



**PLANNING COMMISSION
STAFF EVALUATION
FIRST REVIEW**

APPLICATION NO: 25-011A
APPLICANT: The Paddle Pickleball LLC / Heather Godfrey
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: March 6, 2025

PLANNING COMMISSION MEETING: March 13, 2025
PLANNING COMMISSION ROLE: Land use Authority
APPLICATION TYPE: Conditional Use Permit

NATURE OF REQUEST:
Conditional Use: Health Club

CURRENT ZONING DISTRICT:
Light Manufacturing M-1. 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.

OVERVIEW:
The applicant is requesting a Conditional Use Permit to operate indoor pickleball within an existing building facility located at 220 North Center Street in Suites #1 and #2. The Paddle Pickleball will begin with three (3) courts with the possibility of expanding with two (2) additional courts. 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.

STAFF COMMENTS:
Planning and Zoning:

1. Recommend the applicant contact the Fire Department to resolve any discrepancies concerning fire hydrant requirements prior to the issuance of a Conditional Use Permit.
2. Recommend the Planning Commission discuss the proposed 24 hours of operation Sunday through Saturday with consideration to the abutting residential properties.
3. 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 6600 square feet and will require a minimum of 26 parking stalls. This approximation does not include any potential tournament type events.

4. Recommend this Conditional Use Permit will only approve the proposed three (3) courts, and any expansion of courts will require a future Conditional Use Permit.
5. A sign permit will be required through a separate application.
6. A business license will be required through a separate application.

Engineering:

1. All building improvements will need a building permit.
2. Business signs will need a permit.

Fire Department:

1. Waiting on drawings to show added sprinklers. We are working with Rapid Fire, they are planning on adding required sprinkler heads and we will be inspecting it.

Parks Department:

1. No comments or concerns.

Power Department:

1. No comments or concerns.

Road / Stormwater Department:

1. No comments or concerns.

Sewer Department:

1. No comments or concerns.

Water / Irrigation Department:

1. Staff would like some clarification from the property owner on a water line and fire hydrant install on 200 North from Center Street to 100 East. This would be an 8" water main, and Hyrum City would approve the plans and pay the cost to run it from the east property line to 100 east.

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 letter of intent, staff comments, and any additional specifying conditions and requirements by the Planning Commission.

