



CITY COUNCIL MEETING WORKSHOP

Thursday, February 19, 2026 at 5:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum City Council Meeting Workshop to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 5:30 PM, February 19, 2026. The proposed agenda is as follows:

1. **ROLL CALL**
2. **CALL TO ORDER**
3. **WELCOME**
4. **AGENDA ADOPTION**
 - 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.
5. **ADJOURNMENT**

Stephanie Fricke
City Recorder

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speakerphone. The speakerphone will be amplified so that the other Council Members and all other persons present in the Council 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 at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, 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 **13th day of February, 2026**. Stephanie Fricke, MMC, City Recorder.



60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council
From: Larry Coleman, Power Department Superintendent
Date: 2/12/2026
Subject: Discussion on New Substation

Summary: Power & Light Department would like to open discussion on a proposed new substation at approximately 900 East Sr 101. Hyrum City owns a parcel of ground that would be perfectly suited for this expansion of our power system. We are currently in the process of rebuilding our transmission line in this area, which provides power to a majority of Hyrum City. This transmission line runs directly in front of this proposed parcel on which the substation would be located, which makes it ideal to connect the substation to the transmission line. We currently have an existing substation located at 50 N SR165(800 East). This existing substation is at capacity and has outdated electrical controls and breakers. The new substation would replace the existing substation and would remove the exposure off of the very busy highway 165. It would also create more room in the existing ball field area. As Hyrum City continues to grow and our electrical loads increase, this new substation will be an essential asset for the area. There is a substantial amount of property to the north and east that would be serviced by this new substation. We are working with an electrical engineer to maximize the potential for growth in this substation.

Recommendation:

Larry Coleman is recommending the construction of a new substation for continued growth and sustainability.

City Council Meeting Details:

- Meeting Date: 2/19/2026
- Council Role: Discussion only

Attachments:

5

**Cost Estimate For
Proposed Substation
900 East SR 101**

Initial estimate and comparable done by an electrical engineering firm have come back between **6-7 million dollars**. This would be the cost if we contracted the whole thing out from design and engineering to construction all the way through commissioning of the substation.

We can reduce costs by doing a lot of the construction work in house with our own department. It will take a considerable amount of man hours which we will have to coordinate between other projects throughout the city as well as general maintenance of the power system.

Our largest individual budget items and the ones with the longest lead time will be;

- 25mva power transformer at a cost of around \$1,500,000 with a lead time of 60-70 weeks**
- Control building at a cost of \$1,500,000 with a lead time of 50-60 weeks**

The substation is anticipated to be funded by a combination of annual revenues, impact fee collections and department reserve funds.

03-0035
MAC
RTIES LLC

01-003-0005
JACK B PARSON
COMPANIES

165'

Gate to substation on
his side of lot.

115'

01-003-0023
HYRUM
CITY CORP

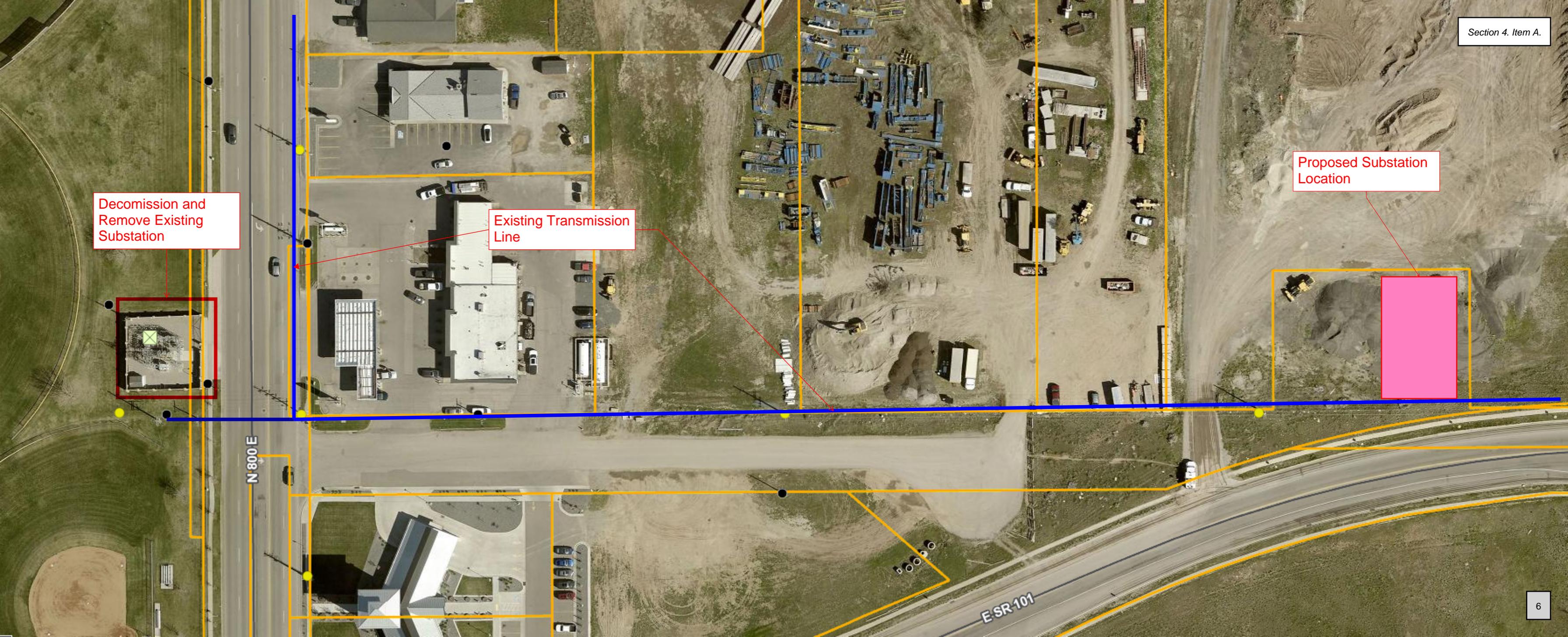
19-030-1426
UTAH DEPT OF
TRANSPORTATION

Shared access with
Land owner

19-030-1407
UTAH DEPT OF
TRANSPORTATION

01-003-0016
JS HYRUM LLC

01-003-003
HYRUM
ASSOCIATE



Decommission and Remove Existing Substation



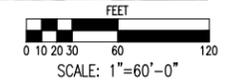
Existing Transmission Line

N 800 E

Proposed Substation Location



ESR-101



No.	DATE	BY	APP	REVISION	REFERENCE DRAWING	NUMBER
A	01/14/26	KAC	ML	ISSUED FOR REVIEW		



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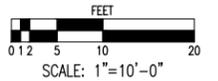
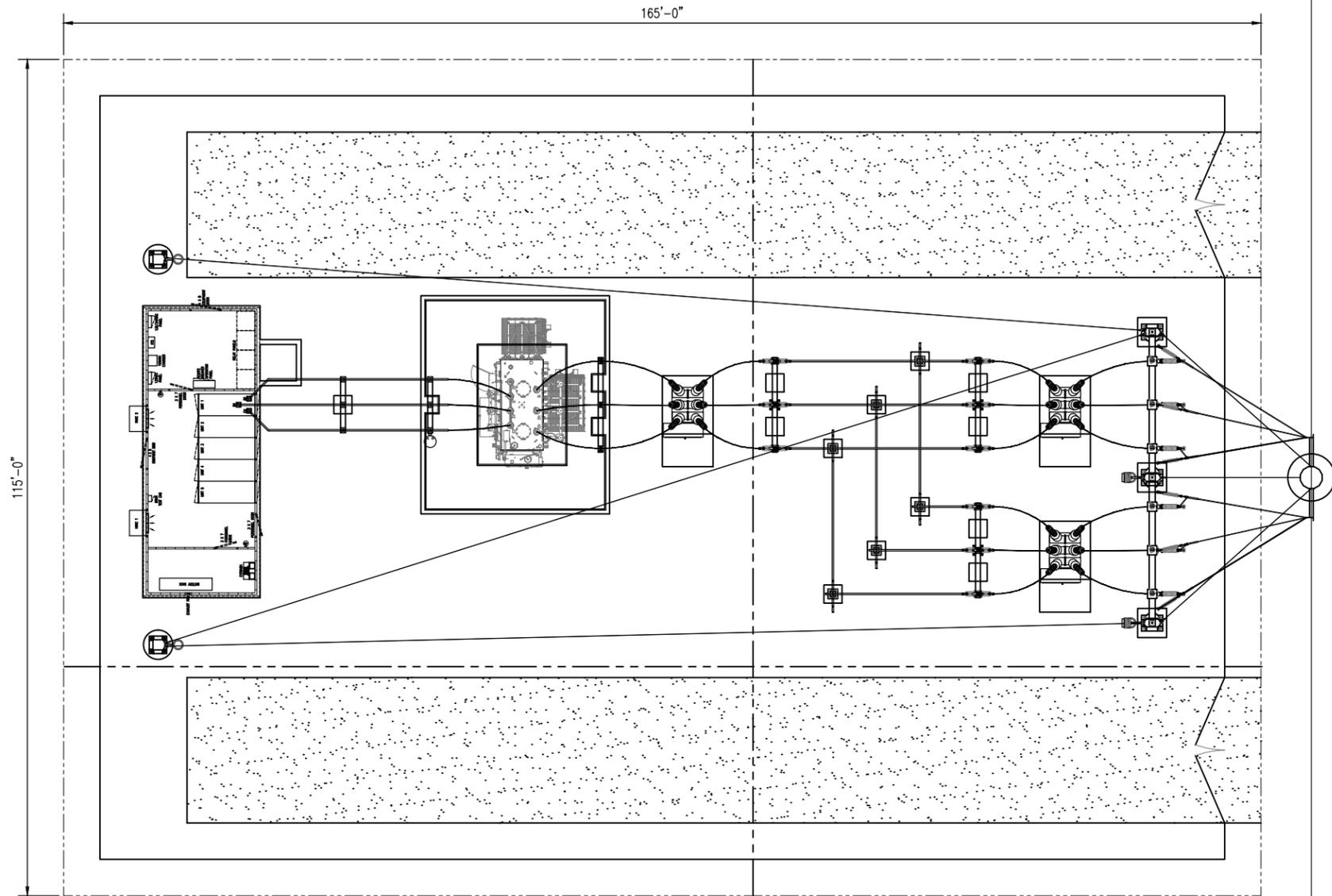
Des By:	KAC	Date	01/14/26
Drawn By:	KAC	Date	01/14/26
Chk'd. By:	ML	Date	01/14/26
ENGR.	ML	Date	01/14/26
APPD.	ML	Date	01/14/26
APPD.	-	Date	-

