



PLANNING COMMISSION

Thursday, December 11, 2025 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum Planning Commission to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, December 11, 2025. The proposed agenda is as follows:

1. **ROLL CALL**
 2. **PLEDGE OF ALLEGIANCE**
 3. **INVOCATION**
 4. **APPROVAL OF MINUTES**
 - A. November 13, 2025
 5. **AGENDA APPROVAL**
 6. **PUBLIC HEARING**
 - A. To receive public comment regarding an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code 17.04.070 Definitions to establish a maximum front yard setback for a dwelling unit and clarify innerblock development may be permitted through an approved Planned Unit Development. Application #25-043.
 - B. To receive public comment regarding amending the Hyrum City General Plan to include Chapter 10, Hyrum City Water Use and Preservation.
 7. **SCHEDULED DELEGATIONS**
 - A. Hyrum City, Ordinance Amendment - Seeking recommendation to the City Council of an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code 17.04.070 Definitions to establish a maximum front yard setback for a dwelling unit and clarify innerblock development may be permitted through an approved Planned Unit Development. Application #25-043.
 - B. Hyrum City, General Plan Amendment - Seeking recommendation to the City Council of amending the Hyrum City General Plan to include Chapter 10, Hyrum City Water Use and Preservation. Application #25-047.
 - C. Hyrum City, Ordinance Amendment - Seeking recommendation to the City Council of an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.62 Short-term Rental; amend 17.04.070 Definitions to define and include "Short-term Rental"; and amend Use Regulations in sections
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17.28.010, 17.44.020, and 17.45.020 to include Short-term Rental as a conditional use in the Residential Zones R-1 and R-2, Commercial Zones C-1 and C-2. Application #25-037

- D. 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 #25-048.
- E. Bryan Jorgensen, Kilgore Companies - To seek site plan approval for a previously constructed weir system and wastewater discharge located at 410 North 800 East. Application #25-026.

Shara Toone
Secretary

Commission Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the Commission Member will be on speakerphone. The speakerphone will be amplified so that the other Commission Members and all other persons present in the Commission Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 8th day of December 2025. Shara Toone, Secretary
