



60 West Main Street
Hyrum, Utah 84319
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www.hyumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: February 19, 2026

Subject: Tyler Weese – To discuss the possibility of a Planned Unit Development for additional densities at 360 North 400 West.

Summary:

City Staff received a request from Tyler Weese to have a discussion with the Hyrum City Council regarding 3 fourplexes on 2.5 acres located at 360 North 400 West. Tyler is currently under contract purchasing the property and as part of due diligence he wants to discuss with the Council land use considerations for the property and to ensure his ideas align with the City's vision and longer-term interests. The City Council is the land use authority for Planned Unit Developments (PUD).

Hyrum City records indicate the original 3 fourplexes caused neighborhood opposition which lead to a temporary moratorium on multi-family housing until the City came up with a plan to have an appropriate amount of units in one specific area. To staffs understanding the final outcome, at least to date, are the zoning ordinances regulating that no more than one multi-family dwelling may be permitted per city block, and they must be spaced at least 660 feet apart, and they must be located in the R-2A zone; or multi-family may also be approved through (PUD) deviations. The overall site area is 2.5 acres which the zoning ordinance would allow for a PUD land use application request. Maximum density allowed for multi-family developments in a PUD is 10 units per acre. Additional requirements for PUDs are also regulated (See Attached Multi-family Housing Required Checklist).

On May 19, 2022, the City Council discussed the possibility of a Planned Unit Development for an additional 3 fourplexes on the site and the meeting minutes indicated ongoing and continuing public opposition of the site expanding. A councilmember said if a PUD was approved, the developer would be required to install some nice amenities which would improve the area, and the developer would also be responsible to dedicate and widen the roadways. Another councilmember was not in favor of more multi-family units as the additional units will be in residents backyards and there are already 12 units on the site.

City Council Meeting Details:

- Meeting Date: February 19, 2026
- Council Role: Discussion

Attachments:

1. Vicinity Map
2. Multi-family Housing Required Checklist
3. City Council Meeting Minutes May 19, 2022

ArcGIS Web Map



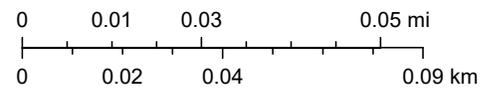
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Class B Surface Type

- Asphalt
- Gravel
- Dirt
- Future

- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels



Microsoft, Vantor



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Multi-family Housing Required Checklist

Multi-family housing, unless approved as a PUD, will be limited to four (4) family units per City block (the full area of the block not linear). This can consist of two (2) duplexes or one (1) triplex or one (1) fourplex. The following criteria must be met for all multi-family housing of new construction, and conversion of existing structures into multi-family housing: (The City Council, with Planning Commission recommendation, may make adjustments to these requirements, as they deem appropriate, for senior housing developments)

Hyrum City Code and Construction Standards: The following information contained herein is not inclusive. For complete details and specifications, please refer to Hyrum City Code (HCC) and Hyrum City Construction Standards available online at: www.hyrumcity.gov and the following references:

- HCC Title 13 Public Services
- HCC Title 16 Subdivisions
- HCC Title 17 Zoning
- Hyrum City Construction Standards Manual

Application Requirements for Planned Unit Developments:

- HCC 17.60 Planned Unit Developments
- HCC 17.30.070 Duplexes, Triplexes, Fourplexes/All Multi-Family Housing (PUDs with Multi-Family)

General Checklists:

- Front setback shall be a minimum of thirty (30) feet and shall be landscaped.
- Side yards must have landscaped strips a minimum of ten (10) feet in width.
- The front of the multi-family housing units shall face the street unless otherwise approved by the Planning Commission.
- Multi-family housing developments may not be located closer than 660 feet, as measured from the midpoint of the platted front property line to the midpoint of the platted front property line to any other duplex, triplex, or fourplex. Measurements are made from City plats following front property lines and include distances to cross streets at right angles as required.
- In considering a recommendation to the City Council for approval for multi-family housing, the Planning Commission will also act as an Architectural Review Committee, and will evaluate the Site Plan for meeting the following standards:

Buildings.

- A building's modulation, articulation, details, and materials shall be arranged to give the building the appearance of a large single-family detached home.
- Multi-family residential buildings require the exterior building walls to be composed of the required brick or stone, equal to a minimum of one (1) times the square feet of the exterior building perimeter.
- Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high-quality materials and require minimal maintenance. Exterior materials allowed for use on visual (from street) elevations of the building are: stone, cast stone, brick, synthetic stone, stucco, water-managed EIFS, cement board, and wood. Use of other materials is subject to approval by the Planning Commission.
- Walls of buildings are to have relief features with a variety of different wall planes and roof planes, which may include pop-outs, recesses, columns, variation in materials, etc. Relief is to be seen at a minimum of every twenty five feet (25') of wall length.
- All exterior building material colors shall be earth tones.
- Buildings shall have consistent detailing on all four elevations; a building shall have building details and proportions to ensure a "four-sided" architectural quality for the building with emphasis on the street visual sides.