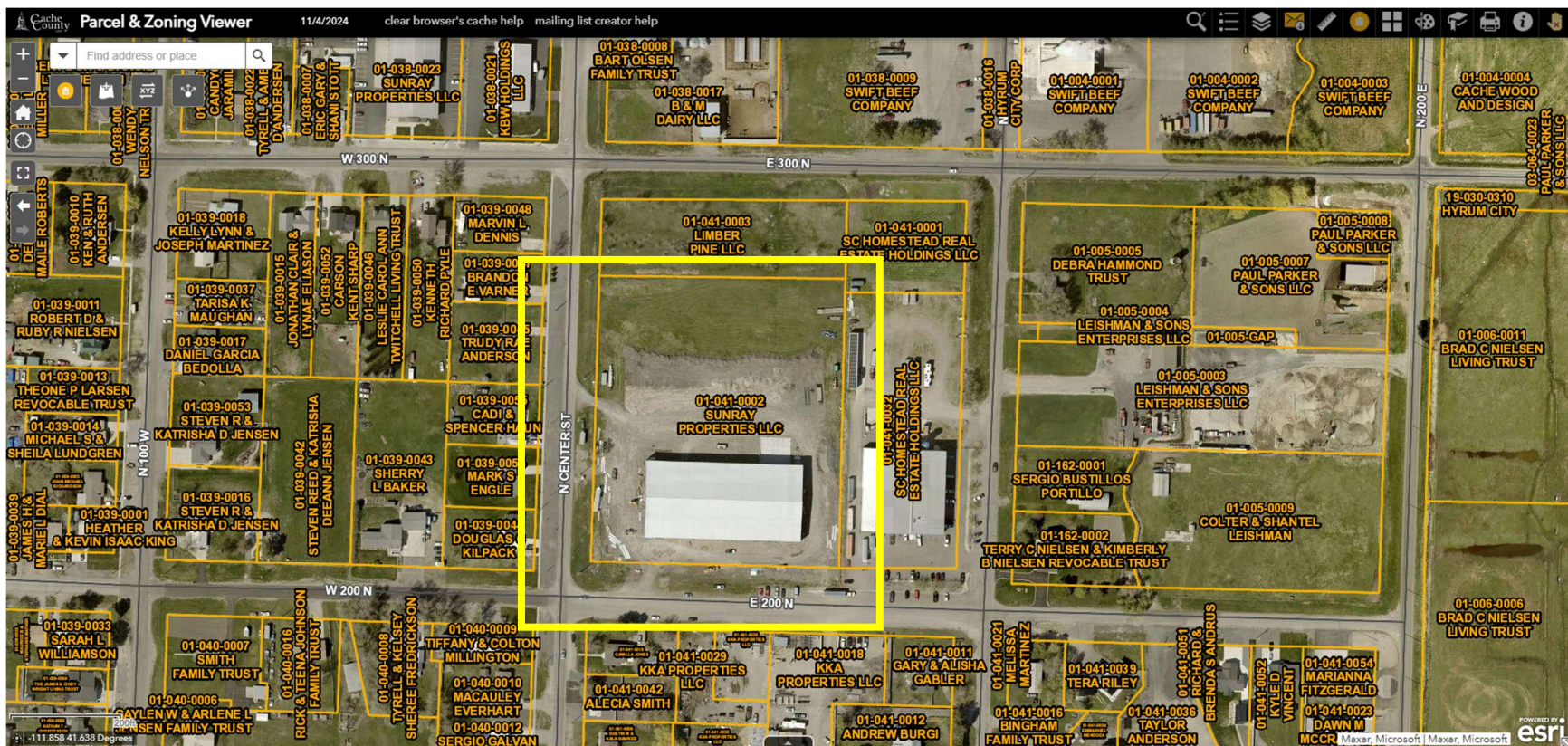
FINDINGS OF FACT:

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.
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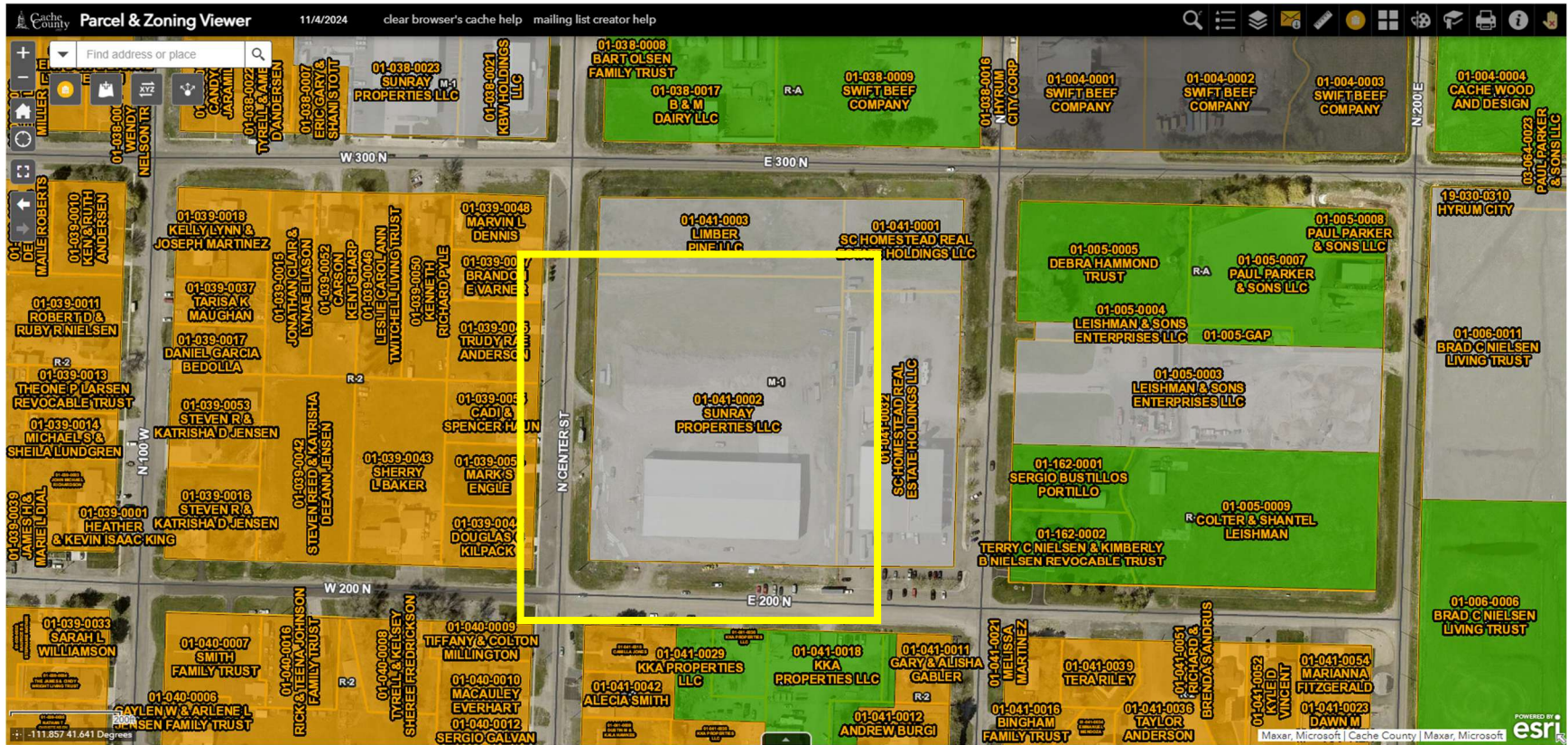
ATTACHMENTS:

1. Cache County Parcel and Zoning Viewer – Vicinity Map
2. Cache County Parcel and Zoning Viewer – Zoning Map
3. Applicant Provided Letter of Intent
4. Applicant Provided Project Location Exhibit
5. Applicant Provided Floor Plan

Cache County Parcel and Zoning Viewer – Vicinity Map



Cache County Parcel and Zoning Viewer – Hyrum City Zoning Map



Cache County Parcel and Zoning Viewer – Aerial Image





The Paddle Pickleball LLC
PO BOX 430
Paradise, UT 84328

02/26/2025

Hyrum City Planning and Zoning Commission

To Whom It May Concern:

It is our intent as The Paddle Pickleball LLC to open and operate an indoor pickleball facility at 220 N. Center St. #1,2 Hyrum, UT 84319 and as such are requesting a conditional 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 an indoor pickleball facility will increase the health and wellness of all members of the Hyrum City community. It offers a close and inviting building to continue playing during the winter months and also gives residents an opportunity to stay in their hometown without traveling outside city boundaries. During the summer months it offers air conditioning and a chance to continue playing. This facility will also offer students of all ages an opportunity to learn a new sport, and help the local high schools have access for their Pickleball clubs.
- B. The use of this facility will not be detrimental to the health or safety or general welfare of any nearby residents or workers. This will be an enclosed facility. The parking lot is generous in size to accommodate players. There is insulation on all walls to muffle the noise of the ball hitting the ground. The outside of the building is aesthetically pleasing and will not have any significant changes made to it.
- C. The proposed use of this TI is solely for an indoor pickleball facility 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, students, and visitors to make use of the Pickleball facility. 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 it is located in.
- 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. See the following for 1-9

