



PLANNING COMMISSION MEETING

Thursday, May 14, 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, May 14, 2026. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. April 9, 2026
5. **AGENDA APPROVAL**
6. **PUBLIC HEARING**
 - A. To receive public comment regarding a Conditional Use Permit approval for Agritourism located at 596 East 500 North.
 - B. To receive public comment regarding a concept plan approval for a 4-lot single family dwelling Planned Unit Development located at 182 North 600 East.
7. **SCHEDULED DELEGATIONS**
 - A. Brad James and Lana Minjares, Camp Hollow Farm, Conditional Use Permit - Seeking Conditional Use Permit approval for Agritourism located at 596 East 500 North.
 - B. Timothy Schmidt, Schmidt Planned Unit Development - Seeking recommendation to the City Council for concept plan approval for a 4 lot single family dwelling planned unit development located at 182 North 600 East.
 - C. Mike Pressley, Vernon Investments LLC, Site Plan - Seeking recommendation to the City Council for site plan approval for a storage enclosure located at 570 West 400 North.
 - D. Jeremy Broadhurst, Hyrum Self-Storage, Site Plan - Seeking recommendation to the City Council for site plan approval for self-storage located at 1746 East 175 South, and 225 South 1720 East.
8. **ADJOURNMENT**

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 12th day of May, 2026. Shara Toone, Secretary.

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD APRIL 9, 2026 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Vice Chair Averie Wheeler

PRESENT: Vice Chair Averie Wheeler, Commissioners Scott Casas, Paul Willardson, Marty McBride, and Alternate Members Michael Sovine and Emily Webb.

CALL TO ORDER: There being five present and five representing a quorum, Vice Chair Wheeler called the meeting to order.

OTHERS PRESENT: City Planner Tony Ekins and seven citizens. Secretary Shara Toone recorded the minutes.

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

INVOCATION: Commissioner Sovine

APPROVAL OF MINUTES:

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

ACTION

Commissioner Casas made a motion to approve the minutes of March 12, 2026 as written. Commissioner McBride seconded the motion and Commissioners Casas, McBride, Sovine, Willardson, and Wheeler voted aye.

AGENDA APPROVAL:

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

ACTION

Commissioner Casas made a motion to approve the agenda for April 9, 2026, as written. Commissioner Willardson seconded the motion and Commissioners Casas, McBride, Sovine, Wheeler, and Willardson voted aye.

6. PUBLIC HEARINGS

A. To receive public comment regarding an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Section 17.04.070 Definitions to include manufacturing activities and amending Sections 17.48.020 and 17.49.020 Use Regulations in the Light Manufacturing Zone M-1 and Manufacturing Zone M-2.

7. SCHEDULED DELEGATIONS

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

8. ADJOURNMENT

PUBLIC HEARINGS:

TO RECEIVE PUBLIC COMMENT REGARDING AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE, SECTION 17.04.070 DEFINITIONS TO INCLUDE MANUFACTURING ACTIVITIES AND AMENDING SECTIONS 17.48.020 AND 17.49.020 USE REGULATIONS IN THE LIGHT MANUFACTURING ZONE M-1 AND MANUFACTURING ZONE M-2.

City Planner Ekins said staff and the mayor reviewed the city's two manufacturing zones, M1 and M2, which cover light and more moderate to higher-impact industrial uses. He said the review focused on updating the ordinance definitions and listed uses. Staff added several new definitions and clarified existing ones, but no uses were removed.

He noted that the proposal would go through a public hearing and discussion before being sent as a recommendation to the City Council. The City Council can review, make changes, amend the proposal, or send it back to the Planning Commission. He added that this is a large code update and is part of a process to ensure proper review before final adoption.

ACTION

Commissioner Willardson made a motion to open the public hearing at 6:35 P.M. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Sovine, Wheeler, and Willardson voted aye.

Vice Chair Wheeler invited anyone who wished to comment to come forward and speak, and asked them to state their name and address for the record.

Dustin Hawkes, who lives at 166 North Center Street shared concerns about how the proposed definitions could affect nearby residents. He said some of the definitions, especially for manufacturing, seem unclear and may be difficult to enforce because they lack measurable standards for things like noise, dust, smoke, and odor. He expressed concern that removing language about limiting these impacts in light manufacturing could make it harder for residents to address issues. He said that without clear standards, the city may struggle to support residents when problems arise, which can end up favoring businesses. He also raised concerns about unclear terms like "high impact" and "low impact," and how they are applied. Additionally, he questioned how outdoor storage is defined and regulated, especially for fabrication shops, and said the current wording may allow businesses more flexibility in ways that could negatively affect neighboring properties. He noted ongoing issues with a nearby business and asked the city to consider clearer definitions and enforcement standards.

Kathleen Voth, who lives at 25 East 100 North, shared concerns about a property that started as light manufacturing but has grown into a larger operation. She said some ordinance definitions need to be clearer to better protect residents, as businesses expand. She asked for clarification on building size limits, parking requirements, and whether there are limits on how large light manufacturing businesses can become. She also raised concerns about contractor storage yards, including how much equipment and material should be allowed near neighborhoods. She suggested limiting the number of employees, customer traffic, and overall business activity to better define what qualifies as light manufacturing. She also expressed concern about projects being approved without detailed plans and later expanding beyond what was originally proposed and asked for clearer rules and better enforcement.

Rosalie Buck who lives at 65 East 100 North, said she has seen significant changes in the area and shared concerns about how small businesses impact residential life. She pointed out that the proposed changes do not clearly address employee parking, which relates to the number of employees and increased traffic. She said additional traffic, deliveries, and parked cars can affect safety and quality of life, especially for families and children. She

expressed a desire to keep neighborhoods quiet and safe, without excessive noise or congestion. She also raised concerns about hazardous waste, noting that the ordinance does not address how it is handled or contained. She said this could pose risks to the environment and groundwater and should be included in the regulations.

Ray Lake, who lives at 210 North 100 East, said he appreciates the opportunity to give feedback on the proposed manufacturing zone changes. He said he reviewed the amendments and supports the effort but remains concerned about how the definitions could be interpreted and enforced. He explained that many residents are worried about unclear or subjective standards, especially what counts as "excessive" impact, and said that enforcement could become difficult without measurable rules. He emphasized the importance of having clear, objective, and trackable standards to protect residents over time. He suggested the city consider tightening the allowed uses in the M1 zone, increasing buffers and setbacks, and adding clearer measurable requirements for businesses when they apply for permits. He said businesses should be required to clearly state their plans upfront, similar to other permitting processes.

Vice Chair Wheeler thanked everyone for their time and said the Planning Commission appreciated the public coming to participate.

ACTION

Commissioner McBride made a motion to close the public hearing at 6:52 P.M. Commissioner Sovine seconded the motion and commissioners Casas, McBride, Sovine, Wheeler, and Willardson voted aye.

SCHEDULED DELEGATIONS:

HYRUM CITY, ORDINANCE AMENDMENT - AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE, SECTION 17.04.070 DEFINITIONS TO INCLUDE MANUFACTURING ACTIVITIES AND AMENDING SECTIONS 17.48.020 AND 17.49.020 USE REGULATIONS IN THE LIGHT MANUFACTURING ZONE M-1 AND MANUFACTURING ZONE M-2.

City Planner Ekins thanked the public for attending the meeting and sharing their input. He said the ordinances and public process are in place to help work through zoning issues and make improvements, and he appreciated people participating.

Commissioner Willardson asked how the proposed ordinance changes

would apply to an existing business in a specific neighborhood mentioned during public comment. He questioned whether that business would have to follow the new rules or if it would be grandfathered in, and how the decisions made would affect that area.

City Planner Ekins explained that the property being discussed is not located within either manufacturing zone. He said nearby properties are in manufacturing districts, but the specific site is not part of this ordinance change. He stated that the city has been researching the situation and has met with the parties involved multiple times, with another meeting planned. He said the city must follow laws, legal guidance, and previous applications. He clarified that the current discussion is focused only on updating definitions and allowed uses within manufacturing districts, not on changing rules for that specific property.

Commissioner Sovine stated that the ordinance discussion is not a specific planning decision for one project. He said it is a tool to help guide future community planning and ensure that zoning classifications clearly define what types of uses are allowed.

City Planner Ekins explained that issues like parking, setbacks, building heights, and screening are not part of the definition section being discussed but are addressed in other parts of the zoning code for each district. He said self-storage and similar uses already have separate rules in the code, including screening requirements, and that accessory buildings are allowed with size and coverage limits. He noted that updates to some of these standards are already being worked on. He also explained that conditional uses, like contractor storage yards, can have added conditions such as limits on hours, parking, and operations set by staff and the Planning Commission. He said these controls are part of other sections of the code and not missing from the system. He clarified that the current discussion is focused only on defining uses like light, general, and heavy manufacturing. He said staff developed these definitions by reviewing other communities and considering impacts, but noted that some standards, like noise, are measurable while others, like smoke and vibration, are harder to define consistently.

Commissioner Casas asked if the city has equipment to measure sound levels.

City Planner Ekins said the city does have a device and it has been used before for code enforcement.

Commissioner Sovine asked about the allowed decibel limits.

City Planner Ekins said the limit in the area is around 70 to 75 decibels and that this standard comes from the city's existing code, not from new changes. He explained that referencing the existing code helps avoid repeating information and supports enforcement.

Commissioner Casas noted that light manufacturing M-1 allows about 70 decibels with some limits on hours, while M-2 allows up to 80 decibels and can operate 24 hours a day.

Commissioner Sovine added that M-2 zones are intended to be located farther from residential areas.

City Planner Ekins explained that M2 zoning includes larger industrial uses, such as areas like JBS. He said that after the Planning Commission makes a recommendation, the ordinance will be reviewed by the City Attorney to ensure the language is enforceable and consistent with city code. He noted that this is just the first step in a longer process that could take two to three years, starting with defining uses and categories before moving into other parts of the code. He said all public comments will be considered and reviewed throughout the process.

Dustin Hawkes asked a clarifying question about how the ordinance changes would affect an existing business. He referenced past statements from the former City Engineer and Mayor, who had pointed to the light manufacturing code in relation to a non-conforming use permit. He asked whether that guidance was still accurate and whether the light manufacturing section of the code should continue to be used to evaluate that property's non-conforming use status.

Ekins said he was not involved when earlier decisions about the property were made and had not reviewed all past applications, so he could not confirm what information was previously given. He stated the property is currently zoned residential agriculture. He explained that if a conditional use permit was issued in the past, it would have been under older standards, and the city is now working to address and clarify the situation through its current processes. He said the issue is not part of the manufacturing zoning changes being discussed, though the city is aware of concerns with the property and is working toward a resolution. He added that the current ordinance updates are part of a broader effort to improve zoning definitions and prevent similar issues in the future.

Vice Chair Wheeler said the city is working through the issue and trying to address the concerns.

Ekins added that legal counsel is involved in the process and that the matter will be handled through the proper legal and procedural channels rather than discussed in detail publicly. He said the city is following established pathways to resolve the issue correctly.

Commissioner Willardson asked if they were making a recommendation to the City Council.

Ekins explained that after the recommendation, the proposal will go to the City Attorney for review. It will then return to staff with comments, and those comments, along with the recommendation and meeting minutes, will be sent to the City Council. He added that it may be sent back for further revisions.

Commissioner Sovine asked if there is a building size limit in the M-1 zone.

Ekins said he was not aware of a specific building size limit and explained that size is determined through the site plan process. He said factors like setbacks, parking, landscaping, and storage requirements all work together to regulate building size.

Commissioner Sovine asked if building permits also address light pollution and hours of operation.

Ekins confirmed that they do, explaining that lighting is reviewed as part of the site plan process rather than through a separate ordinance.

Vice Chair Wheeler added that it is not part of the zoning definition.

Ekins said the M1 and M2 zones meet current definitions and uses but noted that the code will need a significant rewrite in the future.

Sovine asked specifically about light pollution and whether there are set illumination limits.

Ekins said applicants must show that their lighting is dark-sky compliant and provide lighting details during site plan and building permit review.

Commissioner Willardson shared that a recent project at a veterinary clinic included a review of lighting concerns, and the city ensured it met compliance.

Commissioner Casas said that some businesses in the city, like a newer grocery store, appear to use dark sky lighting that is easier on the eyes, while others have more obtrusive lighting. He said he has become more supportive of dark sky standards and asked how they apply to older businesses.

City Planner Ekins explained that existing businesses are not required to update their lighting unless they go through a site plan approval as part of a project. Routine maintenance would not trigger the requirement, but a new or updated site plan would require them to meet current standards.

Casas asked if that meant only the new lighting would need to be updated.

Ekins confirmed that it would. He also mentioned that there are legal considerations, such as constitutional takings, when applying new regulations to existing properties.

Vice Chair Wheeler said she did not have any specific concerns or areas needing clarification, but invited others to speak up if they wanted to review anything further.

Commissioner Casas pointed out a minor issue in the definitions section regarding farm animals, noting that pigs are not allowed in the city and questioned why they were included.

City Planner Ekins responded that pigs may have been included because they were allowed in the past. He recommended removing the reference and said that if someone wanted to pursue that type of use in the future, they could request an update through the Planning Commission and City Council.

Casas asked if the term "high impact extraction", in the definition of a contractor storage yard, is clearly defined in city code.

Ekins explained that it refers to activities like sand and gravel operations, which are considered high impact extraction, and said the term is part of new language being added.

Casas expressed concern that the term is not clearly defined and could be interpreted in different ways. He said this could lead to confusion or legal issues and suggested the city should have a

more specific and measurable definition.

Other commissioners discussed the concern, noting that "high impact" is not tied to clear measurements like volume or area, which makes it harder to apply consistently.

Casas gave examples of different operations and said the code does not clearly distinguish what qualifies as high impact extraction, which is why he believes the definition needs to be clearer.

City Planner Ekins said that "high impact" had already been removed from the definitions because storage and extraction are different uses.

Commissioner Sovine said removing the term might not be the best approach and suggested it would be better to define it clearly. He explained that clear definitions would help both the commission during site plan reviews and people looking to buy land to understand what uses are allowed.

Vice Chair Wheeler asked if environmental impact reviews or ratings could help define what "high impact extraction" means.

City Planner Ekins responded that all projects have some environmental impact, and those are reviewed through agencies like the EPA during the site plan process.

Wheeler then asked if "high impact extraction" could be tied to those environmental reports.

Ekins said it would more likely relate to factors like heavy traffic and how much material is being extracted.

Commissioner Casas asked why the definition of "light manufacturing" was removed.

Ekins explained it was replaced with a broader "manufacturing" definition that includes all categories together. He added that future code updates will organize uses and definitions into a single table for clarity.

Casas also asked for clear definitions of "low," "medium," and "high impact" within manufacturing so they can be enforced.

Ekins said those terms could all be included and defined.

Commissioner Casas asked why the list defining what counts as a

public structure was removed from the light manufacturing section.

Ekins explained that those items were moved to the main definition of "public structure" at the top of the page. He said the city is working on updating zoning ordinances, which will take time and may create some challenges, such as businesses becoming non-conforming or certain land uses no longer being allowed. He added that applicants can request code changes if needed, and those decisions would be made by the Planning Commission and City Council. He said future updates will continue to organize definitions and uses into a single table for clarity. He also noted that upcoming work will include rules for accessory buildings, as the city must respond to state requirements on detached accessory dwelling units, which could significantly impact population growth.

Commissioner Sovine asked what the definition of a sexually oriented business is.

Ekins said he had not looked it up and was unsure if it was already defined in the ordinance.

Commissioner Webb explained it generally refers to adult shops and similar businesses.

Commissioner Sovine noted that this type of business is only allowed as a conditional use.

City Planner Ekins confirmed it is limited to one zone.

Commissioner Casas asked which zone.

Ekins clarified that it is allowed in the M2 zone.

Commissioner Sovine asked if residential housing is allowed in M1 and M2 zones since it does not appear in the list of permitted uses.

Ekins explained that residential uses are not currently included, but someone could petition to add them. He said these zones are intended for manufacturing, with uses defined based on light or heavier manufacturing activities.

Sovine said the definitions help clarify what M1 and M2 zones are. He expressed a preference that residential uses not be allowed in manufacturing zones to avoid future conflicts.

Ekins explained that in a previous case, a contractor storage yard application was approved after three nearby residential lots were subdivided, which met city requirements at the time.

Commissioner Casas asked how something like that could be changed.

Ekins said zoning is controlled by the zoning map, and changes can be made if someone submits a petition. He explained that this is a legislative decision handled by the City Council.

Casas asked if anyone could request a change.

Ekins confirmed that applicants have the right to submit requests to change zoning or the general plan. He added that proposals go through a process where staff review the site plan, then it moves to the Planning Commission and finally to the City Council for approval.

Casas said he expects more conflicts as the city grows.

Ekins agreed and explained that when businesses are approved, they are expected to follow city ordinances. If they do not, the city uses a process of education, enforcement, and legal action, which can take time and is already happening in some cases.

Commissioner Sovine said he wanted to discuss conditional use permits and suggested a rule where a permit could expire if the area is not rezoned within a certain time unless it is renewed.

Ekins responded that conditional uses must fit within zoning rules, and that zoning maps and ordinances are regularly updated. He explained that laws and zoning can change over time, and enforcement applies based on current rules.

Sovine replied that a sunset provision could require uses to be re-approved in order to continue operating.

Commissioner Casas supported Michael's idea. He gave an example of home-based businesses, like a small barbershop that grows over time into a larger operation with employees and street parking. He said a business can eventually outgrow a residential neighborhood and no longer fit the area.

