

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION
HELD OCTOBER 9, 2025 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST
MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Stephen Nelson

PRESENT: Chairman Stephen Nelson, Commissioner Averie Wheeler, and
Alternate Member Marty McBride.

EXCUSED: Vice Chair Angi Bair, Commissioner Paul Willardson,
Commissioner Scott Casas

CALL TO ORDER: There being three present and three representing a
quorum, Chairman Stephen Nelson called the meeting to order.

OTHERS PRESENT: City Engineer Matt Holmes and three citizens.
Secretary Bethany Sproul recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Wheeler led the governing body
and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner McBride

APPROVAL OF MINUTES:

The minutes of a regular meeting held on September 11, 2025 were
approved as written.

ACTION

Commissioner Wheeler made a motion to approve the
minutes of September 11, 2025 as written. Commissioner
McBride seconded the motion and Commissioners McBride,
Nelson, and Wheeler voted aye.

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was posted on the
Utah Public Notice Website and Hyrum City's website, distributed
to each member of the Planning Commission, and posted at the City
Offices more than forty-eight hours before meeting time.

ACTION

Commissioner Wheeler made a motion to approve the agenda
for October 9, 2025, as written. Commissioner McBride
seconded the motion and Commissioners McBride, Nelson,

and Wheeler, voted aye.

7. SCHEDULED DELEGATIONS

A. Bryan Jorgensen, Kilgore Companies - To seek site plan approval for a previously constructed weir system and wastewater discharge located at 410 North 800 East.

8. OTHER BUSINESS

A. Discussion of Hyrum City General Plan update.

9. ADJOURNMENT

SCHEDULED DELEGATIONS:

BRYAN JORGENSEN, KILGORE COMPANIES - TO SEEK SITE PLAN APPROVAL FOR A PREVIOUSLY CONSTRUCTED WEIR SYSTEM AND WASTEWATER DISCHARGE LOCATED AT 410 NORTH 800 EAST.

City Engineer Matt Holmes said that the work has already been completed, however they had never received approval for the project. They have never responded to city. He recommended the commission to table this item so a representative may be present to respond to the comments themselves.

ACTION

Commissioner Wheeler made a motion to table the site plan approval of a previously constructed weir system and wastewater discharge located at 410 North 800 East with the requirement a representative is present to answer questions or a written response is given that addresses the city staff's comments. Commissioner McBride seconded the motion and commissioners McBride, Nelson, and Wheeler, voted aye.

OTHER BUSINESS:

DISCUSSION OF HYRUM CITY GENERAL PLAN UPDATE.

City Engineer Matt Holmes said that the public was given multiple opportunities to give input towards the General Plan update. There were tables at multiple city events, an open house, and an online survey. This meeting is to discuss the comments received and where to move forward with the project.

Brian Carver said he works with JUB Engineers and is the project manager for Hyrum City's general plan update. They had just concluded most of the public outreach portion of the plan. They

provided multiple ways for the public to give feedback, such as having a table at the Hot Wheels car show and the Night Out Against Crime events, hosted an open house, and provided an online survey. He created a presentation that summarizes the data they collected.

Carver said that they are about halfway through the project. Over the next couple of months, staff will create a draft with recommendations of goals and objectives that the city can move towards. They will also be creating materials for another open house in January or February, to receive preferences and more feedback from the community.

The Steering Committee will continue to meet and create a draft plan which should be ready around April. That plan will be presented to both Planning Commission and City Council to receive comments and suggestions.

The last time the General Plan received a major update was in 2017. Carver said that typically there are about 50-100 building permits issued a year. However, there were big spikes in development around 1990-2000s and 2015-2016 where 150-200 permits were issued each year. It started going down in 2022 when interest rates rose. There was a lot of growth between 2015-2022 and many citizens are still trying to adjust to that change.

Carver said that there were 385 responses to the online survey, and 192 different households attended the open house. More than 50% of respondents have lived in Hyrum less than 10 years. 58% of respondents were between the ages of 25-44. He said that the older demographic had a harder time with the online survey. While there were paper copies that were available, only one was returned to the office.

There are four major themes that came from the process, housing preferences, growth, community values and quality of life. There was a lot of concern over housing affordability for mid to low-income families. A lot of feedback was received regarding detached accessory dwellings.

Chairman Nelson asked if the feedback for detached accessory dwellings was positive or negative.

