

MINUTES OF A CITY COUNCIL WORKSHOP HELD FEBRUARY 19, 2026 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 5:30 P.M.

**CONDUCTING:** Mayor Steve Miller

**ROLL CALL:** Councilmembers Steve Adams, Rebecca Foulger, Michael Nelson, Nalyn Nelson, and Councilmember Rasmussen.

**CALL TO ORDER:** There being five members present and five members representing a quorum, Mayor Miller called the meeting to order.

**OTHERS PRESENT:** City Planner Tony Ekins, Museum Director Jami VanHuss, Power Superintendent Larry Coleman, Parks Superintendent Ned Fredrickson, Recreation Manager Robert Stroud, and nine citizens. City Recorder Stephanie Fricke recorded the minutes.

**WELCOME:** Mayor Miller welcomed everyone in attendance and invited audience participation.

**AGENDA ADOPTION:** A copy of the notice and agenda for this meeting was emailed to The Herald Journal, 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 more than forty-eight hours before meeting time.

**ACTION**

**Councilmember Rasmussen made a motion to approve the agenda for February 19, 2026, Workshop, as written. Councilmember NaLyn Nelson seconded the motion and Councilmembers Adams, Foulger, Michael Nelson, NaLyn Nelson, and Rasmussen voted aye. The motion passed.**

5. AGENDA ITEMS

- A. Discussion on new power substation.
- B. To discuss the Elite Hall Annex.
- C. Ordinance 26-09 - An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.64 Agritourism; amending 17.04.070 definitions to include agritourism activities and amending Sections 17.22.030.C. and 17.38.010 C. Use Regulations to include "Agritourism" as a Conditional Use in the Open Space Zone OS and in Residential Agricultural Zone RA.
- D. Ordinance 26-10 - An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Section 17.44.020 Use

Regulations in the Commercial Zone C-1 and Section 17.45.020 Use Regulations in the Commercial Zone C-2 to remove certain permitted and conditional uses.

- E. To discuss the possibility of a Planned Unit Development for additional densities at 360 North 400 West.
  - F. Resolution 26-07 - A resolution granting authority to the Hyrum City Recreation Manager to establish fees for new recreation programs, activities, and events.
  - G. Discussion on rental fee for South Cache Soccer League.
  - H. Discussion on rental of Tennis and Pickleball Courts.
6. ADJOURNMENT

***AGENDA ITEMS:***

**DISCUSSION ON NEW POWER SUBSTATION.**

Power Superintendent Larry Coleman said Hyrum City is in need of a new electrical substation. Hyrum City owns a parcel of property at 900 East Highway 101 that is well suited for a new substation. He explained that the Power Department is in the process of rebuilding the transmission line in this area, which provides power to a majority of Hyrum City. The transmission line runs directly in front of the proposed parcel, making the location ideal for connecting a new substation to the existing transmission infrastructure. The City currently operates a substation located at 50 North SR-165 (800 East). This facility is at capacity and contains outdated electrical controls and breakers. The proposed new substation would replace the existing facility, remove electrical infrastructure exposure from the heavily traveled Highway 165 corridor, and create additional space in the current ball field area where the existing substation is located. As Hyrum City continues to grow and electrical demand increases, the new substation will become an essential asset to support future development. A significant amount of property to the north and east of the proposed location would be served by the new facility. The City is currently working with an electrical engineer to design the substation in a way that maximizes long-term capacity and future growth potential.

Mayor Miller asked when construction of the new substation would start.

Power Superintendent Larry Coleman said construction would start this spring.

