

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

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Steve Miller

ROLL CALL: Councilmembers Steve Adams, Rebecca Foulger, Michael Nelson, Nalyn Nelson, and Craig L. 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, City Treasurer Todd Perkins, Museum Director Jami VanHuss, Power Superintendent Larry Coleman, Parks Superintendent Larry Coleman, Recreation Director Robert Stroud, and 44 citizens. City Recorder Stephanie Fricke recorded the minutes.

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

PLEDGE OF ALLEGIANCE

INVOCATION: Citizen Steve Downs

APPROVAL OF MINUTES:

The minutes of a regular meeting on February 5, 2026 were approved as written.

ACTION

Councilmember Nalyn Nelson made a motion to approve the minutes of a regular meeting on February 19, 2026 as written. Councilmember Foulger seconded the motion and Councilmembers Adams, Foulger, Michael Nelson, NaLyn Nelson, and Rasmussen voted aye. The motion passed.

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.

Mayor Steve Miller recommended amending the agenda by moving item "11.A. Recognition of Angie Bair for her service on the Hyrum City

Planning Commission." above item 9.A.

ACTION

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

9. SCHEDULED DELEGATIONS

Recognition of Angi Bair for her service on the Hyrum City Planning Commission.

- A. Trisha Clair - Introduction of Cache Valley Kids Market and to discuss participation and collaboration with Hyrum City for various events rather than holding a market on Saturdays in Hyrum.
- B. Travis Hobbs, Utah Forestry Fire and State Lands - To request waiving fees for the rental of the AJ's Park, Canyon Lodge, and Campground for the Northern Utah Wildland Engine Training through May 28 to 31.
- C. Hyrum Fire Chief Tony Stauffer - To present a proposal for Hyrum to provide ground ambulance service, Advanced EMT ambulance service, and medical standby services for Hyrum City limits along with contracting a Paramedic service with a neighboring department.
- D. Tyler Weese - To discuss the possibility of a Planned Unit Development for additional densities at 360 North 400 West.

10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

- A. Resolution 26-07 - A resolution granting authority to the Hyrum City Recreation Manager to establish fees for new recreation programs, activities, and events.
- B. Resolution 26-08 - A resolution amending an agreement between Hyrum City ("City") and the Directive Boardshop ("Directive") for Outdoor Recreation Skateboarding Programming and Community Engagement Initiatives to Establish Unified Program Fees.
- 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.

11. OTHER BUSINESS

- A. Discussion and recommendation on Elite Hall Annex.
- B. Budget Report.
- C. Mayor and City Council reports.

12. ADJOURNMENT

PUBLIC COMMENT:

Mayor Miller asked if anyone had questions or comments to keep it under three minutes.

Jessica Willmore expressed concerns regarding the proposed additional apartments at 360 North 400 West. The current apartments are already in very poor condition, and she has personally helped clean the property in the past. She is very concerned about the possibility of additional apartments being built on that property. Having apartments in the back of the lots takes away neighboring property owner's privacy.

David Burr, 350 North 300 West, said he lives east of the existing apartments and moved to the area for its rural and family-oriented environment. He expressed concern that new development could block views for nearby residents. He said he chose to live in the community because of its rural character. He also expressed concern about plans to widen the road, noting that it would take portions of residents' front yards. He commented that the area is small and typically slow moving.

Carmen Fonnesbeck Drolinger, 275 North 400 West, said she lives directly across the street from the current apartments. She referenced a photo showing the 20 mph speed limit and reported that drag racing occurred on the street the previous week. There is a sign prohibiting commercial vehicles on that street, but the sign is very small and difficult to see. There is a bus stop in front of her house and garbage accumulates there so she regularly picks up trash. There have been drones flying at night and looking into her windows, which has caused her to install privacy coverings on her windows. She requested that information about drones be included in the City newsletter. She also stated that there are ongoing issues at the apartments involving drugs and other problems.