Carver answered that the responses they received were very positive for detached accessory dwellings. He said that there is some support for housing diversity, but there is a strong preference for single family housing. People would like lot sizes to remain big. However, they do also admit that housing affordability is a

concern.

Some concerns that the public had were over water supply and pressure, sewer capacity and power reliability. There should be a focus on providing high quality services to already established homes before trying to add more homes. The city is currently going through their master plans for wastewater and drinking water. This allows the city to see what the capacity is, and how to accommodate for future growth.

There were a lot of comments that the community needs to be walkable and accessible. Kids and families should be able to walk or bike to school or stores. There was a lot of positive feedback on the city's current system of where sidewalks and trails are, and the public would like more.

The public would like agricultural areas to be preserved. The main issue is what the city's role can be in preserving agriculture. The city cannot tell a farmer they cannot sell their property. Another challenge to this is the overall preference for new developments to be large family lots, and farmland is where the new developments would have to go.

There was a lot of interest for there to be more restaurants, cafes and other local businesses in Hyrum. There were mixed feelings on large commercial and industrial growth.

There were mixed responses of infill, which would allow for more development inside of already developed blocks. There was not a lot of data resulting from the survey that showed where in Hyrum the responses came from regarding this issue. However, based on Carver's own experiences, people in the center of town do not want any infill development, while those on the edges of town think growth should be occurring in the middle of town.

There were a lot of positive comments on existing parks and recreational opportunities. A large part of the participants of the survey would like more trails and natural areas, and an indoor recreation center.

Carver said that the community would like to maintain a small-town atmosphere. Ways to do this is to preserve open spaces and farmland to keep an overall natural atmosphere.

One solution many people agreed upon on the issue of new development versus preserving open space is mandating developers to provide recreation spaces or parks in proposed developments.

Limiting growth in environmentally sensitive areas was also a popular choice.

Carver said that regarding housing density and neighborhood scale businesses, 37% of people did not want mixed use development. Twenty one percent thought it was an ok idea, but they did not want it in already existing neighborhoods.

Carver said that regarding transportation projects, 37% of people want transportation mobility option provided for all users, motorists, cyclists, and pedestrians, and 18.6% would like an emphasis on public transit and bike lanes. Feasibility of transportation should be available for all types of commutes.

Carver said that 51% of participants said that they were content with the condition of city infrastructure. There were a few complaints about internet speed and the need for upgrades.

An idea the city could use to improve transportation and land use together is to upgrade infrastructure proactively. There were also many comments about improving transparency and community engagement in planning processes. The community wants to be involved and informed.

There is a lot of concern from the public about the rise of housing costs and wages have not been able to keep up with it. This has been an issue for a long time, and it is not just in Hyrum.

Overall, the participants of the survey said that the most important issues the city should be considering are protecting the neighborhood character, supporting infrastructure capacity to handle new development, and housing availability to many income levels.

Another question that was presented was how Hyrum City can balance adding in new neighborhoods while protecting established neighborhoods. Popular ideas were protecting green/open space, adding parks, keeping high density housing away from established neighborhoods, and any new development should fit in with the neighboring areas.

The areas where people had the most interest in commercial development are 35% on 800 East, 35% on Main Street, 30% on both 800 East and Main Street, and 20% did not want any commercial growth. They are fine with driving into Logan for any services they need.

The survey included ten map-based questions that allowed participants to identify where they thought different types of development should be in Hyrum. The most frequently selected location for both multifamily and single-family housing was the field south of Mountain Crest High School. Respondents identified Main Street and 800 East as the preferred areas for future commercial development. Participants also indicated several areas they would like to see preserved, including the Hyrum Reservoir, the river bottom, the entrance to Blacksmith Fork Canyon, and the field south of Mountain Crest High School. In addition, residents expressed interest in protecting historic sites such as Elite Hall and some older homes.

The public identified the intersection of Highway 165 and 300 South/Main Street as a priority location for improved crosswalks. The primary concern expressed was ensuring the continued safety of pedestrians using those crossings. The Master plan for transportation is currently being worked on as well. They are collecting more data on where there is a lot of traffic and where most accidents occur. Public feedback showed the greatest interest in adding bike lanes is along major existing corridors, including 200 East toward Nibley, Highway 165 heading south to Paradise, as well as Main Street, 300 South, and 300 North.

There were a lot of mixed responses on sidewalk improvements in older areas. There are many who do want sidewalks, and many who do not. Regardless, the city should provide a safe way for pedestrians and cyclists to travel in those areas.

