



## PLANNING COMMISSION MEETING

Thursday, April 09, 2026 at 6:30 PM  
Council Chambers, 60 West Main, Hyrum, Utah

### AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, April 09, 2026. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
  - A. [A.](#) March 12, 2026
5. **AGENDA APPROVAL**
6. **PUBLIC HEARING**
  - A. [A.](#) To receive public comment regarding an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Section 17.04.070 Definitions to include manufacturing activities and amending Sections 17.48.020 and 17.49.020 Use Regulations in the Light Manufacturing Zone M-1 and Manufacturing Zone M-2.
7. **SCHEDULED DELEGATIONS**
  - A. [A.](#) Hyrum City, Ordinance Amendment - An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Section 17.04.070 Definitions to include manufacturing activities and amending Sections 17.48.020 and 17.49.020 Use Regulations in the Light Manufacturing Zone M-1 and Manufacturing Zone M-2.
8. **ADJOURNMENT**

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**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 7th day of April 2026. Shara Toone, Secretary.

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD MARCH 12, 2026 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Chairman Stephen Nelson

**PRESENT:** Chairman Stephen Nelson, Commissioner Scott Casas, Averie Wheeler, Paul Willardson (6:34 P.M.), Marty McBride, and Alternate Members Michael Sovine and Emily Webb.

**CALL TO ORDER:** There being 5 present and 5 representing a quorum, Chairman Stephen Nelson called the meeting to order.

**OTHERS PRESENT:** City Planner Tony Ekins and 12 citizens. Secretary Bethany Sproul recorded the minutes.

**PLEDGE OF ALLEGIANCE:** Commissioner Casas led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Commissioner McBride

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on February 12, 2026 were approved as written.

**ACTION**

Commissioner Wheeler made a motion to approve the minutes of February 12, 2026 with the amendment that it is noted that Alternate Member Michael Sovine was present. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, and Wheeler voted aye.

**AGENDA APPROVAL:**

A copy of the notice and agenda for this meeting was posted on the Utah Public Notice Website and Hyrum City's website, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

**ACTION**

Commissioner Casas made a motion to approve the agenda for March 12, 2026, as written. Commissioner McBride

**seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

Commissioner Willardson arrived at 6:34 P.M.

6. PUBLIC HEARINGS

A. To receive public comment regarding a request from Sergio Bustillos to rezone property from Residential Agriculture Zone RA to Light Manufacturing Zone M-1 located at approximately 230 North 100 East.

7. SCHEDULED DELEGATIONS

A. Rezone RA to M-1, Sergio Bustillos - To request recommendation from the Planning Commission to the City Council to rezone property from Residential Agriculture Zone RA to Light Manufacturing Zone M-1 located at 230 North 100 East.

B. Bryan Jorgensen, Kilgore Companies - To seek recommendation from Planning Commission to the City Council for site plan approval for a previously constructed weir system and wastewater discharge located at 410 North 800 East.

8. ADJOURNMENT

**PUBLIC HEARINGS:**

**TO RECEIVE PUBLIC COMMENT REGARDING A REQUEST FROM SERGIO BUSTILLOS TO REZONE PROPERTY FROM RESIDENTIAL AGRICULTURE ZONE RA TO LIGHT MANUFACTURING ZONE M-1 LOCATED AT APPROXIMATELY 230 NORTH 100 EAST.**

City Planner Tony Ekins said that Sergio Bustillos bought this property with the intent of using it for a construction business. There is both residential and industrial property nearby. It is a half-acre property, but Ekins said he was unsure if the property was big enough for what the applicant has in mind. The general plan map from 2008 designates the property for future light manufacturing uses. A different map designates it as a low residential property. City code says that light manufacturing can be located next to residential property. Ekins said that light manufacturing may bring nuisances regarding hours, noise, and dust, which is similar to a situation that the city is dealing with from an application from the 1990s.