Heidi Pearce, 257 North 400 West, said she lives directly across from the apartments. She expressed concern that there are no sidewalks on either side of the street. She reported that vehicles frequently travel between 35 and 40 mph, which she feels is unsafe for children riding bikes or scooters. She said the lack of sidewalks and additional traffic would make the area unsafe for her children.

Craig Thornley, 510 West 400 North, stated that he is a business owner in the area and has observed constant traffic and business growth. He expressed his opinion that there is nothing positive about high-density housing in this area and stated that he is strongly opposed to the proposal. He also expressed concern about the condition of the current apartments.

Katlyn Nelson, 360 West 400 North, stated that there are ongoing issues with deliveries, mail, and packages to the apartments next to her, which she believes are sometimes complicated by language barriers. She also expressed concern about the lack of sidewalks and the difficulty of walking safely to Main Street. She noted that there is not a continuous sidewalk route from her home to Main Street.

There being no further public comment, Mayor Miller moved on to the next agenda item.

SCHEDULED DELEGATIONS:

RECOGNITION OF ANGI BAIR FOR HER SERVICE ON THE HYRUM CITY PLANNING COMMISSION.

Mayor Miller recognized Angie Bair for her volunteer service on the Hyrum Planning Commission from February 2014 to February 2026. He thanked Angie for her many years of dedication, including attending numerous late meetings and participating in public hearings.

Angie Bair expressed her appreciation and thanked Mayor Miller and others for the opportunity to serve on the Planning Commission.

Mayor Miller introduced Emily Webb who is being recommended for appointing to the Hyrum Planning Commission. This appointment will be on the March 5, 2026 City Council agenda.

TRISHA CLAIR - INTRODUCTION OF CACHE VALLEY KIDS MARKET AND TO DISCUSS PARTICIPATION AND COLLABORATION WITH HYRUM CITY FOR VARIOUS EVENTS RATHER THAN HOLDING A MARKET ON SATURDAYS IN HYRUM.

Trisha Clair introduced the Cache Valley Kids Market and discussed potential participation and collaboration with Hyrum City at various community events rather than holding regular Saturday markets in Hyrum.

Amanda Buter, President of the Cache Valley Kids Market, introduced herself and explained that the organization has worked with Hyrum City since the program began six years ago. She noted that the Kids Market originally started in Hyrum and expressed appreciation for the City's early support. The organization is making adjustments to its program and is interested in partnering with community events rather than hosting stand-alone Saturday markets. She indicated that the Kids Market participates in approximately 20 markets each year and would like to hold about half of those markets in Hyrum, partnering with events such as Hot Wheels, the Water Fight with the Firefighter event, and other community activities. She thanked the City for giving the organization the opportunity to start in Hyrum and noted that the Kids Market is now receiving larger funding opportunities as the program continues to grow.

Councilmember Rasmussen said he is a strong supporter of the Kids Market and noted that the market's participation during the Hot Wheels event was a positive experience. However, he expressed that he is not in favor of adding commercial activities to certain community events, specifically mentioning the Water Fight event, which he feels should remain focused on community participation rather than commercial activity. The Fourth of July celebration could be a good opportunity for the Kids Market to participate.

Trisha Clair responded that there are times when commercial activities can enhance community events. She explained that the organization tracks where participating children are from and has found that when events are held in Hyrum, most of the participating youth vendors are from Hyrum or nearby communities. She asked if the Kids Market could rent the Civic Center for the hourly price to host a meeting.

The City Council agreed that the Kids Market could rent the Civic Center for the hourly rental rate but would need to comply with the rental rules (including deposit fee, rental on Tuesday or Wednesday when hourly rates are allowed).

The discussion continued regarding potential opportunities for collaboration between Hyrum City and the Cache Valley Kids Market at future community events.