- Building design shall respect the context of adjacent residential neighborhoods, including the height, scale, form, and character of surrounding development.
- Residential buildings shall limit the use of long, monotonous facades. The maximum length of multi-family buildings shall be 200 (two hundred) feet.
- Roofs shall have a minimum 6" fascia, minimum 6/12 pitch on over 80% of roofs, no pitch flatter than 4½ /12.
- Building roofs shall be attractive and durable. To ensure this, roofs shall be constructed of high-quality materials and require minimal maintenance. Pitched roofs shall be finished with wood shingles, slate, clay tiles, concrete tiles, standing-seam metal, or composition shingles. Use of other materials is subject to approval by the Planning Commission.
- Roofs shall be simple hip, shed, or gable configurations. Roofline offsets shall be provided to lend architectural interest and variety to the building and to relieve the effect of a single, long roof. The use of alternating dormers, stepped roofs, gables, or other roof elements can be used to add visual relief and articulation to the overall building form.
- Distinctive architectural features that positively enhance the structures, such as porches, patios, balcony, wrought iron railings, porticos, quoins, eaves, overhangs, canopies, etc. shall be included in the building design.
- Mechanical equipment on rooftops to be architecturally screened from view.
- Any portion of a building closer than 50 feet from a common property line that abuts a property developed as a single family home shall be no higher than twelve (12) feet above the highest point of the closest existing residential structure.

Parking.

- A minimum 2.5 parking spaces per unit.
- Garages have 4 walls, roof, doorway at least 9 feet in width, and door that is lockable, and minimum interior dimension of 22 feet x 12 feet.
- Parking structures shall be made of similar materials and design as buildings.
- Parking lot to be asphalt or cement, to have poured concrete bumpers and curbs.
- Driveways and uncovered parking areas shall be paved and striped.
- Parking lot shall be located at rear of dwelling units. The Planning Commission may approve garages with front entrances for multi-family buildings.
- No tandem parking permitted unless both spaces reserved for the same dwelling unit.
- No recreational vehicle parking permitted on site whether inside or outside of a garage.
- No surface parking permitted within required setback or buffer, except access driveways.
- Bicycle parking racks to park bikes in the amount of minimum two (2) spaces per unit.

Landscaping.

- A landscape plan is required to be approved with the project site plan.
- A minimum of 50% of the lot must be open and landscaped.
- A minimum of 10% of the lot shall be provided as a children's playground, such as, a sandbox, open grass area, etc.
- All areas in the front, side, and rear yards that are not developed shall be landscaped, unless a unique natural vegetation or wetlands area is included, subject to approval.
- A minimum landscaped street buffer area shall be provided at a width of 30 feet.
- Landscaped street buffer area may not include paved surfaces, except for sidewalks, driveways, or trails.
- A minimum of 1 tree shall be planted per 1,000 square feet of required landscaped areas. At least 30% shall be evergreens.
- Landscaping shall include a mix of deciduous and evergreen trees, ground cover, and shrubs.
- Minimum plant sizes shall be as follows:

- Deciduous trees, 2 inch caliper
- Evergreen trees, 7 feet in height
- Shrubs, 5 gallon container
- Grass or ground cover, 10 foot square area
- Existing trees, native vegetation and rare plants shall be retained wherever possible.
- Maximum height of berms, fences, signs or ground cover within a clear vision sight triangle is 3 feet.
- Maintenance and replacement of required landscaping and screening shall be the responsibility of the property owner.

Other Features.

- Dumpsters shall be located behind a sight obscuring enclosure, built of materials complimenting the architectural style of the buildings.
- When practical, a minimum 5 foot landscaping area will be required around dumpster enclosures.
- A solid, sight obscuring fence or wall with a minimum height of six (6) feet shall be installed on all sides of the parking lot facing neighboring properties.
- The City may require the inclusion of a wall, fence or screen to mitigate noise or unsightly uses.
- Visual area (usually front yard) perimeter fencing shall match the building design, i.e., masonry columns or piers with same brick or stone as the buildings.
- Walls or fences with lengths greater than 100 feet shall be interrupted with offsets, landscaping or accents.
- Any areas which are to be screened shall be done with a solid, sight-obscuring fence or wall, and landscaping to soften fence appearance.
- Utilities shall be located underground and above ground boxes screened.
- Exterior lighting fixtures that match the architectural design theme shall be included for street, walkways, parking areas, entrances and building exteriors. Exterior up lighting is encouraged to accent the structures and provide additional safety. Exterior lighting shall be dark-sky sensitive.
- Any developments with more than 12 dwelling units, such as PUD's, shall include playground equipment and may require other recreational amenities for residents, which may include swimming pools, spas, sports courts, barbecue grills and picnic facilities, etc. (Adjustments to these requirements may be made to fit the needs of retirement communities, etc.)
- Any project signage shall be built of materials complimenting the architectural style of the buildings. (Must comply with existing sign ordinance requirements found in HCC 17.72).
- Curb, gutter, planting strip, and sidewalk shall be installed along public roadways where adjacent to existing curb, gutter, and sidewalks.

