



## PLANNING COMMISSION MEETING

Thursday, February 12, 2026 at 6:30 PM  
Council Chambers, 60 West Main, Hyrum, Utah

### AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, February 12, 2026. The proposed agenda is as follows:

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. INVOCATION**

**4. APPROVAL OF MINUTES**

A. January 8, 2026

**5. AGENDA APPROVAL**

**6. PUBLIC HEARING**

A. To receive public comment regarding 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.

**7. SCHEDULED DELEGATIONS**

A. Hyrum City, Ordinance Amendment - Seeking recommendation to the City Council for 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.

B. 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.

**8. OTHER BUSINESS**

A. Annual Planning Commission Review

- I. Election of Planning Commission Chairman and Vice Chairman.
- II. Review appointment terms of Planning Commission Members.
- III. Set meeting schedule for the year.
- IV. Review past year's work - conducted by Chairman.
- V. Review plans for the coming year.

## 9. ADJOURNMENT

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**Shara Toone**  
**Secretary**

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

**CERTIFICATE OF POSTING** - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 22nd day of January, 2026. Shara Toone, Secretary



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

## Staff Evaluation

### First Review

**Application:** Hyrum City, Ordinance Amendment – 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.

**Application Number:** 26-001  
**Preparation Date:** January 22, 2026  
**Applicant Name:** Hyrum City

**Planning Commission:** February 12, 2026  
**Commission Role:** Recommending Body to City Council  
**Application Type:** Amendment

**Application Overview:** 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.

#### Staff Comments:

1. Staff supports the draft amendment as proposed.

#### Planning Commission Responsibility:

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

#### Staff Recommendation:

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

#### Stipulations:

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

#### Findings of Fact:

1. The public hearing was noticed in accordance with Utah Code.
2. Public hearing mailing notices were mailed to all vacant property parcels within the Commercial Zone C-1 and C-2 Districts.

#### Attachments:

1. Draft Amendments for Use Regulations in Commercial Zone C-1 and C-2 Districts.
2. Notice of Public Hearing.
3. Current Hyrum City Zoning Map.

## Draft Amendment Commercial Zone C-1

### 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.~~

## Draft Amendment Commercial Zone C-2

### 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 development~~ Mixed-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.~~



Mayor, Steve J. Miller  
Council M  
Steve  
Rebec  
NaLyn Nelson  
Michael Nelson  
Craig Rasmussen  
Recorder  
Stephanie B. Fricke  
Treasurer  
Todd Perkins

Section 6. Item A.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hyrum City Planning Commission of Hyrum City, Utah will hold a public hearing Thursday, February 12, 2026 at 6:30 p.m. in the Hyrum City Council Chambers, 60 West Main, Hyrum. The purpose of this hearing is to receive public comment regarding 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.

Copies of the proposed amendments are available at the Hyrum City Office, 60 West Main, Hyrum, weekdays between the hours of 8:00 a.m. and 4:30 p.m., and on the City's website at [www.hyrumcity.gov](http://www.hyrumcity.gov).

