Inc.



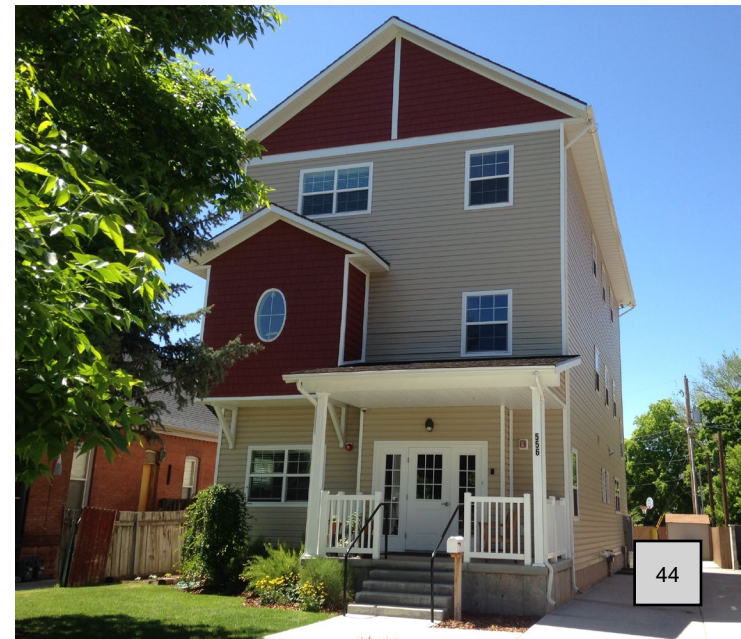
What is Middle Housing?

“Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.” Dan Parolek

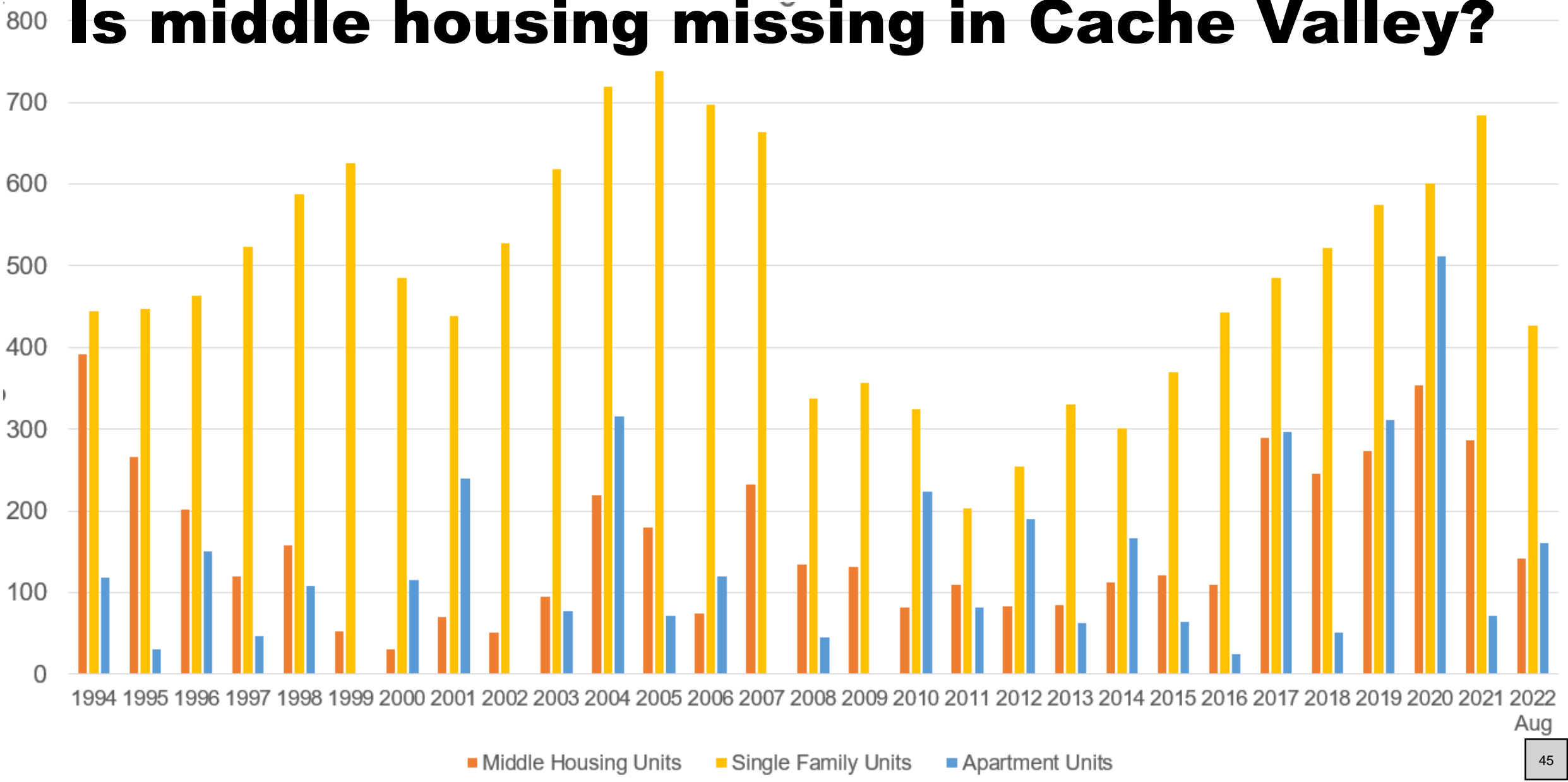
MMH part of HB 462

“create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones”

Utah Examples



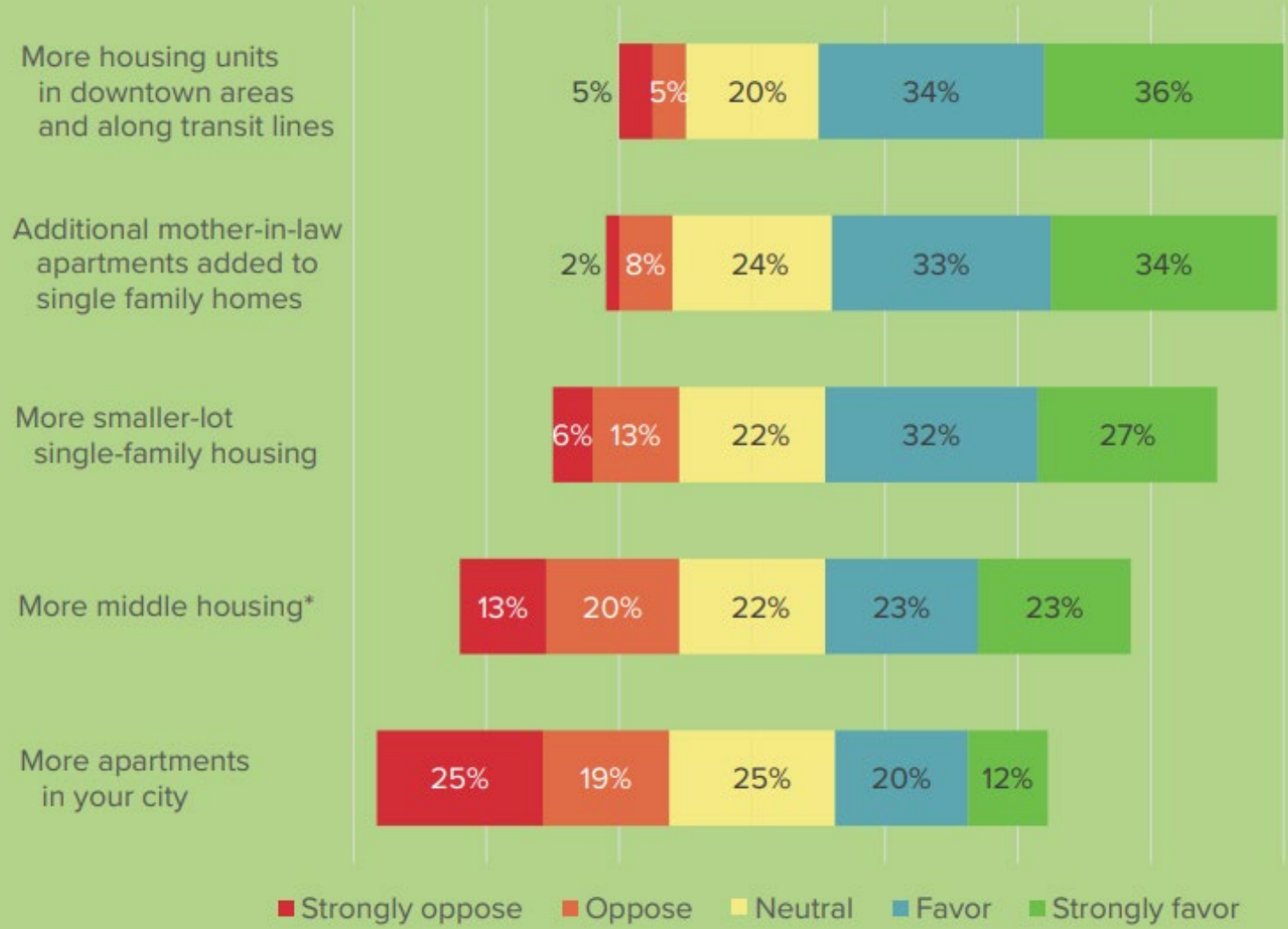
Is middle housing missing in Cache Valley?