1. There are two entrances and exits on the West and South of this property. 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. 3 courts currently with the possibility of 2 more courts allows for 20 people at a time.
2. The building that will house the indoor pickleball facility is well insulated and the doors and windows are adequate and meet code.
3. There will not be any odor from any activities from the Pickleball facility.
4. There will not be any pollution from any activities at the Pickleball facility.
5. The Paddle Pickleball anticipates 24 hr. opening Sunday through Saturday.
6. The Paddle Pickleball will operate indoors, and a previous layout has been submitted.
7. The Lighting on the exterior of the building at 220 N Center will not be impacted. We will be applying for a sign for the exterior that will be a cabinet sign with lighting.
8. There will be a sign on the exterior for The Paddle 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 please contact Heather Godfrey 435-512-0959.

Thanks for your consideration,

A handwritten signature in black ink, appearing to read "Heather Godfrey", with a long, sweeping flourish extending to the right.

Heather Godfrey
The Paddle Pickleball LLC

SUNRAY PROPERTIES BUILDING II

INDOOR PICKLEBALL FACILITY - T.I.

250 N. CENTER ST. - BAYS 1 & 2

HYRUM, UTAH

JOSEPH T. BECK ARCHITECT, INC.
660 NORTH 400 WEST
SMITHFIELD, UTAH
(435) 764-6742



DATE
NOV 2024

SUNRAY PROPERTIES II
INDOOR PICKLEBALL FACILITY - T.I.
250 N. CENTER ST, BAYS 1 & 2
HYRUM, UTAH

REF. SITE PLAN
CODE REVIEW
SHEET LEGEND

PROJECT NUMBER
-

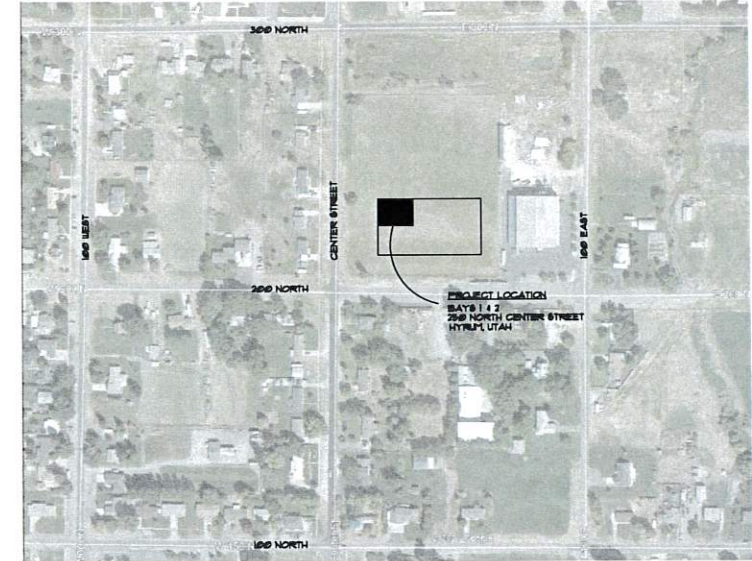
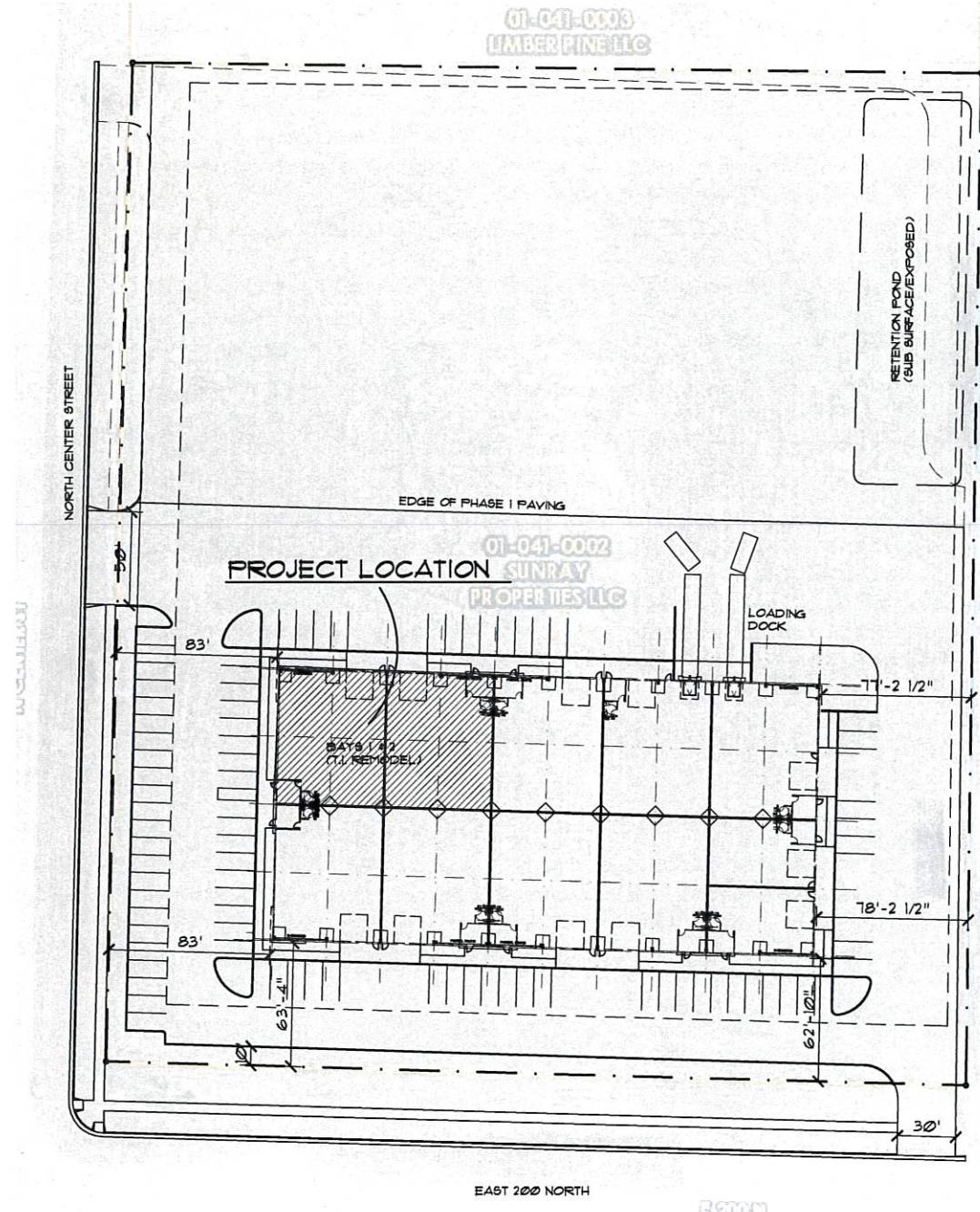
REVISIONS
#1 - 11-20-24
(plan review)

