



CITY COUNCIL MEETING WORKSHOP

Thursday, August 20, 2026 at 5:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum City Council Meeting Workshop to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 5:30 PM, August 20, 2026. The proposed agenda is as follows:

1. **ROLL CALL**
2. **CALL TO ORDER**
3. **WELCOME**
4. **INVOCATION**
5. **AGENDA ADOPTION**
6. **AGENDA ITEMS**
 - A. [To discuss Cache Valley Nursery's business license and site plan requirements at 514 East 300 North.](#)
7. **ADJOURNMENT**

Stephanie Fricke
City Recorder

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

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this **15th day of August, 2026**. Stephanie Fricke, MMC, City Recorder.



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

City Council Workshop Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: August 11, 2026

Subject: Jared Imbler, Cache Valley Nursery 514 East 300 North

Summary:

Cache Valley Nursery expanded the original site plan approval onto a separate parcel and will require a site plan approval expansion. In order to move forward, staff would like to discuss with the City Council the approval history, use, licensing, and other site improvement conditions prior to processing a future site plan approval recommendation from the Planning Commission and City Council.

History:

On June 7, 2018, The Hyrum City Council approved a Home Occupation Business License at 254 North 600 East for a Tree and Shrub Nursery. The site for the Tree and Shrub Nursery at the time of approval was located on a separate parcel owned by the applicant's family member located at 514 East 300 North. The City Council was aware this was a different type of Home Occupation Business and this would be a great area for it but outside storage of goods are not permitted, and the City Council was in favor of approving the license on a year to year basis to make sure the property is being taken care of and that outside storage isn't becoming a nuisance or excessive.

As far as parking was concerned, it would need to be provided on the property and not rely on the road for parking as 500 East is an unimproved road with no shoulders or room to park. The City Council made a motion to approve the Home Occupation with the following conditions:

1. The Home Occupation License requirements be initialed by Jared;
2. A property lease statement be filed with the City for the land he will be operating his Home Occupation Business License on and the property owner approves of this use;
3. Parking be provided on private property on 500 East and not on the City road;
4. This Home Occupation Business License be reviewed annually by the City Council before being renewed.

On March 7, 2019, The City Council Agenda included a Delegation Item to discuss allowing a Plant Nursery in the Residential Agriculture Zone RA. Meeting minutes show Cache Valley Nursery was not in attendance and the item was not discussed.

On April 8, 2021, Cache Valley Nursery petitioned two (2) requests from the Planning Commission.

1. Cache Valley Nursery requested approval of a Conditional Use Permit to allow a landscape nursery in the Residential Agricultural Zone RA. Cache Valley Nursery stated they have been operating as a home-based business for four seasons and would like to expand the business.

There would be no big changes other than a low-profile sign and a barn. The Planning Commission stated that this type of business is exciting and will provide a nice buffer between the industrial properties and neighborhoods and recommended approval of the Conditional Use Permit as presented.

(Landscape Nursery is not a use identified in the Residential Agricultural RA Zone)

2. Requested site plan approval of a landscape nursery. The Planning Commission asked if there were any elevation for the structure (barn) and asked if the nursery would be functional all year. Cache Vally Nursery stated the current seasons would be April to October and would eventually entertain the idea of adding a green house for Christmas trees to keep the business open for most of the year. The Planning Commission advised that eventually the Planning Commission would like to see the elevations of the barn and some lighting and security as well. The Planning Commission made a motion to recommend to approval the site plan.

On April 15, 2021, The City Council delegated the Planning Commission's recommendation for site plan approval. The application was introduced by Mayor Stephanie Miller and meeting minutes indicate the Planning Commission recommended Site Plan Approval and convert the existing Home Occupation Business into a permanent business with the condition that Cache Valley Nursery be required to add gravel to the existing dirt road on 500 East to prevent erosion, and that 500 East road is dedicated but will not be maintained or paved by the City street.

Meeting minutes indicate there was concern about the width of the 500 East road and it did not provide room for vehicles to pass on that road and it is not a paved. The previous City Administrator said Cache Valley Nursery is not required to improve 500 East since the property currently fronts 300 North. However, in the future if the property is built on or sold and the back of the lot is kept then the 500 East road would need to be improved because the business would not have frontage on 300 North. The previous Zoning Administrator suggested Cache Valley Nursery meet with Hyrum City's Road Superintendent to determine what would need to be done to widen the 500 East road. The City Council made a motion to approve the sit plan at 514 East 300 North to convert existing home occupation greenhouse/nursery business into a permanent business with the following conditions:

1. 500 East would be widened to accommodate for two lanes of traffic which need to be coordinated with Hyrum City's Road Department and Engineer;
2. Site Plan include a statement of type of fencing that will be used either cedar or vinyl;
3. The existing sign be moved off the City right of way;
4. The access be no wider than 36 feet and only two accesses be permitted;
5. A decorative island be placed between access lanes.

On June 10, 2021: The Planning Commission scheduled a delegation to discuss with Cache Valley Nursery updates about the project including the elevations of the future structure (barn) as advised by the Planning Commission on April 8, 2016. Records indicate Cache Valley Nursery was not present and no action was executed.

Current Status:

Following site plan approval from the City Council on April 15, 2021, Cache Valley Nursery has expanded the site with additional structures and expanded operation across the 500 East right of way onto a separate property parcel. In order to bring the expansion into compliance with the Hyrum City Zoning Ordinance, the following items need to be discussed and resolved:

1. On April 8, 2021, the Planning Commission approved a Conditional Use Permit for a Landscape Nursery. A Landscape Nursery was not at the time or currently a use in the zone district.