NOT FOR CONSTRUCTION

**HYRUM CITY POWER & LIGHT
SUBSTATION #2
46kV - 12.47kV 25 MVA
SITE PLAN**

SCALE: 1"=60'-0" DRAWING No. **038 SITE** REVISION **A**

Project No. 038-002



NOT FOR CONSTRUCTION

**HYRUM CITY POWER & LIGHT
SUBSTATION #2
46kV - 12.47kV 25 MVA
PROPOSED LAYOUT**

SCALE: 1"=10'-0" DRAWING No. **038 SUB 2** REVISION **A**
Project No. 038-002

No.	DATE	BY	APP	REVISION	REFERENCE DRAWING	NUMBER
A	01/14/26	KAC	ML	ISSUED FOR REVIEW		



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Des By:	KAC	Date	01/14/26
Drawn By:	KAC	Date	01/14/26
Chk'd. By:	ML	Date	01/14/26
ENGR.	ML	Date	01/14/26
APPD.	ML	Date	01/14/26
APPD.		Date	

CONFIDENTIAL



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Hyrum, Utah 84319
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City Council Agenda Information

To: Mayor Miller and City Council
From: Jami Van Huss, Museum Director
Date: February 12, 2026
Subject: Elite Hall Discussion

Summary: Under the direction of the city administrator, city council, and mayor, 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 museum director, along with 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. At the request of the Hyrum City Mayor, the Museum Director Jami Van Huss will discuss the attached Elite Hall Progress and other Data 2026 sheet, and provide any needed context, additional 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 will be present to answer any questions as needed.

Recommendation:

Museum Director Jami Van Huss is recommending the city council determine the best course of action to take with the restoration of the Elite Hall so she can proceed with both the work and spending the RAPZ funding within the required timeframe.

City Council Meeting Details:

- Meeting Date: February 19, 2026
- Council Role: Information, discussion, possible vote

Attachments:

1. Elite Hall Progress and other Data 2026

Hyrum City's investment in Elite Hall since 2015

2015	CLG Grant match for Feasibility Study	\$9,100
2015	Survey of Hyrum residents regarding usage	\$150
2015	Rendering of restored exterior	\$300
2017	New parking lot with handicap-accessible stalls, which allows for construction of annex	\$250,000
2017	Paint strip tests of exterior masonry	\$1,250
2017	CLG Grant match for architectural drawings of annex, club room, and restrooms	\$10,000
2019	CLG Grant for modifications to architectural drawings per SHPO	\$8,600
2022	Asbestos removal and portico demolition	\$4,977
2022	Exterior paint removal and masonry repair	\$405,850
2022	Tank rental and electrical costs	\$15,000
2024	CLG Grant for floor repair and resurfacing	\$20,000
2025	CLG Grant for new front windows and doors	\$20,000

TOTAL \$745,227

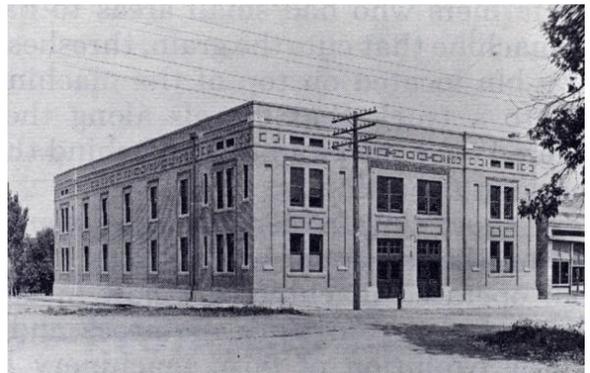
Investments in Elite Hall from other sources since 2015

2015—2025	Volunteer hours of Hyrum citizens	\$82,652
2015—2025	Donations made directly by Hyrum citizens	\$9,845
2015—2025	Donations received through fundraising events	\$15,237
2015	CLG Grant for Feasibility Study from SHPO	\$9,100
2017	CLG Grant for architectural drawings from SHPO	\$10,000
2019	CLG Grant for architectural drawings from SHPO	\$8,600
2019	Cache RAPZ funding for exterior masonry	\$125,000
2023—2024	Engineering work paid by Hyrum Heritage Foundation	\$2,031
2024	CLG Grant for floor repair and resurfacing from SHPO	\$20,000
2025	CLG Grant for new front windows and doors	\$20,000

TOTAL \$302,465

\$1,047,692 has been invested into restoring the Elite Hall since 2015!

\$125,000	Cache County
\$109,765	Hyrum's Citizens/Community
\$745,227	Hyrum City
\$67,700	Utah State Historic Preservation Office (SHPO)



Over the last ten years, **Hyrum City and community members have demonstrated significant investment** following decades of minimal usage and maintenance, which demonstrates widespread support for an updated community cultural center

Major Accomplishments

Exterior Masonry

Before



The Goal
(rendering)



After

Floor

The Goal
(rendering)



After

Before



The NEXT Goal

Annex

- Accessibility
- Large Flex-Space
- SHPO-approved plans

Cost \$700,000

- Hyrum City Budget \$200K
- RAPZ Grant \$180K
- Private Donors \$170K
- **Remaining amount \$150K**

These numbers are not yet included in the investment data



(rendering)

Elite Hall Public Event Attendance

2015—2025 (No paid promotion/marketing)

Event	Date	Attendance
Elite Hall Art & Quilt Show	2015--2018	482
Jazz Nights at Elite Hall	2016--2025	5232
Fall Festival at Elite Hall	2016--2019	1527
New York New Year's Eve	2016--2024	1068
Free Family Movie Night	2017--2025	1749
Grand Old Flag	2017--2024	4650
Patriotic Big Band Swing Dance	2018--2019	204
Community Dance	2024	126
Unquantified Events:		
USU Big Band Swing Dances	2016--2025	
Morning Winter Walkers	2016--2025	
Free Community Exercise Classes	2021--2025	
TOTAL		15,038*

**Please note that this number does not include the unquantified events listed above as well as hundreds of private reservations including dance lessons, family parties, weddings, church meetings, and other cultural events. We conservatively estimate the number of users over the last decade exceeds 50,000 community members.*

In 2015, we conducted a community survey to determine the desired usages of Elite Hall. Data over the last decade continues to support the survey results, which indicate our community values having a space available for both public and private functions:

2015 Elite Hall Survey Results		
<i>What do you want to do at Elite Hall?</i>	Percentage	Rank
Family Reunions/Parties	79%	1
Weddings/Receptions	78%	2
Themed Dances	74%	3
Indoor Walking	74%	4
Holiday Parties	73%	5
Company Parties	69%	6
Dance Lessons	69%	7
Recitals/Musical Events	67%	8
Aerobics/Exercise Classes	61%	9
Indoor Movies	61%	10
Youth Dances	60%	11



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City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: February 13, 2026

Subject: 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.

Summary:

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.

City Council Meeting Details:

- Meeting Date: February 19, 2026
- Council Role: Legislative with Roll Call Vote

Attachments:

1. Prepared ordinance 26-09
2. Draft Amendment
3. January 8, 2026, Planning Commission Meeting Minutes

ORDINANCE 26-09

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits; and

WHEREAS, Section 17.04.040 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, to be amended by the City Council following fourteen days' notice and a public hearing; and

WHEREAS, the City Council has determined there is a need to amend Title 17 to further clarify those regulations governing zoning and other regulations controlling land use and development within Hyrum City.

NOW THEREFORE, upon recommendation of the Planning Commission and following a public hearing as required by Section 17.04.040, the Hyrum City Council hereby adopts, passes, and publishes the following:

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.

1. Section 17.04.070 Definitions of the Hyrum City Municipal Code is hereby added to read as follows:

Agricultural Enterprise - "Agricultural Enterprise" means a farm, ranch, or other agricultural operation.

Agritourism - "Agritourism" means the combination of agricultural production with tourism to attract participants from the general public to an agricultural enterprise for the entertainment, recreation, or education of participants.

Agritourism Activity - "Agritourism Activity" means an activity at an agricultural enterprise that a participant engages in or observes for entertainment, recreation, or education.

Agritourism Operator - "Agritourism Operator" means a person who provides an agritourism activity at an agricultural enterprise.

Artisan Goods Production - "Artisan Goods Production" means products that are produced on the agricultural enterprise in a skilled and traditional way that is made either completely by hand or with the help of hand-tools or even mechanical means, as long the direct manual contribution of the artisan remains the most substantial component of the finished product. (i.e., food, drinks, crafts, soap, or similar consumer products produced on the premises).

Entertainment Uses - "Entertainment Uses" means activities and structures that attract people to events or shows seasonally or periodically that are of a spectator nature. Entertainment can be indoors or outdoors.

Recreational Uses - "Recreational Uses" means activities and structures that are participatory in nature where guests are involved or may be observers. Recreational uses can be indoors or outdoors and correspond to the agricultural enterprise farming season.

2. Section 17.22.030 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.22.030 Use Regulations
C. Conditional uses:
7. Agritourism.

3. Section 17.38.010 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.38.010 Use Regulations
C. Conditional uses:
6. Agritourism.

