



PLANNING COMMISSION MEETING

Thursday, August 13, 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, August 13, 2026. The proposed agenda is as follows:

- 1. ROLL CALL**
 - 2. PLEDGE OF ALLEGIANCE**
 - 3. INVOCATION**
 - 4. APPROVAL OF MINUTES**
 - A. July 9, 2026
 - 5. AGENDA APPROVAL**
 - 6. PUBLIC HEARING**
 - A. The purpose of this hearing is to receive public comment regarding a Short-Term Rental Conditional Use Permit located at 345 East 400 South.
 - B. The purpose of this hearing is to receive public comment regarding a Short-Term Rental Conditional Use Permit located at 708 East 1150 South.
 - C. The purpose of this hearing is to receive public comment regarding a Short-Term Rental Conditional Use Permit located at 291 West 300 South.
 - D. The purpose of this hearing is to receive public comment regarding a Short-Term Rental Conditional Use Permit located at 85 North 200 West.
 - E. The purpose of this hearing is to receive public comment regarding a single-family detached and townhomes planned unit development consisting of 143 units located at approximately 1170 East 700 South.
 - F. The purpose of this hearing is to receive public comment regarding an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to repeal Chapter 17.48 Light Manufacturing M-1 and repeal chapter 17.49 Manufacturing M-2; and create Chapter 17.48 Manufacturing Zones M-1 and M-2; and amending Section 17.04.070 Definitions to amend and include manufacturing activities definitions.
 - G. The purpose of this hearing is to receive public comment regarding an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to create Chapter 17.63 Detached Accessory Dwelling Units.
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7. SCHEDULED DELEGATIONS

- A. Russel and Michelle Bundy, Conditional Use Permit - Seeking Planning Commission approval for a Short-Term Rental Conditional Use Permit located at 345 East 400 South.
- B. Jerry Kingston, Conditional Use Permit - Seeking Planning Commission approval for a Short-Term Rental Conditional Use Permit located at 708 East 1150 South.
- C. Devin Hampton, Conditional Use Permit - Seeking Planning Commission approval for a Short-Term Rental Conditional Use Permit located at 291 West 300 South.
- D. Clay and Clarissa Allen, Conditional Use Permit - Seeking Planning Commission approval for a Short-Term Rental Conditional Use Permit located at 85 North 200 West.
- E. Clay Schaffner, Merv's Subdivision Planned Unit Development - Seeking concept plan approval for a single-family detached and townhomes planned unit development consisting of 143 Units located at approximately 1170 East 700 South.
- F. Hyrum City, Amendment - Seeking recommendation to the City Council for an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to repeal Chapter 17.48 Light Manufacturing M-1 and repeal Chapter 17.49 Manufacturing M-2; and create Chapter 17.48 Manufacturing Zones M-1 and M-2; and amending Section 17.04.070 Definitions to amend and include manufacturing activities definitions.
- G. Hyrum City, Amendment - Seeking recommendation for an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to create Chapter 17.63 Detached Accessory Dwelling Units.

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 10th day of August, 2026. Shara Toone, Secretary.