Sovine suggested a "sunset" rule where conditional use permits would need to be re-approved after a set time, such as five years.

City Planner Ekins questioned the idea, asking why a permit would

be granted if it later required the business to re-comply with zoning rules.

Sovine responded that surrounding neighborhoods can change over time, and businesses should understand they may need to rezone to remain in compliance.

Ekins raised a concern about whether that approach could be considered a constitutional "taking" of property rights.

Sovine said the idea should be written into law as a formal "sunset" provision. He explained that some laws and tax policies already work this way, where they expire and must be renewed. He said a sunset rule would require conditional use permits to be reviewed again after a set time, giving the city and community more control and requiring businesses to reapply or adjust if needed.

Ekins responded that he understood the idea but emphasized it would need to be legal.

Commissioner Casas said he supported the concept, noting concerns that some permitted uses can outgrow their original intent.

Commissioner Willardson said it appeared that a business started with a conditional use in an agricultural zone and is now doing manufacturing-type activities.

City Planner Ekins confirmed the situation but said the discussion should stay focused on the current delegation because legal counsel is involved with that situation.

Commissioner Casas said he still supports the general idea being discussed.

Vice Chair Wheeler suggested looking for legal precedents to see if similar approaches have been used before.

Casas asked if the item could be tabled for another meeting to allow more time for review.

City Planner Ekins asked if the item was meant to be discussed.

Casas said he would like it discussed at a future meeting and supported the general concept.

Vice Chair Wheeler said the idea was interesting but needed more

research before it could be formally added to an agenda.

City Planner Ekins said the commission should focus on items already listed on the agenda.

Commissioner Sovine said the discussion relates to zoning and how zoning definitions work.

Vice Chair Wheeler said the conversation could not continue further at that time.

City Planner Ekins said he was unsure how the item could be tabled.

Vice Chair Wheeler explained it was not on the agenda and therefore could not be tabled, only discussed informally.

Ekins said that conditional use permits are part of the city code and already include many tools to address issues, but the process is complex and takes time to resolve.

Commissioner Webb asked a question about permitted uses in manufacturing zones, specifically noting that some service industries like laundries and barber shops had been removed. She also asked about "micro schools" and whether they could fall under service industries if located in a manufacturing zones.

City Planner Ekins said that it could be possible, but the city does not currently have code language in place to clearly include micro schools as an allowed use. He added that there are two categories of these schools, and the issue is still being worked on with other communities and state guidance before finalizing an ordinance.

ACTION

Commissioner Sovine made a motion to recommend an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Section 17.04.070 Definitions to include manufacturing activities and amending Sections 17.48.020 and 17.49.020 Use Regulations in the Light Manufacturing Zone M-1 and Manufacturing Zone M-2 with the condition to define "low, medium, and high impact" and to include the summary of the discussion and public hearing. Commissioner Casas seconded and commissioners Casas, McBride, Sovine, Wheeler, and Willardson voted aye.

ADJOURNMENT:

ACTION

There being no further business before the Planning Commission, the meeting adjourned at 8:02 p.m.

Stephen Nelson
Chairman

ATTEST:

Shara Toone
Secretary

Approved: _____
As Written



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

Staff Evaluation First Review

Application: Brad James and Lana Minjares, Camp Hollow Farm, Conditional Use Permit – Seeking Conditional Use Permit approval for Agritourism located at 596 East 500 North.

Application Number: 26-012
Preparation Date: May 7, 2026
Applicant Name: Brad James
Property Owner: Bradly C James
Property Address: 596 East 500 North
Parcel Number: 03-065-0029, 03-065-0042
Parcel Area: 7.44 Acres

Planning Commission: May 14, 2026
Application Type: Conditional Use Permit
Nature of request: Agritourism

Current Zone District: Residential Agricultural Zone RA. The RA Zone is an agricultural zone allowing single family dwellings. The minimum lot size is 12,000 square feet.

Adjacent zoning designations and uses of the subject property		
North	Residential Agricultural Zone RA	Single-family Residential / Agriculture
East	Residential Agricultural Zone RA	Single-family Residential
South	Residential Agricultural Zone RA	Single-family Residential / Agriculture
West	Cache County Zone A10	Agriculture

Application Overview:

Hyrum City recently approved an amendment to the Zoning ordinance to include Agritourism as a conditional use within the Residential Agricultural Zone RA. The purpose and intent of this chapter is to support the agricultural heritage and rural open space in Hyrum City by providing agricultural enterprises which are committed to maintaining agricultural property the ability to allow guests to participate in accessory uses that generate additional income from agritourism. The applicant desires to obtain an Agritourism conditional use permit to operate under the designation of Camp Hollow Farm for certain accessory uses as outlined and described in the attached Conditional Use Permit Application submitted by the owners Brad James and Lana Minjares.

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Approval shall consider the following items:

- A. That the proposed use is necessary or desirable and will contribute to the general well-being of Hyrum City;
- B. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- C. That the proposed use will comply with the regulations of this title as may be applicable;
- D. That the proposed use is in harmony with the intent of the zone in which it is located.

- E. That the infrastructure will support the new facility.
- F. In setting conditions, the Planning Commission shall show relationship to the broad area of concern to which each condition applies. These areas include:
 - 1. Traffic
 - 2. Noise
 - 3. Odor
 - 4. Pollution
 - 5. Hours of operation
 - 6. Design criteria
 - 7. Lighting
 - 8. Visual blight
 - 9. Safety conditions not related to one of these broad areas may not be imposed.

Staff Comments:

Planning and Zoning Department:

- 1. HCC 17.64.C: The applicant will obtain the required Business License through a separate application.
- 2. HCC 17.64.D: The applicant provided a Supplemental Conditional Use Permit Narrative in Sections 2 and 3 of the applicants submitted application.
- 3. HCC 17.64.E: The applicant provided the required Plot Plan and Floor Plan in Section 12 of the applicants submitted application.
- 4. HCC 17.64.F: The applicant provided the required Agricultural Enterprise Qualifications and Classification in Section 1 of the applicants submitted application.
- 5. HCC 17.64.G: The applicant provided accessory uses in Section 4 of the applicants submitted application.
- 6. HCC 17.64.J: The applicant provided Standards in Sections 5 and 6 of the applicants submitted application.
- 7. HCC 17.64.K: The applicant provided Vehicle Access and Parking Requirements in Section 7 of the applicants submitted application.
- 8. HCC 17.64.L: The applicant provided Fire Safety in Section 8 of the applicants submitted application. The applicant has also passed the required Fire Inspection as part of the applicants accompanied Business License requirement.

Engineering:

- 1. Not requested.

Fire Department:

- 1. The Fire Department conducted and passed an onsite Fire Inspection of the Agritourism accessory component as part of the Business License application on April 21, 2026.

Power Department:

- 1. No Comment

Sewer Department:

- 1. No sewer utilities, no comment

Streets / Water Department:

- 1. No Comment

Planning Commission Responsibility:

- 1. The Planning Commission may approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- 2. The Planning Commission may deny a Conditional Use if the reasonably anticipated detrimental effects of a proposed Conditional Use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

3. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements.

Staff Recommendations:

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments.

Stipulations:

1. The applicant will obtain a Hyrum City Business License.

Findings of Facts:

1. Agritourism is a conditional use within the Residential Agricultural Zone RA.
2. The required public hearing and public notices were distributed in compliance with Utah Code and Hyrum City Code.

Attachments:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents

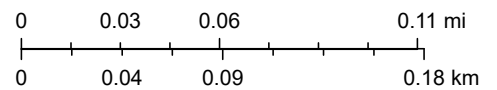
Vicinity Map



4/27/2026, 4:03:04 PM

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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Asphalt |
| | — | Gravel |
| | — | Dirt |
| | — | Future |
| | | Municipal Boundaries |
| | | County Boundary |
| | | Cache Parcels |









Vantor

Zoning Map

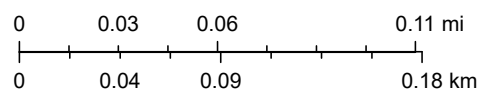


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Hyrum Zoning

-  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

1:4,514



Vantor, Cache County

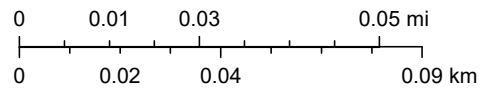
Aerial View



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- Class B Surface Type
- Asphalt
 - Gravel
 - Dirt
 - - Future
 - Private
 - Municipal Boundaries
 - County Boundary
 - Cache Parcels



Microsoft, Vantor

CONDITIONAL USE PERMIT APPLICATION

Agritourism — Chapter 17.64 | Hyrum City Municipal Code

Camp Hollow Farm

Submitted by Brad James & Lana Minjares, Owners
Hyrum, Utah | Residential Agricultural Zone (RA)
Submitted: March 2026

SECTION 1: APPLICANT & PROPERTY INFORMATION

Please complete all fields. Incomplete applications may delay processing.

Applicant Name	Brad James & Lana Minjares
Business Name	Camp Hollow Farm
Property Address	596 E 500 N, Hyrum, Utah 84319
Parcel Number	03-065-0029 (Yard Parcel) 03-065-0042 (Agricultural Parcel)
Parcel Acreage	0.71 acres (03-065-0029) + 6.71 acres (03-065-0042) = 7.42 acres total (Exhibit A)
Zoning District	Residential Agricultural Zone (RA)
Phone Number	435-760-2725
Email Address	jbradlana@yahoo.com

SECTION 2: PURPOSE & INTENT STATEMENT

Per Hyrum City Municipal Code Section 17.64.B, the purpose of the Agritourism chapter is to support Hyrum City's agricultural heritage and rural open space by enabling agricultural enterprises to generate supplemental income from agritourism activities — while keeping the property primarily agricultural in nature.

Camp Hollow Farm is a working agricultural property located within Hyrum City's Residential Agricultural Zone. The applicant seeks a Conditional Use Permit to operate the property as a private event venue hosting weddings, receptions, family celebrations, corporate events, and community gatherings — activities that fall within the agritourism use classifications established under HCC 17.64.

The proposed agritourism use is incidental and accessory to the ongoing agricultural function of the property. No permanent commercial infrastructure, overnight accommodation, or mass gatherings (as defined under HCC 17.64.H) are proposed. The venue will preserve the agricultural character of the land while serving Cache Valley residents and visitors in a meaningful and community-centered way.

SECTION 3: AGRITOURISM OPERATOR QUALIFICATIONS

Per HCC 17.64.C, the applicant demonstrates the following qualifications at the time of this application and agrees to maintain compliance throughout the duration of the conditional use:

3.1 Agricultural Enterprise Ownership & Operation

Brad James is the owner of the property known as Camp Hollow Farm, located within Hyrum City in the Residential Agricultural Zone (RA). The property has been held and maintained as an agricultural enterprise. The applicant will demonstrate ownership documentation and agricultural use history upon request from city staff.

3.2 Ongoing Agricultural Use

The property actively functions as an agricultural enterprise. Agricultural operations on the site include [describe current agricultural activities — e.g., hay production, livestock farming, apiculture, garden/orchard, etc.]. These agricultural uses will continue as the primary function of the land. Agritourism activities are proposed only as an accessory use, consistent with the definition and intent of HCC 17.64.

3.3 Agritourism as Incidental & Accessory Use

All proposed event activities are directly connected to the farm's agricultural identity and setting. Events will be held in a farm environment, incorporating the property's natural landscape, open space, and agricultural aesthetic. The event venue does not displace agricultural function — it draws visitors to experience the agricultural enterprise, consistent with the city's definition of agritourism as 'a combination of agricultural production and tourism to attract participants to the agricultural enterprise for entertainment, recreational, or educational purposes.'

3.4 Compliance Commitment

The applicant commits to complying with all provisions of Hyrum City Municipal Code Chapter 17.64 Agritourism, the Hyrum City business license ordinance, applicable zoning regulations, and all conditions placed on this conditional use permit by the Planning Commission and City Council. The applicant further agrees to submit to any required fire safety inspection prior to the issuance of a business license.

SECTION 4: DESCRIPTION OF PROPOSED AGRITOURISM ACTIVITIES

Per HCC 17.64.G, the following describes the agritourism activities, facilities, and equipment proposed at Camp Hollow Farm:

4.1 Agritourism Activity Types

Camp Hollow Farm will offer private venue rental for the following event types:

- **Weddings & Receptions:** Outdoor and semi-outdoor ceremonies and receptions, using the farm's natural setting as the primary backdrop.

- **Family Celebrations:** Reunions, milestone birthdays, anniversaries, and similar private family gatherings.
- **Corporate Events:** Small to mid-size professional gatherings, team events, and retreats in a rural, agricultural setting.
- **Community Activities:** Non-commercial, community-centered events consistent with the agricultural and rural character of Hyrum City.

4.2 Agricultural Character of Events

All events are hosted within the agricultural enterprise's natural setting. The farm landscape — including open fields, natural vegetation, farm structures, and pastoral views — forms the backdrop for all activities. Events are designed to connect guests with the agricultural environment of Cache Valley, consistent with the spirit of HCC 17.64.

4.3 Facilities & Equipment

The following existing and proposed facilities and equipment will be used in support of agritourism activities:

- **Sanitation:** Licensed portable restroom facilities, professionally serviced and maintained on site for all events
- **Power:** Existing on-site electrical power infrastructure
- **Parking:** Designated parking area (Exhibit C)
- **Event Space:** Lawn and landscaped open-air ceremony and reception space (Exhibit B)
- **Shade/Cover:** Portable or semi-permanent tent/canopy structures for weather protection (if applicable — subject to building permit review)
- **Furnishings:** Tables, chairs, and basic event furnishings provided by operator or renter
- **Food Service:** No permanent commercial kitchen is proposed currently. Caterers will be licensed and will comply with applicable health regulations

4.4 Excluded Uses (per HCC 17.64.H)

The following uses are expressly excluded from all operations at Camp Hollow Farm and will not be permitted under this conditional use permit:

- No overnight accommodation of any kind (no camping, RV hookups, or lodging)
- No gatherings exceeding participants as defined by the Hyrum City Code
- No commercial lodging or short-term rental operations

SECTION 5: HOURS OF OPERATION & NOISE COMPLIANCE

5.1 Proposed Hours of Operation

Camp Hollow Farm proposes the following standard operating hours for agritourism events:

Day(s)	Proposed Event Hours
Monday – Thursday	9:00 AM to 9:00 PM

Friday – Saturday	9:00 AM to 10:00 PM
Sunday	Closed to public events

All operations will conclude and guests will vacate the property by the end of the stated operating window. Setup and breakdown by operators may occur outside these hours on a limited basis but will not create noise disturbance for neighboring properties.

5.2 Noise Compliance

Camp Hollow Farm is committed to full compliance with Hyrum City Code Section 9.50 Noise Disturbance. Specifically:

- Amplified music and sound equipment will be managed to remain within city-designated decibel levels at the property boundary
- Event operators will be required by contract to comply with all city noise ordinance standards as a condition of venue rental
- The applicant will work with the Planning Commission to establish specific decibel or operational conditions appropriate to this site if so required
- In the event of a noise complaint, the applicant commits to prompt remediation and cooperation with city code enforcement

SECTION 6: SITE PLAN & PROPERTY DESCRIPTION

Per HCC 17.64.E, the following describes the property layout, existing improvements, and planned use areas. A site plan drawing is attached as Exhibit A, B & C.

6.1 Property Overview

Camp Hollow Farm is located at 596 E 500 N, Hyrum, Utah 84319, within the Residential Agricultural Zone (RA). The application encompasses two adjacent parcels: a 0.71-acre yard parcel (03-065-0029) and a 6.71-acre agricultural parcel (03-065-0042), totaling 7.42 acres. The primary agritourism use areas are concentrated on the yard parcel and a limited portion of the agricultural parcel, including the main yard space, the barn, and the east parking area. The property is consistent with Cache Valley's rural agricultural character.

6.2 Existing Improvements

The following improvements already exist on the property and will be utilized in support of agritourism activities:

- East parking area — parking area on the east side of the property (Exhibit C)
- Sanitation — licensed portable restroom facilities to be deployed and professionally serviced for all events
- Electrical power — existing power infrastructure serving the property
- Access point — Access from 500 North to parking area. Parking area 20' driveway for entrance and exit also being designated for emergency access. (Exhibit C)

6.3 Proposed Event Area

The primary agritourism activity areas at Camp Hollow Farm are the full yard space (parcel 03-065-0029, 0.71 acres), the barn, and the east parking area. These areas form the core event footprint. A limited portion of the agricultural parcel (03-065-0042) less than one acre — will be utilized for supplemental parking and additional entertainment space as needed (Exhibit A & B). The remaining acreage of the agricultural parcel will be maintained exclusively for active agricultural use, consistent with the coverage standards under HCC 17.64 for large agricultural enterprises (greater than 5 acres).

6.4 Setbacks

All event areas, structures, and parking will comply with the setback requirements established under HCC 17.64 and as determined by the Planning Commission for this site. The applicant understands that setbacks from adjacent residential dwellings may be reduced by up to one-half where a six-foot opaque fence or equivalent landscaping screening is installed along the affected boundary (Exhibit C).