Staff Recommendations:

- a. Amend Section 17.38.010 Use Regulations of the Residential Agricultural Zone RA to include Landscape Nursery as either a conditional or permitted use.
 - b. Amend Section 17.04.070 Definitions to define Landscape Nursery.
 - c. The Amendment Application fee is \$200.00 with a \$500.00 deposit. The deposit is secured for the City Attorney legal review fees for code amendments. Staff would like direction from the City Council if the City or Applicant initiate the Amendment Application.
2. On April 15, 2021, the City Council converted the existing home occupation to a permanent business license. This action was never followed up from the previous City Administrator to the Business License Specialist and Cache Valley Nursery has been reimbursing only the Home Occupation Business License fee of \$20.00 annually and not the Commercial Business License fee of \$75.00 annually.

Staff Recommendations:

- a. Amend Section 17.38.010 Use Regulations of the Residential Agricultural Zone RA to include Landscape Nursery as either a conditional or permitted use and assign the Commercial Business to that specific use.
3. Parking Requirements. On June 7, 2018, the City Council approved the use with the condition parking be provided on private property on 500 East and not on the City road. As demonstrated by the aerial view exhibit current parking is located within the public right of way, and the updated site plan submitted for site plan approval expansion deleted the onsite parking requirements.

Staff Recommendations:

- a. Discontinue business parking within the public right of way.
 - b. Provide parking calculations and update the required onsite parking on the site plan.
 - c. Provide parking for the site expansion across the 500 East right of way.
4. Zoning Clearance Requirements. Cache Valley Nursery installed two (2) accessory structures on the site without obtaining the required zoning clearance to document the setbacks of the new buildings. Utah Code 10-20-612 exempts High tunnels from municipal regulation as not being a permanent structure for the growing, keeping, storing, sale, or shelter of an agricultural commodity and municipal building code does not apply and no building permit shall be required.

The Utah Code does not exempt zoning regulations such as height and location. The current Residential Agricultural Zone RA regulates both main building and accessory buildings on a corner lot shall not be closer than twenty-five (25) feet from the property line (500 East right of way) as written in HCC 17.38.030. The two (2) accessory buildings appear to be setback less than ten (10) feet.

Staff Recommendations:

- a. The existing two (2) accessory building must be approved through the required zoning clearance application and demonstrate the accessory buildings are located in a

conforming location or require a relocation to the twenty-five (25) feet regulated by 17.38.030.

5. 500 East Widening. The existing 500 East appears to be a 66 feet right of way to accept a local road improvement. At this time the City has a 60 feet local road section that would provide an additional buffer of 6 feet on each side if the road improvement is deemed necessary.

Staff Recommendations:

- a. The existing 66 feet right of way may be efficient for future road planning unless the City Council determines dedication should be required as previously discussed on April 15, 2021.
 - b. Staff is requesting the City Council to advise if 500 East surfacing should be installed to improve traffic for the business to a minimum of half-road improvements adjacent to the existing business and be a full road to the south end of the existing business where demonstrated on the site plan expansion exhibit.
6. Utilities. It is the understanding of staff that at one time Cache Valley Nursery was watering the nursery stock by a water service 600 East and the water service eventually crossed 500 East to water the nursery stock on the expanded site. HCC 13.04.180 regulates that special permission for such combination usage must be granted by the City Council and the premises served are owned by the same owner. In May 2026, Cache Valley Nursery installed a water meter to serve the 514 East 300 North site.

Staff Recommendations:

- a. Cache Valley Nursery provide in the updated site plan expansion any utility improvements required for the nursery stock.

Attachments:

1. April 15, 2021 Site Plan Approval
2. Site Plan Expansion Exhibit

JARED IMBLER/CACHE VALLEY NURSERY – SITE PLAN
514 E 300 NORTH
CITY COUNCIL MEETING
APRIL 15, 2021

Summary: Mr. Imbler seeks a site plan approval of expansion of his existing business. Cache Valley Nursery is currently operated as a Home Occupation Business.

ZONING: R-A Residential Agricultural

UTILITIES:

Power:	N/A
Culinary:	Available
Sewer:	N/A
Irrigation:	N/A

PARKING & ROADS: Per site plan

NOTES: Conditional Use Permit was approved for Cache Valley Nursery (CVN) to operate as a nursery and tree farm. If they choose a type of sign requiring Planning Commission approval, they will need to make an application for such. Barn/structure and lighting is not proposed at this time but will require elevation drawings when they request PC approval. CVN is adding gravel to existing dirt road to maintain road and prevent erosion. 500 E is dedicated but not part of the maintained road system.

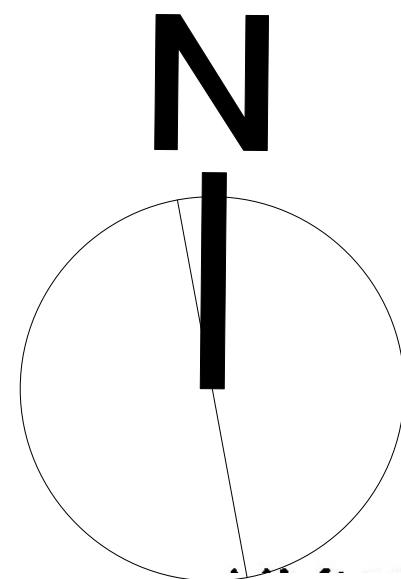
April 18, 2021 Site Plan Approval

Cache Valley Nursery
Mini Site Plan
3/25/2021



Sharie Parkinson
01-007-0038

William & Bobbi Hadfield
01-007-0008



Thomas & Geneva Crookston
01-007-0025

R.P. Rasmussen Annex
to Hyrum City

William & Bobbi Hadfield
01-007-0008

