

Hyrum City General Plan



CHAPTER 7: Housing



7.1. INTRODUCTION

This chapter focuses on the need for varied housing opportunities in Hyrum. In Hyrum the median housing value is estimated at \$256,900, per the 2020 Census. The housing market in Hyrum is currently comprised of approximately 75% single-family detached homes, 21% multiple-unit attached homes and 4% mobile homes. The median monthly mortgage is \$1091, and the median rent is \$832. Nearly 80% of the homes in Hyrum have been built since 1970.

Addressing housing issues, the City has identified objectives to 1) maintain the current housing density mix, 2) provide for mixed-use and mixed-density developments with a rural atmosphere, 3) encourage quality senior housing projects, 4) review the need for more moderate income housing options, and 5) promote infill housing development.



Key Points

- Introduction
- Housing Density Mix
- Maintaining the Rural Atmosphere
- Senior Housing
- Moderate Income Housing
- Housing Goals

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7.2. HOUSING DENSITY MIX

Hyrum's housing mix is 75% single-family and 25% multiple-unit

Single-family homes currently comprise 75% of the housing in Hyrum. The remaining housing stock, represented in various types of attached, mobile or multi-family housing units, provides most of the affordable housing options in the community. It is the City's desire to preserve existing areas of low-density housing, while at the same time allowing for increased medium to high density housing needs, such as senior and other quality attached housing in mixed-density developments. While the importance of providing affordable housing has increased in recent years, the concept of providing a healthy balance of quality mid-level and higher-end housing is being recognized as an increasingly important goal.

7.3. PRESERVING RURAL HERITAGE

In an effort to meet the City's objective to preserve elements of the rural heritage of the community, it is imperative that plans for future housing developments meet guidelines and requirements to achieve that objective. Ordinances should be put into place which will provide new developments direction to preserve Hyrum's rural heritage. Various elements important to the overall atmosphere should be included in development design requirements, including trees, landscaping, benches, fencing, mailboxes, dark-sky lighting, trails, open spaces, and rural street design.



Single-family home developments throughout the city should be required to provide variety in size and quality in architectural design, steering away from cookie-cutter type developments. Open spaces, landscaping, and other elements promoting a rural atmosphere should be incorporated into all residential neighborhoods.

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Low density, rural housing developments are appropriate in various outlying areas of the community which promote larger estate homes with architectural design guidelines, open spaces, and animal rights.

Planned residential developments with mixed-use and mixed densities should be encouraged in certain areas of the community (see Chapter 2) which apply development design requirements for well-planned mixed-use and mixed-density housing, including interspersed open spaces and parks, homes clustering, trails, rural street design elements, and other rural design elements.

Multiple-family unit projects, developed in designated areas, should be regulated with design requirements for architecture and landscaping, as well as other elements consistent with the community's rural heritage.

7.4. SENIOR CITIZEN HOUSING

Seniors are a growing faction of Hyrum's population and play an important role in the community. More quality senior housing developments need to be encouraged, which will integrate within the single-family low-density zones, as well as in a specified senior housing high density zone located near the Senior Center and become an asset to the community. Assisted living residential projects are encouraged in facilities constructed for that purpose.



7.5. MODERATE INCOME HOUSING

Standards for moderate income housing appear to have been met through the development of both single-family homes and multiple-

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family units during recent years, as well as in other existing low-cost housing options in existing older homes and mobile homes.

The State of Utah defines moderate income housing as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size.” In other words, moderate income housing is a function of the particular circumstances and income levels of the community, rather than a type of housing.

A Moderate Income Housing Plan has been prepared and updated to meet the requirements of Utah State Code, Section 10-9a-403, as an effort to determine community needs for moderate income housing and to establish guidance for future decision making with housing issues in Hyrum (see Appendix 7A). Several important goals are listed which will help the community to maintain a healthy balance of moderate income housing.

It is recommended that the Moderate Income Housing Plan be reviewed and updated regularly.



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Goals	Strategies	Actions	Timing	Agency
1. Provide for an attractive mix of housing types and densities that maintain the community's rural atmosphere.	A. Provide areas for residential development with rural densities that ensure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current city boundaries.	0-2 years	City Council, Planning Commission, Zoning Administrator
	B. Require single-family home developments to provide variety in size and quality in architectural design.	i. Adopt zoning requirements for homes in all residential zones that provide for architectural variety.	0-2 years	City Council, Planning Commission, Zoning Administrator
	C. Provide for low and rural density housing developments which promote larger estate homes	i. Establish rural estate homes architectural design guidelines, open space requirements and animal rights.	0-2 years	City Council, Planning Commission, Zoning Administrator
	D. Prepare zoning to allow for planned residential developments with mixed-use and mixed densities.	i. Adopt zoning requirements for mixed-used and density zones, including homes clustering and rural design elements.	0-2 years	City Council, Planning Commission, Zoning Administrator
	E. Provide for multiple-family unit projects with design requirements.	i. Adopt zoning requirements for multi-family unit projects that provide for architectural variety.	0-2 years	City Council, Planning Commission, Zoning Administrator
2. Provide a reasonable opportunity for moderate income housing.	A. Rezone for densities necessary to facilitate the production of moderate income housing. (A)	i. Review zoning designations and assess the need for rezoning.	Annually	Planning Commission, City Council, Zoning Administrator
	B. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. (E)	i. City Code has provisions for ADU's. ii. Review current number of ADU's	Annually	City Council, Zoning Administrator

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Goals	Strategies	Actions	Timing	Agency
	Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. (F)	i. City Code has provisions for higher density developments in commercial areas along transit corridors. ii. Review development in commercial zones to monitor higher density development.	Annually	Planning Commission, City Council, Zoning Administrator
	Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors. (G)	i. City Code has provisions for higher density developments in commercial areas along transit corridors. ii. Review development in commercial zones to monitor higher density development.	Annually	Planning Commission, City Council, Zoning Administrator
3. Encourage the orderly development of housing for senior citizens in locations which blend well into the surrounding neighborhoods.	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Provide for quality senior housing developments in a specialized high-density zone which compliments a low-density, rural environment.	0-2 year	Planning Commission, Zoning Administrator
		ii. Encourage the location of assisted living residential facilities throughout the community.	0-20 years	Planning Commission, Zoning Administrator