6.5 Site Plan Exhibit

Attached as Exhibit A, B & C is a site plan drawing depicting:

- Property lines and parcel boundaries
- Location of all existing structures (restrooms, outbuildings, etc.)
- Designated off-street parking area with stall layout
- Primary event use area(s)
- Setback lines from adjacent property boundaries and dwellings
- Ingress/egress access point(s)
- Any proposed fencing or screening

SECTION 7: PARKING & TRAFFIC CIRCULATION PLAN

Per HCC 17.64.K, the following describes the parking and traffic management approach for Camp Hollow Farm:

7.1 Off-Street Parking

All parking for agritourism events will be provided on-site in a designated parking area. No on-street parking within the public right-of-way will be permitted or encouraged. Parking stalls will meet the dimensional standard of nine (9) feet by twenty (20) feet as required under HCC 17.64.K. A finalized parking stall count will be submitted with the parking plan (Exhibit C) prior to or concurrent with business license issuance. Parking capacity will be sized to accommodate the full range of events permitted under this conditional use.

7.2 Parking Setback from Adjacent Dwellings

The designated parking area will be maintained a minimum of fifteen (15) feet from the property line of any dwelling on an adjacent parcel, in compliance with HCC 17.64.K. If screening is provided (six-foot opaque fencing or equivalent landscaping), this setback may be adjusted in accordance with Planning Commission direction.

7.3 Traffic Circulation

Vehicular ingress and egress will occur via 500 North. The site access has been designed to allow safe entry and exit without queuing onto the public road. During larger events, the applicant will use directional signage on-site to manage traffic flow. No traffic signals or off-site improvements are expected to be necessary for events within the proposed capacity.

7.4 Anticipated Traffic Volume

Event capacity at Camp Hollow Farm will be determined by the finalized parking plan, available event space, and any conditions established by the Planning Commission as part of this conditional use permit. The applicant does not propose a fixed guest cap at this time, recognizing that capacity will be naturally governed by on-site parking availability and applicable fire safety occupancy limits. All events will remain well below the gathering threshold of 250 persons as defined by the HCC 17.64.I. Traffic generation will be proportional to actual event size, and events are structured to allow natural staggering of arrivals and departures.

SECTION 8: FIRE SAFETY & HEALTH COMPLIANCE

8.1 Fire Safety Inspection

Per HCC 17.64.L, the applicant understands and agrees that the business license application for Camp Hollow Farm will be referred to the Hyrum City Fire Department for investigation and inspection to verify compliance with all applicable fire and safety codes prior to the issuance of a business license. The applicant will cooperate fully with the Fire Department during this process and will complete any required remediation before commencing operations.

8.2 Event Safety Standards

The applicant commits to the following fire and safety measures:

- Clearly marked and unobstructed emergency egress paths from all event areas
- Accessible fire extinguisher(s) on site during all events
- Compliance with all occupancy limits established by the fire marshal for any enclosed or semi-enclosed structures on site
- All caterers and vendors will operate in compliance with Cache County Health Department requirements

8.3 Sanitation

Sanitation for all agritourism events will be provided through licensed portable restroom facilities, professionally serviced and maintained on site. The number of portable units deployed will be scaled to event size in accordance with industry standards and any requirements established by the Cache County Health Department. All sanitation vendors will be licensed and will comply with applicable health department regulations. No permanent restroom structure is proposed currently; the portable sanitation approach keeps the operation flexible and fully compliant.

SECTION 9: COMMUNITY IMPACT & NEIGHBOR RELATIONS

9.1 Proximity to Adjacent Properties

Per HCC 17.64.J, the applicant has considered the proximity of proposed agritourism activities to adjacent properties, existing buildings, and current land uses. The site plan (Exhibit B) reflects placement of event areas, parking, and structures with maximum consideration for neighboring properties, including adherence to required setbacks and the use of natural screening where appropriate.

9.2 Neighbor Notification & Communication

Camp Hollow Farm is committed to being a good neighbor. The applicant will:

- Provide advance notice to adjacent property owners of any large-scale events when practicable
- Maintain a direct contact point (phone number) available to neighboring property owners for concerns or complaints on event days
- Promptly address any noise, traffic, or operational concerns raised by neighbors or city staff

9.3 Community Benefit

Camp Hollow Farm fills a genuine gap in Cache Valley's event infrastructure — an affordable, locally rooted outdoor venue that serves residents who want to celebrate life's milestones without leaving the valley. The venue honors Hyrum City's agricultural heritage by keeping farm land in productive use, generating income that makes continued agricultural stewardship economically viable, and creating a gathering space that reflects the values and beauty of the Hyrum community.

SECTION 10: FINDINGS OF COMPLIANCE — HCC 17.64

The applicant submits that Camp Hollow Farm satisfies all applicable standards of Hyrum City Municipal Code Chapter 17.64 Agritourism as follows:

- **HCC 17.64.A — Purpose & Intent:** The proposed use supports agricultural heritage and rural open space by keeping the land in agricultural use while generating accessory income from agritourism activities.
- **HCC 17.64.B — Operator Qualifications:** The applicant is the owner of the agricultural enterprise and commits to ongoing agricultural operation of the property.
- **HCC 17.64.C — Conditional Use Permit:** This application constitutes the applicant's submission for a conditional use permit as required by HCC 17.64.C.
- **HCC 17.64.D — Proximity Considerations:** The site plan reflects placement of all event areas with consideration of adjacent properties. Setbacks will be observed as required.
- **HCC 17.64.E & F — Activity & Facility Description:** Sections 4 and 6 of this application provide a full description of agritourism activities, facilities, and equipment.
- **HCC 17.64.I — Prohibited Uses:** Overnight accommodation and mass gatherings are expressly excluded from all proposed operations.
- **HCC 17.64.J — Fire Safety Inspection:** The applicant agrees to and will cooperate with the required Fire Department inspection prior to business license issuance.

- **HCC 17.64.K — Parking Requirements:** All parking will be off-street, stalls meeting 9'x20' minimum, and positioned a minimum of 15 feet from adjacent dwelling property lines.
- **HCC 17.38.010.C — RA Zone Conditional Use:** The Residential Agricultural Zone permits Agritourism as Conditional Use per the ordinance adopted by Hyrum City Council (Ordinance 26-09, March 5, 2026).
- **HCC 17.04.070 Definitions:** The applicant meets the definitions of Agricultural Enterprise, Agritourism, Agritourism Activity, and Agritourism Operator as established in HCC 17.04.070.

SECTION 11: CONDITIONS & ACKNOWLEDGMENT

The applicant acknowledges and agrees with the following:

- All agritourism activities are subject to Hyrum City zoning ordinance, business license ordinance, and all applicable city regulations.
- The conditional use permit is specific to this property and this operator. It is non-transferable without city approval.
- Any material change to the scope of operations, site improvements, or activity types will require amendment of this conditional use permit.
- Failure to comply with any conditions of this permit or applicable city codes may result in permit revocation.
- The applicant will obtain a Hyrum City business license prior to commencing any paid operations.

The undersigned certifies that all information, statements, exhibits, and submitted documents contained in this application are true and correct to the best of their knowledge and belief, and that the applicant has read the Hyrum City Municipal Code requirements applicable to this application.

Signature of Applicant

Date

Brad James — Owner, Camp Hollow Farm

Printed Name / Title

SECTION 12: REQUIRED EXHIBITS & ATTACHMENTS

The following exhibits must accompany this application for it to be deemed complete:

- **Exhibit A, B & C:** Site Plan Drawing — showing property lines, all structures, setbacks, designated parking area with stall layout, event area(s), access points, and any fencing or screening. Scale drawing preferred.



Cond.%20Use.pptx

- **Exhibit A:** Proof of Property Ownership — current deed or title document for the parcel.

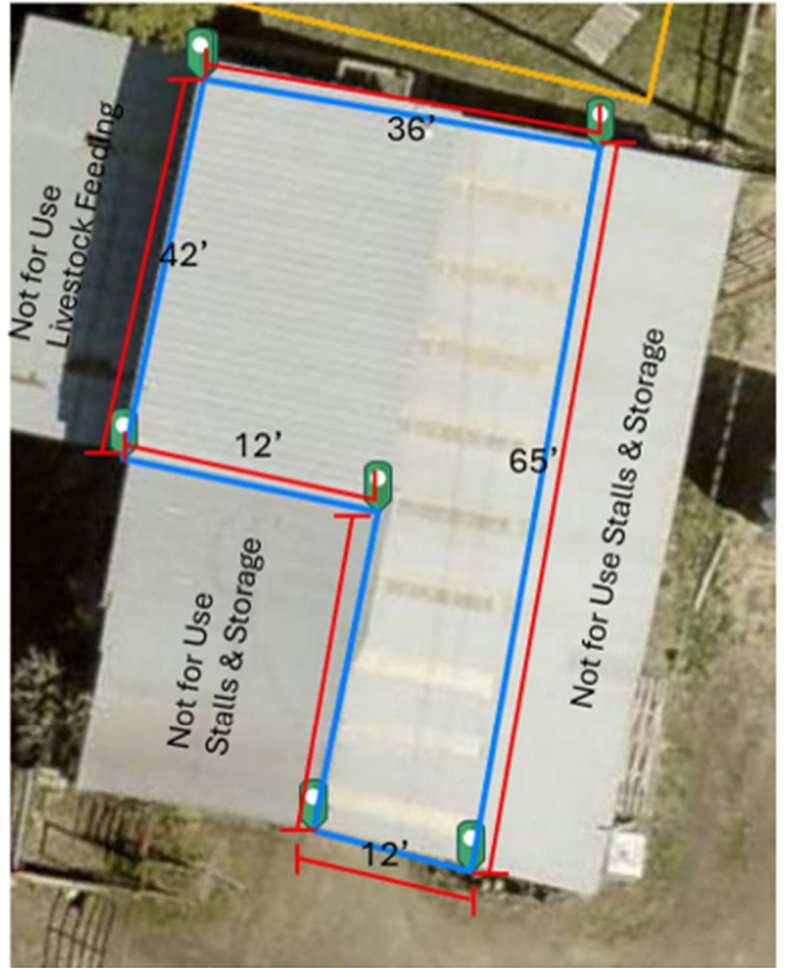
Camp Hollow Farm, 03-065-0042 = 6.73 Acres
03-065-0029 = .71 Acres



- **Exhibit B:** Floor Plan Drawings (if applicable) — for any existing or proposed enclosed structures intended for agritourism use.



Barn use area is 1788 Sq.
FT
Parking area 21297 Sq.
FT
Overflow parking 5684
Sq. FT



- **Exhibit C:** Parking Plan — detailed layout of off-street parking area showing stall dimensions (9'x20' minimum), circulation aisles, and distance from adjacent dwelling property lines (15' minimum).
- **Exhibit C:** Traffic Circulation Diagram — simple diagram showing vehicle ingress/egress and on-site flow for event parking.



- **Section 5.2:** Noise Management Plan — description of how the applicant will ensure compliance with Hyrum City Code 9.50 Noise Disturbance, including equipment placement, sound direction, and event monitoring procedures.
- **Exhibit H:** Letter of Intent (previously submitted October 2025) included by reference.

For questions regarding this application, contact: Hyrum City Planning, Zoning & Building Department | 60 West Main, Hyrum, Utah 84319 | Ph. (435) 245-6033 | www.hyrumcity.gov



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

Staff Evaluation First Review

Application: Timothy Schmidt, Schmidt Planned Unit Development – Seeking recommendation to the City Council for a concept plan for a 4 Lot single family dwelling planned unit development located at 182 North 600 East.

Application Number: 26-010
Preparation Date: May 6, 2026
Applicant Name: Timothy Schmidt
Property Owner: Timothy Gordon Schmidt
Property Address: 182 North 600 East
Parcel Number: 01-013-0030
Parcel Area: 3.22 Acres

Planning Commission: May 14, 2026
Application Type: Concept Plan
Nature of request: Planned Unit Development (PUD)

Current Zone District: Residential Zone R-2. The R-1/ R-2 Zone is a mixed density residential zone. Its minimum lot size is 9,900 square feet for a single-family dwelling. This zone is eligible for appropriately located Planned Unit Developments (PUDs).

Adjacent zoning designations and uses of the subject property		
North	Residential Zone R-2	Single-family Residential
East	Residential Zone R-2	Single-family Residential
South	Residential Zone R-2	Single-family Residential
West	Residential Agriculture Zone RA	Single-family Residential

Application Overview:

Hyrum City received a Concept Plan application for a PUD consisting of four (4) single-family dwelling lots located at 182 North 600 East. The applicant has provided a letter of intent for the Planned Unit Development (see attachments). The proposed PUD illustrates a 4-lot subdivision of the land with a 26 feet driveway crossing Lots 1 and 2 and terminating on Lot 3. There is an existing sewer line on Lots 3 and 4 that will require a dedicated utility easement that is shown on the submitted documents. There is a storm drain system proposed for the development with right of way improvements on 600 East fronting the PUD (asphalt, curb, gutter, sidewalk but not for the full distance of the PUD). Proposed utilities include water, sewer, and pressurized irrigation system.

The purpose of a PUD allows some deviations from the Concept Plan and platting requirements of HCC Title 16. These are usually seen as smaller lot sizes and greater density in exchange for open space, attractive building designs, and other amenities such as playgrounds, swimming pools, parks and meeting facilities. No PUD shall have an area of less than two and one half (2½) acres. Maximum density allowed for multi-family developments is 10 units per acre. Consideration should be given to dispersing large multi-family PUD developments throughout the city instead of concentrating them in one central area.

Staff Comments:

Planning and Zoning Department:

1. HCC 17.060.070: The Planning Commission will act as an Architectural Review Committee and will evaluate the Site Plan and drawings for:
 - a. A good mix of building materials, colors and architectural features to create an attractive, well-planned development;
Staff comment: The applicant provided a concept of the proposed buildings in the PUD.
 - b. Sufficient public open spaces and amenities that will provides a safe, comfortable and pleasant environment;
Staff comment: The applicant did not provide public open spaces and amenities within the PUD. There are areas of easements for the swale, shared driveway, and storm water pond.
 - c. Appropriate building types in terms of density, site relationship and spacing.
Staff comment: The applicant is proposing single-story single family private dwellings with a density 1 unit per 0.80 acres; whereas the PUD deviation for consideration given to multi-family PUD developments is 10 units per acre.
 - d. Well-planned exterior lighting;
Staff comment: The applicant did not provide reference to exterior lighting with the application.
 - e. Preservation of natural features including trees, drainage areas, and views.
Staff comment: The applicant provided trees in the north swale easement and abutting 600 East. There is a water feature on the site that is regulated and purposed by water right for watering stock and irrigation.
 - f. Good vehicular and pedestrian movement;
Staff comment: There are no pedestrian pathways proposed within the PUD and there is one vehicular shared driveway through private property parcels.
 - g. Integrated parking;
Staff comment: There is no integrated parking for the PUD.
 - h. Landscaping plan showing existing and proposed, grass, shrubbery, trees and other planting and features for the entire site;
Staff comment: There are two (2) existing trees that are noted on the PUD to be removed, and the private lots do not show landscaping other than landscaping noted in Comment Items #1.e.
 - i. Placement of fencing/walls and solid waste enclosures.
Staff comment: There are no fencing/wall details or solid waste enclosures identified in the PUD.
2. HCC 17.16.10: A planned unit development (PUD) allows some deviations from the Concept Plan and platting requirements of HCC Title 16. These are usually seen as smaller lot sizes and greater density in exchange for open space, attractive building designs, and other amenities such as playgrounds, swimming pools, parks and meeting facilities. The proposed PUD does represent many of the requirements for a PUD application.
3. HCC 17.60.10: Considerations for planned unit developments should be given to disperse large multi-family PUD developments throughout the city instead of concentrating them in one central area. The proposed PUD is for the consideration for the division of a parcel of land to create building lots that does not appear to provide all requirements of Comment Item #1.
4. HCC 16.02: The purpose of subdivisions in the Hyrum City code means the division of a parcel of land to create building lots that qualify the minimum lot area requirements for the Residential Zone R-2. The lot areas demonstrated in the proposed PUD can meet the requirements of the minimum lot are requirements if subdivided through the subdivision ordinance.

Engineering:

1. Storm Drain Infrastructure:
 - a. When developing the storm drain system, including pond volume, pipe sizing, inlet locations, and other factors, the Cache County storm water standards should be followed.

- b. The land drain proposed along the North edge of the driveway is a significant concern. The introduction of land drains to storm drain infrastructure eliminates capacity from the existing and proposed systems due to the need to convey groundwater continually. This is especially evident in the case of retention ponds. Any land drain upstream of a detention pond, such as the one proposed in this concept plan, will fill the detention volume in the pond set aside to allow for infiltration of smaller storms and maintain a constant pool of water in the bottom of the pond. The connection of land drains to storm water infrastructure is generally not prudent Engineering design and should be considered prior to acceptance.
2. Water Right Information:
 - a. The water right associated with the parcel in question includes a total flow of 13.44 gpm from the spring located on site. The use type for the water right is irrigation and stock water.
3. Slope Concerns:
 - a. Slope through the property is significant, but the areas over 30% seem to be as a result of material stock piling and not natural slope. The areas that are naturally over 20% appear to be limited in nature and would likely not pose significant challenges in the construction of homes on the site. In general, large retaining walls would likely be required to construct homes on lots 3 and 4.
4. Other Consideration:
 - a. The proposed design creates three lots that do not front a public right of way but are only accessible through an access easement provided by the developer.
 - b. The proposed infrastructure does not provide sidewalk, curb and gutter, or an appropriate turnaround radius.
 - c. The location of the driveway on Lot 4 is unknown and would conflict with the proposed swale on the north side of the roadway.

Fire Department:

1. What is the grade of the road? Not to exceed 10 percent in grade.

Power Department:

1. Power connection will be required at the nearest primary voltage connection point.
2. Applicant/developer will work with the power department on layout/design of power infrastructure inside development.
3. Hyrum City Power & Light construction standards will apply to all power infrastructure.
4. Power will need to be located in utility easement.

