



60 West Main Street  
Hyrum, Utah 84319  
Ph. (435) 245-6033  
www.hyrumcity.gov

## Staff Evaluation

### First Review

**Application:** Scott Johnson, Accessory Building – To seek approval for a 20'x8' (160 sq. ft.) storage pod/container as an accessory building located at 1394 East 150 South.

**Application Number:** 25-048  
**Preparation Date:** December 1, 2025  
**Applicant name:** Scott Johnson  
**Property Owner:** Scott A & Lindsay M Johnson Family Trust  
**Property Address:** 1394 East 150 South  
**Parcel Number:** 01-135-0119  
**Parcel Area:** 0.31 Acres

**Planning Commission:** December 11, 2025  
**Commission role:** Zoning Clearance Approval  
**Application type:** Planning Commission Design Review  
**Nature of request:** Storage pods/containers

**Zoning District:** Residential Zone R-2. The R-1/ R-2 Zone is a mixed density residential zone. Its minimum lot size is 9,900 square feet for a single-family dwelling. This zone is eligible for appropriately located Planned Unit Developments (PUDs).

**Application Overview:** The applicant desires to include a 20'x8' (160 sq. ft.) storage pod/container as an accessory building. City Code requires approval by the Planning Commission for any storage pods/container greater than 140 sq. ft.

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#### Staff Comments:

Planning and Zoning:

1. The storage pod will not be located upon public utility easements.
2. Current accessory building definition: "Accessory building", in a residential zone, means subordinate building used for purposes incidental to the main structure, such as private garages, storage buildings, repair facilities, hothouses, portable shelters (carports, awning, etc.), solar units, storage pods/containers (maximum size allowed one hundred and forty (140) square feet unless otherwise approved by the Planning Commission with possible additional landscaping & construction requirements or for temporary use), located on the same lot occupied by the main building. Accessory buildings have a height limit of twenty-five (25) feet. Building permits required as per State law. City zoning clearance required.
3. If storage pods/containers are manufactured by a standard size 20'x8', staff recommends the Planning Commission discuss amending the accessory building definition to a maximum 160 sq. ft. rather than 140 square feet and establish a maximum height to avoid stacking storage pods/containers to 25' high.

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#### Planning Commission Responsibility:

1. The Planning Commission shall consider the following:
  - a. The planning commission may deny the storage pod/container as the container proposed exceeds the maximum size allowed.
  - b. The planning commission may approve the storage pod/container and may also require possible additional landscaping.

**Staff Recommendation:**

1. The Planning Commission should have a thorough discussion of the application, staff evaluation, and specifying conditions and requirements.

