HYRUM CITY
ESTABLISHED 1860

PLANNING COMMISSION MEETING

Thursday, September 10, 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, September 10, 2026. The proposed agenda is as follows:

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. APPROVAL OF MINUTES

A. August 13, 2026

5. AGENDA APPROVAL

6. PUBLIC HEARING

A. To receive public comment regarding a rezone from Residential Agricultural Zone RA to Residential Zone R-2 for a low to medium density Planned Unit Development with varied lot sizes, common area, and community green space located at approximately 400 East 300 North.

B. To receive public comment regarding an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to repeal Chapter 17.60 Planned Unit Development, and amend Section 17.04.070 Definitions to remove Planned Unit Development and amend Innerblock Development definition; amend Section 17.28.005 Purpose to remove Planned Unit Development; amend Section 17.28.010 Use Regulations to remove Planned Unit Development as a Permitted Use; amend Section 17.30.010 Use Regulations to remove Planned Unit Development as a Permitted Use; amend Section 16.04.010 Definitions to remove Planned Unit Development; amend Chapter 16 Subdivisions of the Hyrum City Municipal Code, Section 16.06.030.B. Exemptions to remove Planned Unit Development; amend Section 16.10.010 Concept Plan to remove Planned Unit Development.

7. SCHEDULED DELEGATIONS

A. MDTHJ Investments LLC, Rezone Residential Agricultural Zone RA to Residential Zone R-2 - Seeking Planning Commission recommendation to the City Council to rezone from Residential Agricultural Zone RA to Residential Zone R-2 for a low to

medium density Planned Unit Development with varied lot sizes, common area, and community green space located at approximately 400 East 300 North.

B. Hyrum City, Ordinance Amendment - an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, to repeal Chapter 17.60 Planned Unit Development, and amend Section 17.04.070 Definitions to remove Planned Unit Development and amend Innerblock Development definition; amend Section 17.28.005 Purpose to remove Planned Unit Development; amend Section 17.28.010 Use Regulations to remove Planned Unit Development as a Permitted Use; amend Section 17.30.010 Use Regulations to remove Planned Unit Development as a Permitted Use; amend Section 16.04.010 Definitions to remove Planned Unit Development; amend Chapter 16 Subdivisions of the Hyrum City Municipal Code, Section 16.06.030.B. Exemptions to remove Planned Unit Development; amend Section 16.10.010 Concept Plan to remove Planned Unit Development.

C. West Point Dairy Products, Receiving and Warehouse Expansion - CONTINUATION - Seeking recommendation from the Planning Commission to the City Council for site plan approval for receiving and warehouse expansion located at 570 North 500 West.

D. Mitch Torrie, Torrie Mini-Subdivision - Seeking recommendation for approval from the Planning Commission to the Administrative Land Use Authority for a mini-subdivision application consisting of 2 lots located at 1575 East Highway 101.

8. ADJOURNMENT

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Shara Toone
Secretary

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

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 27th day of August, 2026. Shara Toone, Secretary