Sewer Department:

1. Hyrum City construction standards will apply to all sewer infrastructure.

Streets / Water Department:

1. Water service for lot 4 should be run to the other side of swale to the north. Services should not run parallel with the main line.
2. Fire Hydrant will need its own valve and 6" fire line. The water department prefers all fire lines to be short crossing street sections.
3. Both water mains will require a tie-in feed valve in public ROW. Both water mains will need a 2" blow off at dead ends in utility easement. All hookups on both water mains need to be properly spaced to manufacture specs.
4. Both irrigation and culinary meter bases should not be in driveways. Are there any house plans showing future build models to determine where locations are?
5. Irrigation will be tied to the end drain of existing irrigation. This will need to be looked at for depth and sizing by the city. If extended, a new drain will need to be installed on the future drain box on the north end of access in public ROW.
6. All water and sewer laterals will need 18" vertical separation. All water and sewer need 10' horizontal separation.

7. Prefer to see some kind of ribbon curb on the swale edge to keep up the integrity of the roadway shoulder.
8. Any interior sidewalks?
9. Cross access agreements for homeowners and public utilities? Utility ROW should be drivable access with proper width.
10. Snow storage in swale? Snow storage should not be in utility access ROW or brought out to public ROW.
11. Curb and gutter radius on both sides of access entering public ROW. Sidewalks need ADA.

Planning Commission Responsibility:

1. Members of the Planning Commission may visit the site accompanied by the developer or his representative.
2. The Planning Commission should have a thorough discussion of the concept plan, staff comments, and specifying conditions and requirements for recommendation to the City Council.

Staff Recommendations:

1. The Planning Commission may make a motion specifying conditions and requirements, and staff comments to the City Council.

Stipulations:

1. Members of the Council may visit the site prior to the regularly scheduled meeting.
2. The City Council may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission with revisions; or require the applicant to return revisions to the City Council.

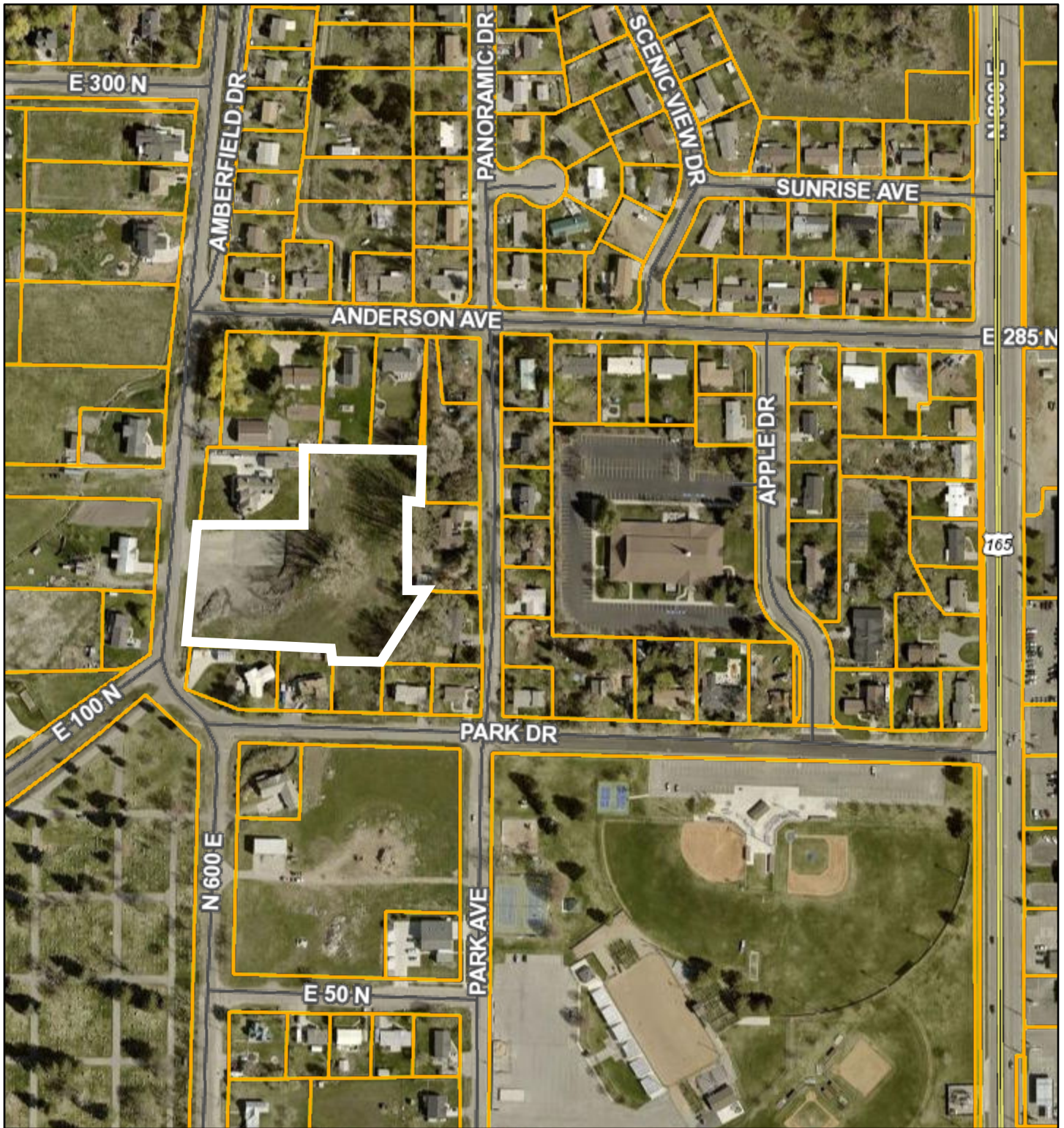
Finding of Facts:

1. A qualifying Planned Unit Development is a permitted use in the R-1 and R-2 Zone.
2. The required public hearing and public notices were distributed in compliance with Utah Code and Hyrum City Code.

Attachments:








1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Slope Map
5. Utah Division of Water Right Detail – Water Right 25-7442 with Map
6. Applicant Submitted Documents

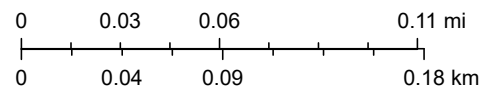
Vicinity Map



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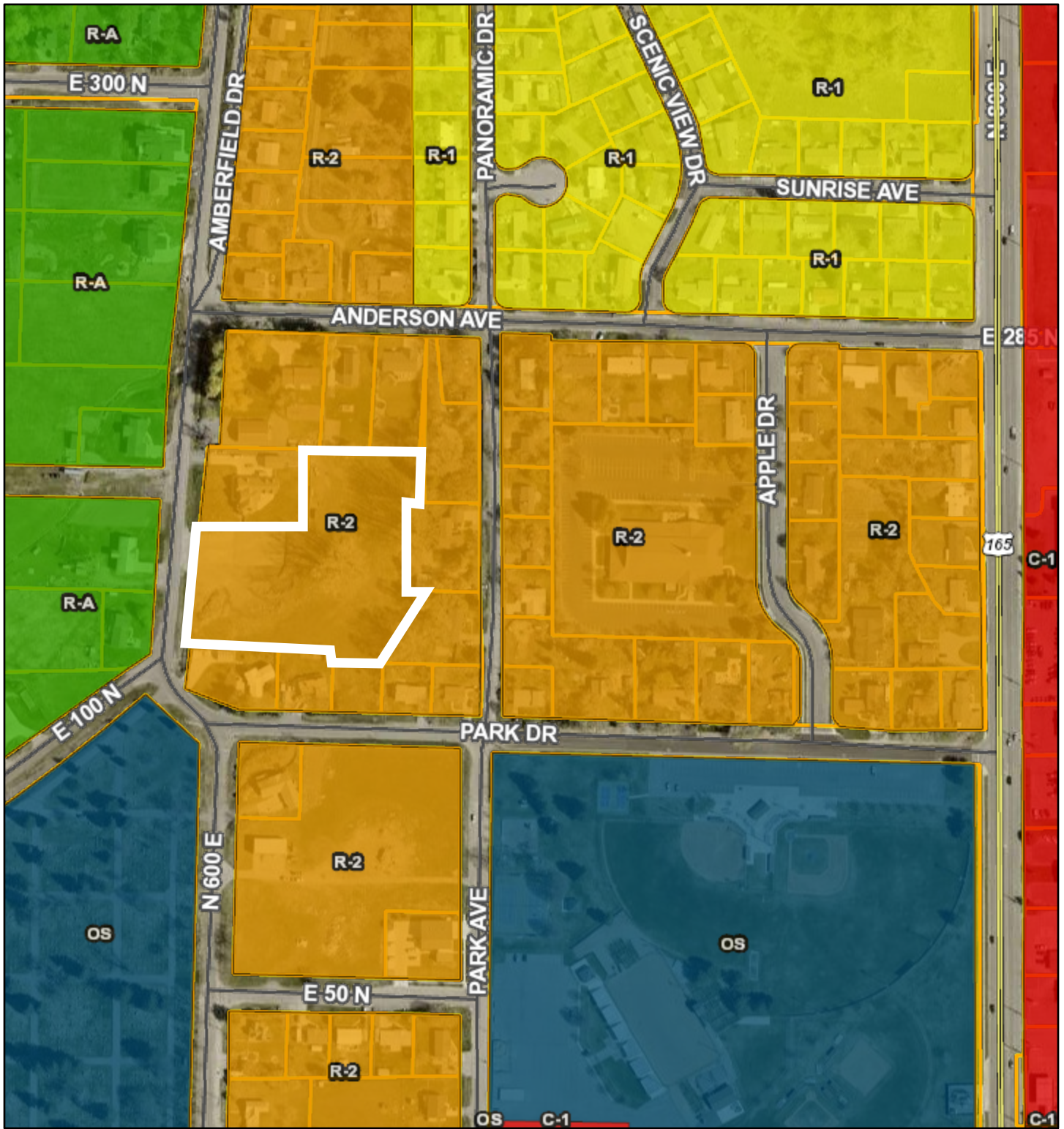
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- | | | |
|--|---|----------------------|
| Class B Surface Type | — | Private |
|  |  | Municipal Boundaries |
|  |  | County Boundary |
|  |  | Cache Parcels |
|  | | |



Vantor







Zoning Map

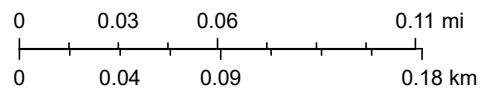


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Hyrum Zoning

-  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



Vantor, Cache County

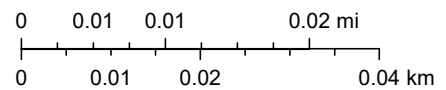
Aerial View



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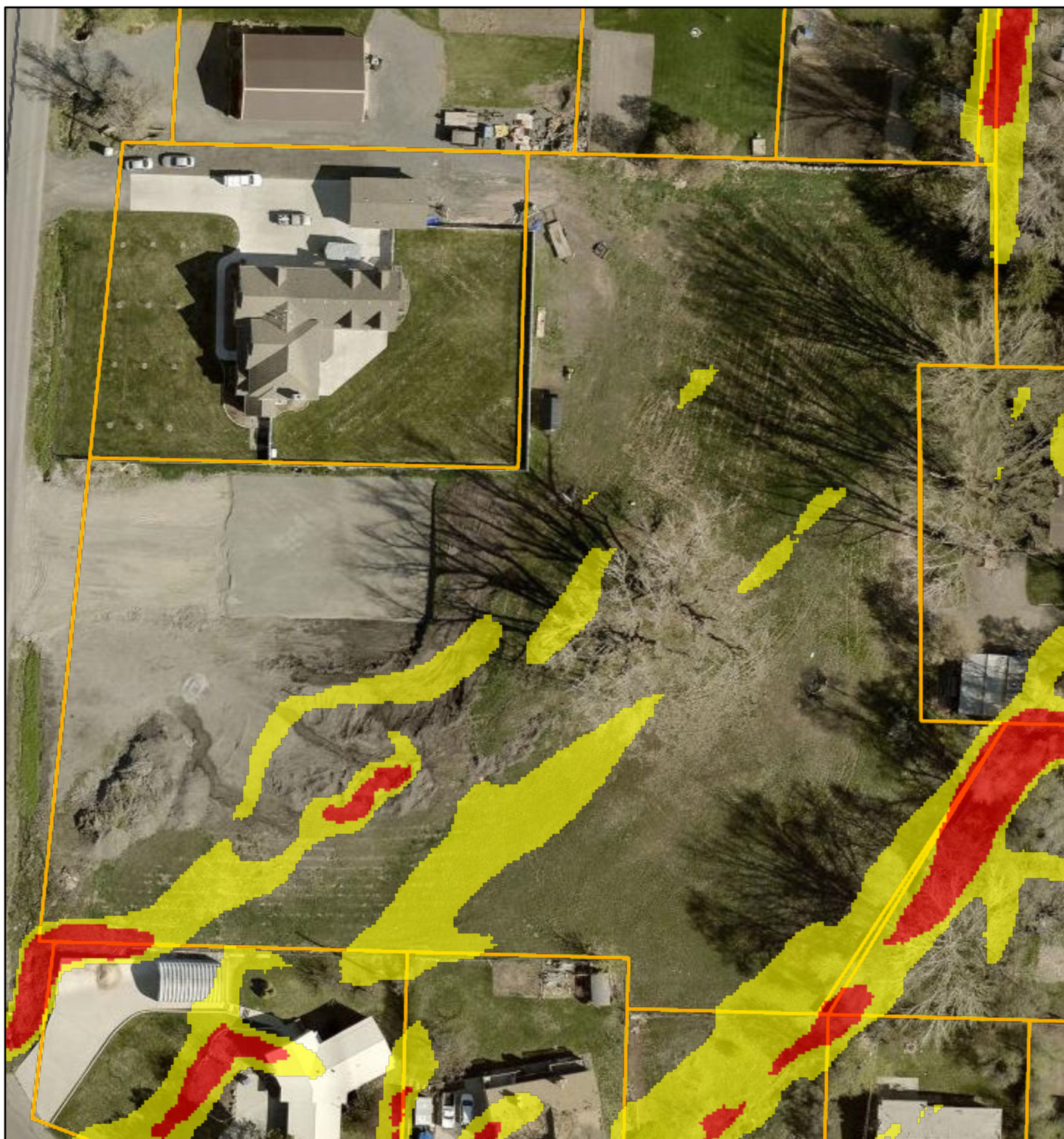
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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Asphalt |
| | — | Gravel |
| | — | Dirt |
| | — | Future |
| | | Municipal Boundaries |
| | | County Boundary |
| | | Cache Parcels |



Microsoft, Vantor

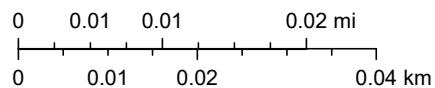
Existing Slopes



4/27/2026, 1:51:29 PM

1:1,128

- | | |
|----------------------|----------------------|
| Class B Surface Type | Municipal Boundaries |
| Asphalt | County Boundary |
| Gravel | > 30% |
| Dirt | < 20% to 30% |
| Future | Cache Parcels |
| Private | |



Microsoft, Vantor

Water Right Details for 25-7442

Utah Division of Water Rights

3/30/2026 1:48 PM

(WARNING: Water Rights makes NO claims as to the accuracy of this data.)