What is so special about middle housing?



Figure 8: Question: “To help bring the overall cost of housing down, please indicate your level of support for each of the following.”



Source: Utah Foundation

Utahns prefer developments that look like single-family homes, rejecting a garage-heavy row of attached houses.

Figure 3: Most and Least Chosen Residential Building (Other than Large Apartment Complexes); Question: "Please click on the picture(s) that would make a good addition to your neighborhood (within a five-minute walk from your house)"



Most Chosen Residential Building



Least Chosen

Source: The Utah Foundation Middle Housing Survey.

**Source:
Utah
Foundation**

Some of the benefits of Middle Housing

- **Lower perceived density, but enough to support services & transit**
- **Compatible with walkable neighborhoods**
- **Compatible with single family & small downtown/MU**
- **Creating sense of place in neighborhood and village centers**

Some of the benefits of Middle Housing

- **Flexible with smaller footprints (great for infill)**
- **Works for renting & owning**
- **Residential single family home construction methods**
- **More cost attainable than single family**

Missing Middle Housing (MMH) in Utah



Housing
Five unit types, ranging from 960 to 1,400 square feet



Building Types
Mews townhouse



Economics
\$180,000 - \$220,000 price points

Missing Middle Housing (MMH) in Utah



Missing Middle Housing (MMH) in Utah



**Historic
SLC
8plex**

Barriers

- **Unknown opportunities**
- **Not in my backyard!**
- **Ordinances and zoning**
- **Single family or apartments**
- **Parking**
- **Lending**
- **Condos**