**Stipulations:**

1. The Planning Commission may deny or approve the application.

**Findings of Fact:**

1. The current zoning ordinance does not allow storage pods/containers greater than 140 sq. ft. as accessory buildings.

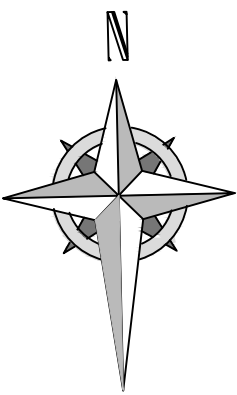
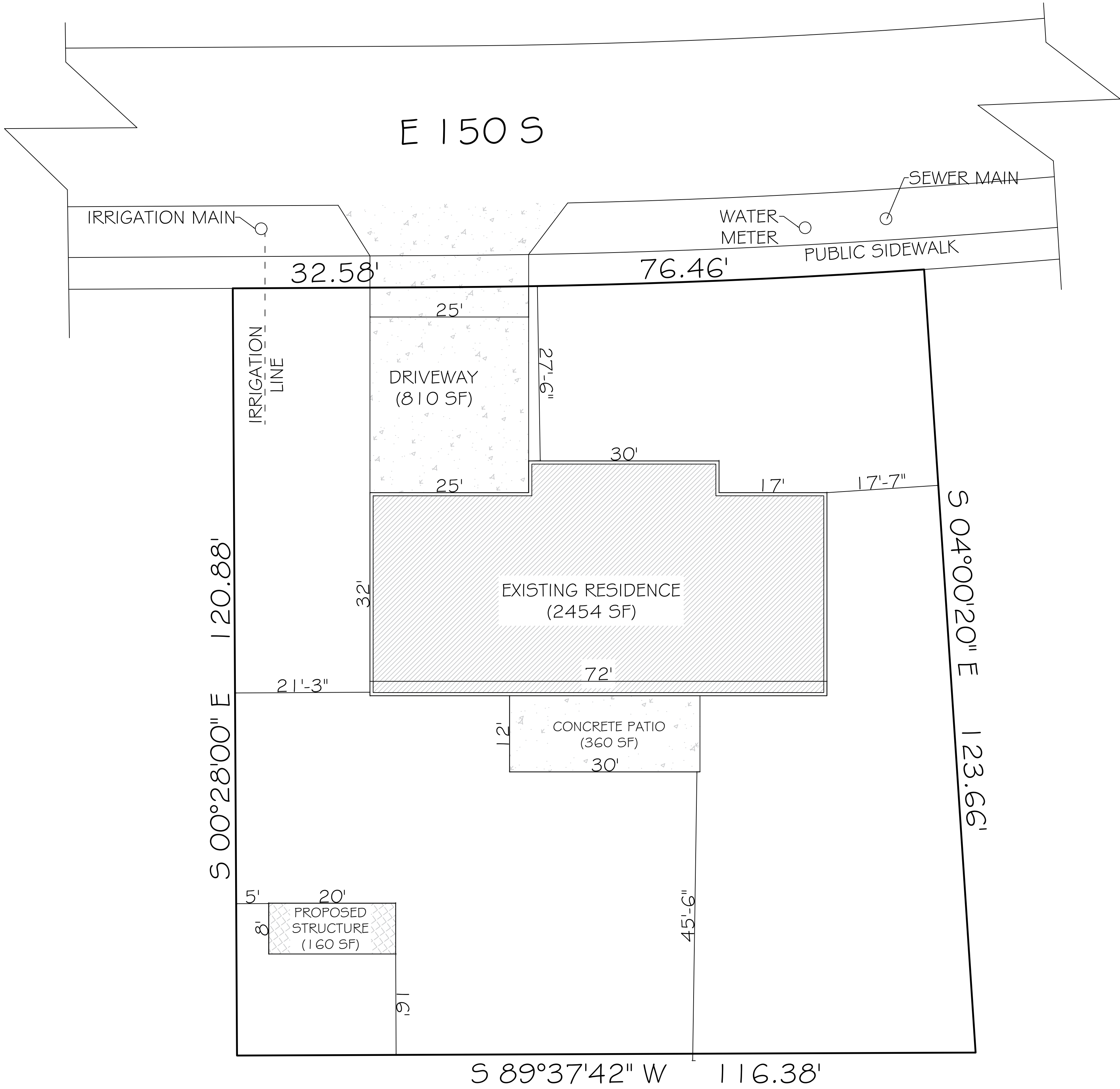
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**Attachments:**