Water Right: 25-7442

Application/Claim: A49714

Certificate:

Owners:

Name: R. Alex Morris
 Address: 195 Park Ave.
 Hyrum UT 84319

Interest:

Remarks:

General:

Type of Right: Application To Appropriate Source of Info.: Water User's Claim Status: Water User's Claim
 Quantity of Water: 0.03 CFS
 Source: Unnamed Spring Area
 County: Cache
 Common Description:
 Proposed Det. Book: 25- Map: 8b LB Pub. Date:
 Land Owned by Appl.: Yes County Tax Id#:

Dates:

Filing:

Filed: 07/14/1977

Priority: 07/14/1977

Decree/Class:

Advertising:

Publication Began:

Publication End:

Newspaper:

Protest End Date:

Protested: Not Protested

Hearing Held:

Approval:

State Eng. Action: Approved

Action Date: 12/15/1977

Recon. Req. Date:

Recon. Req Type:

Certification:

Proof Due Date: 07/31/1982 Extension Filed Date:

Election or Proof: Election

Election/Proof Date: 06/25/1982

Cert./WUC Date: 02/23/1987

Lapsed, Etc. Date:

Lap. Ltr. Date:

Wells:

Prov. Well Date:

Most Recent Well Renovate/Replace Date:

Points of Diversion:

Points of Diversion - Surface:

Stream Alteration Required:

(1) S 1500 ft. W 1520 ft. from NE corner, Sec 4 T 10N R 1E SLBM

Diverting Works:

Source:

Elevation:

UTM: 430184.71, 4609870.034 (NAD83)

Water Uses:

Water Uses - Group Number: 22865

Water Use Types:

Irrigation-Beneficial Use Amount: 1 acres

Group Total: 3.8

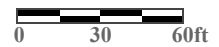
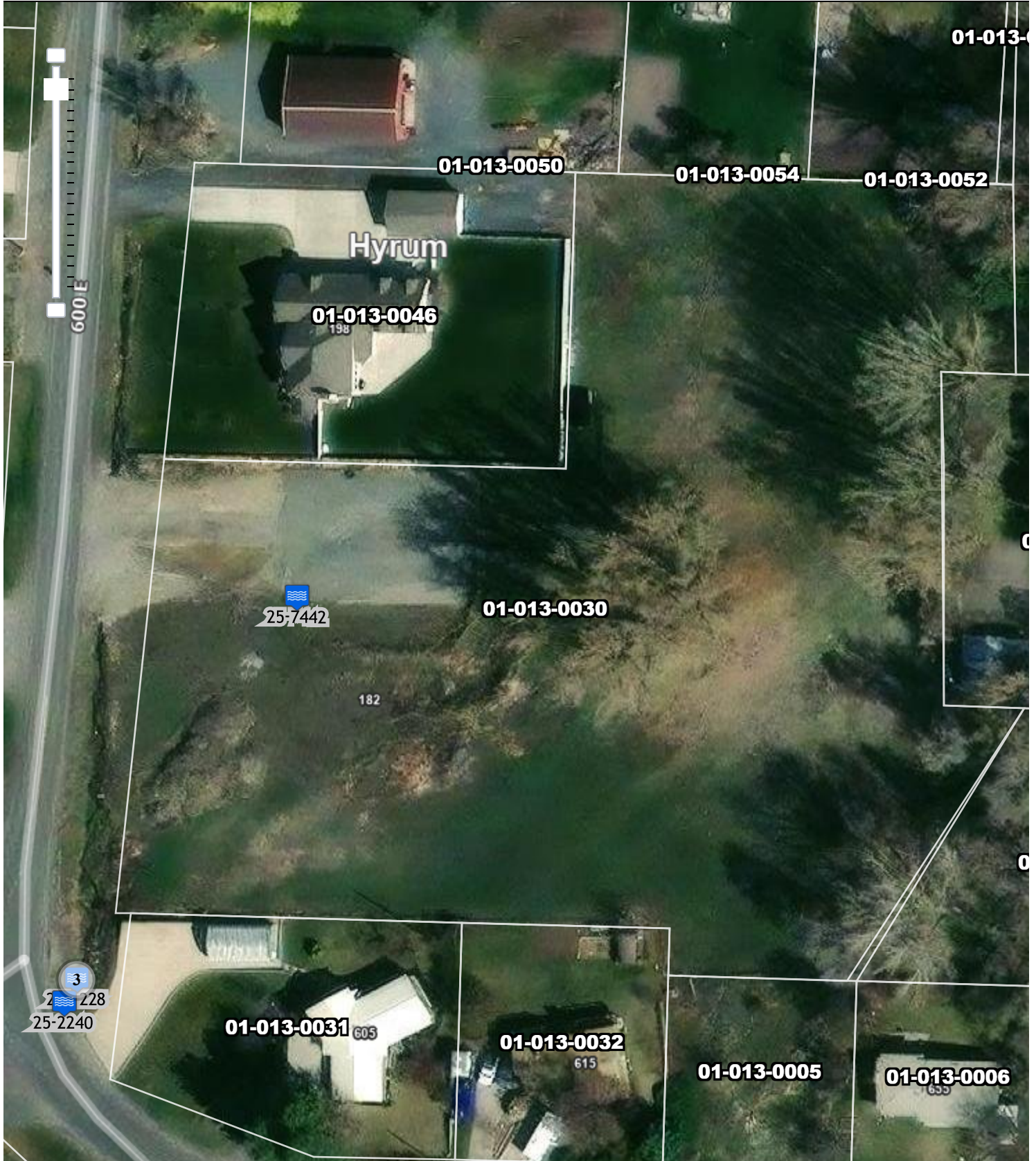
Period of Use: 04/01 to 10/31

Stock Water-Beneficial Use Amount:		Group Total: 6				Period of Use: 01/01 to 12/31											
Fish Culture: Fish Culture						Period of Use: 01/01 to 12/31											
Acre Feet Contributed by this Right for this Use: Unevaluated																	
Place of Use (which includes all or part of the following legal subdivisions):																	
	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 4 T 10N R 1E SLBM					X	X	X	X									3.8
Group Acreage Total :																3.8	

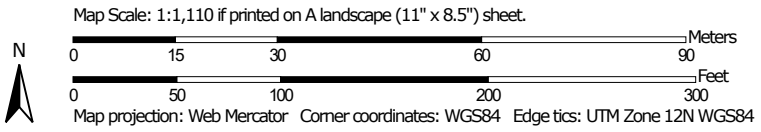
Place of Use Stock:																	
	North West				North East				South West				South East				
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	
Sec 4 T 10N R 1E SLBM					X	X	X	X									

Use Totals:	
Irrigation sole-supply total: 1 acres	for a group total of: 3.8 acres
Stock Water sole-supply total: Unevaluated ELUs	for a group total of: 6 ELUs
Other sole-supply total: Unevaluated acft	

Reservoirs:																	
Reservoir/Storage Name: Unnamed									Dam Number:								
Capacity: 0.34 acre-feet									Area Inundated: 0 acres								
Dam Height: 6 feet									From: 01/01 to 12/31 inclusive								
	North West Quarter				North East Quarter				South West Quarter				South East Quarter				
Area	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	




Soil Map—Cache Valley Area, Parts of Cache and Box Elder Counties, Utah




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils






 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cache Valley Area, Parts of Cache and Box Elder Counties, Utah
 Survey Area Data: Version 18, Aug 26, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

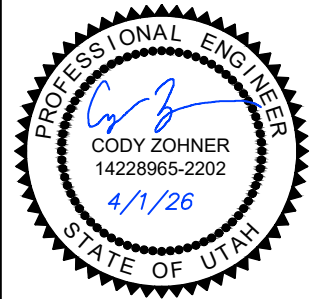
Date(s) aerial images were photographed: Jun 22, 2022—Jul 11, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Pv	PROVO GRAVELLY LOAM	0.2	5.3%
RhA	RICKS GRAVELLY LOAM, 0 TO 3 PERCENT SLOPES	0.2	5.7%
SwD	STERLING GRAVELLY LOAM, 10 TO 20 PERCENT SLOPES	3.4	89.0%
Totals for Area of Interest		3.8	100.0%





PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPT PLAN

SHEET DESCRIPTION:

SCHMIDT PLANNED
UNIT DEVELOPMENT

PROJECT TITLE:



Cache • Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 1 APRIL 2026
SCALE: 1" = 30'
DRAFTING BY: C.ZOHNER
CHECKED BY: C.ZOHNER
APPROVED BY: C.ZOHNER
PROJECT NUMBER: 25096SCH
SHEET:

1 / 1

CONTACT INFORMATION:

OWNER/REPRESENTATIVE
TIMOTHY SCHMIDT
198 N 600 E
HYRUM, UT 84319

ENGINEER
CODY ZOHNER, PE
95 GOLF COURSE RD. #101
LOGAN, UT 84321
(435) 713-0099
czoehner@cachelandmark.com

DESIGN STATS

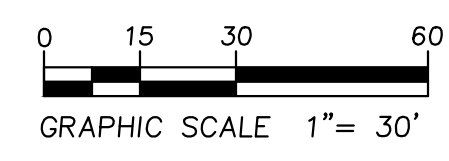
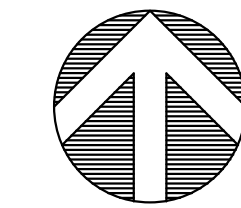
PARCEL # 01-013-0030
ZONE: R2
PROPOSED OVERLAY: PUD
LAND USE
TOTAL AREA: 3.21 AC±
SETBACKS
FRONT - 25'
REGULAR SIDEYARD - 10' & 8'
CORNER SIDEYARD - 25'
REAR - 30'

PROPOSED UTILITY SYSTEMS

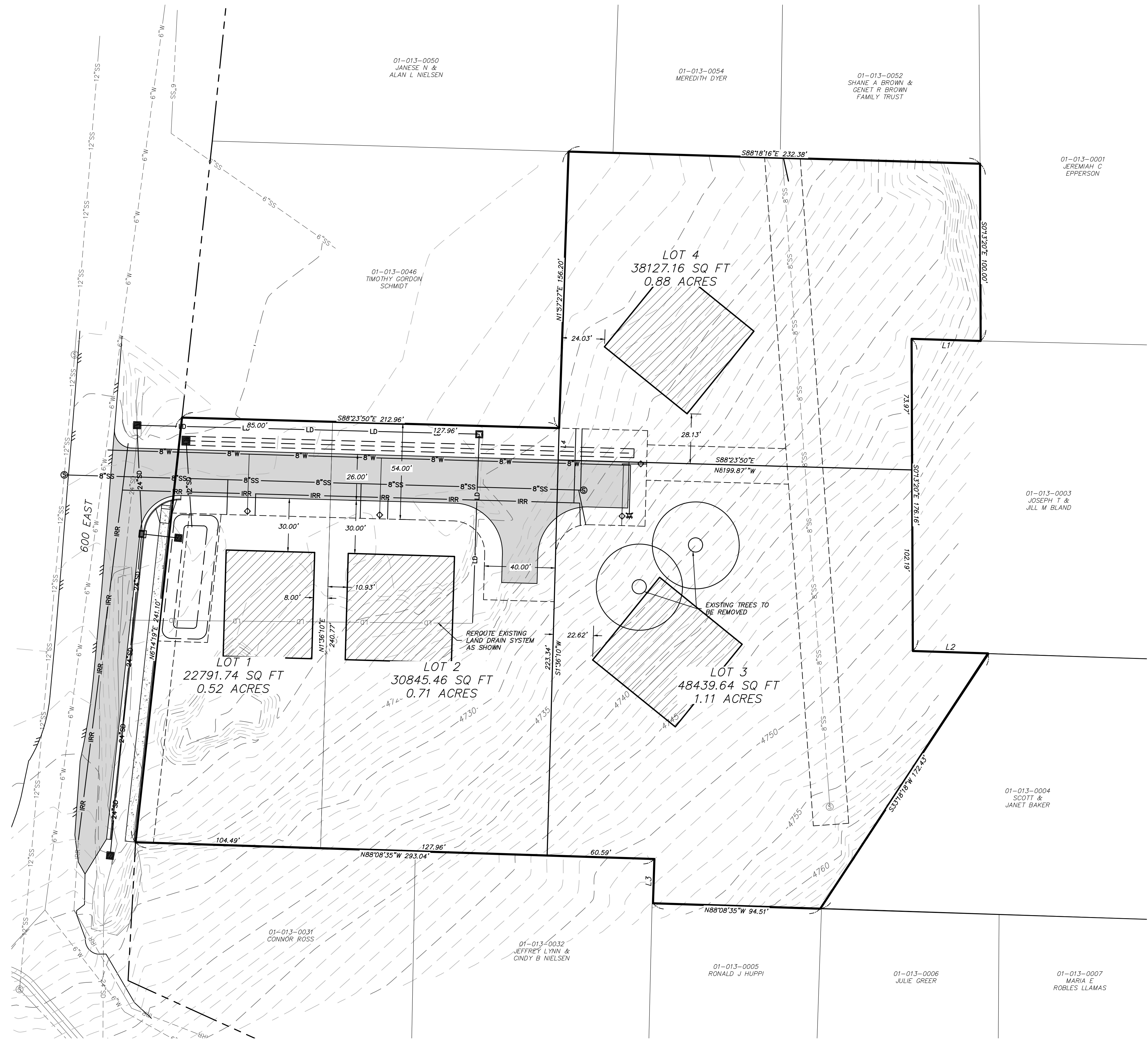
PROPOSED CULINARY WATER: TO CONNECT TO HYRUM'S WATER SYSTEM. DEVELOPER TO PROVIDE WATER RIGHTS.
PROPOSED SEWER SYSTEM: TO CONNECT TO HYRUM'S SEWER SYSTEM.
PROPOSED IRRIGATION SYSTEM: TO CONNECT TO HYRUM'S PRESSURIZED IRRIGATION SYSTEM.

LEGEND

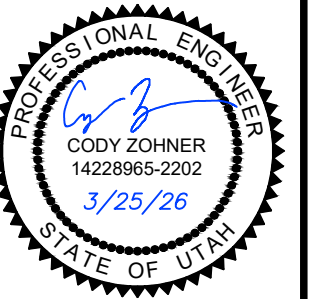
- BOUNDARY
- EASEMENT (ACCESS/P.U.E./DRAINAGE)
- RIGHT OF WAY
- PARCEL LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- APPROXIMATE LOCATION OF RESIDENCES



LINE TABLE		
LINE	LENGTH	BEARING
L1	39.02'	N88°18'25"W
L2	42.48'	S88°08'35"E
L3	25.00'	N1°51'25"E
L4	18.00'	S1°36'10"W



4/1/2026 3:14 PM 2:12025 PROJECTS\25096SCH TRAVIS SCHMIDT - SUBDIVISION - HYRUM, UT\ACAD\CIVIL\25096SCH CONCEPT 4 (CURRENT).DWG



PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPT LANDSCAPE PLAN

SCHMIDT SUBDIVISION

PROJECT TITLE:



Cache • Landmark
Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:
25 MARCH 2026

SCALE:
1" = 30'

DRAFTING BY:
J. BALLINGHAM

CHECKED BY:
C. ZOHNER

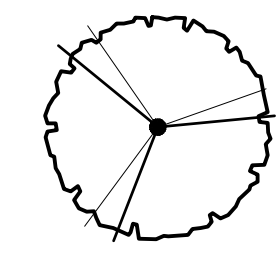
APPROVED BY:
C. ZOHNER

PROJECT NUMBER:
25096SCH

SHEET:

2 / 2

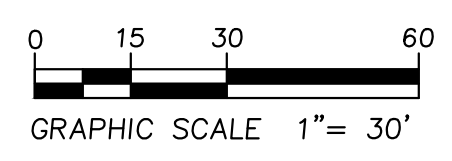
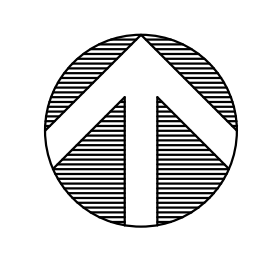
LEGEND



KENTUCKY COFFEE TREE



GRASS



3/25/2026 9:25 AM Z:\2025 PROJECTS\25096SCH TRAVIS SCHMIDT - SUBDIVISION - SCHMIDT - SUBDIVISION - HYRUM, UT\ACAD\LANDSCAPE\25096SCH LANDSCAPE PLAN.DWG



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

Staff Evaluation First Review

Application: Mike Pressley, Vernon Investments LLC, Site Plan – Seeking recommendation to the City Council for site plan approval for a storage enclosure located at 570 West 400 North.

Application Number: 26-011
Preparation Date: April 29, 2026
Applicant Name: Mike Pressley
Property Owner: Zan V & Vivian L Sharp Trust
Property Address: 570 West 400 North
Parcel Number: 03-060-0026
Parcel Area: 2.79 Acres

Planning Commission: May 14, 2026
Application Type: Site Plan Approval
Nature of request: Food processing/mills – Storage enclosure for tools and equipment

Current Zone District: Manufacturing Zone M-2. The purpose of this zone is to provide an area where medium to heavy manufacturing can occur. It allows higher levels of noise, dust, smoke and odor than is permitted in the M-1 Zone. Restrictions may be applied on proposed businesses whose levels of noise, dust, smoke or odor may be considered excessive by the planning commission. Design and landscaping requirements may also be imposed on businesses proposed for this zone.

Adjacent zoning designations and uses of the subject property		
North	Manufacturing Zone M-2	Agriculture
East	Residential Zone R-2	Equipment Sales and Service
South	Residential Zone R-2	Single-family Residential
West	Manufacturing Zone M-2	Vacant

Application Overview:

Hyrum City received a site plan approval application for a building expansion to enclose an area specific for tools and equipment for the Food processing/mills facility. Food processing and mills/facility is a permitted use in the Manufacturing Zone M-2. The building expansion is within the interior portion of the site where concrete surface existed, and the new building area will not require water or sewer utilities.

Staff Comments:

Planning and Zoning Department:

1. HCC 17.40.030: The new storage enclosure is located in the interior of the lot and does not expand beyond any building setback regulations.
2. HCC 17.40.030: The new storage enclosure height will not exceed the height of the existing main building.
3. HCC 13.18: The new storage enclosure will be covering existing concrete impervious surfaces that is already being serviced by an onsite storm drain collection box. There are no known stormwater issues at this site.

Engineering:

1. Not requested.

Fire Department:

1. No comment.

Power Department:

1. Verification needed that any electrical will be on the customers side of the meter and there is no need for an additional electrical connection to Hyrum City Power Infrastructure.

Sewer Department:

1. No sewer utilities, no comment

Streets / Water Department:

1. No comments at this time.

Planning Commission Responsibility:

1. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements for recommendation to the City Council.

Staff Recommendations:

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the City Council.

Stipulations:

1. The City Council may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission with revisions; or require the applicant to return revisions to the City Council.

