



PLANNING COMMISSION STAFF EVALUATION – FIRST REVIEW

APPLICATION NO: 25-005A

APPLICANT: Cal Larson / TimberHaus Designs

PROPERTY OWNER: Meldan Investments LLC

PROPERTY ADDRESS: 19 North 100 West

PARCEL NUMBER: 01-044-0017

PARCEL AREA: 0.47 Acres

ZONE: Commercial Zone C-2

DATE: April 7, 2025

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

NATURE OF REQUEST: Light Manufacturing

CURRENT ZONING DISTRICT: The C-2 Downtown Mixed-Use Zone is designed to preserve the mixed-use nature and feel of downtown Hyrum, providing for office, commercial, and residential uses within a mixed-use setting. A major objective of the C-2 Downtown Mixed-Use Zone is to create aesthetically pleasing streetscapes with landscaping that buffers sidewalks from major vehicular traffic ways, landscape features, recreational amenities, and social gathering areas that promote a walkable community.

OVERVIEW: The applicant TimberHaus Designs, located at 19 North 100 West, is an artisan wood shop that offers custom fabrication and installation of handcrafted outdoor pergolas, barn doors, furniture, and various other architectural mill work. The operation is considerably a light manufacturing use and light manufacturing uses may be permitted as a conditional use in the commercial C-2 zone. Currently, the business is operating without the required conditional use permit or required business license.

UTILITIES: Existing Power, Sewer, Water, Irrigation.

STAFF COMMENTS:

Planning and Zoning:

1. Applicant must obtain a business license. HCC 5.04.020 License Required.
2. One (1) parking space for each employee shall be available for manufacturing, processing or repair uses. HCC 17.45.200 Off-Street Parking.
3. All land within the C-2 Downtown Mixed-Use Zone shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practices. HCC 17.45.110 Landscaping.

Engineering:

1. No comments.

Fire Department:

1. Needs a fire inspection to make sure they are complying with IFC 2021.
2. May require a dust collection system as per IFC 2021, Chapter 22, 2803.2

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 obtain a Hyrum City Business License on or before April 17, 2025.
2. The applicant will comply with the staff comments, and any additional specifying conditions and requirements by the Planning Commission.

FINDINGS OF FACT:

1. The operation is a Light Manufacturing land use.
2. Light Manufacturing in a conditional use in the C-2 zone.

ATTACHMENTS:

1. Aerial Image
2. Applicant Submitted Site Plan

Cache County Parcel and Zoning Viewer – Aerial Image



Main

100 W.

Driveway

Driveway

N.

19 N 100 W.

Building

Car

Car

Car

Trailer

Trailer

Trailer

Fence