



PLANNING COMMISSION STAFF EVALUATION – FIRST REVIEW

APPLICATION NO: 25-012A
APPLICANT: Brad Lee / Hit It Hard Gym
PROPERTY OWNER: Sunray Properties LLC
PROPERTY ADDRESS: 220 North Center Street
PARCEL NUMBER: 01-041-0002
PARCEL AREA: 5.25 Acres
ZONE: Light Manufacturing Zone M-1
DATE: April 7, 2025

PLANNING COMMISSION MEETING:	April 10, 2025
PLANNING COMMISSION ROLE:	Land use Authority
APPLICATION TYPE:	Conditional Use

NATURE OF REQUEST: Health Club

ZONING DISTRICT: The purpose of this zone is to provide an area where light manufacturing can reside in close proximity to residences without being detrimental to the quality of life of the residents. The manufacturing facilities should emit a minimum of noise, dust, smoke or odor. Design and landscaping standards may be imposed on businesses proposed for this zone.

OVERVIEW: The applicant is requesting a Conditional Use Permit to operate an indoor gym located at 220 North Center Street in Suite #11. There are 120 parking spaces on the site with the area on the site to expand parking if needed. The applicant is anticipating 24 hours of operation Sunday through Saturday. A recent conditional use permit for a Health Club at this location was approved for hours of operation from 5:00 AM to 12:00 AM with closure between 12:00 AM to 5:00 AM in response to neighborhood concerns.

UTILITIES: Existing Power, Sewer, Water, Irrigation.

STAFF COMMENTS:

Planning and Zoning:

1. Any tenant improvements made to the interior of the Suite #11 will need to be submitted to the Cache County for a building permit.
2. HCC 17.48.060 Off-Street Parking – Specific Requirements. Commercial, recreation, and amusement uses in the M-1 Zone are required to provide one (1) parking space for every two hundred and fifty (250) square feet in use where business is transacted (does not include restrooms, office, office areas, etc.) The approximate play area for the pickleball is 4000 square feet and will require a minimum of 16 parking stalls. This approximation does not include any potential tournament type events.
3. A sign permit will be required for any advertisement and any lighting will need to be indirect lighting and in no case shall direct rays of light be permitted to penetrate a

property in a residential zone. This can be achieved by install a wall sign with indirect lighting above such as a good neck type lighting on the sign. HHC 17.72.040 Illumination.

4. Staff recommends the hours of operation be conducted as the other Health Club on the premises from 5:00 AM to 12:00 AM with closure between 12:00 AM to 5:00 AM.

Engineering:

1. No comments.

Fire Department:

1. If they plan to frame in any bathrooms, locker rooms, or offices they will need to add sprinklers, strobes and detectors in those rooms.
2. If they add 4 or more sprinkler heads, then we will need to have a peer review done to make sure we have enough water flow for the system.

Parks:

1. No comments.

Power Department:

1. No comments.

Water & Roads:

1. No comments.

Water Reclamation:

1. No comments.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission shall consider the following: A. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. B. That the proposed use will comply with the regulations of Conditional Uses as may be applicable. C. That the proposed use is in harmony with the intent of the zone in which it is located. D. That the infrastructure will support the new facility. E. In setting conditions, the Planning Commission shall show relationship to the broad area of concern to which each condition applies. These areas include Traffic; Noise; Odor; Pollution; Hours of operation; Design criteria; Lighting; Visual blight; and Safety conditions not related to one of these broad areas that may not be imposed.
2. The Planning Commission may approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
3. The Planning Commission may deny a Conditional Use if the reasonably anticipated detrimental effects of a proposed Conditional Use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

STAFF RECOMMENDATION:

1. Staff recommends the Planning Commission have a thorough discussion and include in their motion staff comments and any additional specifying conditions and requirements.

STIPULATIONS:

1. The applicant will comply with the staff comments, and any additional specifying conditions and requirements by the Planning Commission.