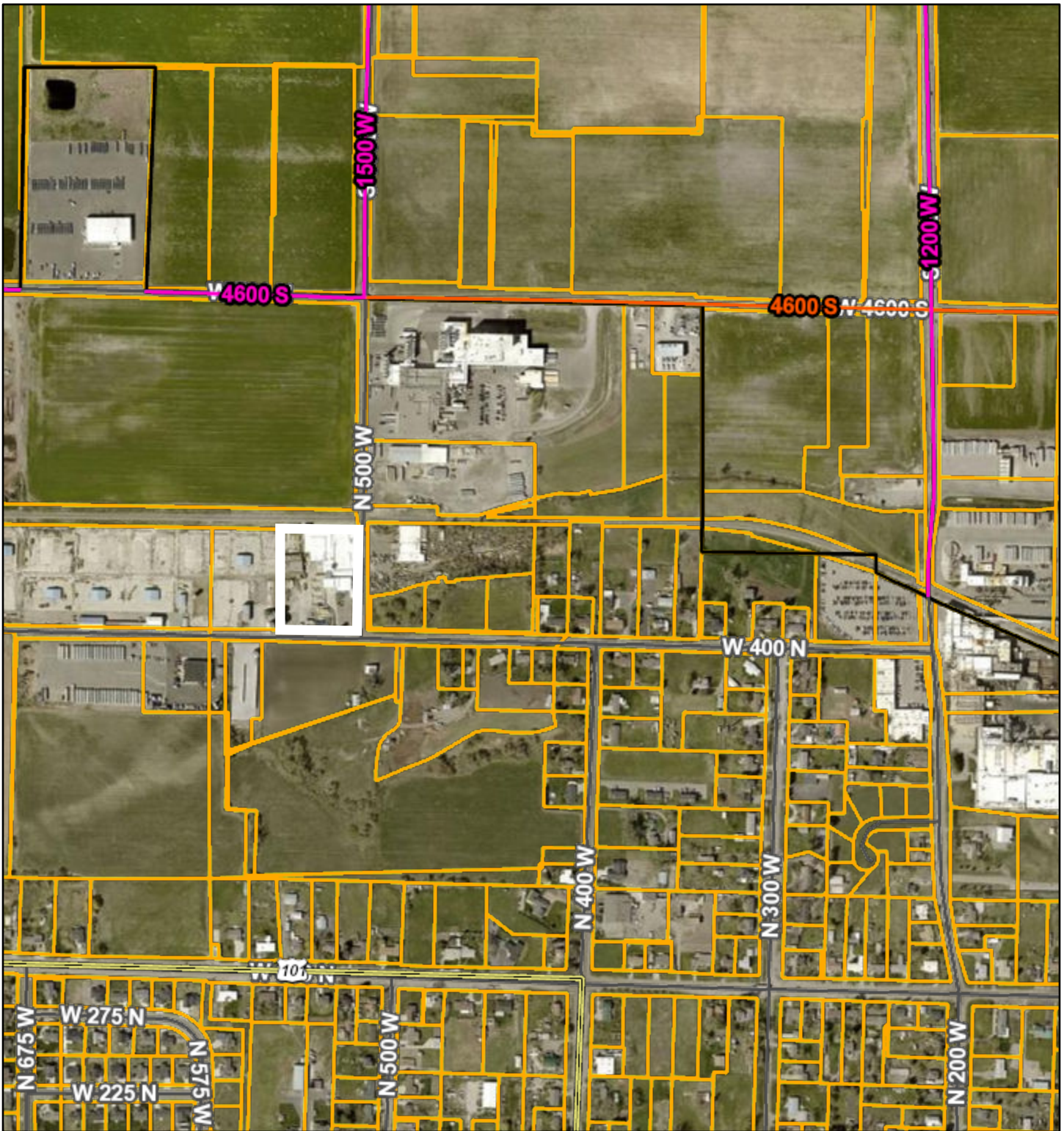
Finding of Facts:

1. Food processing/mills is a permitted use in the M-2 Zone.

Attachments:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents

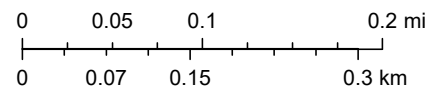
Vicinity Map



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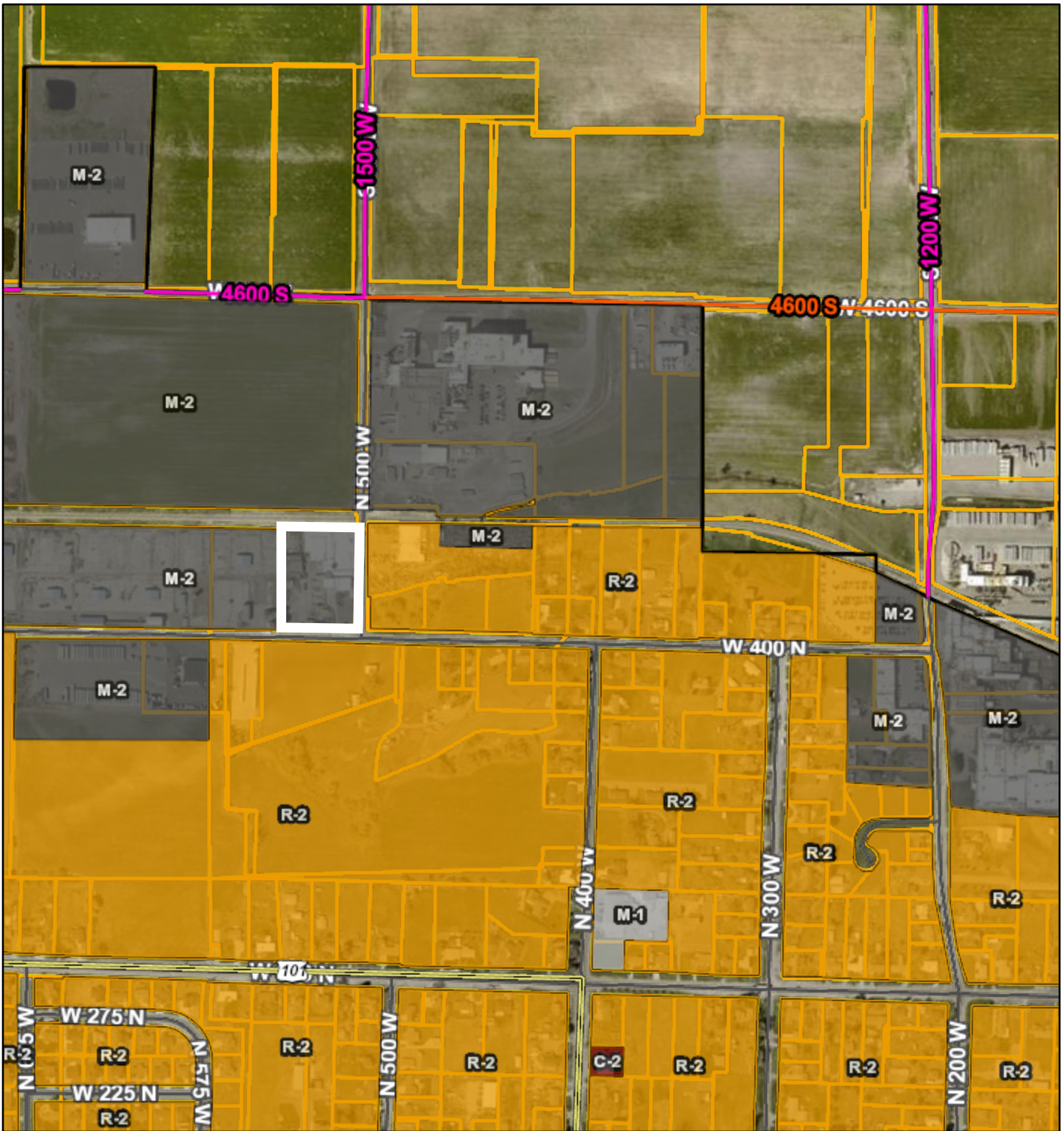
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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Municipal Boundaries |
| | — | County Boundary |
| | — | Cache Parcels |
| | | |



Vantor







Zoning Map

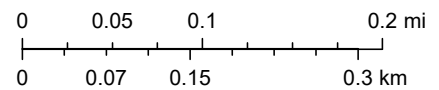


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Hyrum Zoning

-  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



Vantor, Cache County

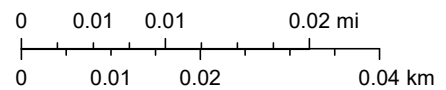
Aerial View



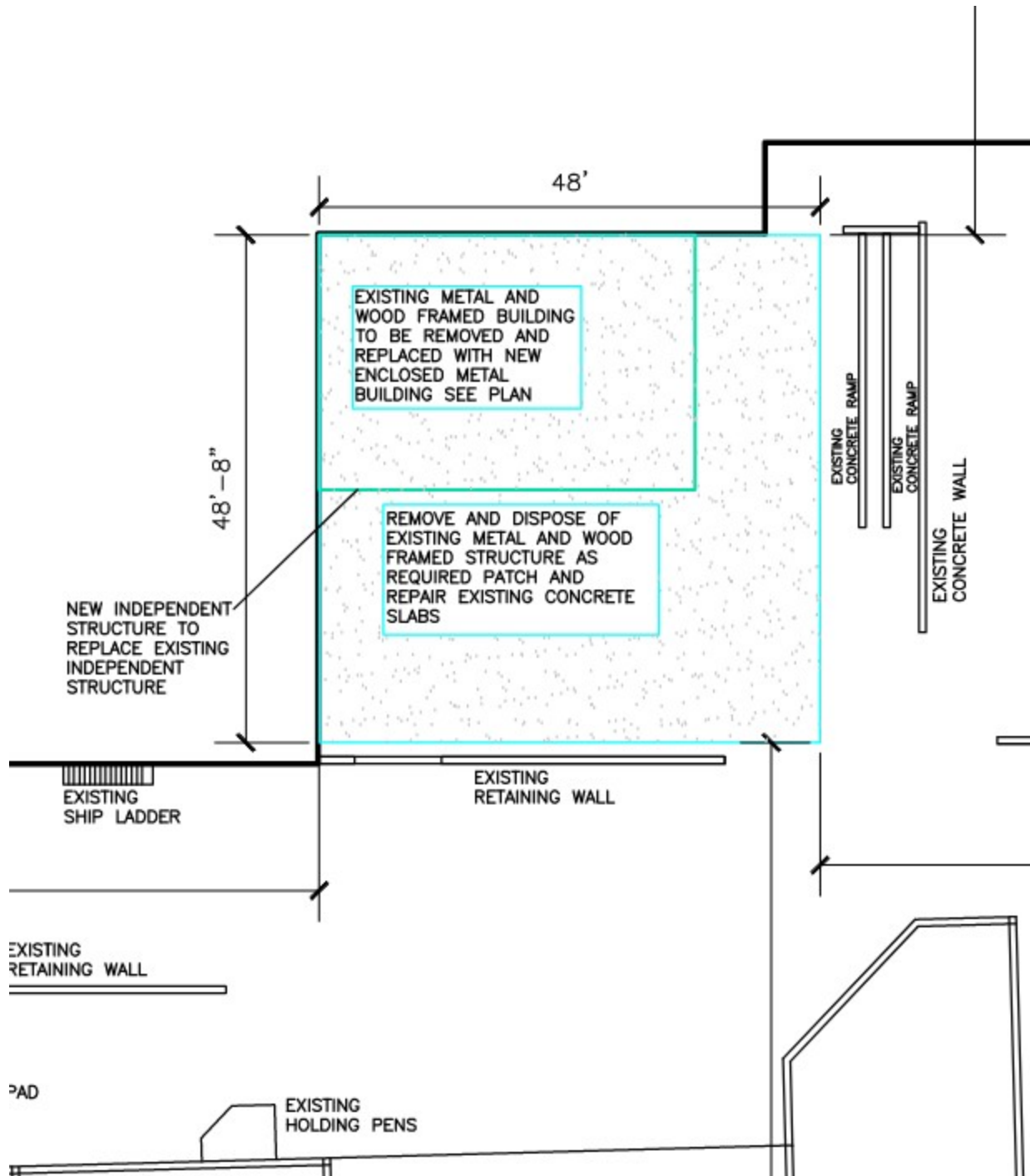
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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Municipal Boundaries |
| | — | County Boundary |
| | — | Cache Parcels |
| | — | |



Microsoft, Vantor





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

Staff Evaluation First Review

Application: Jeremy Broadhurst, Hyrum Self-Storage, Site Plan – Seeking recommendation to the City Council for site plan approval for self-storage located at 1746 East 175 South, and 225 South 1720 East.

Application Number: 26-013
Preparation Date: May 6, 2026
Applicant Name: Jeremy Broadhurst
Property Owner #1: Shipping Land LLC
Property Address: 1746 East 175 South
Parcel Number: 01-144-0019
Parcel Area: 0.98 Acres
Property Owner #2: Daniel Hurst
Property Address: 225 South 1720 East
Parcel Number: 01-144-0018
Parcel Area: 1.00 Acres

Planning Commission: May 14, 2026
Application Type: Site Plan Recommendation
Nature of Request: Self-storage

Current Zone District: Manufacturing Zone M-2. The purpose of this zone is to provide an area where medium to heavy manufacturing can occur. It allows higher levels of noise, dust, smoke and odor than is permitted in the M-1 Zone. Restrictions may be applied on proposed businesses whose levels of noise, dust, smoke or odor may be considered excessive by the planning commission. Design and landscaping requirements may also be imposed on businesses proposed for this zone.

Adjacent zoning designations and uses of the subject property		
North	Manufacturing Zone M-2	Vacant land
East	Manufacturing Zone M-2	Self-storage
South	Manufacturing Zone M-2	Unknow business or businesses
West	Manufacturing Zone M-2	Self-storage and landscape business

Application Overview:

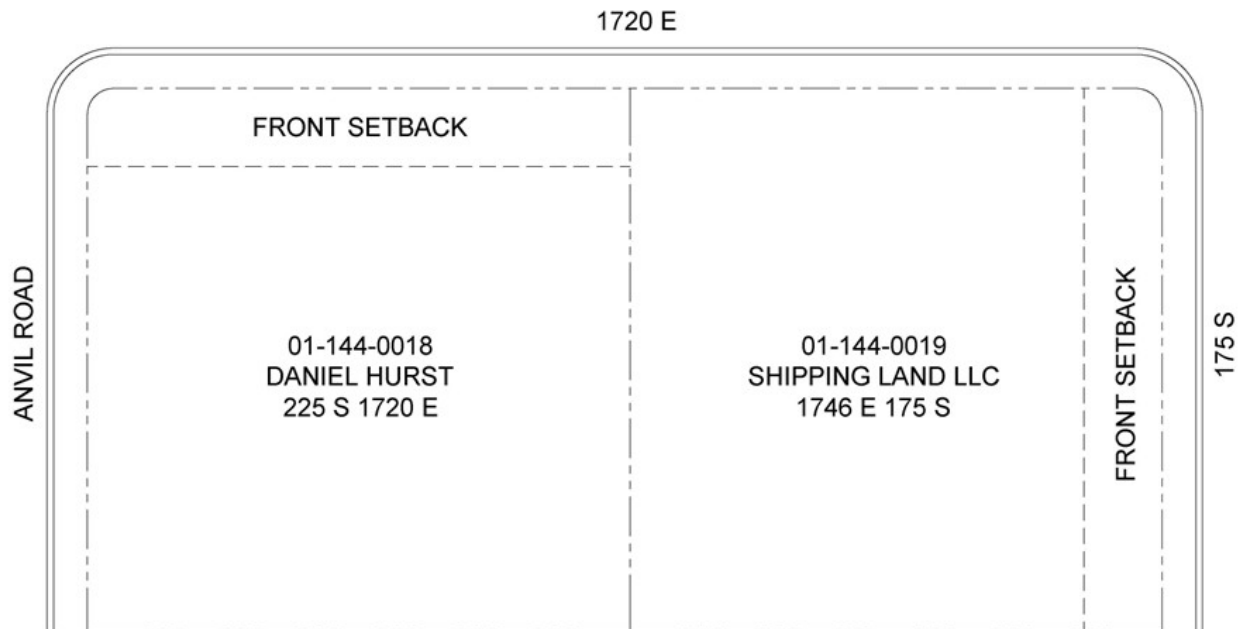
Hyrum City received a site plan application for Self-storage units located the Manufacturing Zone M-2 district. The site plan proposal is to expand the existing Hyrum Self Storage across 1720 East Street onto two (2) separate lots in a similar fashion with prefabricated shipping containers.

Staff Comments:

Planning and Zoning Department:

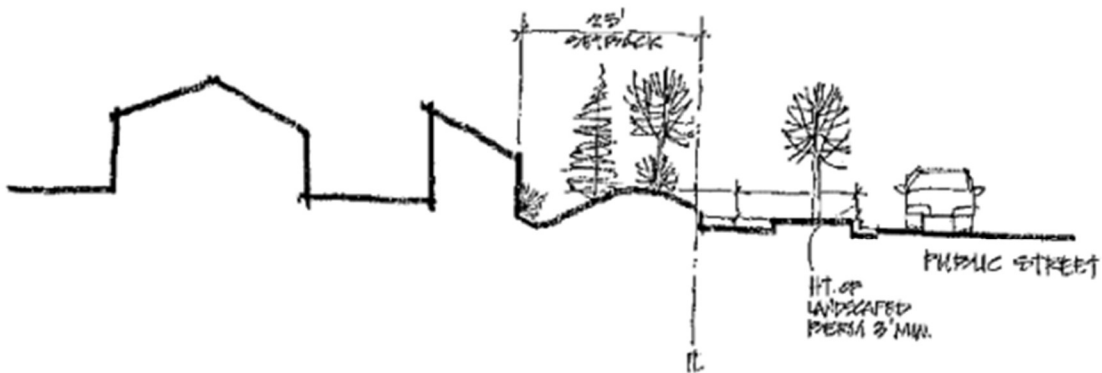
1. HCC 13.18.140: (storm water requirements will be a City Council discussion)
2. Stom water maintenance arrangements shall be implemented in accordance with this section which requires access to storm water detention, retention, and swale features for storm water management and access to inspect the storm water and to perform maintenance of the system. The proposed shipping containers bridged over the storm water do not comply with this requirement.