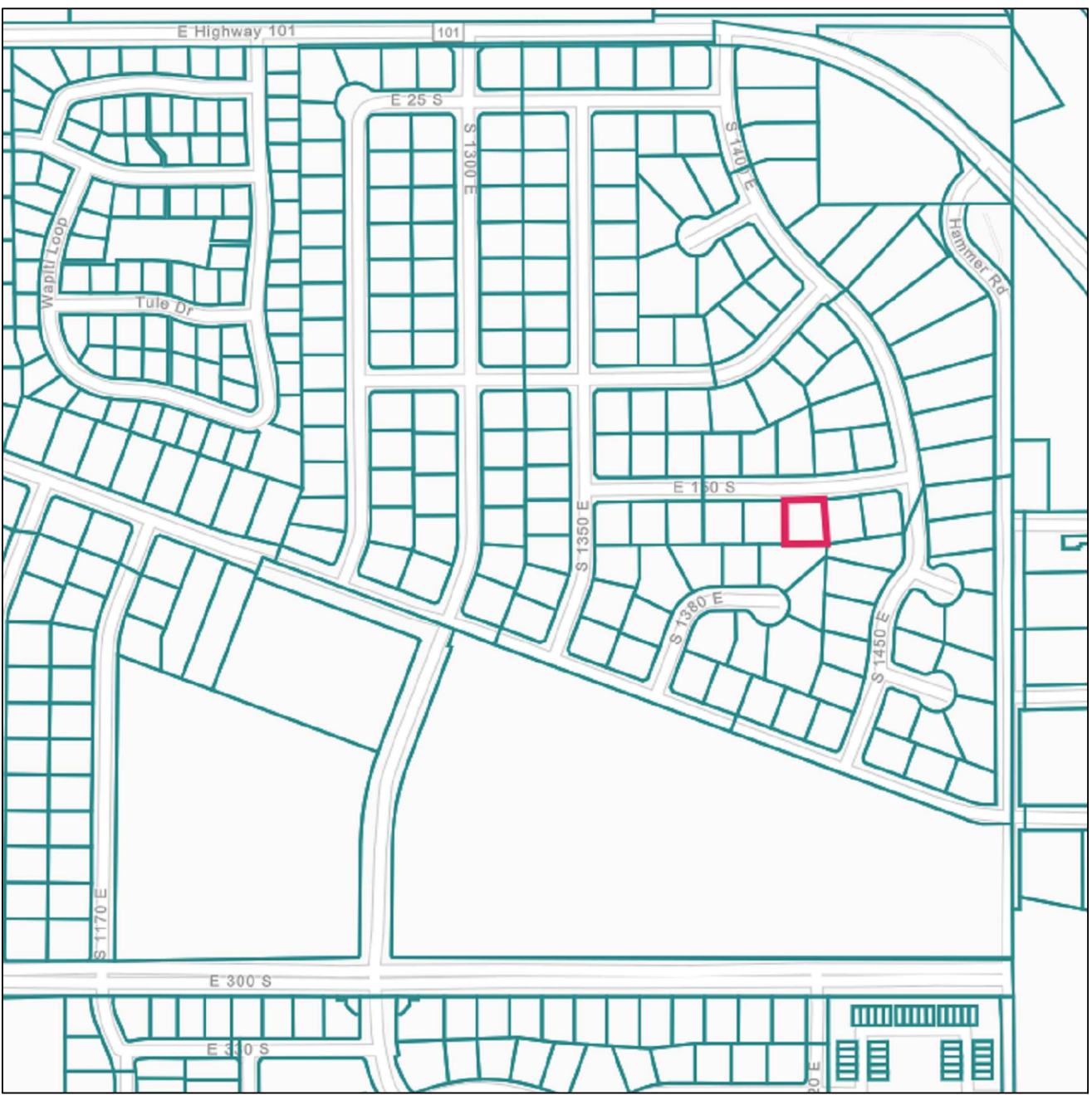
1. Plot Plan
2. Elevation of the storage pod/container

SITE PLAN

LOCATION: 1394 E 150 S, HYRUM, UT 84319, USA  
PARCEL ID: 01-135-0119 / ZONING CODE: R-2 (Residential Family)  
LEGAL DESCR.,: LOT 119 WASATCH VIEW PHASE 5 AMENDED CONT 0.31 AC



VICINITY MAP



NOTES

SITE PLAN OF THE PROPERTY UNDER REVIEW  
SHOWING THE PROPOSED STRUCTURE  
DEVELOPMENT.

LOT SIZE

0.314 Ac  
=  
13,686 SF

SHEET TITLE

SITE PLAN

LOT OWNER:

SCOTT A & LINDSAY M  
JOHNSON FAMILY TRUST

DEEN'S CONSULTS

Architects , Planners & Project Managers

ismailaotu@gmail.com

ARCHITECT Deen's consult  
DRAWN Deen's consult  
CHECKED BY Deen's consult

SCALE: 1"=10' DATE 11-27-2025

SHEET NO.

001





GMT Date/time: 2025-11-21 16:13:33Z  
GPS: 41.79377°N 111.83383°W Δ4 m  
Bearing: 231 deg(T)  
Comment:

Taken by: Scott A. Johnson