



PLANNING COMMISSION STAFF EVALUATION

APPLICATION NO: 25-003A
APPLICANT: Sunray Properties LLC
PROPERTY OWNER: NA
PROPERTY ADDRESS: 220 North Center Street
PARCEL NUMBER: NA
PARCEL AREA: NA
ZONE: NA
DATE: February 6, 2025

PLANNING COMMISSION MEETING: February 13, 2025
PLANNING COMMISSION ROLE: Recommending Body to City Council
APPLICATION TYPE: Amend Hyrum City Code – Legislative

NATURE OF REQUEST:

Amend Hyrum City Code Title 17 Zoning to define “Health Club” and include a “Health Club” and other Service Industries in the Light Manufacturing Zone M-1.

OVERVIEW:

The applicant, Sunray Properties, located at 220 North Center Street, owns a 5.25-acre parcel with a 39,200 sq. ft. building and would like to accommodate a pickleball tenant, however, in their zoning district, Light Manufacturing Zone M-1, that use is not specifically considered a permitted, permitted accessory, or conditional use. The purpose of the M-1 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. It is the applicants request to petition and amend HCC 17.04.070 Definitions to define and include “Health Club” and amend HCC 17.48.020 Use Regulations to add certain Service Industries as permitted uses within the Light Manufacturing Zone M-1. The applicants proposed text is as follows:

HEALTH CLUB. An establishment that provides exercise facilities such as running, jogging, aerobics, weightlifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses.

Service Industries (laundry, carwash, barbers, auto body shop, health club, restaurants, clinics & doctors offices, dentists, tailors, appliance repair, equipment repair, etc)

STAFF COMMENTS:

1. Staff supports the proposed amendment to define and include Health Club in HCC 17.04.070 Definitions.
2. Staff recommends the proposed Service Industries be revised as follows:

Service Industries (laundry, carwash, barbers, ~~auto-body-shop~~, ~~health-club~~, ~~restaurants~~, clinics & doctors offices, dentists, tailors, ~~appliance-repair~~, ~~equipment-repair~~, etc)

- a. Staff recommends a Health Club be a Conditional Use in the M-1 Zone to allow the City to mitigate any unforeseen outdoor use impacts against adjacent uses and zones.
 - b. Staff recommends excluding auto body shop. Auto repair and Paint shops are already a permitted use in the M-1 Zone.
 - c. Staff recommends excluding equipment repair. Maintenance and repair facilities are already a permitted use in the M-1 Zone.
 - d. Staff recommends excluding restaurants as a Service Industry, and include Food Services (i.e. restaurants, bakery, caterers, etc.) as a permitted use.
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PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body for this application.
2. The Planning Commission holds the required public hearing.
3. The Planning Commission considers the proposed amendment.
4. The Planning Commission recommends approval, approval with modification, disapproval, or request additional information to make a recommendation to the City Council.

STAFF RECOMMENDATION:

1. The Planning Commission hold a public hearing, have a thorough discussion on the draft language, and continue the meeting then if needed continue to another meeting to finalize details.

STIPULATIONS:

1. Following Planning Commission Recommendation to the City Council, a Final Legal Review of the recommended amendment will be completed by the City Attorney.

FINDINGS OF FACT:

1. The Public Hearing was noticed by the Utah Code and City Code.
2. The Legislative Body may not make any amendment authorized by this section (Utah Code, Section 10-9a-503(2)) unless the legislative body first submits the amendment to the planning commission for the planning commission's recommendation.

ATTACHMENTS:

1. Draft Amendment 17.04.070 Definitions and 17.48.020 Use Regulations.

DRAFT AMENDMENT

ZONING DEFINITIONS

17.04.070 Definitions

The following terms used in this title shall have the respective meanings hereinafter set forth.

Health Club – “Health Club” means an establishment that provides exercise facilities such as running, jogging, aerobics, weightlifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses.

USE REGULATIONS LIGHT MANUFACTURING ZONE M-1

17.48.020 Use Regulations

In this zone, no land use shall be permitted except those designated below.

A. Permitted uses:

1. Auto repair
2. Kennel
3. Light Manufacturing plants (no excessive noise, dust, smoke, or odor)
4. Maintenance and repair facilities
5. Paint shops
6. Storage units, commercial warehouses
7. Storage yards (i.e. sand, gravel, lumber, etc.)
8. Office buildings
9. Public structures (i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, etc.)
10. Communication facilities (radio, television, telephone transmission, etc.)
11. Service Industries (i.e. laundry, carwash, barbers, clinics & doctors offices, dentists, tailors, etc.)
12. Food Service (i.e. restaurants, bakery, caterers, etc.)

B. Permitted accessory uses:

1. Combustible and flammable liquids over 500 gallons

C. Conditional uses:

1. Retail sales (Ord. 08-10; 10-02)
2. Health Club

HISTORY

Amended by Ord. 16-06 on 8/18/2016