**TO DISCUSS THE ELITE HALL ANNEX.**

Museum Director Jami VanHuss said she has worked for the City as the Museum Director for the past 13 years. She was hired under Mayor Dean Howard and he asked her to help with the preservation of the Elite Hall. The Elite Hall is on the National Register of Historic Places. Participation in the Historic Preservation Office allows the city to qualify for grants through the State Historic Preservation Office (SHPO). Hyrum's Preservation Committee has worked collaboratively with community members to review plans and guide preservation efforts. In 2015, a community survey was conducted regarding the remodel of the Elite Hall. The results indicated strong community support for continuing to use the facility as a space for community events and private rentals. Approximately 15,000 people have attended events at the Elite Hall over the past ten years, based on recorded attendance. This number does not include additional usage such as walking groups, exercise groups, and other informal community activities that regularly utilize the space. She also highlighted recent fundraising and volunteer efforts. A Jazz Night event held the previous weekend raised approximately \$3,500 in private donations, and volunteer contributions related to the project total an estimated \$80,000 in in-kind services. Preservation Committee has incorporated community input while maintaining the building's historic character. Exterior restoration has also been addressed. The removal of exterior paint was a significant issue that had to be addressed to meet preservation standards. The project received a \$125,000 RAPZ grant, and the City invested approximately \$400,000 toward exterior renovation work. In addition, the project has received five separate grants ranging from \$8,600 to \$20,000. These grants have supported architectural drawings, floor repair, and floor resurfacing efforts. The following funding sources are currently available to move the project forward: \$200,000 allocated in the City budget; \$180,000 in RAPZ tax funding; and \$100,000 in private donations. She asked the Council for direction on whether the City would like to move forward with the Annex to the Elite Hall.

Mayor Miller thanked Museum Director Jami VanHuss for her dedication and acknowledged the significant improvements made to the Elite Hall over the years.

Councilmember Rasmussen noted that architectural plans were completed in 2019, along with a feasibility study evaluating

potential improvements to the building. The study concluded that construction of an annex addition would likely be necessary to make the facility fully functional.

Councilmember Michael Nelson commented that the City has already invested significant funding into the project. He estimated that approximately \$700,000 has been spent, with total project investment exceeding \$1 million when additional funding sources are included. He expressed concern regarding the cost of constructing an annex, stating that it exceeds the level of investment he would prefer to make.

Museum Director Jami VanHuss said there has been a strong outpouring of community support for preserving the Elite Hall. She noted that donations from the Miller and Eccles families were associated with the vision of completing the annex as a final phase of the project. She added that if the City can demonstrate continued support and progress, additional larger donors may be willing to contribute.

Mayor Miller said the Elite Hall has boarded up windows and other maintenance needs, and he believes there may be other improvements that could be prioritized using the funds currently available.

Councilmember Foulger stated that she supports preserving the Elite Hall but would prefer to see the project move forward only if it can be accomplished without placing additional financial burden on taxpayers. If outside funding sources can support the project, she would support continuing the work.

Councilmember Nalyn Nelson expressed similar sentiments.

Mayor Miller said he is opposed to constructing the annex. After touring the facility, he believes the existing interior space could potentially be redesigned to better accommodate needed functions. He noted that there appears to be a large restroom area that might allow for reconfiguration to accommodate two restrooms.

Councilmember Rasmussen responded that building codes require a specific number of restroom stalls, but he believes the space could potentially be redesigned to meet code requirements without constructing a full annex addition.

This item will be discussed further in tonight's regular City Council Meeting

**ORDINANCE 26-09 - AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE TO CREATE CHAPTER 17.64 AGRITOURISM; AMENDING 17.04.070 DEFINITIONS TO INCLUDE AGRITOURISM ACTIVITIES AND AMENDING SECTIONS 17.22.030.C. AND 17.38.010 C. USE REGULATIONS TO INCLUDE "AGRITOURISM" AS A CONDITIONAL USE IN THE OPEN SPACE ZONE OS AND IN RESIDENTIAL AGRICULTURAL ZONE RA.**

City Planner Tony Ekins said Hyrum City was approached by the James family, citizens of Hyrum City who desire to conduct "agritourism" on their property parcel in the Residential Agricultural Zone RA to attract participants to his family's farm for family events, weddings, and wedding receptions. When staff discussed and researched agritourism with the James family, staff determined agritourism would support the agricultural heritage and rural open spaces in Hyrum by providing farms who are committed to maintaining agricultural property the ability to generate additional income, and provide accessory uses that allow visitors coming to their farms for entertainment, recreational, educational, or similar agriculture-oriented attractions. Planning Commission Recommendation: On January 8, 2026, the Planning Commission held the required public hearing and discussed the draft amendment. The planning commission made a vote to continue the item to allow staff to revise the draft for further delegation. (See attached Draft Amendment and January 8, 2026, Planning Commission Meeting Minutes) On February 12, 2026, the Planning Commission reviewed the revisions and made a motion (5-0 Vote) to recommend the draft amendment to the City Council. While preparing ordinance 26-09, staff cleaned up minor grammar as shown by red strikethrough on the prepared ordinance 26-09.