4. Section 17.64 Agritourism of the Hyrum City Municipal Code is hereby added to read as follows:

17.64 Agritourism.A. Purpose and Intent.

1. The purpose of this chapter is to support the agricultural heritage and rural open space in Hyrum City by providing agricultural enterprises who are committed to maintaining agricultural property the ability to generate additional income from agritourism activities.
2. The intent of this chapter is to create uses that are accessory and incidentally related to an onsite agricultural enterprise that allow visitors coming to come to the site for entertainment, recreational, educational, or similar agriculture-oriented attractions.
3. The city has authority and obligation to regulate safety whenever agritourism attracts groups of people, vehicles, or whenever events concentrate people requiring sanitary facilities, access to public roads, existing safety, emergency access, avoidance of hazards, and fire safety.

B. Conditional Use Permit and Business License Required.

1. No agritourism activity use shall be conducted without first obtaining a conditional use permit and business license.

C. Supplemental Conditional Use Permit Application Narrative.

1. In addition to the conditional use permit application requirements listed in this Title, all agritourism applications shall be accompanied by a detailed narrative describing the agricultural enterprise and the overall vision for the proposed agritourism activities and shall also include the following:
 - a. Description of the anticipated changes to the agricultural enterprise, its general function and maintenance.
 - b. Description of the agritourism activities and how the agritourism is incidental and accessory to the agricultural enterprise, and a plan for how the agritourism operator will ensure the agritourism activities remains incidental and accessory in perpetuity.

- c. Description of the intended customer or clientele base that is expected to participate in the agritourism activities.
- d. Description of agriculturally related and non-agriculturally related types of facilities and equipment to be used for agritourism activities.
- e. Description of anticipated traffic, vehicle circulationscirculation, and parking plan that accommodates the parking needs for both employees and customer or clientele base.
- f. Description of hours of operation and anticipated number of visitors.

D. Plot Plan and Floor Plan Required.

- 1. A plot plan, as part of the conditional use permit, that includes property lines, location of all building structures including setbacks from property lines, entrances, and designated off-street parking.
- 2. A floor plan drawn to scale with labels on rooms indicating the proposed uses and includeincludes the square feet clear floor space area of each room.
- 3. Site plan approval shall be required as regulated by this Title.
- 4. Zoning clearance shall be required as regulated by this Title.

E. Agricultural Enterprise Qualifications and Classification.

- 1. The following establishes the qualifications and classification for agricultural enterprises based on acreage:
 - a. Small Agricultural Enterprise. Includes a legal parcel that is a lot size of one (1) to five (5) acres.
 - b. Large Agricultural Enterprise. Includes a legal parcel that is a lot size greater than five (5) acres in size; or contiguous legal parcels that accumulate more than five (5) acres in size.

F. Agritourism Activity Use Table.

- 1. The following agritourism activities are determined desirable in conjunction with a primary agricultural enterprise. The uses may be subject to other requirements in this Title. "C" denotes allowed

conditional use agritourism activities in agricultural enterprise classifications. "NA" denotes agritourism activities in agricultural enterprise classifications that are not allowed.

<u>AGRITOURISM ACTIVITY USE TABLE 17.64.F.1</u>			
<u>Agritourism Activity Uses</u>	<u>Small Agricultural Enterprise</u>	<u>Large Agricultural Enterprise</u>	<u>Activity Setback From Any Dwelling On An Adjacent Not Included In Agritourism</u>
<u>Artisan Goods Production</u>	<u>C</u>	<u>C</u>	<u>*100 Feet</u>
<u>Corn Maze</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Entertainment or Recreational Uses (barn dance, playhouse theater, haystack slide, climbing area etc.)</u>	<u>C</u>	<u>C</u>	<u>150 Feet</u>
<u>Family Events, Family Reunions</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Farm Tour (agricultural demonstrations, crop exploration, animal encounters)</u>	<u>C</u>	<u>C</u>	<u>*100 Feet</u>
<u>Market for Multi Farmers / Off-site Products</u>	<u>C</u>	<u>C</u>	<u>*100 Feet</u>

<u>Passenger Rides (tractor, sleigh, wagon, etc.)</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Weddings, Wedding Receptions</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Any Other Approved Agritourism Use</u>	<u>C</u>	<u>C</u>	<u>C</u>
*Setback distances in this table shall be reduced by up to one-half the setback distance when a continuous six-foot tall opaque fence is installed that screens the potential visual and audible impacts to dwellings on an adjacent lot.			

G. Agritourism Activity Uses that shall not be considered as an approved agritourism use:

1. Overnight Accommodations (lodging house, recreational vehicles, camping, etc.).
2. Assembly of one thousand (1,000) guests or more (i.e., festivals, concerts, etc.).

H. Standards.

1. Proximity of agritourism activities to adjacent properties, existing buildings, and uses shall be considered in approving the conditional use permit.
2. Agritourism activities, structures and parking shall not be located within the minimum front yard setback.
3. New construction shall comply with the requirements of the City Code for accessory buildings.
4. The use is subject to Hyrum City zoning ordinance, business license ordinance, and conditional use permits ordinance.
5. The use is subject to Hyrum City nuisance ordinances regarding garbage collection and disposal, weed control, noise disturbance, and offenses against public peace, morals, and welfare. More than three (3) violations within a calendar year may result in the revocation of the conditional use permit and business license.

6. The agritourism site exterior lighting shall prevent glare onto adjacent properties and shall be dark-sky sensitive.

I. Parking Requirements.

1. All agritourism activities shall provide adequate off-street parking. No on-street parking within the public right of way is permitted.
2. Parking stalls are to be nine (9) feet by twenty (20) feet and be contained on agritourism site.
3. Any lights used to illuminate parking shall be arranged to reflect the light away from any dwelling on an adjacent lot.
4. All required parking must provide adequate provision of ingress and egress by standard-sized automobiles.
5. If a building structure, existing or new is included in the agritourism activity, a twenty (20) feet wide all-weather driveway surface from the public right of way to the building structure shall be required for fire and life safety emergency access on and off the site.

J. Fire Safety Inspection Required.

1. The business license application shall be referred for approval to the Hyrum City Fire Department for investigation and inspection as to whether or not all ordinances and codes pertaining to fire and safety compel compliance prior to the issuance of a business license.

5. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

6. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or

paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

7. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

8. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 19th day of February, 2026.

HYRUM CITY

BY: _____
Steve J. Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Posted: _____

Roll Call Vote -	Aye	Nay	Absent
Councilmember Steve Adams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Rebecca Foulger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Michael Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Nalyn Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Craig Rasmussen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Draft Amendment

17.04.070 Definitions

Agricultural Enterprise – “Agricultural Enterprise” means a farm, ranch, or other agricultural operation.

Agritourism – “Agritourism” means the combination of agricultural production with tourism to attract participants from the general public to an agricultural enterprise for the entertainment, recreation, or education of participants.

Agritourism Activity – “Agritourism Activity” means an activity at an agricultural enterprise that a participant engages in or observes for entertainment, recreation, or education.

Agritourism Operator – “Agritourism Operator” means a person who provides an agritourism activity at an agricultural enterprise.

Artisan Goods Production – “Artisan Goods Production” means products that are produced on the agricultural enterprise in a skilled and traditional way that is made either completely by hand or with the help of hand-tools or even mechanical means, as long the direct manual contribution of the artisan remains the most substantial component of the finished product. (i.e., food, drinks, crafts, soap, or similar consumer products produced on the premises).

Entertainment Uses – “Entertainment Uses” means activities and structures that attract people to events or shows seasonally or periodically that are of a spectator nature. Entertainment uses can be indoors or outdoors.

Recreational Uses – “Recreational Uses” means activities and structures that are participatory in nature where guests are involved or may be observers. Recreational uses can be indoors or outdoors and correspond to the agricultural enterprise farming season.

17.22.030 Use Regulations

- A-C. Conditional Uses:
7. Agritourism

17.38.010 Use Regulations

- C. Conditional Uses:
6. Agritourism

17.64 Agritourism.A. Purpose and Intent.

1. The purpose of this chapter is to support the agricultural heritage and rural open space in Hyrum City by providing agricultural enterprises who are committed to maintaining agricultural property the ability to generate additional income from agritourism activities.
2. The intent of this chapter to create uses that are accessory and incidentally related to an onsite agricultural enterprise that allow visitors coming to the site for entertainment, recreational, educational, or similar agriculture-oriented attractions.
- 2.3. The city has authority and obligation to regulate safety whenever agritourism attracts groups of people, vehicles, or whenever events concentrate people requiring sanitary facilities, access to public roads, existing safety, emergency access, avoidance of hazards, and fire safety.