TRAVIS HOBBS, UTAH FORESTRY FIRE AND STATE LANDS - TO REQUEST WAIVING FEES FOR THE RENTAL OF THE AJ'S PARK, CANYON LODGE, AND CAMPGROUND FOR THE NORTHERN UTAH WILDLAND ENGINE TRAINING THROUGH MAY 28 TO 31.

Travis Hobbs with Utah Forestry, Fire and State Lands requested that the City waive the rental fees for the AJ's Park, Canyon Lodge, and Canyon Campground with pavilion for the Northern Utah Wildland Engine Training that is scheduled for May 28 through May 31. AJ's Park would serve as the home base but much of the training would take place in surrounding communities. The training is expected to bring over 100 participants, with approximately 35 to 40 campsites needed, and they would like to reserve the entire complex and pavilion. This is a great opportunity for training and Hyrum Fire Department will have people in attendance.

Councilmember Michael Nelson asked whether there would be any activities that members of the City Council could attend.

Travis Hobbs said there would probably be some type of event the City Council could attend but the details are still being finalized. Once the schedule is complete he will give Hyrum City a copy of it with the events the Mayor and City Council could attend.

Councilmember Michael Nelson also asked if there would be helicopters involved in the training.

Travis Hobbs stated that helicopters maybe brought in for training purposes, if they are not needed elsewhere.

A short discussion ensued as to the rental of the facilities and the benefit of the training to our local fire fighters. The Canyon Lodge is a day facility only. The septic tank from the Canyon Lodge is unable to handle events with more than 30 people, and the Canyon Campground restroom has a holding tank that would not be

able to accommodate that many people. The Northern Utah Wildland Engine Training would need to provide portable restrooms for the training rather than using the Canyon Lodge and the Campground restrooms.

ACTION

Councilmember Adams made a motion to waive the rental fees for AJ's Park, Canyon Lodge, and Canyon Campground with pavilion for the Northern Utah Wildland Engine Training May 28 through May 31. Councilmember Rasmussen seconded the motion and Councilmembers Adams, Foulger, Michael Nelson, NaLyn Nelson, and Rasmussen voted aye. The motion passed.

HYRUM FIRE CHIEF TONY STAUFFER - TO PRESENT A PROPOSAL FOR HYRUM TO PROVIDE GROUND AMBULANCE SERVICE, ADVANCED EMT AMBULANCE SERVICE, AND MEDICAL STANDBY SERVICES FOR HYRUM CITY LIMITS ALONG WITH CONTRACTING A PARAMEDIC SERVICE WITH A NEIGHBORING DEPARTMENT.

Fire Chief Tony Stauffer said Assistant Chief Luke Schmid has been the lead on working on a proposal for Hyrum City to provide ground ambulance service, advanced EMT ambulance service, and medical standby services for Hyrum City limits along contracting a paramedic service with a neighboring department.

Assistant Chief Luke Schmid asked the City Council to consider what the City's number one priority should be regarding emergency medical services, specifically focusing on the level of care and response times the City wants to provide. He explained that a target response time of three to six minutes would be ideal. Moving to a full-time ambulance service could potentially cut response times in half and make Hyrum more self-sufficient. He stated that if the City is not satisfied with the level of service currently being provided, it should consider looking at different service options. By operating its own ambulance service, Hyrum City would be able to dictate the type and level of service it receives. The Hyrum City Fire Department (HFD) presented a proposal to establish and operate a ground ambulance service providing Advanced EMT (AEMT) level care within Hyrum City limits, while contracting with a neighboring department for paramedic-level services when needed. HFD has served the community as a volunteer fire department since 1954 and has provided quick response medical services since 1981. Department representatives stated their goal is to expand services as the city grows while maintaining high-quality emergency medical