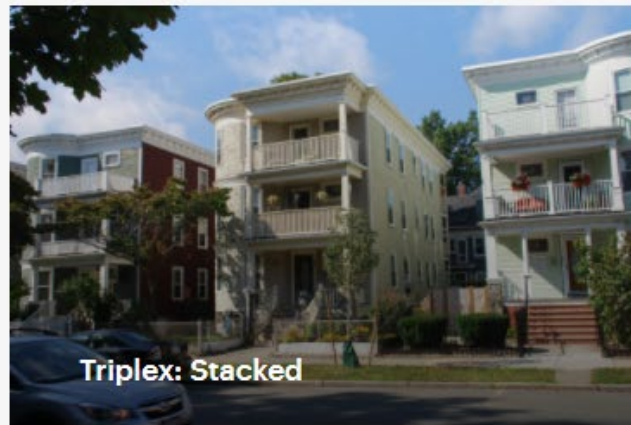
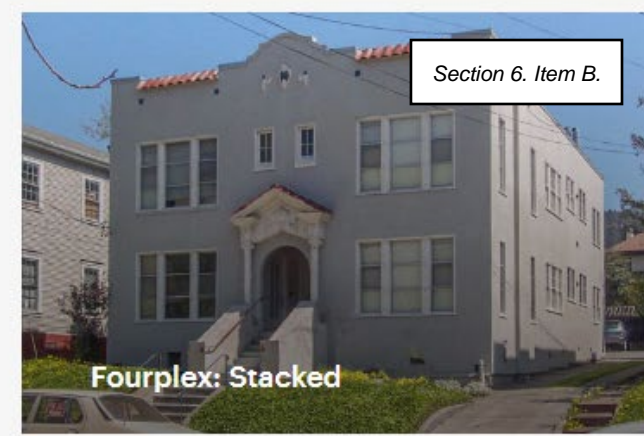
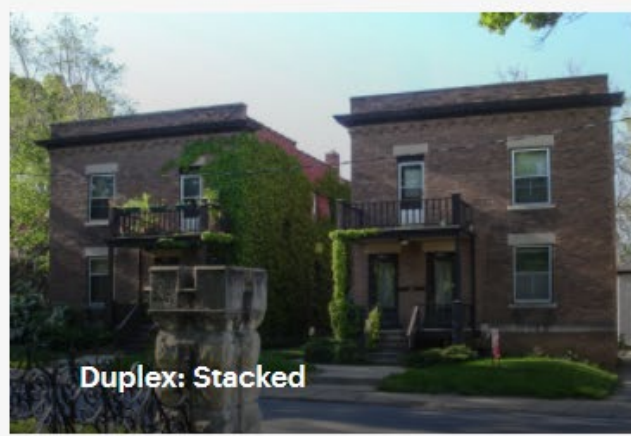
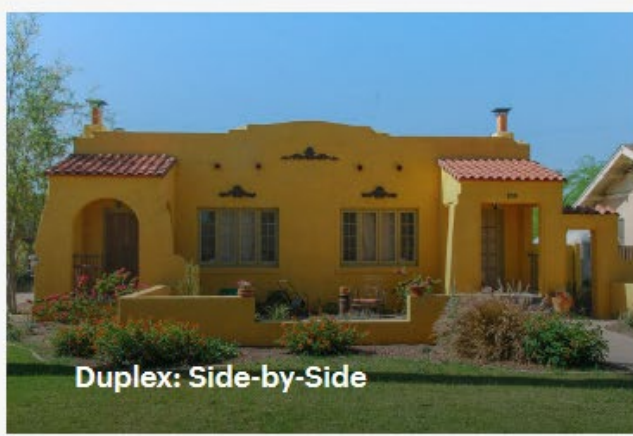
Best Practices

- **Master planning**
- **Overlay zones**
- **Form-based code**
 - **Focus on design quality**
 - **Involve residents, builders, developers**
- **Pilot projects**
- **Mix in with residential, transition zones, and centers**
- **Use Missing Middle Housing as placemaking**

Zoning is the DNA of our communities & housing



MMH Building Types



Zoning opportunities & existing MMH

LEGEND

Estimated Existing Middle Housing Land (5,038 acres)

Municipal Boundaries

Missing Middle Housing Analysis

SIGNIFICANT OPPORTUNITIES: Four or more types of Missing Middle housing types are permitted.

MODERATE OPPORTUNITIES: Four or more types of Missing Middle housing types are conditional and permitted.

LIMITED OPPORTUNITIES: Three or fewer types of Missing Middle housing are permitted and/or conditional.

MIDRISE+: ≥ 19 units/building, but allows for some "Missing Middle" housing types.