B. Qualifications:

1. The agritourism operator seeking agritourism and agritourism activities shall demonstrate at the time of conditional use and business license application, as well as throughout the duration of the agritourism use, all of the following:

- ~~a. Demonstrate the agricultural operator has owned the agritourism enterprise for the last two (2) years; and~~
- ~~b. Demonstrate the agricultural enterprise's gross acreage has been actively devoted to an agricultural use for the last two (2) years and has been routinely maintained in an agriculturally productive manner, including barns and similar buildings or structures intended to serve the agricultural enterprise.~~

~~C.B. Conditional Use Permit Required and Business License Required.~~

- ~~1. No agritourism activity use entity shall be occupied-conducted without first obtaining a conditional or permitted use permit and business license.~~

~~D. Business License Required.~~

- ~~1. No entity shall be occupied without first obtaining a business license. The provisions set forth in the code shall be controlling all matters relating to the requirements and issuance and renewal of a business license.~~

~~E.C. Supplemental Conditional Use Permit Application Narrative.~~

- ~~1. In addition to the conditional use permit application requirements listed in this Title, all agritourism applications shall be accompanied by a detailed narrative describing the agricultural enterprise and the overall vision for the proposed agritourism activities and shall also include the following:~~
 - ~~a. History of the agricultural enterprise with evidence that demonstrates the agritourism activities meets the minimum qualifications.~~
 - ~~b.a. Description of the anticipated changes to the agricultural enterprise, its general function and maintenance.~~
 - ~~e.b. Description of the agritourism activities and how the agritourism is incidental and accessory to the agricultural enterprise, and a plan for how the agritourism operator will ensure the agritourism activities remains incidental and accessory in perpetuity.~~
 - ~~d.c. Description of the intended customer or clientele base that is expected to participate in the agritourism activities.~~
 - ~~e.d. Description of agriculturally related and non-agriculturally related types of facilities and equipment to be used for agritourism activities.~~
 - ~~f.e. Description of anticipated traffic, vehicle circulations, and parking plan that accommodates the parking needs for both employees and customer or clientele base.~~
 - ~~g.f. Description of hours of operation and anticipated number of visitors.~~

~~F.D. Plot Plans and Floor Plan Required.~~

- ~~1. A plot plan, as part of the conditional use permit, that includes property lines, location of all building structures including setbacks from property lines, entrances, and designated off-street parking.~~
- ~~2. A floor plan drawn to scale with labels on rooms indicating the proposed uses and include the square feet clear floor space area of each room.~~
- ~~3. Site plan approval may-shall be required as regulated by this Title.~~
- ~~4. Zoning clearance may-shall be required as regulated by this Title.~~

~~G.E. Agricultural Enterprise Qualifications and Classification.~~

- ~~1. The following establishes the qualifications and classification for agricultural enterprises based on acreage:~~
 - ~~a. Small Agricultural Enterprise. Includes an agricultural enterprise located on a legal parcel that is agriculturally productive consisting of a lot size of one (1) to five (5) acres. Agritourism activities shall clearly be incidental and accessory to the agricultural enterprise and agritourism shall not occupy an~~

area that is larger than twenty percent (25%) of the agricultural enterprise gross acreage of agricultural production.

- b. Large Agricultural Enterprise. Includes an agricultural enterprise located on a legal parcel that is agriculturally productive consisting of a lot size greater than five (5) acres or larger in size; or contiguous legal parcels that accumulate more than five (5) acres in size. Agritourism activities shall clearly be incidental and accessory to the agricultural enterprise and agritourism shall not occupy an area that is larger than fifty percent (50%) of the agricultural enterprise gross acreage of agricultural production.

H.F. Agritourism Activity Use Table.

1. The following agritourism activities are determined desirable in conjunction with a primary agricultural enterprise. The uses may be subject to other requirements in this Title. "C" denotes allowed conditional use agritourism activities in agricultural enterprise classifications. "NA" denotes agritourism activities in agricultural enterprise classifications that are not allowed.

<u>AGRITOURISM ACTIVITY USE TABLE 17.64.F.1</u>			
<u>Agritourism Activity Uses</u>	<u>Small Agricultural Enterprise</u>	<u>Large Agricultural Enterprise</u>	<u>Activity Setback From Any Dwelling On An Adjacent Not Included In Agritourism</u>
<u>Artisan Goods Production</u>	<u>C</u>	<u>C</u>	<u>*100 Feet</u>
<u>Corn Maze</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Entertainment or Recreational Uses (barn dance, playhouse theater, haystack slide, climbing area etc.)</u>	<u>C</u>	<u>C</u>	<u>150 Feet</u>
<u>Family Events, Family Reunions</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Farm Tour (agricultural demonstrations, crop exploration, animal encounters)</u>	<u>C</u>	<u>C</u>	<u>*100 Feet</u>
<u>Market for Multi Farmers / Off-site Products</u>	<u>C</u>	<u>C</u>	<u>*100 Feet</u>
<u>Passenger Rides (tractor, sleigh, wagon, etc.)</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Weddings, Wedding Receptions</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Any Other Approved Agritourism Use</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>*Setback distances in this table shall be reduced by up to one-half the setback distance when a continuous six-foot tall opaque fence is installed that screens the potential visual and audible impacts to dwellings on an adjacent lot.</u>			

<u>AGRITOURISM ACTIVITY USE TABLE 17.64.H.1</u>				
<u>Agritourism Activity Uses</u>	<u>Small Agricultural Enterprise</u>	<u>Large Agricultural Enterprise</u>	<u>Agritourism Activity Side and Rear Yard Setback Standards</u>	
			<u>From Agricultural Enterprise Exterior Boundary</u>	<u>From Any Dwelling on an Adjacent Lot</u>
<u>Farm Tour (agricultural demonstrations, education, crop exploration, animal encounters, tractor, sleigh, wagon rides)</u>	<u>0</u>	<u>0</u>	<u>100 Feet</u>	<u>*200 Feet</u>
<u>Entertainment (barn dance, family events, family reunions, weddings, wedding receptions)</u>	<u>0</u>	<u>0</u>	<u>100 Feet</u>	<u>*200 Feet</u>
<u>Seasonal Amusement (corn maze, hay stack slide or climbing area, pumpkin walks)</u>	<u>0</u>	<u>0</u>	<u>100 Feet</u>	<u>*200 Feet</u>
<u>Any Other Approved Agritourism Use</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>* The outdoor agritourism activity setback distances in this table shall be reduced by up to one-half when a continuous six-foot tall opaque fence or six-foot tall opaque landscaping is installed that screens the potential visual and audible impacts to neighboring properties.</u>				

I.G. Agritourism Activity Uses that shall not be considered as an approved agritourism use:

1. Overnight Accommodations (lodging house, recreational vehicles, camping, etc.).
2. Assembly of Mass Gatherings one-thousand (1,000) guests or more (i.e., festivals, concerts, etc.).

J.H. Standards.

1. Proximity of agritourism activities to adjacent properties, existing buildings, and uses shall be considered in approving the site plan conditional use permit.
2. Front-yard setbacks for agritourism activities, buildings, and parking shall be thirty (30) feet.
- 3.2. Agritourism activities, structures and parking shall not be located within the minimum front yard setback.
- 4.3. New construction shall comply with the requirements of the City Code for accessory buildings.
- 5.4. The use is subject to Hyrum City zoning ordinance, business license ordinance, and conditional use permits ordinance.
- 6.5. The use is subject to Hyrum City nuisance ordinances regarding garbage collection and disposal, weed control, noise disturbance, and offenses against public peace, morals, and welfare. More than three (3) violations within a calendar year may result in the revocation of the conditional use permit and business license.

7.6. The agritourism site exterior lighting shall prevent glare onto adjacent properties and shall be dark-sky sensitive.

K.I. Parking Requirements.

1. All agritourism activities shall provide adequate off-street parking. No on-street parking within the public right of way is permitted. Parking shall be a minimum of fifteen (15) feet from a property line of any dwelling on an adjacent lot.
2. Parking stalls are to be nine (9) feet by twenty (20) feet and be contained on agritourism site.
3. Any lights used to illuminate parking shall be arranged to reflect the light away from any dwelling on an adjacent lot.
4. All required parking must provide adequate provision of ingress and egress by standard-sized automobiles.
5. If a building structure, existing or new is included in the agritourism activity, an **twenty (20) feet wide** all-weather driveway surface from the public right of way to the building structure shall be required for fire and life safety emergency access on and off the site.
6. ~~No on-street parking or parking within the public right of way is permitted for vehicles associated with the guest use.~~

L.J. Fire Safety Inspection Required.

1. The business license application shall be referred for approval to the Hyrum City Fire Department for investigation and inspection as to whether or not all ordinances and codes pertaining to fire and safety compel compliance prior to the issuance of a business license.

~~2 TO REMOVE CERTAIN PERMITTED AND CONDITIONAL USES.~~

~~City Planner Ekins said that this amendment is in preparation for the update of the general plan. City staff went through the permitted and conditional uses for commercial zones C-1 and C-2 and recommended amendments and the removal of some of the types of uses.~~

~~ACTION Commissioner McBride made a motion to open the public hearing at 6:43 P.M. Commissioner Bair seconded the motion and commissioners Bair, McBride Nelson, and Willardson voted aye.~~

~~Chairman Nelson asked if there were any members of the public who would like to speak to come up to the podium and state their name and address for the record.~~

~~ACTION Commissioner Willardson made a motion to close the public hearing at 6:44 P.M. Commissioner McBride seconded the motion and Commissioners Bair, McBride Nelson, and Willardson voted aye.~~

SCHEDULED DELEGATIONS:

BRAD JAMES, ORDINANCE AMENDMENT - SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE TO CREATE CHAPTER 17.64 AGRITOURISM; AMEND 17.04.070 DEFINITIONS TO DEFINE AND INCLUDE "AGRICULTURAL ENTERPRISE", "AGRITOURISM", "AGRITOURISM ACTIVITY", AND "AGRITOURISM OPERATOR"; AMEND SECTION 17.22.030.C USE REGULATIONS TO INCLUDE "AGRITOURISM" AS A CONDITIONAL USE IN THE OPEN SPACE ZONE OS; AND AMEND SECTION 17.38.010.C CONDITIONAL USES TO INCLUDE AGRITOURISM AS A CONDITIONAL USE IN THE RESIDENTIAL AGRICULTURAL ZONE RA.

City Planner Ekins said that the purpose of this amendment is to allow for more types of conditional uses in RA zones. This will help agricultural enterprises to remain agricultural land and receive additional income from agritourism activities. The agritourism operator will be required to obtain a conditional use permit and business license. Another requirement is that the agritourism operator must have owned the agricultural enterprise for two years.

Commissioner Bair asked what the purpose of the restriction of owning the property for two years was.

City Planner Ekins said that requirement was guidance from other codes regarding agritourism. In hindsight, if any property that had an active agritourism activity gets sold to a new owner who wanted to continue that activity, they would not qualify. He said that this rule could be taken out. Ekins asked if the commission had any comments regarding the code on gross acreage.

Commissioner Willardson asked why the percentage of use for agritourism could not be over 50% of the acreage.

City Planner Ekins said that agriculture is still a benefit to the owner and community. If the activity takes up the entire plot of land, it will become a constant business that would end up better somewhere else.

Commissioner Bair said that if the property is zoned agriculture, the property owner should still be able to apply for agritourism, regardless of if they had maintained it for the past two years.