SHEET NUMBER

A0.0

CODE REVIEW I.B.C. 2021

DESCRIPTION	IBC REFERENCE	REMARKS
OCCUPANCY INDOOR TENNIS COURTS PICKLEBALL COURTS	A-3 Chapter 3 SECTION NO. 303.4	
BASIC ALLOWABLE BUILDING HEIGHT, FLOOR AREA AND STORY IN HEIGHT MAX HEIGHT IN FEET (ALL W/ A3/S/VB) 60' MAX ALLOWED MAXIMUM # OF FLOORS (A3/S/VB) 2 STORY ALLOWED A-3 OCCUPANCIES BASIC FLOOR AREA (ALLOWED - A-3/S/VB) 24,000 SF.	Chapter 5 Table No. 504.3 Table No. 504.4 Table No. 506.2	Provided: PROVIDED HT = 30'-2" PROVIDED STORIES = 1 (W/ OPEN MEZZANINE) ACTUAL SF = 7917 SF. (BAYS 1 & 2)
ALLOWABLE AREA 24,000 SF.	SECTION NO. 706	
TYPE OF CONSTRUCTION Fire Resistive Requirements Building Element 1. Structural Frame 2. Exterior Bearing Walls Interior Bearing Walls 3. Non-Bearing Walls - Exterior 4. Non-Bearing Walls - Interior 5. Floor Construction - Beams and Joists 6. Roof Construction - Beams and Joists	Chapter 6 Table No. 601	Comply
INTERIOR FINISHES SPRINKLERED - 5-1 for A3 OCCUPANCY EXIT ENCLOSURES AND PASSAGEWAYS CORRIDORS ROOMS AND ENCLOSED SPACES	Chapter 8 TABLE 803.13	WILL COMPLY WILL COMPLY WILL COMPLY
FIRE PROTECTION AUTOMATIC SPRINKLER SYSTEM - REQUIRED FOR OVERALL BUILDING AREA - SEPARATED A3 OCCUPANCY ALSO REQUIRED. FIRE ALARM SYSTEM - NOT REQUIRED MEANS OF EGRESS ILLUMINATION	Chapter 9 SECTION 903.2.9 SECTION 907.2 SECTION 1006.3	NOT REQUIRED LESS THAN 300 OCC EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT
OCCUPANT LOAD INDOOR TENNIS COURTS - A-3 EXERCISE ROOM - 6,916 SF / 50/OCC. = 140 OCCUPANTS	Chapter 10 Table No. 1004.5	TOTAL OCCUPANTS = 140
EXITING TWO EXITS REQ'D PER FLOOR GREATER THAN 49 OCCS (A) ACCESSIBLE MEANS OF EGRESS	Chapter 10 TABLE 1004.5 SECTION 1007	4 EXITS PROVIDED 4 ACCESSIBLE = 100%
ACCESSIBILITY GROUP A-3 GOODS AND SERVICES WILL BE ACCESSIBLE TO PERSONS WITH DISABILITIES *FURNITURE LAYOUT SHALL BE PLACED TO PROVIDE ACCESSIBILITY THROUGHOUT THE SPACE.	Chapter 11	COMPLY
PLUMBING SYSTEMS A-3 OCCUPANCIES - INDOOR SPORTING MALE = 10 OCCUPANTS FEMALE = 10 OCCUPANTS TOTAL FIXTURES REQUIRED	Chapter 29 TABLE 2902.1 TOILET # 1 LAV # 1 TOILET # 2 LAV # 1 TOILET # 3 LAV # 2	SERVICE SINK # 1 D.FOUNTAIN # 1
TOTAL FIXTURES PROVIDED	TOILETS # 4 LAV # 4	SERVICE SINK # 1 D.FOUNTAIN # 1