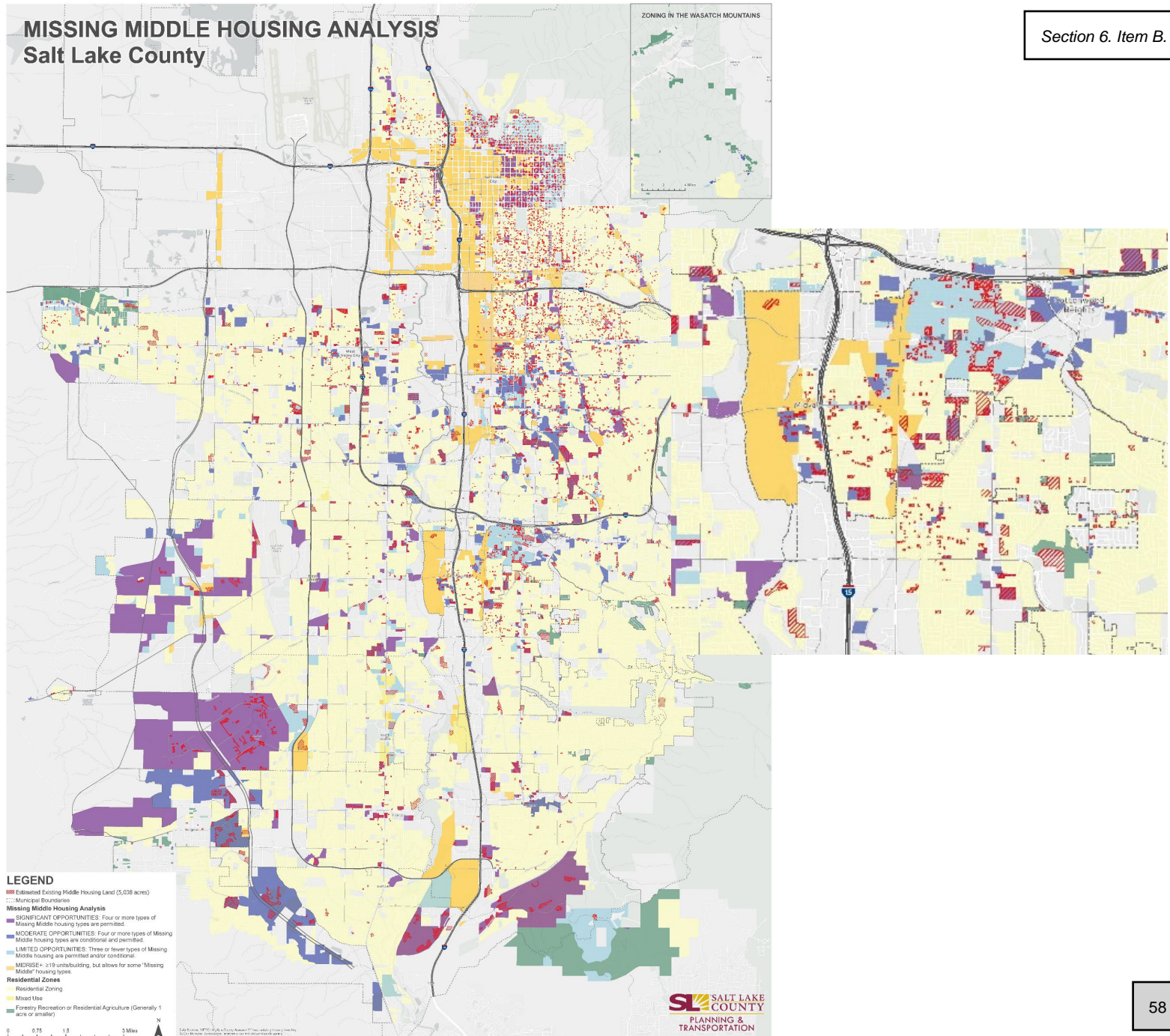
Residential Zones

Residential Zoning

Mixed Use

Forestry Recreation or Residential Agriculture (Generally 1 acre or smaller)

0 0.75 1.5 3 Miles



LEGEND
 Estimated Existing Middle Housing Land (5,038 acres)
 Municipal Boundaries
Missing Middle Housing Analysis
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Residential Zones
 Residential Zoning
 Mixed Use
 Forestry Recreation or Residential Agriculture (Generally 1 acre or smaller)

Zoning Review for MMH opportunities

- **Review of zoning in all of Cache Valley cities and towns.**
- **Looking at opportunities of current zoning for MMH building types.**

Resources

MISSING MIDDLE HOUSING

About The Types Services Resources Contact

Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.

Multiplex: Triplex: Live-Work: Mid-Rise

Resources



<https://www.utahfoundation.org/middle-housing/>

Regional Solutions / Missing Middle Housing in Salt Lake County

Missing Middle Housing

Middle housing is a neighborhood-centric strategy centers on diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes.

"House-scale buildings
with multiple units
in walkable neighborhoods"



<https://slco.org/planning-transportation/regional-solutions/missing-middle-housing/>

Creating more attainable and affordable housing will require teamwork, creativity, and effort.

Jake Young, Citi Design
Jake@citidesign.us