Chairman Nelson said that a lot of farm parcels have homes and yards on them, which are not typically associated with agricultural use. There also may be parts of the property that may not be as productive for agriculture use and would be better to be used for agritourism.

City Planner Ekins explained that, based on Chairman Nelson's comments, any land zoned RA should be allowed to be used for agritourism, no matter how productive the land has been in the past.

Commissioner Willardson asked how the city would know if the property has been used productively or not.

City Planner Ekins said that all of Section B could potentially be taken out. He said that the applicant will have to get a conditional use permit and a business license before agritourism activities can start. Ekins said that parts of Section E could be removed as well.

Chairman Nelson said that he does not mind if the history of agricultural use is given with the application, however, evidence is unnecessary.

Commissioner Bair said she was not sure if the history of the land use was relevant.

City Planner Ekins said that other requirements for the application would be a description of the anticipated changes to the agricultural enterprise's general function and a description of how the agritourism activities will remain incidental and accessory to the agricultural enterprise.

Commissioner Willardson asked how a corn maze would remain incidental to the agricultural function.

City Planner Ekins said that a corn maze is incidental to a corn farm. It stays in line with the original use.

Chairman Nelson clarified that incidental uses support the primary use.

City Planner Ekins said that a description of both agricultural related and non-agricultural related types of facilities and equipment that will be used for agritourism activities. A description of anticipated traffic circulation will also be required. The applicant must also provide a parking plan that accommodates their employees and customers.

Commissioner Willardson asked if the parking and traffic details were part of the business license process.

City Planner Ekins answered that it is part of the conditional use review.

Commissioner Willardson asked if it was redundant to have similar requirements in different sections.

Chairman Nelson said he reads it as it is part of the conditional use permit.

Commissioner Bair said that it is ok to be a bit redundant as sometimes some details get missed in different sections.

City Planner Ekins said that another requirement would be a description of hours of operation. This gives staff an idea of anticipated number of visitors and the hours of operation. The noise ordinance needs to be considered when deciding the hours of operations.

Chairman Nelson said that he is concerned regarding conditional

use permits. According to state code, the Planning Commission can put conditions based on standards to mitigate the impact. He was concerned that there are no standards. If a wedding or dance venue opens, they may need a longer timeframe for hours of operation, which may negatively impact the surrounding community. The way it is currently written is very open ended. They should be careful as it could be an issue if it is not implemented well.

Commissioner Bair said that it would be very subjective to different types of businesses. It should be done on a case-by-case basis. She said that the Planning Commission should have the authority to recommend the hours.

City Engineer Holmes said that there are quiet hours. There are standards that designate times the decibel levels need to be under a certain amount.

City Planner Ekins said that since it is part of the list, it will be one of the items that will be discussed when an applicant comes in for a conditional use permit. He said that he had spoken with Keesha Rinderknecht about times of operation and how they are established. She said that different businesses have customers with different needs at different times of the day. The conditional use permit allows conditions to be specific to one site.

City Planner Ekins said that plot plans must include property lines, locations of all structures, setbacks, designated off street parking, and floor plan drawings. Any buildings that are planned to be used or built are required to provide floor plans. If a structure is built, then sections F-3 and F-4 will also be applicable.

Chairman Nelson asked if a site plan is typically done with conditional use permits.

City Planner Ekins answered yes.

City Planner Ekins read out the classification of a small agricultural enterprise. He said that based on earlier conversation; this definition will need to be adjusted.

Commissioner Willardson asked if the Planning Commission was ok with the 25% rule on acreage.

City Planner Ekins said that restriction was put in place to make sure the entire property did not get overtaken by agritourism. The rest should remain purely agricultural.

Commissioner Bair said that it depends on the lot size. If a lot is only 1 acre, half of it being a building is very significant. However, on a 5-acre lot, the 2.5 acres is a lot less impactful.

Chairman Nelson said that with the current recommended setbacks, it will be very difficult to make a 1-acre plot work. There should be regulations to make sure agricultural production is still occurring instead of becoming a commercial business. The highest percentage of property to be used for agritourism should be 50%. He agreed with Commissioner Bair's comment that 1 acre lots with that recommendation would be a bit overwhelming compared to 5 acre lots.

Commissioner Bair said that if the setbacks are sufficient at minimizing impact for small lots, then 50% restriction on 5 acre lots would work.

City Planner Ekins asked if small agricultural enterprises should be 2.5-5 acres.

Commissioner Willardson agreed that 1 acre lots would be too small.

City Planner Ekins said that one use that was discussed was where a customer would come to the property to pick some produce. The staff had decided it was best not to be involved in those operations. The city does not have to regulate them.

Chairman Nelson clarified that this would only regulate agritourism activities, where people are invited to participate either observe or interact with the agriculture. He asked if the applicant had a significant amount of acreage and if this change would impact their proposal.

City Planner Ekins answered that they do have enough property that this would not affect their proposal.

Chairman Nelson said that a light agritourism, like a pick your own produce farm, with a 200 feet setback would make for a very small impact. For a wedding venue, however, the setback would make more sense in controlling the impact.

City Planner Ekins said that the "you-pick" was left out of the use table. He wondered if seasonal activities, like a pumpkin walk should not be part of the use table as well.

Chairman Nelson said that "you-pick" could fall under the seasonal

activity title as well.

City Engineer Holmes asked how, in a "you-pick" situation, agricultural production could be separated from agritourism, since visitors would walk throughout the property to pick the produce.

City Planner Ekins said that was why the "you pick" was left out. He suggested that the percentages could be replaced with setbacks.

Chairman Nelson said there are some accessory uses that will take more than 50% of the property that would not have much of an impact. A wedding venue, however, would have more of an impact. Little Bear Bottoms provides agritourism activities but also has a spook alley. There are a lot of different activities but not all of them would be able to meet the given terms. They could have very strict rules that would prevent the "bad things"; however, it may also prevent the "good things" as well. It would be better to have rules that keep things balanced.

City Planner Ekins went through the Agritourism Activity Use Table. He said that some of these activities' impacts would be mitigated by setbacks, but others may not need setbacks at all.

Chairman Nelson said that entertainment activities would need setbacks the most. Parking areas would also need setbacks.

Commissioner Willardson agreed that entertainment activities should have setbacks, as well as seasonal activities. Farm tour activities should not have setbacks.

City Planner Ekins said that if that was the case, 1-acre properties could potentially be allowed to do agritourism activities.

Commissioner Bair asked if seasonal amusement needed setbacks.

Commissioner Willardson said that he would like the setbacks for noise or other types of disturbances.

Chairman Nelson asked if the restrictions of how much property can be used for agritourism should be based upon use. If there is going to be a farm tour, it does not make sense if the tour is limited to 25% of the farm. However, entertainment uses should have a restriction on how much the property gets used for it.

City Planner Ekins said that the table can be reformatted. He suggested columns for small and large agricultural enterprises

that break down the coverage into a table with the different uses. The column that says "From Agricultural Enterprise Exterior Boundary" could be replaced with activity coverage. The setbacks regarding if there is a dwelling on an adjacent lot would stay.

The Planning Commission agreed with those changes.

City Planner Ekins said that Small Agricultural Enterprise would range from 1-5 acres while a Large Agricultural Enterprise would be greater than 5 acres. He said that coverages and setbacks can be based on the type of use.

Commissioner Bair suggested that Ekins should come back to the Planning Commission with all the changes.

City Planner Ekins asked the commission if they liked the idea of setbacks getting reduced up to one-half of their measurement if either 6-foot opaque fencing or landscaping is put in that screens any potential impacts to the neighboring properties.

Chairman Nelson said he supported the reduction of setbacks if a barrier is provided.

City Planner Ekins read through Section I which states the unapproved uses for Agritourism to be overnight accommodations and mass gatherings.

Commissioner Bair asked for a clearer definition of a mass gathering. She said if the venue gets used for a family reunion, who ends up hiring a band, that could be considered as a concert. The mass gathering should be based on the number of participants, rather than activities. A festival or concert can be scaled down to 20 people.

City Planner Ekins said that according to the health department, a mass gathering would be considered as an event with at least 1,000 people.

Chairman Nelson said that he would like there to be a setback for parking lots from residential property.

City Planner Ekins said that parking requirements were listed in Section K.

Chairman Nelson asked if 15 feet would be sufficient for all events.

City Planner Ekins said that 15 feet was the setback for the commercial district from residential lots, which constantly has traffic.

City Planner Ekins read through section J, which states the standards for setbacks and other ordinances that agritourism is subject to. Something he wanted to highlight in this section was that no residential homes would be allowed for new construction, only accessory buildings. Ekins recommended that J-7, regarding lighting, should be crossed out. It was brought up at a City Council meeting, but the code only applies to the commercial zones.

City Planner Ekins moved onto Section K, which states the parking requirements. The parking lot must be at least 15 feet away from the property line of an adjacent lot with a dwelling. He suggested that the distance should just be 15 feet, regardless of whether there is or is not a dwelling on the adjacent lot.

Commissioner Bair agreed with that change. That way there would not be any issues of accidentally parking on someone else's property.

City Planner Ekins said that the parking stalls should be 9x20 feet and be completely contained on the agritourism site. Any lighting for the parking lot should be reflected in a way so it does not impact nearby dwellings.

Commissioner Bair asked why Section J-3 was not included in the parking section.

City Planner Ekins said that J-3 can be moved into the parking section.

City Engineer Holmes recommended the addition of a 20-foot minimum drive aisle for emergency vehicles.

Chairman Nelson said that 24 feet is more typical.

City Engineer Holmes said it could be 24 feet. Twenty feet is the minimum for a fire lane. It does not fit an engine but is sufficient for an ambulance.

Chairman Nelson said that he was ok with the 20-foot minimum. He asked if the city has general parking standards.

City Engineer Holmes said that there are standards, but he was not positive on what they were.