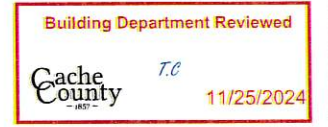


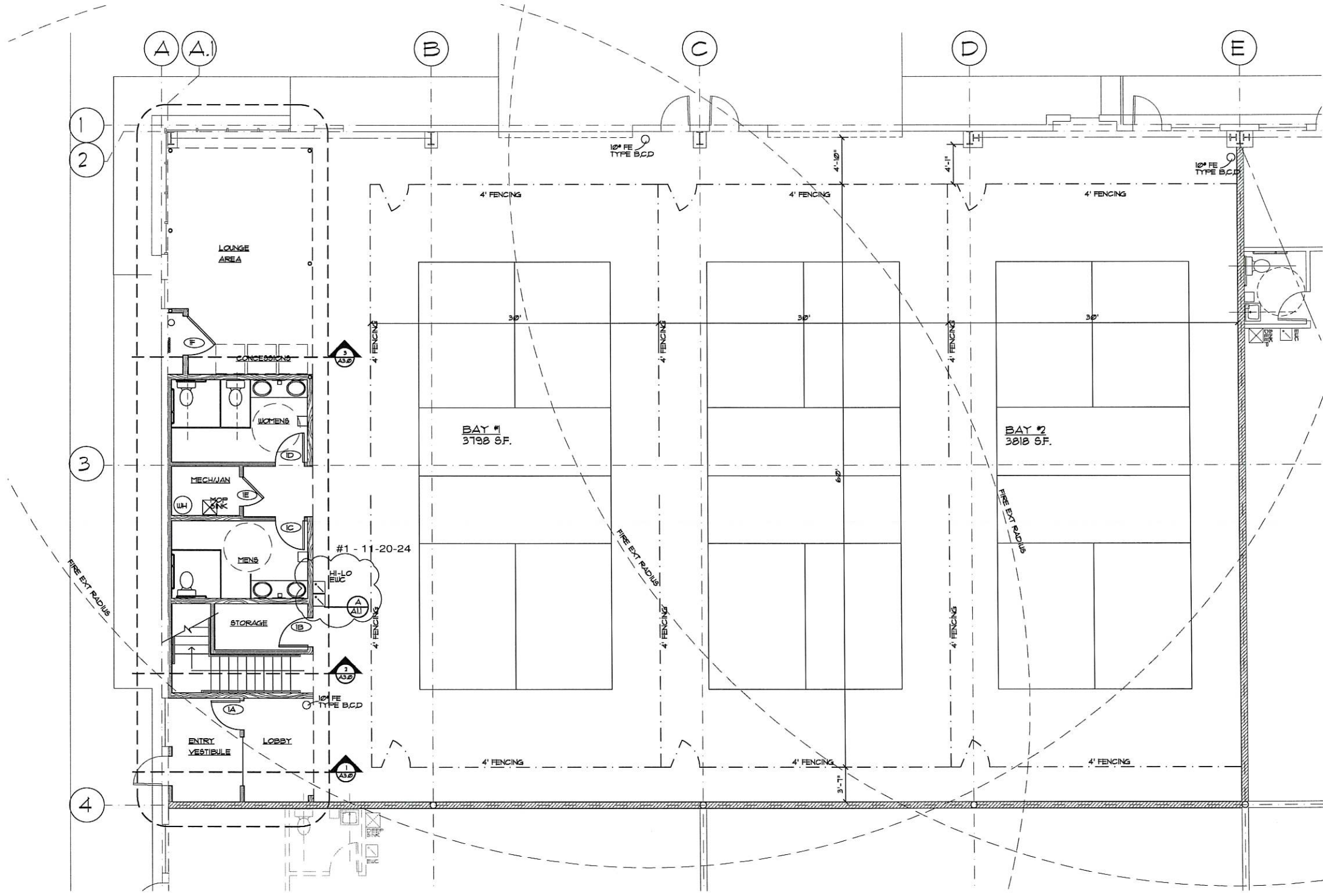
SHEET INDEX

ARCHITECT JOSEPH T. BECK ARCHITECT, INC. 491 EAST 570 SOUTH SMITHFIELD, UTAH 84335 435-764-6742 JTBARCHITECT@GMAIL.COM		#1 - 11-20-24
STRUCTURAL JLB STRUCTURAL 3162 N 1030 W PLEASANT VIEW, UTAH 84414 801-624-9044 JOSEPH.L.BINGHAM@GMAIL.COM		A0.0 COVER SHEET/SITE PLAN/CODE REVIEW A1.0 OVERALL FLOOR PLAN/WALL TYPES/GLAZING TYPES A11 ENLARGED PLANS/INT ELEVATIONS/RATED WALL SECTION SCHEDULES A12 FOOTINGS / FRAMING PLAN / DETAILS A2.0 SECTIONS
MECHANICAL ENGINEERING MORTENSEN ENGINEERING, INC. 291 SOUTH 930 EAST SMITHFIELD, UTAH 84335 435-710-5534 LORINMORTENSEN@COMCAST.NET		M0.1 MECHANICAL NOTES / SPECIFICATIONS M1.0 MECHANICAL PLAN M1.1 LARGE SCALE MECHANICAL PLANS M2.0 TYP MECHANICAL PLANS/DETAILS/SCHEDULES M2.1 PLUMBING NOTES AND SPECIFICATIONS M3.0 PLUMBING PLAN M3.1 LARGE SCALE PLUMBING PLANS M3.2 PLUMBING DETAILS AND SCHEDULES
ELECTRICAL ENGINEERING SINE SOURCE ENGINEERING 95 WEST GOLF COURSE RD, SUITE 102 LOGAN, UTAH 84301 435-781-1445 WWW.SINESOURCE.COM		E0.01 ABBREVS, GPN, LEGEND, SHEET INDEX E0.02 SPECIFICATIONS E0.03 SPECIFICATIONS E0.04 ELECTRICAL SITE PLAN E2.01 LIGHTING PLAN E3.01 POWER PLAN E3.02 ELECTRICAL DETAILS E6.01 ELECTRICAL ONE-LINE DIAGRAM
FIRE SUPPRESSION ENGINEERING		"DEFERRED SUBMITTAL" (UNDER SEPARATE COVER)



Cache County Permit #13774