**ACTION**

**Commissioner Willardson made a motion to open the public hearing at 6:41 P.M. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

Dustin Hawkes, who lives at 166 North Center Street, said that this site is visible from his home. He said that the long-term impacts to neighbors need to be considered. Businesses eventually expand, which brings more nuisances in the form of noise, odor, and light. What may be approved now can change significantly over five to ten years. Hawkes said he is not opposed to light manufacturing; however, it should not be placed so close to existing homes.

Kathleen Voth, who lives at 25 East 100 North, said she has lived in Hyrum for over 50 years. She said she was not against business, but there are better locations for them than the proposed area. Voth stated that she has seen other businesses that have grown past their potential for being in a residential neighborhood. Light manufacturing is supposed to be a transitional area between manufacturing and residential and minimize nuisances. She said that dump trucks have already been encroaching into the residential area. Voth said that they would welcome Sergio as a residential neighbor.

Rosalie Buck, who lives at 65 East 100 North, stated that she was against the zoning change. She said that it will significantly change the community if more businesses keep coming into their area. She said she is not against small businesses, just new manufacturing coming into their neighborhood.

Ray Lake said that he lives at 210 North 100 East, which is right next to the proposed zoning change. He said that he is opposed to the zoning change. The area he is in is zoned as residential agriculture, and adding light manufacturing would considerably change the feel of the community and encourage more industrial growth in the area. The current operations on the property have already started disrupting the neighborhood, and allowing this zoning change would only allow for more. Lake said he moved to Hyrum for the peace, quiet, and quality of life the city provides. Allowing for more manufacturing will disturb the neighborhood. He asked the city to prioritize the residents.

Melissa Martinez, who lives at 190 North 100 East, said that the neighborhood should remain residential. She said that there are better areas in Hyrum to put light manufacturing businesses. Martinez said that she does not want more noise, dust, and traffic

in her neighborhood.

Glen Voth, who lives at 25 East 100 North, stated that he is opposed to all manufacturing in his neighborhood. There are better places for it to be placed where the business can grow and be less of a nuisance to residents. He does not want to get pushed out of the neighborhood when expansion happens. Voth added that the lot size seems to be too small for what the applicant wants to do.

**ACTION**

**Commissioner Willardson made a motion to close the public hearing at 6:57 P.M. Commissioner Wheeler seconded the motion and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

***SCHEDULED DELEGATIONS:***

**REZONE RA TO M-1, SERGIO BUSTILLOS - TO REQUEST RECOMMENDATION FROM THE PLANNING COMMISSION TO THE CITY COUNCIL TO REZONE PROPERTY FROM RESIDENTIAL AGRICULTURE ZONE RA TO LIGHT MANUFACTURING ZONE M-1 LOCATED AT 230 NORTH 100 EAST.**

City Planner Tony Ekins defined the M-1 zone as an area where light manufacturing can occur in close proximity to residential zones without being detrimental to the quality of life to the residents. Manufacturing facilities should emit the minimum amount of dust, noise, smoke, and odor.

Ekins said that the M-2 zone does not include light manufacturing. The zone's purpose is to provide an area for medium to heavy manufacturing to occur. It allows for higher levels of noise, dust, smoke and odor than the M-1 zone. Restrictions can be applied to businesses whose levels of nuisances are excessive.

Ekins said that light manufacturing zones can work in harmony with nearby residential areas. The cabinet shop keeps their work inside the building. He has not heard any complaints regarding the shop other than odor when the cabinets are getting varnished. Ekins also recognized that there is currently a business in the neighborhood that has been causing disturbances. He said that he can see both sides to the situation.

Commissioner Scott Casas asked if a site plan has been submitted.

Ekins said there is no site plan yet as the use does not qualify for the current zoning.

Commissioner Casas asked Bustillos if he was planning on adding more buildings to the property.

Sergio Bustillos said he was planning on building a shop on the north side of the property.

Commissioner Casas asked if most of the business would be contained in a building.

Bustillos answered yes.

Commissioner McBride asked what type of business Bustillos was running.

Bustillos said that he does concrete and flatwork.