City Planner Ekins said that all required parking must provide adequate ingress and egress for standard-sized vehicles. If there is a building that is used for agritourism, then an all-weather driveway surface from the public right-of-way to the structure must be provided for emergency services access. He said that the aisle width would be discussed at a staff review for any applications. A minimum can be included, but the fire department will change it during their review to fit their needs. Ekins said that not all agritourism activities will be all year round. The fire department said they would accept agricultural land. The parking lot is not required to be asphalt and striped.

Chairman Nelson asked why Ekins was planning to remove the lighting standards stated in Section J-7.

City Planner Ekins said that the code text had come from the short-term rentals code. In a City Council meeting, a comment was made that this type of lighting requirement would apply to commercial districts, whereas short-term rentals are in single family residential zones. It brought into question if the city should be regulating lighting coming from residential homes.

Chairman Nelson said he would prefer for the light requirement to remain in the code for agritourism. Depending on the event, lots of lights could be involved. Agritourism has the potential to have more impact than lights from a house.

City Engineer Holmes said that lights may have an impact on animals in the agricultural zone. There should be some sort of light regulations to mitigate impact on the neighbors' animals and other profits.

Commissioner Bair suggested that the light requirement could just be applied if there was a neighboring property with a house on it.

Commissioner Willardson asked if the lighting requirement could be part of the review of the conditional use permit.

Chairman Nelson said that it could be, however, he thought that if the regulation was a part of the code, their review would be stronger. It also would help from appearing to be arbitrary towards different applications.

Chairman Nelson invited Brad James to the stand.

Brad James asked the reasoning for the parking lot to be 15 feet

from any property line. He said that the area where they are planning to put the parking lot is completely fenced. The property next to him is open space.

Commissioner Bair said that they could go back to the original rule of a 15-foot setback for parking if there is a dwelling on the neighboring property.

Chairman Nelson said there are other impacts from cars, specifically at night with headlights, or general noise. He asked the commission if they had other thoughts.

Commissioner Willardson said he was not too concerned with the parking for agritourism.

Commissioner Bair said that a fence gives a clear, defined boundary.

City Engineer Holmes said that another factor to put into consideration is with how close a dwelling is to the property line. In an agricultural area, a home may be farther out than the typical 8 feet for a residential area.

Chairman Nelson said that he would still like some parking regulations. His suggestion was that the standard setback is 15 feet, however if there is fencing put in place and the adjacent properties' is 30-50 feet away, the setback can be reduced to 5 feet.

City Planner Ekins said that most agricultural fences are made of barbed wire and wooden posts, which may not do much against anticipated impacts.

Chairman Nelson said that if the fence is only barbed wire, then the setback would remain 15 feet. To get the reduced setback they would have to provide some sort of shielding.

Commissioner Bair asked whether that requirement was necessary if the neighboring property was just an empty field, or if there was a dwelling located far from the property line.

The commission discussed whether the parking regulations should remain as written or if there should be conditions that, if met, would reduce the setback. The conditions they were considering were a fence on the boundary line, and the distance of the dwelling from the boundary line, if there even is one.

Nikki Yeager said that they currently have a barbed wire fence between the properties. The closest dwelling is about 1 acre away from the property line and is on a hill. She said that any light or water run off pollution will not affect the house as it would go into a hill. Regardless of how far back the parking lot is from the property line, it will not affect the neighbor's house. She asked that the code is written in a way that will allow for the property's conditions to be considered.

Commissioner Willardson said he sees how these types of rules are important in commercial district, but does not think they are as needed in agritourism. Willardson suggested that the 15-foot setback should be struck out of the code.

Commissioner Bair agreed. Rules can be imposed on a case-by-case basis, as each property is different. Since the parking plan is still required, it will be reviewed under each application.

Commissioner Willardson asked Brad James what they are planning to do.

Brad James said that the property he has is just a bit too small to get much profit from cows or farming, but he still wants to continue to farm. He wants others to benefit from it as well. They are planning for a wedding and family reunion venue. He would eventually like to add in an educational component; however, his property is not ready for that.

ACTION

Commissioner Bair made a motion to table an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.64 Agritourism; amend 17.04.070 Definitions to define and include "Agricultural Enterprise", "Agritourism", "Agritourism Activity", and "Agritourism Operator"; Amend Section 17.22.030.C Use Regulations to include "Agritourism" as a Conditional Use in the Open Space Zone OS; and amend Section 17.38.010.C Conditional Uses to include Agritourism as a Conditional Use in the Residential Agricultural Zone RA for revisions to be made as discussed. Commissioner McBride seconded and commissioners Bair, McBride, Nelson, and Willardson voted aye.

~~HYRUM CITY, ORDINANCE AMENDMENT - SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE SECTIONS 17.44.080 AND 17.45.150 GAS SERVICE~~



60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: February 13, 2026

Subject: 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.

Summary:

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.

City Council Meeting Details:

- Meeting Date: February 19, 2026
- Council Role: Legislative with Roll Call Vote

Attachments:

1. Prepared ordinance 26-10

ORDINANCE 26-10

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits; and

WHEREAS, Section 17.04.040 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, to be amended by the City Council following fourteen days' notice and a public hearing; and

WHEREAS, the City Council has determined there is a need to amend Title 17 to further clarify those regulations governing zoning and other regulations controlling land use and development within Hyrum City.

NOW THEREFORE, upon recommendation of the Planning Commission and following a public hearing as required by Section 17.04.040, the Hyrum City Council hereby adopts, passes, and publishes the following:

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.

1. Section 17.44.020 Use Regulations (Commercial Zone C-1, East Hyrum) of the Hyrum City Municipal Code is hereby added to read as follows:

17.44.020 Use Regulations

In this zone, no land use shall be permitted except those designated below. No uses will be permitted that will result in a public nuisance because of odor, noise or visual offense, such as junkyards, animal shelters, garbage disposal, heavy manufacturing, stables and the killing and dressing of poultry and animals.

A. Permitted Uses:

- ~~1. Single-family dwellings with driveways, garages, off-street parking, fences and landscaping, utility lines, gardens, family food production (per HCC 17.85.010) and recreation animals.~~
- ~~2. Dwelling two family accessory apartment~~
- ~~3. Boarding or rooming house~~
- ~~4.1. Hotel or motel~~
- ~~5.2. Community centers~~
- ~~6.3. Churches and accessory buildings including rectories~~
- ~~7.4. Nursing homes~~
- ~~8.5. Schools (public and private)~~
- ~~9.6. Parks and playgrounds~~
- ~~10.7. Public structures (i.e. courts, City hall, fire stations, public works, electrical, gas, and telephone transmission stations, etc.).~~
- ~~11.8. Communication facilities (radio or TV transmission, telephone transmission, etc.)~~
- ~~12.9. Office buildings~~
- ~~13.10. Retail sales (groceries, bakeries, building supplies, auto & trailer sales, hardware, clothing, etc).~~
11. Service industries, (laundry, gasoline service station, carwash, barbers, auto repairs, auto body shop, restaurants, clinics & doctors offices, tailors, appliance repair, equipment repair, etc.).
12. Auto repairs or autobody shop. Incidental service and repair shall be conducted within an enclosed building. Incidental outdoor storage shall be enclosed by a six-foot tall opaque fence.
- 14.13. Appliance repair or equipment repair. Incidental service and repair shall be conducted within an enclosed building. Incidental outdoor storage shall be enclosed by a six-foot tall opaque fence.
- ~~15.14. Residential facilities for persons with a disability.~~
- ~~16.15. Residential facilities for the elderly.~~
- ~~17. Planned unit development.~~

B. Permitted Accessory Uses:

1. Accessory buildings.
2. Professional child care.
3. Swimming pools.

4. Home Occupations.
5. Combustible and flammable liquids over 500 gallons above or below ground.
 - 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.
6. Truck storage.

C. Conditional Uses:

1. Taverns.
 2. Dancehall or night club.
 3. ~~Light manufacturing.~~
2. Section 17.45.020 Use Regulations (Commercial Zone C-2, West and Downtown Hyrum) of the Hyrum City Municipal Code is hereby added to read as follows:

17.45.020 Use Regulations

In this zone, no land use shall be permitted except those designated below. No uses will be permitted that will result in a public nuisance because of odor, noise or visual offense, such as junkyards, animal shelters, garbage disposal, heavy manufacturing, stables and the killing and dressing of poultry and animals. In the commercial zone C-2, the following land uses shall be permitted:

A. Permitted Uses:

1. Single family dwellings with driveways, garages, off-street parking, fences and landscaping, utility lines, gardens, family food production (Per HCC 17.85) and recreation animals.
2. Dwelling two family accessory apartment
3. Boarding or rooming house
4. Hotel or motel
5. Community centers
6. Churches and accessory buildings including rectories

7. Nursing homes
8. Schools (public and private)
9. Parks and playgrounds
10. Public structures (i.e. courts, City hall, fire stations, public works, electrical, gas, and telephone transmission stations, etc.).
11. Communication facilities (radio or TV transmission, telephone transmission, etc.)
12. Office buildings
13. Retail sales (groceries, bakeries, lumberyards, auto & trailer sales, hardware, clothing, etc).
14. Service industries, (laundry, gasoline service station, carwash, barbers, ~~auto repairs,~~ restaurants, clinics & doctors offices, tailors, ~~appliance repair, equipment repair,~~ etc.).
15. Auto repairs. Incidental service and repair shall be conducted within an enclosed building. Incidental outdoor storage shall be enclosed by a six-foot tall opaque fence.
- ~~14-16.~~ Appliance repair or equipment repair. Incidental service and repair shall be conducted within an enclosed building. Incidental outdoor storage shall be conducted within an enclosed building.
- ~~15-17.~~ Residential facilities for persons with a disability.
- ~~16-18.~~ Residential facilities for the elderly.
- ~~17-19.~~ Planned unit developmentMixed-Use Commercial And Residential Sites.