FLOOR PLAN
 SCALE: 3/16" = 1' - 0"
 1611 SF.

THIS FLOOR PLAN FOR "OVERALL" REFERENCE. SEE ENLARGED PLAN FOR ACTUAL TI SPACE REMODEL & REQUESTED.

WALL TYPES LEGEND

- NEW INTERIOR NON-BEARING WALL**
 2x6 STUDS AT 16" O.C. W/ FINISHED GYP. BD. EACH SIDE (UR GYP. BD. AT UET WALL LOCATIONS). PROVIDE SOUND INSULATION THROUGHOUT
- INTERIOR NON-BEARING WALL**
 2x4 STUDS AT 16" O.C. W/ FINISHED GYP. BD. EACH SIDE (UR GYP. BD. AT UET WALL LOCATIONS). PROVIDE SOUND INSULATION THROUGHOUT
- INTERIOR SHEAR WALL**
 2x6 STUD WALL AT 16" O.C. W/ 1/2" OSB SHEATHING (ONE SIDE). PROVIDE 6d NAILS AT 6" THROUGHOUT. FINISHED GYP. BD. EACH SIDE (PAINTED). PROVIDE SOUND INSULATION THROUGHOUT
- INTERIOR SEPARATION WALL (1 HOUR RATED)**
 8" MTL STUD WALL AT 16" O.C. W/ TYPE 2x 5/8" GYP. BD. (EACH SIDE). PROVIDE SOUND INSULATION THROUGHOUT. SEE DETAIL SHEET A11
- EXISTING EXTERIOR WALLS**
 EXISTING MTL. BLDG EXTERIOR WALLS TO REMAIN

Building Department Reviewed
 Cache County 11/25/2024

JOSEPH T. BECK ARCHITECT, INC.
 650 NORTH 400 WEST
 SMITHFIELD, UTAH
 (435) 764-6742



DATE
 NOV, 2024

PROJECT TITLE
**SUNRAY PROPERTIES II
 INDOOR PICKLEBALL FACILITY - TI
 250 N. CENTER ST, BAYS 1 & 2
 HYRUM, UTAH**

SHEET TITLE
**OVERALL
 FLOOR PLAN
 WALL TYPES**

PROJECT NUMBER
 -

REVISIONS
 #1 - 11-20-24
 (plan review)

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A1.0