**ORDINANCE 26-10 - AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE, SECTION 17.44.020 USE REGULATIONS IN THE COMMERCIAL ZONE C-1 AND SECTION 17.45.020 USE REGULATIONS IN THE COMMERCIAL ZONE C-2 TO REMOVE CERTAIN PERMITTED AND CONDITIONAL USES.**

City Planner Tony Ekins said the proposed application is initiated by Hyrum City to consider removing single-family dwellings, single-family dwellings with two family accessory apartments, boarding and rooming houses, planned unit developments, and light manufacturing out of the Commercial Zone C-1 district; and remove planned unit developments, taverns, night club, and light manufacturing out of the Commercial Zone C-2 district. Staff

recommends that commercial zoning districts throughout the City limits permit uses that are more aligned with commercial while the residential zoning districts contain single-family and planned unit residential developments, as well as light manufacturing districts accommodate light manufacturing uses. In addition, staff also recommends that certain repair services in the commercial district be conducted within an enclosed building and outdoor storage be screened behind an opaque barrier in efforts to minimize impacts within the commercial zoning districts Planning Commission Recommendation: On January 8, 2026, the Planning Commission held the required public hearing and discussed the draft amendment. The Planning Commission made a vote (4-0) to recommend the draft amendment to the City Council. Following January 8, 2026, public hearing, staff determined to close the application and reopen due to no public attendance. Staff noticed the application again and sent letter notices to all vacant properties in the zoning districts advising property owners of the proposed amendment and opportunity to provide comment. On February 12, 2026, the Planning Commission held another public meeting. The following public questions/comments were addressed: (1) What the City would like to see in the future on property located at 365 West Main Street. (2) What would be the options for reopening a sawmill located at 1575 East Highway 101 (3) The zoning districts did not mention references to Short-Term Rentals. The Planning Commission made a vote (5-0) to recommend approval of the draft amendment to the City Council.

**TO DISCUSS THE POSSIBILITY OF A PLANNED UNIT DEVELOPMENT FOR ADDITIONAL DENSITIES AT 360 NORTH 400 WEST.**

This item was not discussed at this meeting due to time constraints and will be addressed in tonight's regular City Council Meeting.

**RESOLUTION 26-07 - A RESOLUTION GRANTING AUTHORITY TO THE HYRUM CITY RECREATION MANAGER TO ESTABLISH FEES FOR NEW RECREATION PROGRAMS, ACTIVITIES, AND EVENTS.**

This item was not discussed at this meeting due to time constraints and will be addressed in tonight's regular City Council Meeting.

**DISCUSSION ON RENTAL FEE FOR SOUTH CACHE SOCCER LEAGUE.**

Recreation Manager Robert Stroud said the South Cache Soccer League has been using the City's facilities for recreation and competitive soccer games and practices. Maintaining the facilities involves a

number of ongoing costs, including trash removal, field maintenance, mowing, and maintenance of soccer goals. He proposed discussing a possible fee structure to help offset these costs. One suggestion was a \$100 per season fee per competitive team with a deposit to ensure the fields and restrooms are left clean and garbage removed. Last fall he spoke with South Cache Soccer League about the City assessing a fee for use of the fields.

Mayor Miller said charging a small fee for the rental and use of the soccer fields is a reasonable request. Hyrum City provides the property, parking lots, restrooms, along with mowing and watering the lawns, trash removal, net maintenance, and other upkeep responsibilities.

Councilmember Nalyn Nelson asked how the league's use of the fields affects the workload of City staff.

Parks Superintendent Ned Fredrickson said City staff currently empty trash cans approximately three times per week, mow the fields twice per week, and clean the restrooms twice per week.

Mayor Miller noted that if the City were to operate its own soccer league, the City would receive revenue through registration fees to help offset those maintenance costs.

Councilmember Foulger asked whether other communities charge competitive leagues for the use of their facilities.

Recreation Manager said Providence City charges South Cache Soccer League \$5 per player to use their fields.

A small discussion ensued regarding possible fee structures and policies for field use. This item will be placed on the next City Council agenda for further consideration and adoption of a fee a schedule.

#### **DISCUSSION ON RENTAL OF TENNIS AND PICKLEBALL COURTS.**

This item was not discussed at this meeting due to time constraints and will be addressed at a future meeting.

#### **ADJOURNMENT:**

#### **ACTION**

**There being no further business before the City Council,  
the Council Meeting adjourned at 6:28 p.m.**

ATTEST:

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Steve J. Miller  
Mayor

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Stephanie Fricke  
City Recorder

Approved: February 5, 2026  
As Written