3. HCC 15.12.010: Title 15 Buildings and Construction of the Hyrum City Code requires the applicant to submit a Zoning Clearance through a separate application to obtain the required IBC 2021 3115 Intermodal Shipping Containers building permit.
4. IBC 2021 3115 Intermodal Shipping Containers: This section of the International Building Code will require the shipping containers to obtain a Building Permit through the Cache County Development Services Building Department.
5. HCC 17.49.030: Refer to Comment Items #10, #11, #12 and #13. Buildings in the M-2 zone shall have a setback of thirty (30) feet from the front property line, unless otherwise specified by the Planning Commission prior to the erection of the building. There are two (2) platted properties that are proposing for the development. Each platted property has different addressed frontages abutting the roads which places the frontage requirements as shown in the exhibit below. HCC 17.49.150.B.1 also prohibits storage of any line from being located within required setbacks. Staff recommends the Planning Commission specify the applicant comply with the frontage requirements of this code section by either revising the site plan, change the address of property parcel 01-144-0018 to front Anvil Road, or combine the two (2) parcels. This code compliance will require a revised site plan.

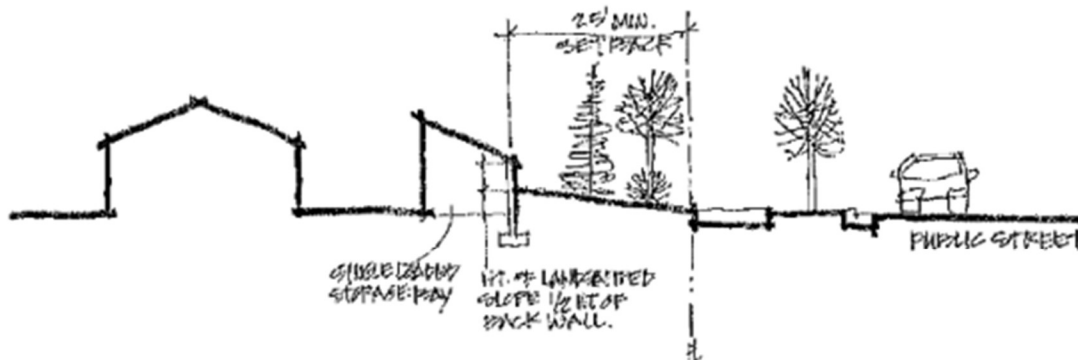


6. HCC 17.08.100.C: The applicant shall provide on the resubmitted site plan the property owners name and contact information as required by this section.
7. HCC 17.49.030: Similar to Comment Item #4 and frontage requirements, the side and rear yards of each property parcel are not regulated to any setbacks other than meeting the landscaping requirements of HCC 17.49.150. The applicant does not demonstrate on the proposed site plan the property line separating the two (2) property parcels. There is no provision in this section of the code that will permit any building to cross the property line. The applicant will be required to resubmit a site plan demonstrating compliance with this section.
8. HCC 17.49.150.B.4: Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the streets and doorways of the units facing inward toward other storage units. The applicant will need to indicate on a resubmitted site plan that the proposed development meets this code requirement.
9. HCC 17.49.150.B.3: All roadways and interior alleyways of any Self-storage facility is required by this section to provide either a concrete or asphalt surface. The applicant does not demonstrate in the proposed site plan the proposed surfacing. The applicant will be required to resubmit a site plan demonstrating conformance with the code section.
10. HCC 17.49.090: The site plan does not show dimensions for the proposed accesses for staff to verify compliance with this section that regulates not more than two (2) for each one hundred feet or fraction thereof of frontage on any street. The applicant will need to resubmit a site plan demonstrating the distances for each access to verify compliance with this section.

11. HCC 17.49.150.B.7: All setbacks are required to be irrigated by an automatic sprinkler irrigation system, and the landscape plan notes the irrigation will be provided by culinary water. The landscape plan will be required to include an approved backflow prevention device by the Public Works Department that complies with HCC 13.08.100.
12. HCC 17.49.150.B.5: Refer to Comment Items #4 and #13. Front yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Trees must be planted at 2-1/2" caliper while shrubs must be planted with at least 5 gallon nursery stock. The applicant shall resubmit a landscape plan demonstrating compliance with this section.
13. HCC 17.49.150.B.6: Refer to Comment Items #4 and #13. All side yard and rear yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 25% screen within 5 years. Trees must be planted at 1-1/2" caliper while shrubs must be planted with at least 1 gallon nursery stock. The applicant shall resubmit a landscape plan demonstrating compliance with this section.
14. HCC 17.49.150.B.8: The developer shall landscape and grade the street facing frontage using one of the following options or other approved screening as approved by the City. Staff will not support any screening deviation than Option A or B. The applicant shall include on the resubmitted site plan and landscaping plan which Storage Bay Standard Option A or B is selected and provide the corresponding Option A or Option B detail on the plans to meet this requirement. The 25 feet required setback shall begin at the property line as required by this section.

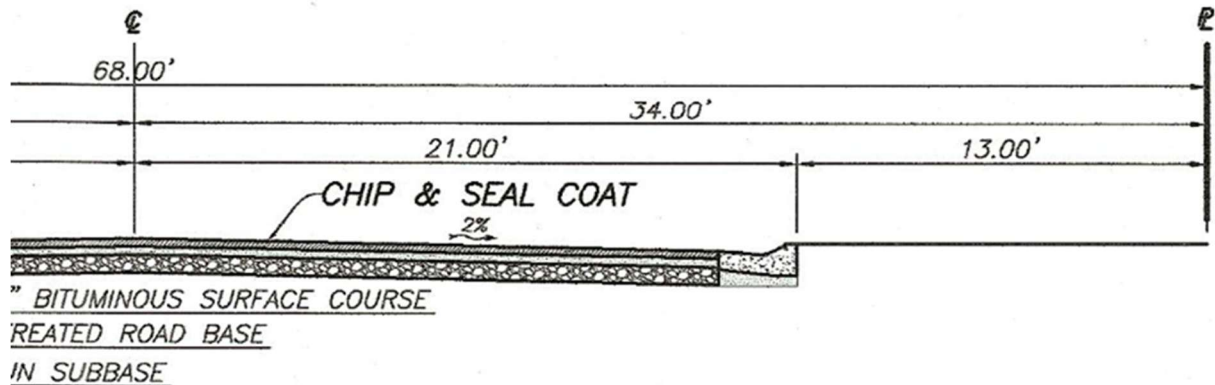


STORAGE BAY STANDARD
OPTION A



STORAGE BAY STANDARD
OPTION B

15. HCC 17.28.170: In all zones which require a front yard, no obstruction to view in excess of four (4) feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points forty (40) feet from the intersection of the street lines except a reasonable number of trees pruned high enough to permit unobstructed vision to motorists. The height of a fence, wall, etc., located in the forty (40) foot triangle area, may be similarly increased or decreased when grade changes warrant adjustments as approved by the Zoning Administrator. Nothing in this section shall be construed so as to further restrict fence height regulations providing all fence materials meet minimum visibility standards established by the Planning Commission so as not to obstruct or restrict vision to motorists and pedestrians.
16. IFC 2021 503.2.1: The site plan access roads for the shipping containers do not meet the minimum fire apparatus access roads for maintaining a width of not less than 20 feet. HCC 17.08.100.C. requires the site plan shall contain the provisions required by the Fire Official Review. IFC 2021 503.2.4: The required turning radius of a fire apparatus access road shall be determined by the Fire Code Official which the Hyrum Fire Department is requiring a minimum turning radius of 28 feet. HCC 17.08.100.C. requires the site plan shall contain the provisions required by the Fire Official Review. To verify compliance with this section, the applicant will be required to update the site plan to a verifiable scale that includes the 13 feet wide park strip and curb and gutter and identify the minimum turning radius of 28 feet. The applicant may use the street cross section of the Blacksmith Fork Industrial Park Public Improvements-Construction Drawings for reference purposes to complete this requirement:



17. HCC 17.49.022. The lighting plan does not indicate the proposed lights conform to dark-sky lighting requirements. The applicant will be required to provide a specification detail of the proposed light on the resubmitted site plan submittal to demonstrate compliance with this section.
18. HCC 17.72: A Sign Permit will be required through a separate application prior to the installation of the proposed sign.
19. HCC 17.49.060: Any storage or warehouse use in the M-2 zone requires one (1) space for each five thousand (5,000) square feet of floor area. The site plan does not demonstrate compliance with this requirement.
20. HCC 17.04.070: The applicants first submittal did not include a reference to the drawing scale, and the property dimension are not correct (i.e., applicant provided the north and east boundary as 222 feet x 437 feet; the north and east boundary is recorded as 198.70 feet x 412.99 feet on the Final Plat). Staff recommends the applicant obtain a copy of the recorded Final Plat at the Cache County Recorder's office for the correct boundary lines for the properties. The applicant will be required to provide a to-scale drawing and drawing scale reference of the proposed development with correct property boundary dimensions and show how the applicant determines to resolve Comment Item #5.

Engineering: (storm water requirements will be a City Council discussion)

1. The current submission does not include piping, catch basins, pond overflows, and other aspects of a storm water system required for the system to operate fully. A complete review cannot be performed without Engineered plans outlining the entire system. We recommend the city require a full design prior to acceptance of the site plan.
2. Below are two items directly from the Cache County Storm Water Standards that should be considered by the design engineer based on the proposed pond design.

B.7.c.ii Underground retention/infiltration systems:

- a. All retention basins shall be sized to meet the requirements of Section B of this chapter and to contain 100 percent of project site runoff from the design storm. Infiltration during the storm shall not be included in the calculation.
- b. Underground buried retention and injections systems, are not allowed in drinking water source protection zones 1 and 2.
- c. Underground systems shall provide adequate access points for cleaning and maintenance of the underground chambers.
- d. All systems shall drain by infiltration within 3 days (72 hours) from the end of the storm event. This is to be documented with a certified percolation test and documented in the soils report.
- e. Sumps shall provide adequate water quality treatment to prevent contamination of the ground water aquifer.
- f. Emergency overflows and the flow path of the overflows shall be mapped for purpose of flooding and flood insurance requirements.
- g. The emergency overflow shall be designed to pass the full 100 year event.
- h. Other utilities (for example water lines, sewer lines, gas lines, power lines, phone lines, etc.) shall not be allowed through or under the underground retention system.
- i. Registration with the DWQ and a Class 5 Injection Well Permit are required for all underground retention/infiltration systems.
- j. The design, as proposed, references the NOAA ATLAS 100 year event. The design storm outlined in the Cache County Storm Water Standards should be used.
- k. The proposed site lies within zone 2 of the well located near the rodeo grounds per the Cache County parcel map.
- l. No access points have been identified in the plan for the proposed underground retention/detention system.
- m. No soils report has been provided to identify the results of a percolation test.
- n. No emergency overflows have been identified in the plan.
- o. Other underground utilities on the site were not identified on the plan.

C.1 – “The rational equation is not allowed for design of best management practices.”

- a. This includes the design of retention/detention facilities. SCS method must be used.
3. It is recommended the city require further details as to how the developer will support the shipping containers over the ponds. Shipping containers are not structurally designed to “bridge” an open space with supports on each end. Further information should be required to identify how the structures will be supported to bridge the ponds and prevent rusting

Fire Department:

1. Fire apparatus access road shall have an unobstructed width of not less than 20 feet. (IFC 2021 503.2.1).
2. The required turning radius of a fire apparatus access shall be determined by the fire code official.(IFC 2021 503.2.4) Turing radius needs to be a minimum of 28’ per 120’ hammer head road. (D103.1 Dead end fire apparatus access road turn around.)

Power Department:

1. Please provide the Power & Light department with a load data sheet which can be found on Hyrum City’s website under Power & Light. The Power & Light Department will work with the developer on the most feasible connection point on the property
2. Use the construction standards on “meter base installation standards” referenced in Hyrum City’s construction standards.

Sewer Department:

1. No sewer utilities, no comment

Streets / Water Department:

1. Remember to use a proper backflow cross connection system for city standards on drip system.
2. Please show street access for public roads into units. Reference city code to Illustration dimensions and length from intersections to entrances along with width of access.

Planning Commission Responsibility:

1. The storm water requirements will be a City Council discussion.
2. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements for recommendation to the City Council.

Staff Recommendations:

1. Staff recommends the Planning Commission make a motion to continue the application to allow for the applicant to respond and correct noncompliance items as noted in the staff comments and resubmit for the next scheduled Planning Commission.
2. The Planning Commission may make a motion specifying conditions and requirements, and staff comments to the City Council.

Stipulations:

1. The City Council may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission with revisions; or require the applicant to return revisions to the City Council.

Finding of Facts:

1. Self-storage is a permitted use in the M-2 Zone.

Attachments:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents

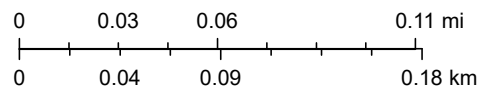
Vicinity Map



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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Asphalt |
| | — | Gravel |
| | — | Dirt |
| | — | Future |
| | | Municipal Boundaries |
| | | County Boundary |
| | | Cache Parcels |



Vantor

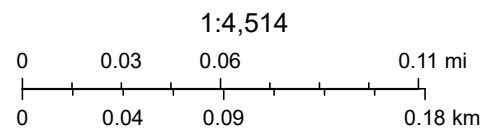
Zoning Map



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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



Vantor, Cache County

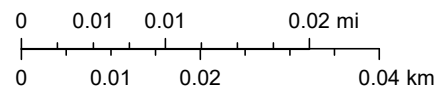
Aerial View



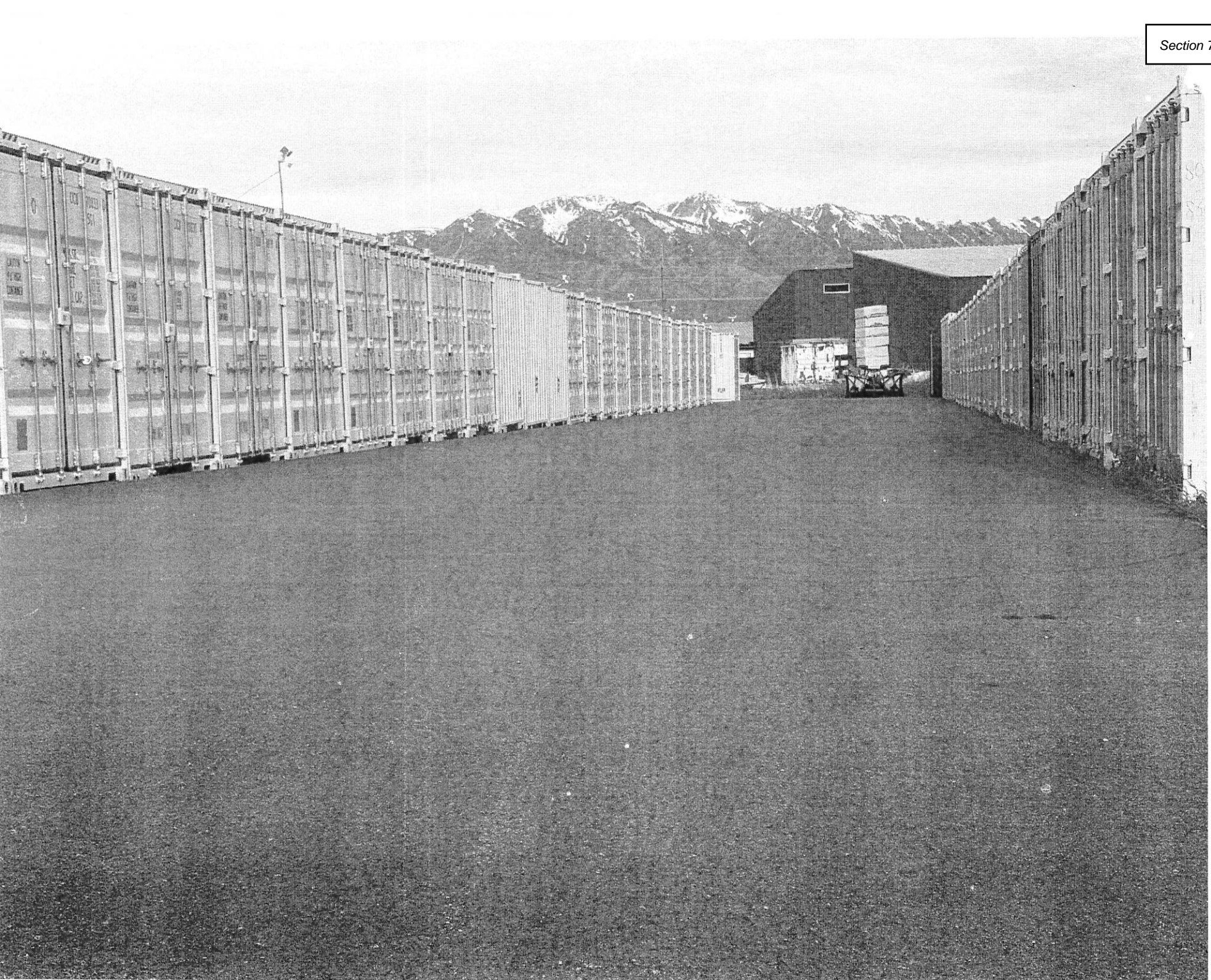
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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Municipal Boundaries |
| | — | County Boundary |
| | — | Cache Parcels |
| | — | |



Microsoft, Vantor



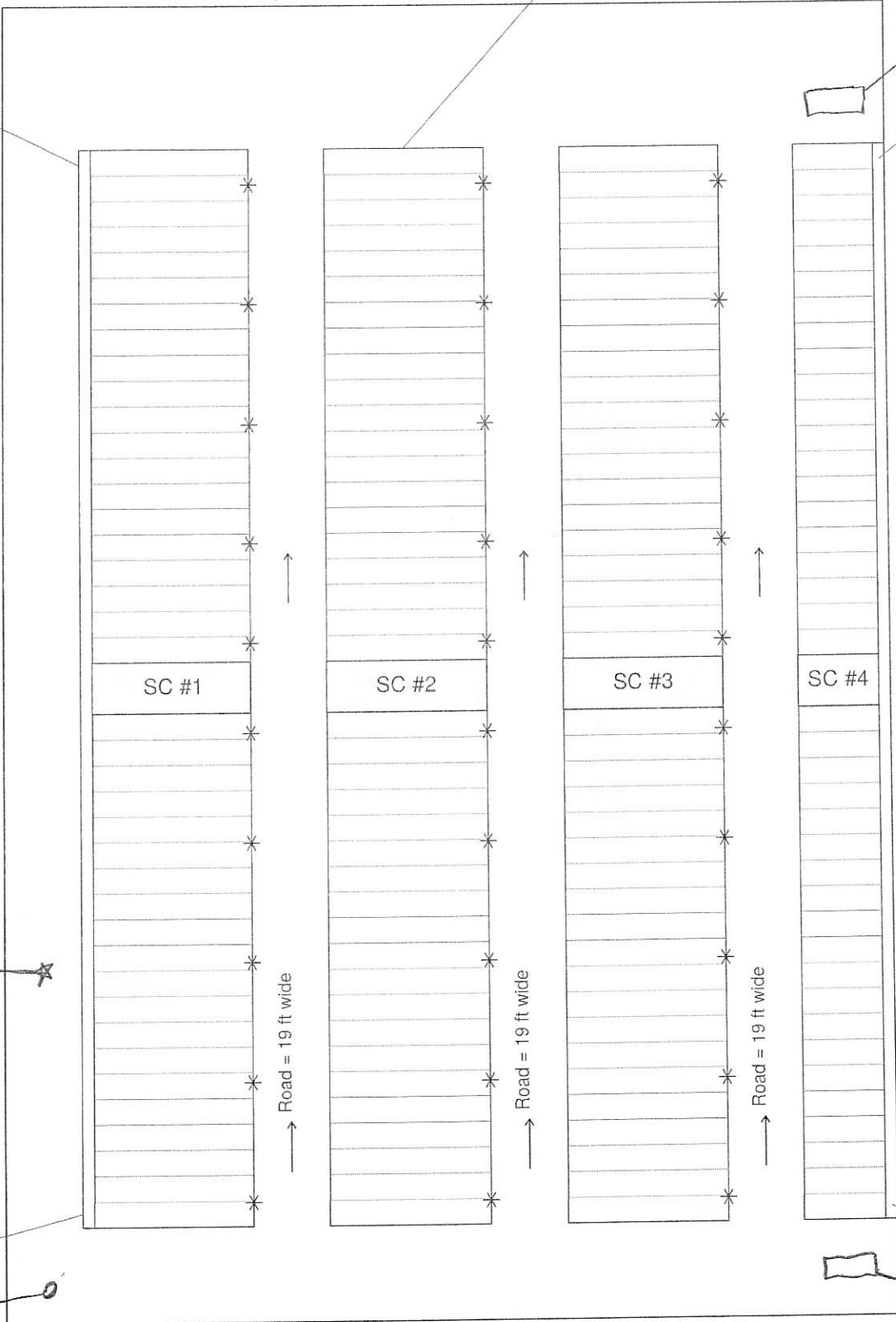


Fence
(PROPOSED)

Signage

ELECTRICAL

Fence
(EXISTING)



* = Lights
 SC #1-3:
 24 x 40 ft snow
 containment
 SC #4: 24 x 20 ft

1720 East

SC #1

SC #2

SC #3

SC #4

TUBBED
WATER

Road = 19 ft wide

Road = 19 ft wide

Road = 19 ft wide

Fence

FIRE HYDRANT

ELECTRICAL

Fence

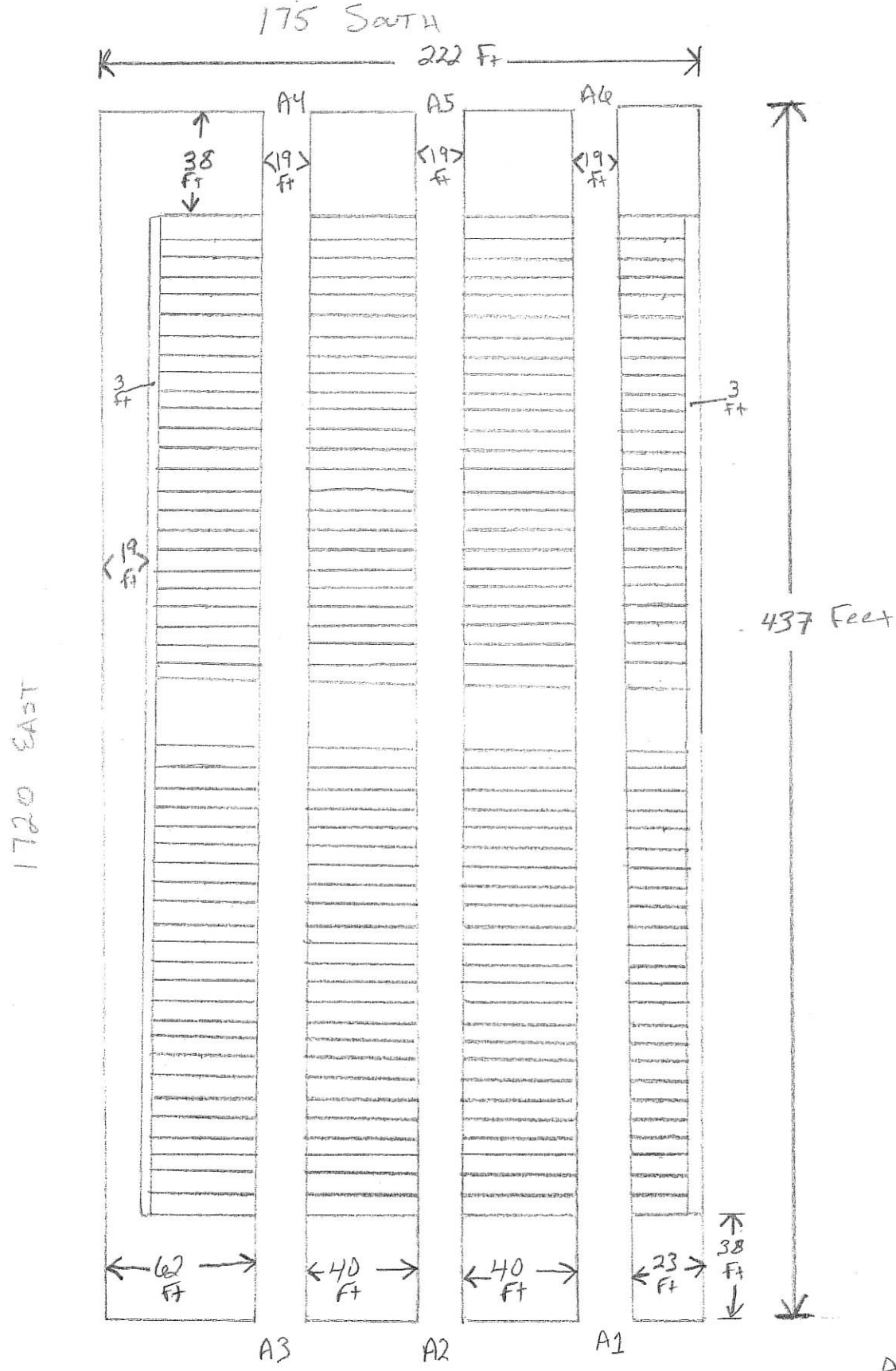
Anvil Blvd

Site plan

175 South & 1720 East at Anvil Blvd

EACH NORTH TO SOUTH ROW WILL CONTAIN 21 SPACES BETWEEN,
 21 SOUTH OF THE SNOW CONTAINMENT AREA AND 21 NORTH OF THE
 SNOW CONTAINMENT AREA.

↑
N



ANVIL BLVD

A= ACCESS

IRRIGATION VIA DRIP SYSTEM USING CULINARY

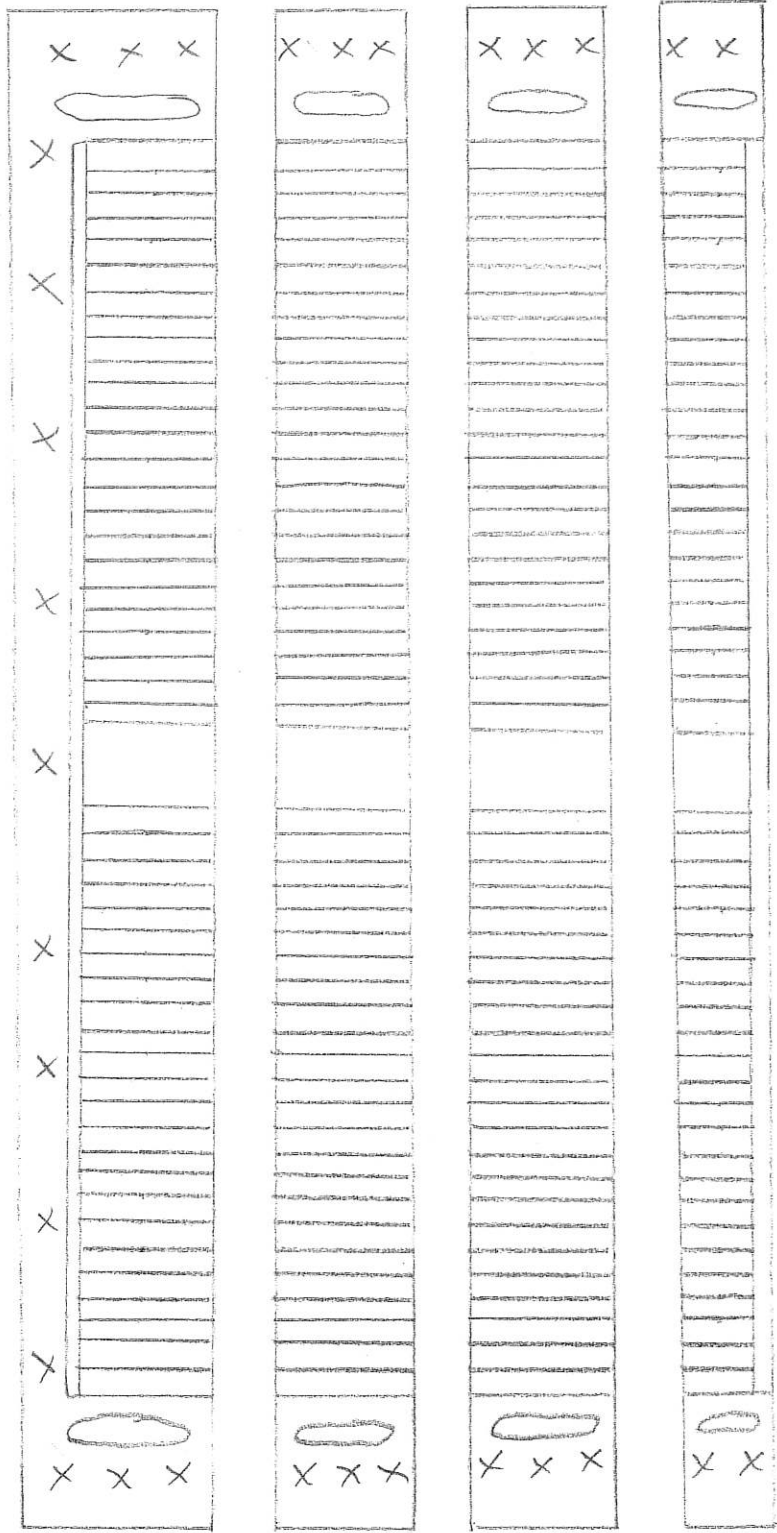
Section 7. Item D.

↑
N

X = TREES
○ = 3FT MOUND

175 SOUTH

1720 EAST



FENCE = 6FT CHAIN
LINK WITH
PRIVACY SLATS

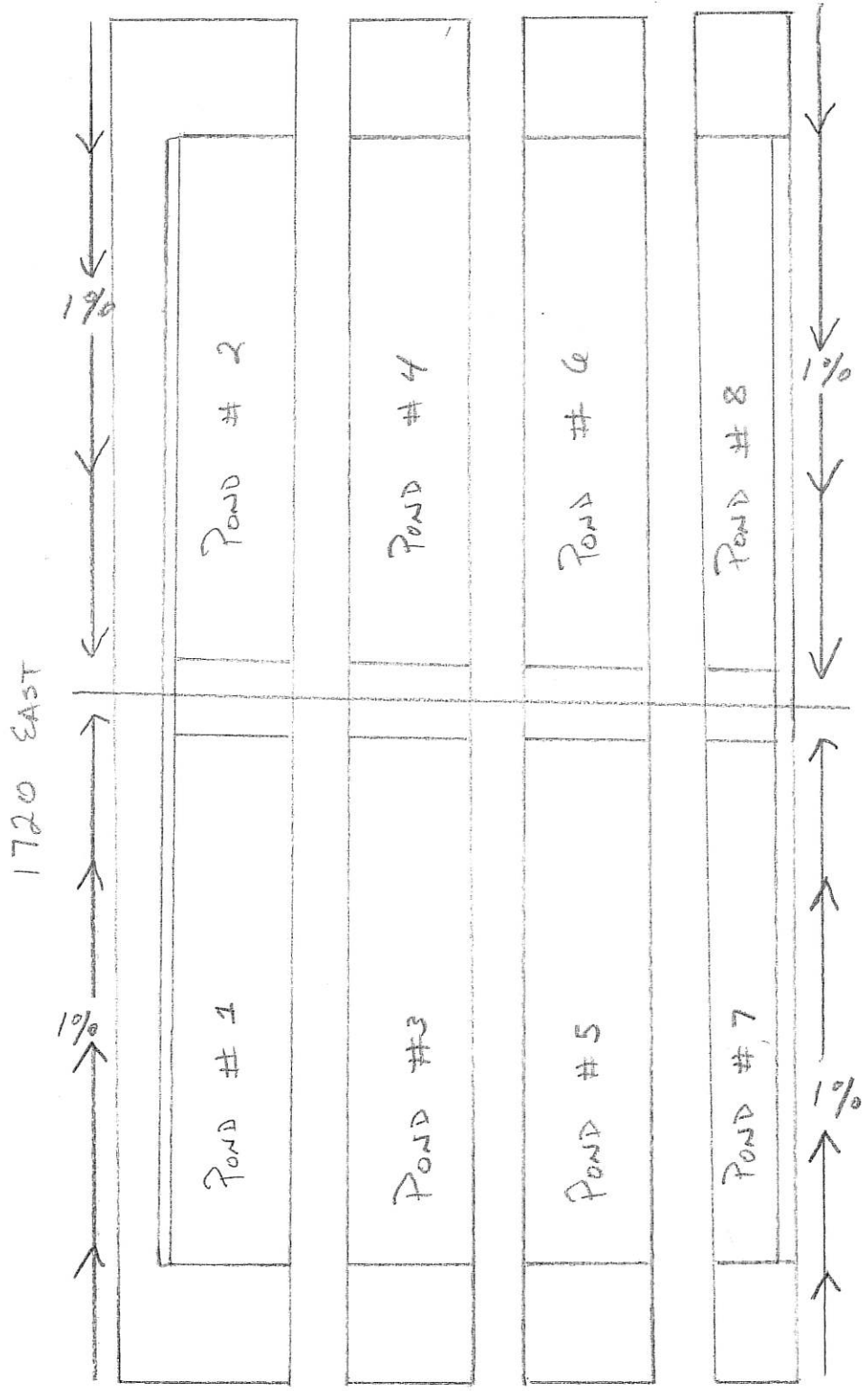
ANVIL BLVD

ROADS WILL BE CROWNED AT 2% GRADE TO FACILITATE
FLOW FROM CENTER TO THE EAST AND CENTER TO
WEST.

Section 7. Item D.

↑
N

175 SOUTH



ANVIL BLVD

Rational Method Computations:

Rainfall 100 year event = 2.88 inches in 24 hours (NOAA ATLAS)

	<u>Asphalt</u>	<u>Undeveloped land</u>
Rational runoff coefficient	.7-.95(.8)	.1-.3 (.2)
Drainage surface area	24909 sq ft	72,105 sq ft
Peak discharge	177 cubic yards	128 cubic yard
Total peak discharge	305 cubic yards	

Retention Capacity:

All ponds will have a 1:3 slope to final depth

Pond # 1	100ft X 32ft X 1ft	59 cubic yards (accounting for slope)
Pond # 2	100ft X 32ft X 1ft	59 cubic yards (accounting for slope)
Pond # 3	100ft X 32ft X 1ft	59 cubic yards (accounting for slope)
Pond # 4	100ft X 32ft X 1ft	59 cubic yards (accounting for slope)
Pond # 5	100ft X 32ft X 1ft	59 cubic yards (accounting for slope)
Pond # 6	100ft X 32ft X 1ft	59 cubic yards (accounting for slope)
Pond # 7	100ft X 12ft X 1ft	22 cubic yards (accounting for slope)
Pond # 8	100ft X 12ft X 1ft	22 cubic yards (accounting for slope)

Total Discharge retention capacity: 400 cubic yards