B. Permitted accessory uses:

1. Accessory buildings.
2. Professional child care.
3. Swimming pools.
4. Home Occupations.
5. Combustible and flammable liquids over 500 gallons above or below ground.
 - 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. Taverns.~~
- ~~2.1. Dancehall or night club.~~
- ~~3. Light manufacturing.~~

5. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

6. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

7. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

8. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 19th day of February, 2026.

HYRUM CITY

BY: _____
Steve J. Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Posted: _____

Roll Call Vote -	Aye	Nay	Absent
Councilmember Steve Adams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Rebecca Foulger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Michael Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Nalyn Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Craig Rasmussen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: February 19, 2026

Subject: Tyler Weese – To discuss the possibility of a Planned Unit Development for additional densities at 360 North 400 West.

Summary:

City Staff received a request from Tyler Weese to have a discussion with the Hyrum City Council regarding 3 fourplexes on 2.5 acres located at 360 North 400 West. Tyler is currently under contract purchasing the property and as part of due diligence he wants to discuss with the Council land use considerations for the property and to ensure his ideas align with the City's vision and longer-term interests. The City Council is the land use authority for Planned Unit Developments (PUD).

Hyrum City records indicate the original 3 fourplexes caused neighborhood opposition which lead to a temporary moratorium on multi-family housing until the City came up with a plan to have an appropriate amount of units in one specific area. To staffs understanding the final outcome, at least to date, are the zoning ordinances regulating that no more than one multi-family dwelling may be permitted per city block, and they must be spaced at least 660 feet apart, and they must be located in the R-2A zone; or multi-family may also be approved through (PUD) deviations. The overall site area is 2.5 acres which the zoning ordinance would allow for a PUD land use application request. Maximum density allowed for multi-family developments in a PUD is 10 units per acre. Additional requirements for PUDs are also regulated (See Attached Multi-family Housing Required Checklist).

On May 19, 2022, the City Council discussed the possibility of a Planned Unit Development for an additional 3 fourplexes on the site and the meeting minutes indicated ongoing and continuing public opposition of the site expanding. A councilmember said if a PUD was approved, the developer would be required to install some nice amenities which would improve the area, and the developer would also be responsible to dedicate and widen the roadways. Another councilmember was not in favor of more multi-family units as the additional units will be in residents backyards and there are already 12 units on the site.

City Council Meeting Details:

- Meeting Date: February 19, 2026
- Council Role: Discussion

Attachments:

1. Vicinity Map
2. Multi-family Housing Required Checklist
3. City Council Meeting Minutes May 19, 2022



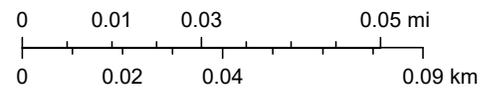
2/11/2026, 2:31:49 PM

1:2,257

Class B Surface Type

- Asphalt
- Gravel
- Dirt
- Future

- Private
- Municipal Boundaries
- County Boundary
- Cache Parcels



Microsoft, Vantor



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Hyrum, Utah 84319
Ph. (435) 245-6033
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Multi-family Housing Required Checklist

Multi-family housing, unless approved as a PUD, will be limited to four (4) family units per City block (the full area of the block not linear). This can consist of two (2) duplexes or one (1) triplex or one (1) fourplex. The following criteria must be met for all multi-family housing of new construction, and conversion of existing structures into multi-family housing: (The City Council, with Planning Commission recommendation, may make adjustments to these requirements, as they deem appropriate, for senior housing developments)

Hyrum City Code and Construction Standards: The following information contained herein is not inclusive. For complete details and specifications, please refer to Hyrum City Code (HCC) and Hyrum City Construction Standards available online at: www.hyrumcity.gov and the following references:

- HCC Title 13 Public Services
- HCC Title 16 Subdivisions
- HCC Title 17 Zoning
- Hyrum City Construction Standards Manual
- **Application Requirements for Planned Unit Developments:**
 - HCC 17.60 Planned Unit Developments
 - HCC 17.30.070 Duplexes, Triplexes, Fourplexes/All Multi-Family Housing (PUDs with Multi-Family)

General Checklists:

- Front setback shall be a minimum of thirty (30) feet and shall be landscaped.
- Side yards must have landscaped strips a minimum of ten (10) feet in width.
- The front of the multi-family housing units shall face the street unless otherwise approved by the Planning Commission.
- Multi-family housing developments may not be located closer than 660 feet, as measured from the midpoint of the platted front property line to the midpoint of the platted front property line to any other duplex, triplex, or fourplex. Measurements are made from City plats following front property lines and include distances to cross streets at right angles as required.
- In considering a recommendation to the City Council for approval for multi-family housing, the Planning Commission will also act as an Architectural Review Committee, and will evaluate the Site Plan for meeting the following standards:

Buildings.

- A building's modulation, articulation, details, and materials shall be arranged to give the building the appearance of a large single-family detached home.
- Multi-family residential buildings require the exterior building walls to be composed of the required brick or stone, equal to a minimum of one (1) times the square feet of the exterior building perimeter.
- Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high-quality materials and require minimal maintenance. Exterior materials allowed for use on visual (from street) elevations of the building are: stone, cast stone, brick, synthetic stone, stucco, water-managed EIFS, cement board, and wood. Use of other materials is subject to approval by the Planning Commission.
- Walls of buildings are to have relief features with a variety of different wall planes and roof planes, which may include pop-outs, recesses, columns, variation in materials, etc. Relief is to be seen at a minimum of every twenty five feet (25') of wall length.
- All exterior building material colors shall be earth tones.
- Buildings shall have consistent detailing on all four elevations; a building shall have building details and proportions to ensure a "four-sided" architectural quality for the building with emphasis on the street visual sides.

- Building design shall respect the context of adjacent residential neighborhoods, including the height, scale, form, and character of surrounding development.
- Residential buildings shall limit the use of long, monotonous facades. The maximum length of multi-family buildings shall be 200 (two hundred) feet.
- Roofs shall have a minimum 6" fascia, minimum 6/12 pitch on over 80% of roofs, no pitch flatter than 4½ /12.
- Building roofs shall be attractive and durable. To ensure this, roofs shall be constructed of high-quality materials and require minimal maintenance. Pitched roofs shall be finished with wood shingles, slate, clay tiles, concrete tiles, standing-seam metal, or composition shingles. Use of other materials is subject to approval by the Planning Commission.
- Roofs shall be simple hip, shed, or gable configurations. Roofline offsets shall be provided to lend architectural interest and variety to the building and to relieve the effect of a single, long roof. The use of alternating dormers, stepped roofs, gables, or other roof elements can be used to add visual relief and articulation to the overall building form.
- Distinctive architectural features that positively enhance the structures, such as porches, patios, balcony, wrought iron railings, porticos, quoins, eaves, overhangs, canopies, etc. shall be included in the building design.
- Mechanical equipment on rooftops to be architecturally screened from view.
- Any portion of a building closer than 50 feet from a common property line that abuts a property developed as a single family home shall be no higher than twelve (12) feet above the highest point of the closest existing residential structure.

Parking.

- A minimum 2.5 parking spaces per unit.
- Garages have 4 walls, roof, doorway at least 9 feet in width, and door that is lockable, and minimum interior dimension of 22 feet x 12 feet.
- Parking structures shall be made of similar materials and design as buildings.
- Parking lot to be asphalt or cement, to have poured concrete bumpers and curbs.
- Driveways and uncovered parking areas shall be paved and striped.
- Parking lot shall be located at rear of dwelling units. The Planning Commission may approve garages with front entrances for multi-family buildings.
- No tandem parking permitted unless both spaces reserved for the same dwelling unit.
- No recreational vehicle parking permitted on site whether inside or outside of a garage.
- No surface parking permitted within required setback or buffer, except access driveways.
- Bicycle parking racks to park bikes in the amount of minimum two (2) spaces per unit.

Landscaping.

- A landscape plan is required to be approved with the project site plan.
- A minimum of 50% of the lot must be open and landscaped.
- A minimum of 10% of the lot shall be provided as a children's playground, such as, a sandbox, open grass area, etc.
- All areas in the front, side, and rear yards that are not developed shall be landscaped, unless a unique natural vegetation or wetlands area is included, subject to approval.
- A minimum landscaped street buffer area shall be provided at a width of 30 feet.
- Landscaped street buffer area may not include paved surfaces, except for sidewalks, driveways, or trails.
- A minimum of 1 tree shall be planted per 1,000 square feet of required landscaped areas. At least 30% shall be evergreens.
- Landscaping shall include a mix of deciduous and evergreen trees, ground cover, and shrubs.
- Minimum plant sizes shall be as follows:

- Deciduous trees, 2 inch caliper
- Evergreen trees, 7 feet in height
- Shrubs, 5 gallon container
- Grass or ground cover, 10 foot square area
- Existing trees, native vegetation and rare plants shall be retained wherever possible.
- Maximum height of berms, fences, signs or ground cover within a clear vision sight triangle is 3 feet.
- Maintenance and replacement of required landscaping and screening shall be the responsibility of the property owner.

Other Features.

- Dumpsters shall be located behind a sight obscuring enclosure, built of materials complimenting the architectural style of the buildings.
- When practical, a minimum 5 foot landscaping area will be required around dumpster enclosures.
- A solid, sight obscuring fence or wall with a minimum height of six (6) feet shall be installed on all sides of the parking lot facing neighboring properties.
- The City may require the inclusion of a wall, fence or screen to mitigate noise or unsightly uses.
- Visual area (usually front yard) perimeter fencing shall match the building design, i.e., masonry columns or piers with same brick or stone as the buildings.
- Walls or fences with lengths greater than 100 feet shall be interrupted with offsets, landscaping or accents.
- Any areas which are to be screened shall be done with a solid, sight-obscuring fence or wall, and landscaping to soften fence appearance.
- Utilities shall be located underground and above ground boxes screened.
- Exterior lighting fixtures that match the architectural design theme shall be included for street, walkways, parking areas, entrances and building exteriors. Exterior up lighting is encouraged to accent the structures and provide additional safety. Exterior lighting shall be dark-sky sensitive.
- Any developments with more than 12 dwelling units, such as PUD's, shall include playground equipment and may require other recreational amenities for residents, which may include swimming pools, spas, sports courts, barbecue grills and picnic facilities, etc. (Adjustments to these requirements may be made to fit the needs of retirement communities, etc.)
- Any project signage shall be built of materials complimenting the architectural style of the buildings. (Must comply with existing sign ordinance requirements found in HCC 17.72).
- Curb, gutter, planting strip, and sidewalk shall be installed along public roadways where adjacent to existing curb, gutter, and sidewalks.