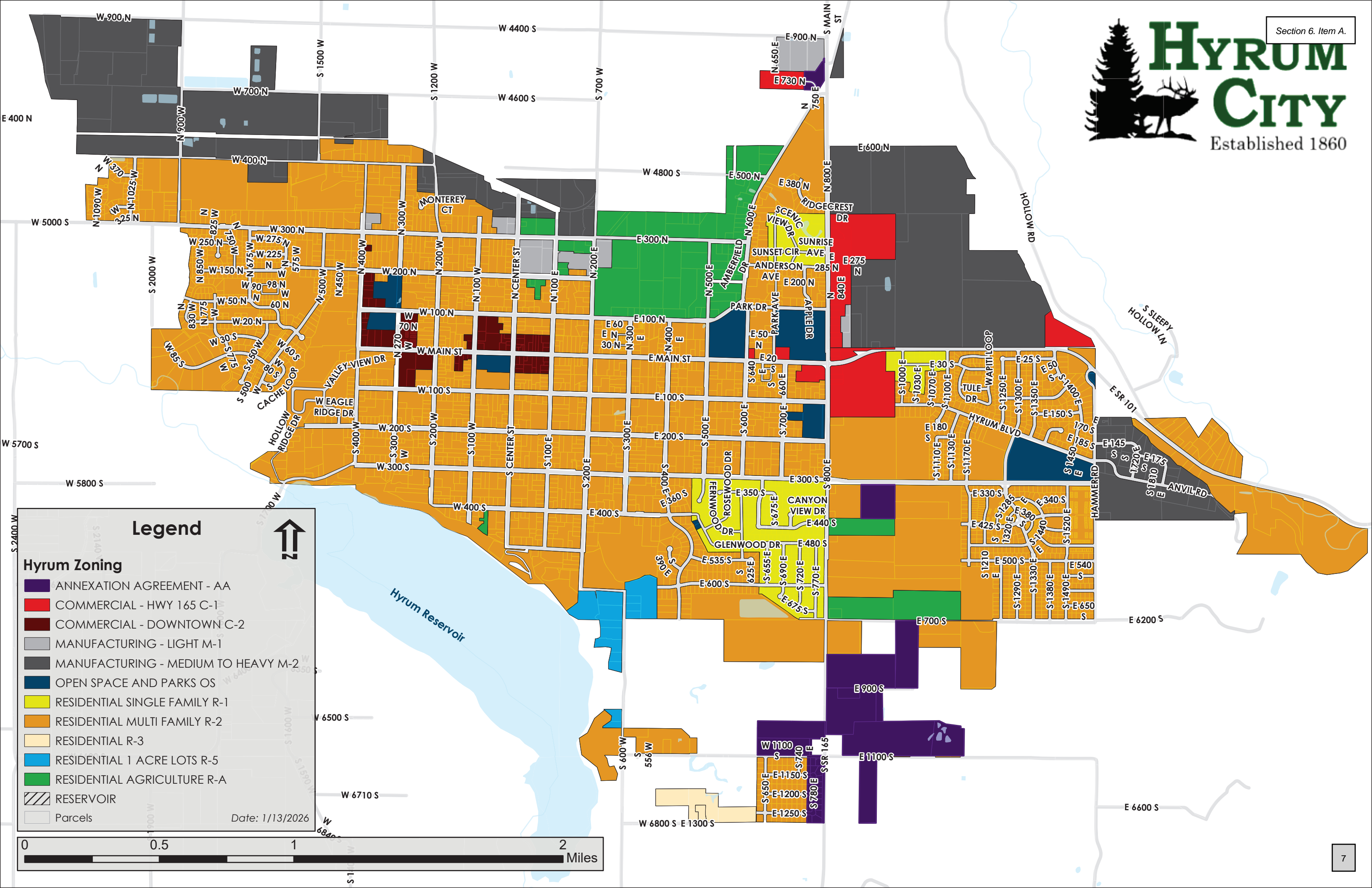
Shara Toone

Deputy Recorder

Published: State Public Notice Website and Hyrum City Website on January 13, 2026.

Posted: Ridleys Grocery Store, Hyrum City Office, Senior Center, and Library, Hyrum Medical Clinic, Cache Valley Bank, Manning Short Stop on January 14, 2026.





### Legend

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**Hyrum Zoning**

- ANNEXATION AGREEMENT - AA
- COMMERCIAL - HWY 165 C-1
- COMMERCIAL - DOWNTOWN C-2
- MANUFACTURING - LIGHT M-1
- MANUFACTURING - MEDIUM TO HEAVY M-2
- OPEN SPACE AND PARKS OS
- RESIDENTIAL SINGLE FAMILY R-1
- RESIDENTIAL MULTI FAMILY R-2
- RESIDENTIAL R-3
- RESIDENTIAL 1 ACRE LOTS R-5
- RESIDENTIAL AGRICULTURE R-A
- RESERVOIR
- Parcels

Date: 1/13/2026