Commissioner Willardson asked if the property would just be used to store equipment or if there would be a type of manufacturing process that would be occurring as well.

Bustillos said it would just be storage.

Commissioner Willardson asked if there was a rule that a dump truck cannot be parked on the property. He asked if the property has to be rezoned.

Commissioner Wheeler said she could not see there being much manufacturing besides maintenance of equipment occurring on the property.

Commissioner Casas said he was concerned about the noise of a diesel truck disturbing neighboring properties. If equipment is kept inside a building, that would best mitigate any noise issues.

Chairman Nelson said that in the M-1 zone, a storage yard is a permitted use, while in the RA zone, it is not allowed.

Commissioner Willardson said he would not be concerned if there was just one dump truck, however, if Bustillos decided to move, and the property was zoned as light manufacturing, it would leave the property open for other uses that may bring more disturbances to the neighborhood.

Chairman Nelson stated that the current general plan map recommends this property to be industrial.

Alternate Member Sovine asked if the three new lots on 200 North

were recommended to be light industrial on the general plan map as well.

Chairman Nelson answered yes. The lots had gone through the subdivision process with the intent that they would all be developed into residential lots. Nelson said he was hesitant to increase the industry footprint further into residential areas, especially where it is unexpected. Due to those reasons, he is not in favor of the zoning change.

Alternate Member Emily Webb said that she has similar concerns. There are already many trucks in the area, and many homeowners purchased the surrounding property expecting the area to remain residential.

Commissioner McBride stated that Hyrum City does want businesses, however, the long-term perspective needs to be considered.

**ACTION**

**Commissioner Casas made a motion to recommend denial to rezone property from Residential Agriculture Zone RA to Light Manufacturing Zone M-1 located at 230 North 100 East, due to the proximity of RA and R2 lots abutting the property. Commissioner Wheeler seconded and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

**BRYAN JORGENSEN, KILGORE COMPANIES - TO SEEK RECOMMENDATION FROM THE PLANNING COMMISSION TO THE CITY COUNCIL FOR SITE PLAN APPROVAL FOR A PREVIOUSLY CONSTRUCTED WEIR SYSTEM AND WASTEWATER DISCHARGE LOCATED AT 410 NORTH 800 EAST.**

City Planner Ekins said that this was another attempt to invite Kilgore to obtain site plan approval for their weir system, however, he has received no response from them. He suggested the Planning Commission to table the item until the applicant is present.

Commissioner Casas asked what would happen if the city denied the site plan approval, even though the structure has already been built.

Ekins said that the system was discovered as Kilgore reached out to the city. The company was planning on releasing the water into the city's wastewater system, which requires special permits. Ekins reached out to Kilgore and told them they needed a permit for this structure. The application was submitted and the fee was

paid, however, they asked to postpone the meeting and have not communicated with staff ever since.

Commissioner Casas said that he spoke with the guy who had designed the weir system. Essentially, it recycles their wash water. He asked if the commission could approve it and move on.

Ekins said that it is an option. However, he was unsure if the City Council would like that. He has reservations about having the application denied as well as the applicants were available once, and they should have the opportunity to defend it. Ekins said he would like to speak with the City Attorney and see if a letter can be sent giving Kilgore thirty days to reach out to the city and be scheduled for a meeting. If that does not work, then the next step would be to disallow use of the weir system until proper permitting is in place. Ekins said that the application is necessary as this project was over 1000 square feet expansion. The city needs their information as this system will affect the city wastewater system. He has reached out multiple times to try to resolve this but has received no response.

Commissioner Willardson said that it is possible that Bryan may not be with Kilgore anymore, so sending a letter from the attorney may get their attention.