response. The proposal includes hiring six full-time firefighter/AEMTs to provide 24/7 ambulance coverage, along with a full-time Fire Chief and Assistant Chief to oversee operations and administrative duties. Volunteers would continue to assist during evenings, weekends, and as needed. The department currently has 11 AEMTs, nine EMTs, two individuals in EMT training, and one in AEMT training, which they believe positions the department well for the transition. Emergency calls would continue to be dispatched through the Logan City Police 911 Communications Center, with the Hyrum Fire Station responding with an ambulance staffed by at least one AEMT and one EMT, along with additional personnel in a support vehicle if necessary. A contracted paramedic would respond when higher-level medical care is required. Having a local ambulance could reduce response times to approximately 3-6 minutes, improve service reliability, and allow the City greater control over the level of care provided. They also noted that Hyrum currently pays approximately \$190,000 annually for ambulance service, while an estimated \$300,000 in revenue from ambulance billing leaves the community. Hyrum citizens are paying nearly three times the rate for ambulance services, yet none of that revenue returns to the community.

Council members discussed the potential benefits and concerns of the proposal, including response times, financial impacts, service coverage for neighboring communities, and long-term sustainability. Questions were raised about staffing requirements, facility space for on-duty personnel, equipment costs, and whether operating a smaller service area would be cost-effective compared to the current county system.

Assistant Chief Luke Schmid said that the first year would require increased investment, but future opportunities could include serving neighboring communities and retaining ambulance revenue locally. The proposal also included the possibility of acquiring two ambulances, with one serving as backup or supporting future growth.

Council members expressed appreciation for the department's professionalism and preparation, while noting that additional evaluation of costs, service area considerations, and coordination with county services would be necessary before making a final decision.

Councilmember Rasmussen commented that the taxes used for ambulance services would still come from Hyrum residents.

Mayor Miller said Hyrum City could provide quicker response time for Paradise, Nibley, and Millville if they were to join with Hyrum City.

Councilmember Adams said Cache County currently has an ambulance located in Hyrum.

Assistant Chief Luke Schmid said establishing a local ambulance service could also reduce fire department response times by half. He explained that Hyrum currently has 22 EMT volunteers who assist with ambulance calls, which helps reduce staffing costs because fewer full-time personnel would be required and volunteers can provide backfill coverage. He emphasized that volunteers are a major part of Hyrum City's operations.

Mayor Miller discussed the County's ambulance service and stated that one of his goals would be to negotiate with the County to take ownership of the East Fire Substation, suggesting that the ambulance service could be based there. He stated this could further strengthen the community.

Councilmember Rasmussen said typically the larger the service area, the lower the cost per household. He explained that the County ambulance system currently distributes costs across the entire south end of the valley, including unincorporated areas. He questioned whether operating a service for a much smaller area would truly be more cost effective, noting that the County is not making significant profits on ambulance services.

Mayor Miller added that ambulance service discussions also involve the south end of the valley.

Assistant Chief Luke Schmid said the City currently pays \$190,000 annually, while a used ambulance could cost between \$50,000 and \$70,000, with approximately \$350,000 needed for equipment to fully outfit the ambulance. Hyrum Fire Department currently responds to approximately 20 fire calls per month, including car accidents, medical calls, and CO₂ calls, many of which require ambulance response.

Councilmember Rasmussen said hiring six full-time employees and two administrators to ensure 24/7 coverage would also require providing living quarters.

Assistant Chief Luke Schmid explained that living quarters would likely be addressed in Phase 3 of the project. In the meantime, two existing offices could be converted into bedrooms. The current fire station already includes a kitchen and restrooms, and only minimal expenses such as beds and dressers would be required.

Fire Chief Tony Stauffer commented that operating a local ambulance service could ultimately be cheaper per household. He also noted that if communities such as Paradise receive a medical call, Hyrum may not have an ambulance available, and an ambulance from Wellsville is often dispatched. He stated that the long-term goal would be to start with two ambulances.

Councilmember Rasmussen asked whether the County would still provide ambulance service and if the City's ambulance could serve as a backup. He questioned whether having two ambulances located in Hyrum would be advantageous.