The public identified 300 South and 300 North as roads that need improvement. While specific improvement preferences were not collected, additional data will be gathered as part of the upcoming Transportation Master Plan.

There is interest in adding more bus stops, especially on the west side of 400 West. The main issue with adding stops is that it slows down transit times.

There were a lot of comments regarding the community engagement aspect of the general plan. Many wondered why the city does not do this more often. There should be more opportunities for the public to learn what is going on and give feedback on it as well. The planning process should be more transparent. Getting people to take the time is also difficult.

Carver said that the next steps are to incorporate feedback and to create goals and objectives. After that, strategies will be

presented to the community with the pros and cons for all types of development. Even if people say 'no new development' they are saying yes to something else.

Brian Carver said he was impressed with the quality of the information collected from the public. There was a lot of growth over the past ten years. Many thought that it had gone out of control. The schools are overcrowded, the roads are congested, and the atmosphere of the neighborhood changes. It takes time for people to adjust to change.

Chairman Nelson asked how the water situation was going.

Carver said that a draft for the Water Use and Conservation Element will be available in the next month for the Planning Commission and City Council to go over. There should be something that the city can adopt by the end of the year and updates in the spring. The city already has a water conservation plan so there is a lot of overlap between the two documents.

Chairman Nelson asked if there was any indication of providing a mixture of different types of housing varieties.

Carver said he did receive comments on that during the open house. There is interest in offering a variety of housing density options. Some areas could have smaller lots with smaller homes, while other areas could have larger lots with bigger homes. Right now, the only zoning for homes is the R-2 zone, which are about 9,000-10,000 square foot lots.

Carver stated that the PUD ordinance was supposed to help create a variety, however, most of the public does not like that ordinance. It is too flexible. It subverts their expectations of what is likely to be placed on an empty lot from when they moved in. Instead of single-family homes it becomes townhomes. Many people suggested that specific zones are created so people know what to expect before the area gets developed. Carver said it may be possible to keep the PUD ordinance but change it to allow for more gradual transitions.

Carver said that there are not too many opportunities for people to buy larger lots inside of the city. People have to buy unincorporated land to get two acre lots. He suggested that as the city annexes, the area outside of town should be developed at lower densities to create a buffer between Hyrum and neighboring communities.

Carver said that in general, people are receptive to a variety of housing densities. However, they have limits on how high the density should be and the areas it would be in.

The housing style that received the most votes is attached/internal accessory dwelling units. His best guess as to why is that those units fit in with the character of the neighborhood. A lot of people were also interested in detached housing units as long as if it did not drastically change the community character. Although, there were some concerns regarding privacy.

Chairman Nelson asked if the city currently allows detached accessory dwelling units.

City Engineer Matt Holmes answered that the city allows internal ADUs as long as it maintains the appearance of a single-family home and is owner occupied. Detached ADUs are not currently allowed in Hyrum City.

Chairman Nelson asked if residents were interested more in multi mobile paths that go by the road or trails that go through open space.

Carver said that he did not collect those details in the survey. His assumption, though, was that the interest was more for multi mobile paths.

Carver said that the information from his presentation will be available on the Hyrum City website. He asked the Planning Commission if the results of the survey matched their experiences.

Chairman Nelson said that the survey results are very similar to what he has heard from other residents. He has heard a lot of conflicting opinions on what Main Street should be. There are areas zoned for commercial, however, when plans are proposed for that use, it faces a lot of opposition. He has also talked with neighbors who have a lot of concern for housing but are unsure of how it should be addressed. Nelson believes that there should be a variety of housing options available.

Commissioner Wheeler said she has heard a lot of conflicting thoughts and opinions on the future. The general consensus she has heard is that people want to preserve their aesthetic, values, agriculture, and open spaces.

Chairman Nelson said that it would be interesting if the city were to try a conservation subdivision. It would allow different types

of lot sizes or housing types to preserve land. It could be more palatable than the PUD ordinance.

Commissioner Wheeler said that the community has potential. There is no way to stop growth, so it needs to be guided with a well thought out plan.

Carver thanked the Planning Commission for their time.

ADJOURNMENT:

ACTION

There being no further business before the Planning Commission, the meeting adjourned at 7:34 p.m.

Stephen Nelson
Chairman

ATTEST:

Bethany Sproul
Secretary

Approved: _____
As Written