**ACTION**

**Commissioner Willardson made a motion to continue site plan approval for a previously constructed weir system and wastewater discharge located at 410 North 800 East. Commissioner Wheeler seconded and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

**ADJOURNMENT:****ACTION**

**There being no further business before the Planning Commission, the meeting adjourned at 7:45 p.m.**

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Stephen Nelson  
Chairman

ATTEST:

\_\_\_\_\_  
Bethany Sproul  
Secretary

Approved: \_\_\_\_\_  
As Written



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Hyrum, Utah 84319  
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## Staff Evaluation

### First Review

**Application:** Hyrum City, Ordinance Amendment – An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Section 17.04.070 Definitions to include manufacturing activities and amending Sections 17.48.020 and 17.49.020 Use Regulations in the Light Manufacturing Zone M-1 and Manufacturing Zone M-2.

**Application Number:** 26-009  
Preparation Date: April 7, 2026  
Applicant Name: Hyrum City

**Planning Commission:** April 9, 2026  
Commission Role: Recommending Body to City Council  
Application Type: Amendment

**Application Overview:** The proposed amendment is to clarify and include specific land use definitions that are currently located within the light manufacturing and manufacturing zones in efforts to better improve communication with land use applicants and identify unique land use minimal requirements with land uses. No existing land use has been removed from the current zoning ordinances.

#### Staff Comments:

1. Staff supports the proposed amendment – first draft.

#### Planning Commission Responsibility:

1. A public hearing must be held by the Planning Commission.

#### Staff Recommendation:

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

#### Stipulations:

1. All proposed amendments shall first be recommended by the Planning Commission for its recommendation to the City Council for its consideration.
2. Staff will submit the proposed amendments to the City Attorney for review and comment prior to submission to the City Council.

#### Findings of Fact:

1. The public hearing was noticed in accordance with Utah Code.

### PROPOSED AMENDMENT – FIRST DRAFT

#### DEFINITIONS

##### 17.04.070 Definitions

Animal farm – “Animal farm” means a land use engaged in agricultural operations where livestock such as cattle, pigs, sheep or poultry are raised for commercial purposes to produce meet, dairy, or eggs.

Auto maintenance – “Auto maintenance” means a land use engaged in proactive and reactive maintenance such as oil changes, tire rotations, windshield replacement, and other similar equipment. In no instance shall wrecking yard or salvage yard be affiliated with the land use. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Auto repair – “Auto repair” means a land use engaged in repairs such as engine diagnosing, service, and repair of automobiles, RVs/campers, trailers, on- or off-road vehicles and other similar equipment. In no instance shall wrecking yard or salvage yard be affiliated with the land use. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Autobody shop – “Autobody shop” means a land use engaged in autobody repair and painting services. In no instance shall wrecking yard or salvage yard be affiliated with the land use. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Bakery – “Bakery” means a land use engaged in the process of making bakery products such as bread, cakes, and pastries that are prepared, processed, or manufactured for sale.

Cell tower – “Cell tower” means a communication tower generally used for cellphone transmission. These large towers are only allowed in industrial, commercial, professional zoned areas and must be setback at least the distance of the height of the tower from any residential properties. Height is limited to what is actually needed by the carrier and security fencing is required around the tower.

Communication facility – “Communication facility” means a land use engaged in transmitting or receiving signals, including towers, antennas, and equipment shelters.

Contractor storage yard – “Contractor storage yard” means a land use engaged in storing, maintaining, or staging of construction equipment, trailers, and storage of bulk materials. In no instance shall high-impact extraction, process, and distribution of aggregate materials be affiliated with the land use. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Fabrication shop – “Fabrication shop” means a land use engaged in cutting, bending, welding, and assembling of raw or semi-finished materials such as steel, metal, wood, or plastics to create customized products or structural components. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Food services – “Food service” means a land use engaged in the preparation, selling, and serving food and beverages to consumers such as full-service fast food and restaurant establishments, catering services, and cafeterias.

Food processing/mill – “Food processing/mill” means a land use engaged in food processing activities that transform raw agricultural commodities into intermediate or finished goods for human or animal consumption.

Incidental outdoor storage – “Incidental outdoor storage” means the storage of subordinate, temporary, or accessory keeping of equipment, goods, or materials outside a building that is directly related to a primary land use that is required to be screened by a minimum of a six-foot tall opaque fence or wall from the view of the public street and/or adjoining property.

Land use – “Land use” means the human management, development, and use of land for economic, social, cultural, and housing activities such as agricultural, recreational, residential, commercial, and manufacturing use.

Light manufacturing – “Light manufacturing” means manufacturing processes which do not emit detectable dust, odor, smoke, gas, fumes, or vibrations beyond the property lines of the lot or tract upon

~~which the use is located, which do not generate noises above a level of 70 decibels measured at the property line, and do not permit direct light to fall on neighboring residential property.~~

Machine Shop – “Machine shop” means a land use engaged in the machining of metal parts, or metal parts thereof are repaired, or where machines or tools, implements, gears, dies, or other metal parts are cut, filed, shaped, or otherwise altered. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Maintenance and repair – “Maintenance and repair” means a land use that is engaged in proactive and reactive repairs and the upkeep, servicing, and restoring of machinery and equipment to working order. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Manufacturing – “ Manufacturing” means medium-impact land uses and/or establishments that involve moderate manufacturing, processing, or raw material transformation that produces moderate noise, dust, smoke, odor, and traffic. Noise disturbances shall be regulated by Title 9 of the Hyrum City Code.

Manufacturing, heavy, “Manufacturing, heavy or Heavy manufacturing” means high-impact land uses and/or establishments that are large-scale industrial operations involving intense manufacturing, processing, or raw material transformation that produces excessive noise, dust, smoke, odor, and traffic. Noise disturbances shall be regulated by Title 9 of the Hyrum City Code.

Manufacturing, light – “Manufacturing, Light or Light manufacturing” means low-impact land uses and/or establishments that involve light manufacturing, processing, or raw material transformation that is compatible with commercial or residential zones. Noise disturbances shall be regulated by Title 9 of the Hyrum City Code.

Packing plant – “Packing plant” means a heavy manufacturing land use that is engaged in the process of preparing and packing agricultural products such as fruits, vegetables, or meat for distribution. Fur processing shall not be considered.

Paint booth – “Paint booth” means a specially designed enclosure constructed of noncombustible materials complying with the requirements of the Fire Code Official that is intended or used for the purpose of painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquids containing any volatile flammable substance in which painting or spraying operations are applied.

Paint shop – “Paint shop” means a land use engaged in the painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquid containing any volatile flammable substance in which painting or spraying operations are applied. All work shall be conducted within an enclosed building, all painting and spraying shall be conducted within a paint booth, and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Painting or spraying – “Painting or spraying” means a primary, secondary, or accessory land use that is engaged in the painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquid containing any volatile flammable substance in which painting or spraying operations are applied. All work shall be conducted within a paint booth. Exemption: Painting or spraying of residential buildings or fences for proactive and reactive maintenance is exempt from this requirement.

Public structure – “Public structure” means a land use engaged in a specialized functional use of government entity or public agency such as courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, sewer plant, stormwater storage, etc.

Sand and gravel operation – “Sand and gravel operation” means a heavy manufacturing land use engaged in high-impact extraction, process, and distribution of aggregate materials such as asphalt, concrete, gravel and sand with the use of heavy equipment and machinery.

Self storage – “Self storage” means a land use engaged in the storing of personal property or personal belongings within an enclosed building and outdoor storage completely screened from public view.

Service industries – “Service industries” means a land use engaged in providing intangible, low-impact services such as a barber shop, clinic and doctor offices, dentists, laundry and tailors, and other comparable services often located within or acting as a buffer zone between manufacturing and commercial or residential land uses.

Storage of autos - “Storage of autos” means a ~~tract of land use~~ devoted to storing operative and/or inoperative automobiles, RVs/campers, trailers, on- and off-road vehicles and/or other similar equipment vehicles that is enclosed by a minimum of a six-foot tall opaque fence or wall of at least eight feet in height, and which accommodates, on a continuing basis, the storage of such automobiles and/or vehicles. Storage of operative automobiles/RV's, in good repair, may be allowed within a six foot enclosure, wall, or fence, as determined by the Planning Commission. In no instance shall wrecking and/or salvage operations yard be affiliated with the land use of the land.

Warehouse – “Warehouse” means a land use engaged in storing raw materials, goods, or other merchandise such as dry or cold storage, packing and storing, and distribution. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Wrecking or salvage yard ~~for autos or parts~~ – “Wrecking or salvage yard ~~for autos or parts~~” means a ~~tract of land use devoted to engaged in~~ wrecking, dismantling or salvage operations where automobiles, other vehicles and/or machinery are subject to being dismantled, compacted or similarly processed. All such operations, inclusive of storage of vehicles, shall be completely enclosed by a minimum of a six-foot tall opaque fence or wall at least eight feet in height, except for a maximum of two gates or more than twenty feet wide.

## LIGHT MANUFACTURING ZONE M-1

### 17.48.020 Use Regulations

In this zone, no land use shall be permitted except those designated below.

#### A. Permitted uses:

1. Auto maintenance and auto repair
2. Kennel
3. Light Manufacturing-manufacturing establishments plants (no excessive noise, dust, smoke, or odor)
4. Maintenance and repair facilities
5. Paint shops
6. Self storage~~Storage units, commercial~~ warehouses
7. Contractor Storage-storage yards (i.e. sand, gravel, lumber, etc.)
8. Office buildings
9. Public structures ~~(i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, etc.)~~
10. Communication facilities, cell tower (radio, television, telephone transmission, etc.)
11. Service industries~~Industries (i.e. laundry, barbers, clinics & doctors offices, dentists, tailors, and other comparable uses).~~

~~12. Food services~~Service (i.e. restaurants, tailors, and other comparable uses).

~~12-13.~~ Autobody shop

B. Permitted accessory uses:

1. Combustible and flammable liquids over 500 gallons

a. Combustive and flammable liquids stored in containers in excess of 500 gallons are permitted in this zone provided the following conditions are met:

(1) Must meet all of the requirements of the uniform building and fire codes.

(2) Must be emplaced in such a location as to allow loading and unloading operations to be away from public sidewalks and roadways.

C. Conditional uses:

1. Retail sales (Ord. 08-10; 10-02)

2. Health Club (Ord 25-03)

3. Fabrication shop

## MANUFACTURING ZONE M-2

### 17.49.020 Use Regulations

In this zone, no land use shall be permitted except those designated below.

A. Permitted uses:

1. Auto maintenance and auto repair

2. Kennel

3. Manufacturing ~~establishments~~plants (no excessive noise, dust, smoke, or odor)

4. Maintenance and repair facilities

5. Paint shops

6. ~~Self storage~~Storage units, ~~commercial~~warehouses

7. ~~Contractor Storage~~storage yards (i.e. sand, gravel, lumber, etc.)

8. Public structures ~~(i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, sewer plant, etc.)~~

9. Communication facilities, cell towers (radio, television, telephone transmission, etc.)

10. Bakeries

11. Food processing/mills

12. Office buildings

13. Retail Sales

~~13-14.~~ Autobody shop

B. Permitted accessory uses:

1. Combustible and flammable liquids over 500 gallons

a. Combustive and flammable liquids stored in containers in excess of 500 gallons are permitted in this zone provided the following conditions are met:

(1) Must meet all of the requirements of the uniform building and fire codes.

(2) Must be emplaced in such a location as to allow loading and unloading operations to be away from public sidewalks and roadways.

C. Conditional uses:

1. Animal farms ~~(fowl, cattle feedlots, etc. -- No fur processing plants)~~

2. Packing plants

3. ~~Auto-wrecking yards~~Wrecking or salvage yard

4. Sand and gravel operation, gravel, asphalt operations

5. Heavy manufacturing establishments industry with potential for moderate noise, smoke/dust

6. Office building

7. Sexually-oriented business

8. Storage of autos

9. Fabrication shop

10. Machine shop