Fire Chief Tony Stauffer responded that the first year would likely require increased costs, but by the second year the City could potentially offer services to other communities once it obtained the proper licensing.

Assistant Chief Luke Schmid said that having additional equipment and a second ambulance would provide a backup unit in case one ambulance was unavailable due to maintenance.

Councilmember Adams expressed concern that if Hyrum begins providing service to other communities, the City could eventually face the same service demand issues it experiences now.

Councilmember Nalyn Nelson said call volumes will likely continue to increase and that having two ambulances would help accommodate future growth.

Fire Chief Tony Stauffer said that the goal is for ambulance service revenue to remain within the City.

Mayor Miller said Hyrum's Fire Department is one of the most organized and well-trained small city fire departments in the valley.

Councilmember Rasmussen said he appreciated the effort that had gone into researching the proposal but remained concerned about the financial implications.

Councilmember Michael Nelson asked whether there would be adequate space for two ambulances.

Mayor Miller said the City is working with Cache County about acquiring the ambulance building near the Hyrum tennis courts.

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

Tyler Weese said he wanted to discuss the possibility of a Planned Unit Development for additional densities at 360 North 400 West. He appreciates everyone's time and the opinions that have been expressed earlier tonight. He has reviewed minutes from previous meetings and understands the concerns regarding the property in its current condition, including infrastructure limitations and hesitation from nearby residents. His goal is to help fix existing problems and improve the area for everyone. He asked the City Council if there was a reasonable path forward for a Planned Unit Development.

Councilmember Rasmussen said if Tyler was to move forward with a Planned Unit Development would the additional buildings be apartments or owner-occupied units.

Tyler Weese said the development is intended to address affordable housing needs and would consist of owner-occupied townhouses.

Councilmember Rasmussen said incentives often exist for townhomes and condominiums, some buyers later convert those units into rental properties. He asked whether Tyler would consider deed restricting the property to require owner occupancy in order to qualify for affordable housing considerations. If the development included deed-restricted units it could help address concerns related to affordable housing while maintaining neighborhood stability. He also mentioned building codes and other considerations.

Councilmember Foulger asked how the development would mitigate privacy concerns, specifically regarding buildings overlooking neighboring properties. Landscaping along the borders of the property is a potential solution if this were to be considered.

Mayor Miller stated that the concerns raised by residents are legitimate. This project falls under inner-block development, meaning the buildings would be located within the center of an existing block. If the structures are two stories, they could

overlook four neighboring backyards, which could feel intrusive to nearby residents. Protecting the privacy of Hyrum residents is important and that screening those views could be difficult. Hyrum has a strong community reputation, and any development should improve the area rather than create additional concerns.

Councilmember Rasmussen discussed possible design considerations, including installing sidewalks along the frontage of the property and ensuring there are safe places for children to play. PUD developments typically require playground areas and fencing. Potential layout options, such as placing one building in the center of the L-shaped property and one on each end to minimize impact on neighboring properties.

Councilmember Michael Nelson said the City must also consider the impact on public services, and this proposal does not appear to be favorable in the eyes of many citizens. He expressed hesitation about approving the project as a PUD.

Councilmember Nalyn Nelson said how could the developer guarantee that the property would be cleaned up, maintained, and that the development would not create additional problems for the neighborhood.

Tyler Weese said his intention to improve the property and address the concerns raised by residents and the Council.

Councilmember Adams said Councilmember Rasmussen lives next to a fourplex and has not experienced problems with that type of housing. Multi-unit housing can work successfully in some neighborhoods.

INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:

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

Mayor Miller said Resolution 26-07 grants authority to the Hyrum City Recreation Manager to establish fees for new recreation programs, activities, and events.

Recreation Manager Robert Stroud explained that the resolution would allow him to create new programs and set associated fees without needing to return to the City Council for approval each

time he created a new program. He stated this would allow programs to be implemented in a more timely and efficient manner.

Mayor Miller expressed support for the proposal, stating it would be a beneficial change.

Councilmember Michael Nelson said historically the City Council has reviewed program fees individually and that discussions often include differing perspectives on what is best for the community. He indicated he would prefer that new program fees continue to be brought before the Council for review.

Councilmember Adams stated that the proposed fees for City residents would not exceed \$50 and expressed confidence in staff to make appropriate decisions. The Recreation Manager was hired to perform the job and works closely with the Mayor, and he believes the City Council should have trust in City employees to carry out their responsibilities.

Councilmember Foulger said the fees being discussed are relatively small and that granting this authority could make it easier to introduce new programs. She indicated she did not have concerns about approving this resolution since the maximum fee is a reasonable cost for any program.

Councilmember Rasmussen said he agrees with Councilmember Michael Nelson. City programs and their associated fees should still be placed on the agenda for City Council review and approval. The Recreation Manager supports multiple departments including the parks, museum, library, and senior center. He expressed concern that expanding programs could overextend staff resources. Developing new programs takes time and the Recreation Manager is also responsible for community development.

Recreation Manager Robert Stroud said recreation programs have a positive impact on the youth in the community. He noted that the Jr. Jazz program had approximately 450 participants, with about 52% from Hyrum, providing more opportunities for youth to participate in team sports. If other departments such as the museum, library, or senior center require assistance, they can coordinate with the Recreation Department as needed.

ACTION

Councilmember Foulger made a motion to approve Resolution 26-07 grants authority to the Hyrum City Recreation Manager to establish fees for new recreation

programs, activities, and events. Councilmember Adams seconded the motion and Councilmember Adams voted aye, Councilmember Foulger voted aye, Councilmember Michael Nelson voted nay, Councilmember NaLyn Nelson voted aye, and Councilmember Rasmussen voted nay. The motion passed three to five.

RESOLUTION 26-08 - A RESOLUTION AMENDING AN AGREEMENT BETWEEN HYRUM CITY ("CITY") AND THE DIRECTIVE BOARDSHOP ("DIRECTIVE") FOR OUTDOOR RECREATION SKATEBOARDING PROGRAMMING AND COMMUNITY ENGAGEMENT INITIATIVES TO ESTABLISH UNIFIED PROGRAM FEES.

Mayor Miller said Resolution 26-08 is a resolution amending an agreement between Hyrum City ("City") and the Directive Boardshop ("Directive") for outdoor recreation skateboarding programming and community engagement initiatives to establish unified program fees.

Recreation Manager Robert Stroud said the purpose of the program is to teach youth in the community how to skateboard while providing a structured and safe learning environment. If there were any partnerships or formal agreements associated with the program, they would need to be approved by the City Council. Hyrum City would assist with the administrative side of the program, including registrations, but the City would not be responsible for advertising or sales on Directive's website, including skateboard purchases. Participants may have the option to purchase a skateboard that could be provided at the first lesson. He added that this agreement is similar to the one currently used by Smithfield City with Directive Boardshop. Each session would accommodate approximately 30 participants, and Directive would provide staff to run the entire program. Hyrum City would conduct background checks on the instructors involved.

Councilmember Foulger said the program has been offered at Smithfield City for approximately five years and they have been extremely impressed with the Directive staff. The program has been very successful, typically running five-week sessions with 20 to 30 participants per session, and that the sessions regularly fill.

Councilmember Rasmussen expressed concern that the program represents a business opportunity for Directive, noting that Directive receives 30% of the cost, while the City is providing use of the skateboard park at no charge to a commercial business. He asked whether the skate park would be unavailable to the public

during lesson times and suggested that if the facility is reserved for a number of hours each week, those times should be clearly restricted. There is high demand for the skateboard park and the City should be cautious about allowing a business to use the facility at no cost.

Recreation Manager Robert Stroud said sessions are scheduled in the morning, which is typically a less utilized time at the park.

Councilmember Michael Nelson asked whether there is a restroom available at the skate park and suggested that first aid equipment should be available on site. He would support the program provided that first aid supplies are available during lessons.

Councilmember Rasmussen suggested that if first aid equipment is needed, it could be stored in the shed at the skate park so it would be accessible when necessary.

ACTION

Councilmember Foulger made a motion to approve Resolution 26-08 a resolution amending an agreement between Hyrum City ("City") and the Directive Boardshop ("Directive") for outdoor recreation skateboarding programming and community engagement initiatives to establish unified program fees with the following changes: Section 5. change "Paddle" to "Directive"; and Section 4.a. City, Directive, Facilities and Priority after "scheduling coordination: add "Storage Facility,". Councilmember NaLyn Nelson seconded the motion and Councilmember Adams voted aye, Councilmember Foulger voted aye, Councilmember Michael Nelson voted aye, Councilmember NaLyn Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

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.

Mayor Miller said Ordinance 26-09 is 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.

Brad James stated he would like the opportunity to open a farm-based agritourism venture next to a pond. He has been working with Tony regarding zoning and understands that a conditional use permit is required to proceed. He wants to have a reception venue in the old barn on the property.

Councilmember Rasmussen said the ordinance allows conditional uses for certain activities, he does not see weddings explicitly fitting within the definition of agritourism. He expressed concern about noise from scheduled events, both indoors and outdoors, and the potential impact on a residential agricultural area. Noise control is important to neighboring property owners and maintaining compatibility with the surrounding rural environment.

Mayor Miller said he supports opportunities that preserve farming. Noise concerns could be addressed by adhering to the City's sound ordinance (no noise after 10:00 p.m.) and thanked Brad for the potential community benefit of the project.

Councilmember Foulger asked about regulatory requirements, including food handling permits, sanitation stations, and whether a minimum percentage of land must remain in active agriculture to qualify as agritourism.

City Planner Tony Ekins said food handling permits and business licensing would regulate any food-related activities. The property already qualifies under County agritourism standards and compared it to a similar wedding venue between Hyde Park and North Logan. He clarified that overnight accommodations would not be included in this proposal.

Councilmember NaLyn Nelson expressed concern that the ordinance does not clearly define weddings as an allowed agritourism activity. She also requested a site visit to better understand the location.

Councilmember Rasmussen said residential areas are typically quieter, and that activities such as bands, noise, traffic, and dust would need to be managed.

Councilmember Michael Nelson asked about liability insurance, and that Utah statutes provide guidance for agritourism activities and that insurance options are available. There should be a limit to the number of attendees.

City Planner Tony Ekins said in a residential zone, the number of guests could be limited, and off-site parking is necessary because neighborhood streets cannot accommodate large events.

Lana James said she appreciated the City's support and is hoping to get approval soon. They have been working on this since last fall.

City Planner Tony Ekins said he would review the proposed ordinance and make necessary amendments and then consult the City Attorney to ensure another public hearing isn't required.

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.

Mayor Miller said Ordinance 26-10 is 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. The City's current light manufacturing zoning includes properties with an existing sawmill. If the sawmill use were to expire, it could potentially remain as a legal nonconforming use for up to 12 months.

Councilmember Rasmussen proposed removing language related to residential facilities and eliminating references to housing

opportunities from the draft ordinance. He also clarified that removing the light manufacturing zone does not impact existing housing components.

City Planner Tony Ekins said before the City Council adopts this ordinance he will consult with the City Attorney regarding facilities for the elderly and clarification of nursing homes.

OTHER BUSINESS:

DISCUSSION AND RECOMMENDATION ON ELITE HALL ANNEX.

Mayor Miller said he wanted to have an open conversation about the Elite Hall Annex. He is not in favor of the annex and would prefer the City fix what already exists. There are ways to remodel the interior of the Elite Hall for the main floor to include two restrooms and a warming food area. An ADA ramp could be built on the exterior of the building without having an annex built. By not adding onto the Elite Hall it keeps the historical look of the building and does not require more money to be spend on the Elite Hall. There is a lot of work that needs to be done on the interior and exterior of the Elite Hall: 1. A new roof is needed; 2. Windows installed; 3. The front of the Elite Hall fixed and possibly an awning installed; 4. Replacement of front doors; 5. The lathe and plaster repaired; and 6. Flooring replaced. Fixing what already exists in the Elite Hall will more cost effective and avoid the appearance of an added structure.

Museum Director Jami VanHuss said under the direction of previous city administrators, city councils, and mayors, we have been working over the last ten year toward making the Elite Hall a more sustainable, functional, accessible, and energy efficient community space. The Hyrum Historic Preservation Commission and Hyrum Heritage Foundation both groups of Hyrum's citizens have conducted community surveys, worked with the state historic preservation office (SHPO) and other community partners, and hosted a variety of fundraisers and free community events to determine the appropriate trajectory for restoration based on best practice and citizen opinion. As we commence 2026, they city has budgeted \$200,000 and received \$180,000 in RAPZ grant funding to build an annex, which will increase the Elite Hall's accessibility and make it more functional for the types of events desired by community members. She is here tonight to provide information, and answer questions so the City Council can determine the best course of action to pursue. Community members from the Hyrum Historic

Preservation Commission and Hyrum Heritage Foundation are present tonight to answer any questions as needed.

Councilmember Rasmussen asked how many Council Members have attended Jazz Nights. He suggested reserving decisions on constructing an annex until a major event can be observed in person. Jazz Nights occur three nights a year, high school events have been held two to three times a year, and live bands are scheduled seven to eight times annually. The property in front of Elite Hall is within the UDOT right-of-way. If new construction were proposed in that area, an awning would likely not be permitted. He expressed concerns about safety, as loading and unloading currently blocks traffic. He indicated that an awning could lead to heavier usage and encourage pick-up/drop-off activity in the state right-of-way.

Councilmember NaLyn Nelson said Elite Hall is a historic building and expressed concern that an annex may not maintain the integrity of the original structure. The significant investments have already been made to doors, entries, and restrooms, and suggested prioritizing repairs to the existing building before additional construction.

Museum Director Jami VanHuss emphasized that her goal is to act in the best interest of the City. She noted her 10 years of experience as a city employee and stressed that decisions should be based on facts. She is working closely with the state on historic rehabilitation and explained that RAPZ tax funds may have restrictions on use, limiting flexibility for an annex. All work to date has been community-driven and that she prioritizes stewardship of public funds. Preservation projects typically require multi-million-dollar investments, regardless of an annex.

Mayor Miller said he is frustrated that interior improvements were not considered before the annex was designed. He will continue to look at options for the Elite Hall.

BUDGET REPORT.

City Treasurer Todd Perkins gave a detailed report on the 2025-2026 Operating Budgets.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember NaLyn Nelson said the Senior Center is looking at purchasing new ovens.

Councilmember Michael Nelson said he is going to have an article in the newsletter asking for volunteer ham radio operators to help with the City Emergency Preparedness Program.

Councilmember Foulger said the library had over 4,800 visitors in January. Food for Fines will be taking place in February which will allow patrons to reduce their library fines with a donation of canned goods. She is working on the Easter Egg Hunt and the Youth Council will be helping with that event also.

Mayor Miller said he is working with an engineering company that can address and minimize odors. He has encouraged citizens to call the City and report when they smell an unpleasant odor. He is busy but enjoying the work as Mayor and looks forward to the great things that can be accomplished.

ADJOURNMENT:

ACTION **There being no further business before the City Council,
the Council Meeting adjourned at 10:00 p.m.**

ATTEST:

Steve J. Miller
Mayor

Stephanie Fricke
City Recorder

Approved: March 5, 2026
 As Written