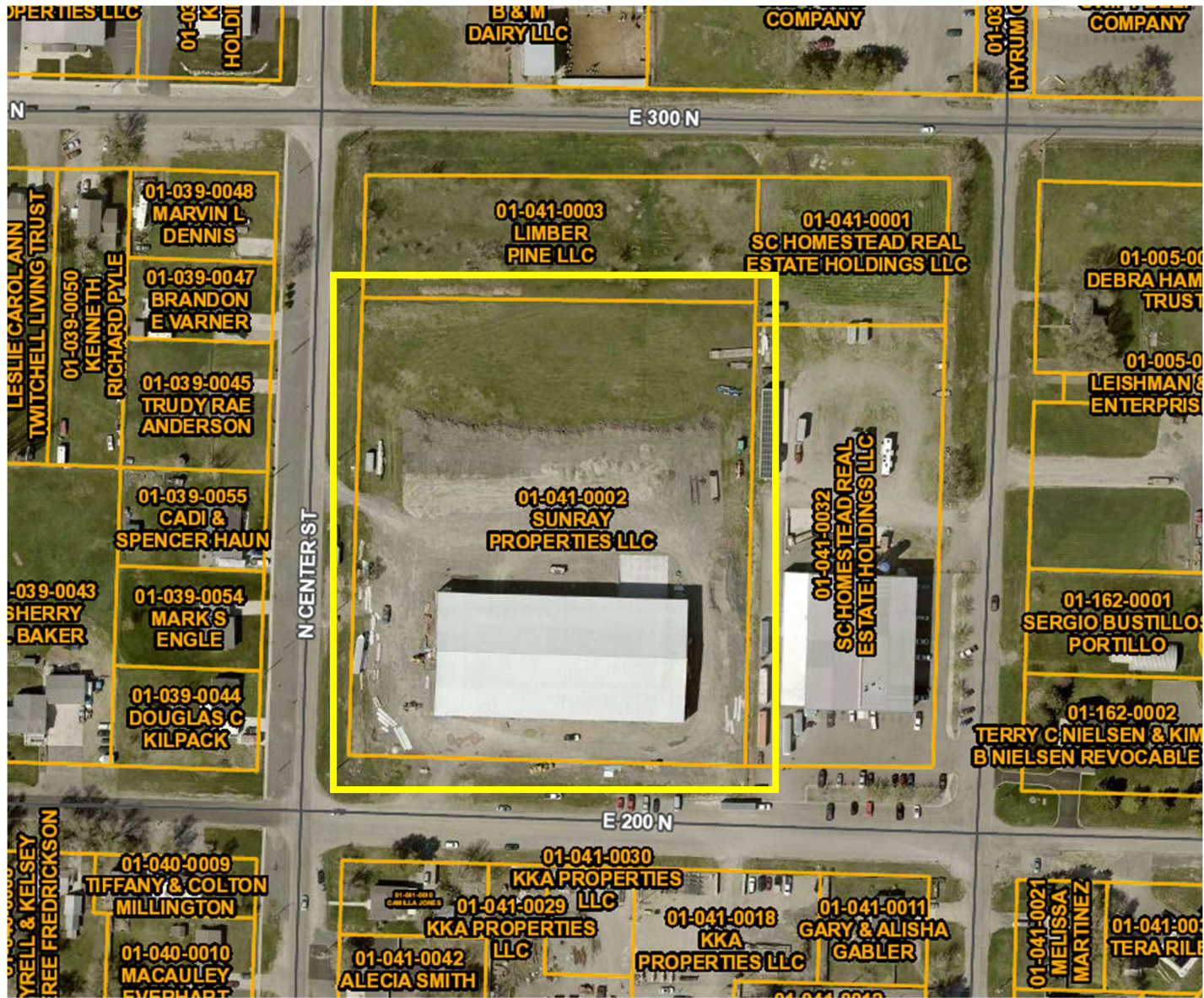
FINDINGS OF FACT:

1. The property is located in the Light Manufacturing Zone M-1.
2. Health Club is a Conditional Use in the Light Manufacturing Zone M-1.

ATTACHMENTS:

1. Aerial Image
2. Applicant Letter of Intent

Cache County Parcel and Zoning Viewer – Aerial Map





03/04/2025

Hyrum City Planning and Zoning Commission

To Whom it May Concern:

It is my intention as Hit it Hard LLC to open and operate a free weight, exercise equipment and cardio gym at 220 N. Center St. #11, Hyrum, Utah 84319 and, as such, am requesting a conditional use permit as a Health Club as defined by Hyrum City definitions.

In consideration of the Hyrum code 17.84.060, please review the following information and purpose as outlined in response to listed items A-F, and 1-9.

- A. The use of a gym facility will increase the health and wellness of all members of the Hyrum community. It offers a close and inviting building to use year-round and also gives people in Hyrum the opportunity to work out here instead of driving to Providence, Logan, etc. I also plan on doing community challenges, competitions, etc. to try to help people live healthier lives.
- B. The use of this facility will not be detrimental to the health or safety or general welfare of any nearby residents or workers. It is an enclosed facility. The parking lot is big, with plenty of parking for those attending the gym. There is insulation on all walls to muffle the noise of the members working out. The outside of the building is aesthetically pleasing and will not have any significant changes made to it. I believe the only thing I will do to the outside of the building is to put up the gym's name sign and security cameras, as well as a couple of parking signs near the building.
- C. The proposed use of this TI is solely for a gym and, as such, complies with the zoning conditional use of Health Clubs as defined by Hyrum City.
- D. This location is in a great location for residents, high school aged students, and visitors to make use of the gym. It is close to two High Schools, a middle school, and a major road out of Hyrum. It is in harmony with the intent of the zone in which it is located.

- E. The infrastructure will easily support this facility. The parking lot and building itself have been created with open space and 120 parking spaces. The lot itself is 5.25 acres with 2.00 acres undeveloped for additional parking if needed.
- F. Please see the following for 1 through 9.
1. There are two entrances and exits on the east and south of this property (on the side where the gym will be). The driveways have been extended to allow for extra cars entering and exiting. There are 120 parking spaces on site completed with room for more parking as needed.
 2. The building that will house the gym is well insulated and the doors and windows are adequate and meet code.
 3. There will not be any odor from activities from the gym.
 4. There will not be any pollution from any activities at the gym.
 5. The Hit it Hard gym anticipates 24 hour access, Monday through Saturday. (I plan for the gym to be closed on Sundays)
 6. The Hit it Hard gym will operate indoors. The layout of the weights and equipment inside is yet to be determined.
 7. The lighting on the exterior of the building at 220 North Center St. will not be impacted. I will be applying for a sign for the exterior that will be a low-light display with either backlighting or lighted by existing lights on the outside of the building.
 8. There will be a sign on the exterior for Hit it Hard gym, but no other changes to the exterior of the building or landscaping.
 9. All safety conditions are met and complied with.

If you have any further questions or concerns, please feel free to contact Brad Lee at 435-994-5575.

Thank you,



Brad Lee

Hit it Hard LLC