Additional Planned Unit Developments Requirements. Follows the requirements of HCC 16.10.090, but adds: The Planning Commission will also act as an Architectural Review Committee and will evaluate the Site Plan and drawings for:

- A good mix of building materials, colors and architectural features to create an attractive, well-planned development;
- Sufficient public open spaces and amenities that will provides a safe, comfortable and pleasant environment;
- Appropriate building types in terms of density, site relationship and spacing.
- Well-planned site signage;
- Well-planned exterior lighting;
- Preservation of natural features including trees, drainage areas, and views.
- Good vehicular and pedestrian movement;
- Integrated parking;
- Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site;

- Placement of fencing/walls and solid waste enclosures.
- PUD's with multi-family units to follow Multi-family Housing Design Standards requirements of HCC 17.30.070.

Required Checklist Acknowledgement:

I do hereby say that I am the Applicant, Property Owner or Agent of this application, and I have read the Hyrum City Code and Construction Standards Information and completed the Requirement Checklist. The statements, information, exhibits and any and all submitted documents attached or submitted represent the intentions of the applicant are in all respects true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____

SCHEDULED DELEGATIONS:**MAYCI FELT - TO REQUEST APPROVAL OF A HOME OCCUPATION BUSINESS LICENSE AT 226 WEST 100 NORTH FOR ESTHETICS AND BEAUTY SERVICE.**

Mayci Felt was not in attendance.

The City Council reviewed Mayci Felt's request for a Home Occupation Business License at 226 west 100 North for esthetics and beauty services.

ACTION

Councilmember James made a motion to approve Mayci Felt's request for a Home Occupation Business License at 226 west 100 North for esthetics and beauty services. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

NATE WORTHEN - TO DISCUSS THE POSSIBILITY OF A PLANNED UNIT DEVELOPMENT FOR AN ADDITIONAL 3 FOURPLEXES AT 360 NORTH 400 WEST.

Nate Worthen said he lives in Providence and is representing property owners Scott and Cheryl Alder. The Alder's own 2.5 acres of property at 360 North 400 West that has three fourplexes on it and the north side of the property has room for at least three additional fourplexes. They have met with JBS Meat Packing Company about providing the rental units to its employees. JBS has funding available for loans to help with projects like this. JBS would not own the units but would loan the funds to build the units with the agreement that any vacant units would be offered to its employees first. This location is perfect for higher density housing because of its location to JBS and the bus stop. Hyrum City already has utility lines that front the property.

City Administrator Ron Salvesen said the City has received input from residents in this neighborhood that have heard about the possibility of additional fourplexes and the residents are not in favor of it. The City has concerns about the safety of the location due to the narrow road width and no sidewalks. Currently, the City's electric utility does not have line capacity for this area until improvements have been made. The City is working on improving electrical service on the west end of Hyrum but it will be at least two years before it is finished. The City is also unable to get transformers at this time which also delays the project two years. The current fourplexes were built in the 1990's when fourplexes could be built anywhere. Because of the three

fourplexes built in a residential neighborhood, complaints from surrounding neighbors and citizens caused the City to put a moratorium on all multi-family units until it could come up with a plan to have an appropriate amount of units in one specific area. The previous owner of the property had no approved rights for additional development of multi-family units. Hyrum City's ordinances were changed in the 1990's to prevent developments like this.

Councilmember Rasmussen said if this was approved as a PUD the developer would be required to install some nice amenities which would improve the area. The developer would also be responsible to dedicate and widen the road. If the City is concerned about the electrical use of 12 units and not being able to supply power, then it should be worried about how it's going to supply power to all the development it has currently approved.

Councilmember Clawson said he is not in favor of more multi-family units in this area. These additional units will be in people's backyards and there are already 12 units there. He recommended due to the power issues that the developer come back in two years.

INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:

RESOLUTION 22-06 - A RESOLUTION AUTHORIZING AND APPROVING A CAPACITY PURCHASE AGREEMENT BETWEEN THE CITY AND UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS ("UAMPS"), APPROVING A POWER GENERATION AND BALANCE PLANT AGREEMENT BETWEEN UAMPS AND WHEELER MACHINERY CO. AND RELATED MATTERS.

Power Superintendent Matt Draper said Resolution 22-06 authorizes and approves capacity purchase between the City and UAMPS and it also approves the agreement with Wheeler Machinery for power generators. There is a great concern that Hyrum City will need additional power this summer. In order to prevent high electricity prices or power shortages Hyrum City is entering into an agreement with UAMPS and Wheeler Machinery for the three Caterpillar G3520 Natural Gas generator sets that will be placed at approximately 600 West 300 North. Hyrum City will pay back UAMPS for all costs pursuant to the Capacity purchase Agreement.

ACTION

Councilmember James made a motion to approve Resolution 22-06 - A resolution authorizing and approving a Capacity Purchase Agreement between the City and Utah Associated Municipal Power Systems ("UAMPS"), approving a Power Generation and Balance Plant Agreement between