Additional Planned Unit Developments Requirements. Follows the requirements of HCC 16.10.090, but adds: The Planning Commission will also act as an Architectural Review Committee and will evaluate the Site Plan and drawings for:

- A good mix of building materials, colors and architectural features to create an attractive, well-planned development;
- Sufficient public open spaces and amenities that will provides a safe, comfortable and pleasant environment;
- Appropriate building types in terms of density, site relationship and spacing.
- Well-planned site signage;
- Well-planned exterior lighting;
- Preservation of natural features including trees, drainage areas, and views.
- Good vehicular and pedestrian movement;
- Integrated parking;
- Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site;

- Placement of fencing/walls and solid waste enclosures.
- PUD's with multi-family units to follow Multi-family Housing Design Standards requirements of HCC 17.30.070.

Required Checklist Acknowledgement:

I do hereby say that I am the Applicant, Property Owner or Agent of this application, and I have read the Hyrum City Code and Construction Standards Information and completed the Requirement Checklist. The statements, information, exhibits and any and all submitted documents attached or submitted represent the intentions of the applicant are in all respects true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____

COUNCIL MEETING CONT.

MAY 19, 2022

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SCHEDULED DELEGATIONS:**MAYCI FELT - TO REQUEST APPROVAL OF A HOME OCCUPATION BUSINESS LICENSE AT 226 WEST 100 NORTH FOR ESTHETICS AND BEAUTY SERVICE.**

Mayci Felt was not in attendance.

The City Council reviewed Mayci Felt's request for a Home Occupation Business License at 226 west 100 North for esthetics and beauty services.

ACTION

Councilmember James made a motion to approve Mayci Felt's request for a Home Occupation Business License at 226 west 100 North for esthetics and beauty services. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

NATE WORTHEN - TO DISCUSS THE POSSIBILITY OF A PLANNED UNIT DEVELOPMENT FOR AN ADDITIONAL 3 FOURPLEXES AT 360 NORTH 400 WEST.

Nate Worthen said he lives in Providence and is representing property owners Scott and Cheryl Alder. The Alder's own 2.5 acres of property at 360 North 400 West that has three fourplexes on it and the north side of the property has room for at least three additional fourplexes. They have met with JBS Meat Packing Company about providing the rental units to its employees. JBS has funding available for loans to help with projects like this. JBS would not own the units but would loan the funds to build the units with the agreement that any vacant units would be offered to its employees first. This location is perfect for higher density housing because of its location to JBS and the bus stop. Hyrum City already has utility lines that front the property.

City Administrator Ron Salvesen said the City has received input from residents in this neighborhood that have heard about the possibility of additional fourplexes and the residents are not in favor of it. The City has concerns about the safety of the location due to the narrow road width and no sidewalks. Currently, the City's electric utility does not have line capacity for this area until improvements have been made. The City is working on improving electrical service on the west end of Hyrum but it will be at least two years before it is finished. The City is also unable to get transformers at this time which also delays the project two years. The current fourplexes were built in the 1990's when fourplexes could be built anywhere. Because of the three

COUNCIL MEETING CONT.

MAY 19, 2022

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fourplexes built in a residential neighborhood, complaints from surrounding neighbors and citizens caused the City to put a moratorium on all multi-family units until it could come up with a plan to have an appropriate amount of units in one specific area. The previous owner of the property had no approved rights for additional development of multi-family units. Hyrum City's ordinances were changed in the 1990's to prevent developments like this.

Councilmember Rasmussen said if this was approved as a PUD the developer would be required to install some nice amenities which would improve the area. The developer would also be responsible to dedicate and widen the road. If the City is concerned about the electrical use of 12 units and not being able to supply power, then it should be worried about how it's going to supply power to all the development it has currently approved.

Councilmember Clawson said he is not in favor of more multi-family units in this area. These additional units will be in people's backyards and there are already 12 units there. He recommended due to the power issues that the developer come back in two years.

INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:

RESOLUTION 22-06 - A RESOLUTION AUTHORIZING AND APPROVING A CAPACITY PURCHASE AGREEMENT BETWEEN THE CITY AND UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS ("UAMPS"), APPROVING A POWER GENERATION AND BALANCE PLANT AGREEMENT BETWEEN UAMPS AND WHEELER MACHINERY CO. AND RELATED MATTERS.

Power Superintendent Matt Draper said Resolution 22-06 authorizes and approves capacity purchase between the City and UAMPS and it also approves the agreement with Wheeler Machinery for power generators. There is a great concern that Hyrum City will need additional power this summer. In order to prevent high electricity prices or power shortages Hyrum City is entering into an agreement with UAMPS and Wheeler Machinery for the three Caterpillar G3520 Natural Gas generator sets that will be placed at approximately 600 West 300 North. Hyrum City will pay back UAMPS for all costs pursuant to the Capacity purchase Agreement.

ACTION

Councilmember James made a motion to approve Resolution 22-06 - A resolution authorizing and approving a Capacity Purchase Agreement between the City and Utah Associated Municipal Power Systems ("UAMPS"), approving a Power Generation and Balance Plant Agreement between



60 West Main Street
Hyrum, Utah 84319
Ph. (435) 245-6033
www.hyrumcity.gov

City Council Agenda Information

To: Mayor Miller and City Council

From: Stephanie Fricke, City Recorder

Date: February 12, 2026

Subject: Resolution 26-07 – A resolution granting authority to the Recreation Manager to establish fees for new recreation programs, activities, and events.

Summary: Hyrum City's recreation programs provide meaningful opportunities that strengthen community engagement, promote healthy lifestyles, and enhance the overall quality of life for residents and surrounding communities. Throughout the year, new programs and special events are developed in response to community interest, seasonal opportunities, partnerships, and emerging recreational trends. In order to implement these programs effectively, it is essential that participation fees be established in a timely and efficient manner.

The proposed resolution provides a balanced and responsible approach by:

1. Ensuring Fiscal Responsibility – Program fees will help offset legitimate operational expenses including instructor compensation, official fees, equipment, supplies, facility rental, insurance, and administrative costs. This protects the City's general fund while allowing recreation offerings to remain sustainable.
2. Maintaining Affordability and Accessibility – The resolution establishes the Recreation Manager has clear limits of \$50 per resident participant and \$100 per nonresident participant. These caps ensure that programs remain affordable while allowing flexibility to recover costs appropriately. If a program fee needs to be more than the limits set by this resolution the Recreation Manager will need to receive approval from the Hyrum City Council.
3. Providing Administrative Efficiency – Authorizing the Recreation Manager to establish fees for new programs eliminates unnecessary delays caused by waiting for formal Council approval each time a new activity is introduced. This allows for efficient program planning, marketing, registration, and implementation.
4. Ensuring Accountability and Transparency – The Recreation Manager must base fees on comparisons with neighboring municipalities, actual program-related costs, market demand, and the City's affordability goals. Additionally, all newly established fees will be reported to the City Council and incorporated into the City's official fee schedule at the next update.

This resolution does not remove Council oversight. Instead, it establishes reasonable boundaries and reporting requirements while allowing staff the flexibility necessary to respond promptly to community needs.

Recommendation:

Approval of this resolution supports responsible financial management, efficient administration, and continued delivery of high-quality recreational opportunities for Hyrum City residents.

City Council Meeting Details:

- Meeting Date: February 19, 2026
- Council Role: Roll Call Vote

Attachments:

1. Resolution 26-07

RESOLUTION 26-07

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

WHEREAS, Hyrum City provides recreation programs, activities, and community events for the benefit of its residents and surrounding communities; and

WHEREAS, new recreation programs, activities, and special events are developed throughout the year in response to community interest, seasonal opportunities, partnerships, and emerging recreational trends; and

WHEREAS, the establishment of reasonable fees is necessary to offset program costs, including but not limited to instructor compensation, official fees, equipment and supply costs, facility rental, insurance, administrative expenses, and other related operational costs; and

WHEREAS, timely establishment of fees is essential to allow for efficient program planning, marketing, registration, and implementation; and

WHEREAS, the City Council finds it appropriate to authorize the Recreation Manager to establish certain fees within defined limits, based upon a comparison with fees charged by other municipalities and based upon actual program-related costs.

NOW, THEREFORE, be it resolved by the Hyrum City Council as follows:

1. Authority Granted - The Recreation Manager is hereby authorized to establish participation fees for newly created recreation programs, activities, and special events that arise during the calendar year and are not specifically listed in the City's adopted fee schedule.

2. Fee Limits - Fees established under this authority shall not exceed:

- A. Fifty Dollars (\$50.00) per Hyrum City resident participant
- B. One Hundred Dollars (\$100.00) per nonresident participant

3. Basis for Fee Determination - In establishing such fees, the Recreation Manager shall consider:

- A. Comparison with fees charged by neighboring or comparable municipalities;
- B. Program and operational costs, including instructor compensation, official fees, equipment, supplies, and facility rental;
- C. Administrative and overhead expenses;
- D. Market demand and participation levels; and
- E. The City's goal of maintaining affordable and accessible recreational opportunities.

4. Reporting.

The Recreation Manager shall periodically report newly established fees to the City Council and ensure such fees are incorporated into the City's fee schedule at the next appropriate update.

BE IT FURTHER RESOLVED, that this resolution shall become effective upon adoption.

ADOPTED AND PASSED by the City Council this 19th day of February, 2026.

HYRUM CITY

Steve J. Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder