



60 West Main Street  
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## City Council Agenda Information

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**To:** Mayor Miller and City Council

**From:** Tony Ekins, City Planner

**Date:** May 4, 2026

**Subject:** Ordinance 26-13 – An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Section 17.04.070 definitions to include manufacturing activities; and amending sections in 17.48 Light Manufacturing Zone M-1 and 17.49 Manufacturing Zone M-2 to include manufacturing use regulation activities.

**Summary:**

The proposed amendment is to clarify and include specific land use definitions that are currently located within the light manufacturing and manufacturing zones in efforts to better improve communication with land use applicants and identify unique land use minimal requirements with land uses. No existing land use has been removed from the current zoning ordinances.

**Planning Commission:**

On April 9, 2026, the Planning Commission held the required public hearing and discussed the draft amendment. The Planning Commission made a motion to recommend the amendment to the City Council with the following conditions:

- Define low, medium, and high impacts as they relate to manufacturing uses
- Provide a summary of the public hearing comment

Public Hearing Summary:

The public hearing initiated substantial feedback concerning the impacts of existing conditional use permits for manufacturing type uses and manufacturing operations affect community members. The public expressed concern that the proposed definitions for light, medium and heavy manufacturing were on the threshold of being subjective as measurable standards were removed such as excessive noise, dust, or odor and the public would like to see measurable attributes for enforcement to limit impacts.

Staff Response: Staff coordinated with the legal review to provide language that would assist the City to apply and make determinations that are no longer at the threshold for being considered objective. The legal review provided Land Use Impact Standards and Manufacturing Use Standards.

There were public concerns regarding incidental outdoor storage of materials and goods and whether the ordinance would provide regulations for amount of outdoor storage or require covered storage for specific types of outdoor storage. Further, the citizens would like greater protections from impacts of manufacturing uses.

Staff Response: Staff coordinated with the legal review to provide Land Use Within Building and Fencing.

There was discussion concerning manufacturing businesses that engage in storing and disposing hazardous materials such as painting and spraying outdoors.

Staff Response: Staff coordinated with the legal review to provide Painting and Spraying Standards and Exceptions. Any business that is engaged in storing hazardous materials is inspected by the Fire Department through an annual business license inspection and regulated to comply with the storage and disposal of hazardous materials as required by the International Fire Code.

There was discussion concerning accessory buildings, size of buildings, and parking requirements for manufacturing uses as there are light manufacturing uses that are abutting residential homes and neighborhoods where they want to keep their kids safe from traffic. Additional recommendations from the public was to consider increasing buffers and setbacks from manufacturing buildings when their lot is abutting

Staff Response: Each manufacturing zone has additional language in the zoning ordinance that addressed area, frontage, yard and height regulations; employee parking requirements, and off-street truck loading space to avoid undue interference with public use of streets.

There was discussion regarding a recent zone change request from a Residential Agricultural property to Light Manufacturing for a contractor storage yard that did not provide a site plan of the contractor storage yard.

Staff Response: The rezone application was the applicant's first step in the process. The applicant was required to first obtain a rezone before applying for site plan approval. The rezone application was not recommended by the Planning Commission to the City Council, and the applicant withdrew the rezone application.

### **Legal Review:**

On April 28, 2026, staff received a complete legal review of the draft ordinance and provided the following:

- Removed light, medium, and high manufacturing definitions and provided regulations for Low, medium, and high impacts for the City to apply and make determinations that are no longer at the threshold of being considered objective.
- Include use regulations for: Land Use Within Building and Fencing, Wrecking or Salvage Yard Applicability, Cell Tower Set Back, Land Use Impact Standards, Manufacturing Use Standards, Painting and Spraying Standards and Exceptions.

On May 4, 2026, staff updated the draft ordinance to conclude both Planning Commission and Legal Review comments and suggestions.

### **City Council Meeting:**

- Meeting Date: May 7, 2026
- Council Role: Legislative with Roll Call Vote

### **Attachments:**

1. Prepared ordinance 26-13
2. Staff Evaluation First Review

ORDINANCE 26-13

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits; and

WHEREAS, Section 17.04.040 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, to be amended by the City Council following fourteen days' notice and a public hearing; and

WHEREAS, the City Council has determined there is a need to amend Title 17 to further clarify those regulations governing zoning and other regulations controlling land use and development within Hyrum City.

NOW THEREFORE, upon recommendation of the Planning Commission and following a public hearing as required by Section 17.04.040, the Hyrum City Council hereby adopts, passes, and publishes the following:

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.

1. Section 17.04.070 Definitions of the Hyrum City Municipal Code is hereby added to read as follows:

"Animal farm" means a land use engaged in the use of domesticated or non-domesticated animals in any commercial manner.

Auto maintenance - "Auto maintenance" means a land use engaged in proactive and reactive maintenance services such as oil changes, tire rotations, windshield replacement, or other similar services performed on automobiles, RVs/campers, on- or off-road vehicles, or other similar equipment, or modification of automobiles,

RVs/campers, trailers, on- or off-road vehicles, or other similar equipment

Auto repair - "Auto repair" means a land use engaged in repairs such as engine diagnosing, service, repair, or modification of automobiles, RVs/campers, trailers, on- or off-road vehicles, or other similar equipment.

Autobody shop - "Autobody shop" means a land use engaged in autobody repair or painting services.

Bakery - "Bakery" means a land use engaged in the process of making bakery products such as bread, cakes, or pastries that are prepared, processed, or manufactured for sale.

Cell ~~Tower~~ tower - "Cell tower" means a ~~Communication~~ communication tower generally used for cellphone transmission. ~~These large towers are only allowed in industrial, commercial, professional zoned areas and must be setback at least the distance of the height of the tower from any residential properties. Height is limited to what is actually needed by the carrier and security fencing is required around the tower.~~

Communication facility - "Communication facility" means a land use engaged in transmitting or receiving signals, including towers, antennas, and equipment shelters.

Contractor storage yard - "Contractor storage yard" means a land use engaged only in the in storing, maintaining, or staging of construction equipment, trailers, and storage of bulk materials.

Fabrication shop - "Fabrication shop" means a land use engaged in cutting, bending, welding, and assembling of raw or semi-finished materials such as steel, metal, wood, or plastics to create customized products or structural components.

Food services - "Food service" means a land use engaged in the preparation, selling, and serving food and beverages to consumers such as full-service fast food and restaurant establishments, catering services, and cafeterias.

Food processing/mill - "Food processing/mill" means a land use engaged in food processing activities that transform raw agricultural commodities into intermediate or finished goods for human or animal consumption.

High-impact - "High-impact" means a land use which generates significant off-site effects to neighboring landowners.

Incidental outdoor storage - "Incidental outdoor storage" means the storage of subordinate, temporary, or accessory keeping of equipment, goods, or materials outside a building that is directly related to a primary land use that is required to be screened by a minimum of a six-foot tall opaque fence or wall from the view of the public street and/or adjoining property.

Land use - "Land use" means the human management, development, and use of land for economic, social, cultural, and housing activities such as agricultural, recreational, residential, commercial, and manufacturing use.

~~Light manufacturing - "Light manufacturing" means manufacturing processes which do not emit detectable dust, odor, smoke, gas, fumes, or vibrations beyond the property lines of the lot or tract upon which the use is located, which do not generate noises above a level of 70 decibels measured at the property line, and do not permit direct light to fall on neighboring residential property.~~

Low-impact - "Low impact" means a land use which generates minimal to no effects to neighboring landowners and is generally compatible with adjacent commercial or residential areas.

Machine Shop - "Machine shop" means a land use engaged in the machining of metal parts, or metal parts thereof are repaired, or where machines or tools, implements, gears, dies, or other metal parts are cut, filed, shaped, or otherwise altered.

Maintenance and repair - "Maintenance and repair" means a land use that is engaged in proactive and reactive repairs and the upkeep, servicing, and restoring of machinery and equipment to working order.

Medium-impact - "Medium-impact" means a land use which generates moderate off-site effects to neighboring landowners, which may be mitigated through site design or operational controls.

Packing plant - "Packing plant" means a heavy manufacturing land use that is engaged in the process of preparing and packing agricultural products such as fruits, vegetables, or meat for distribution. Fur processing, preparing, and packaging shall explicitly be excluded from the definition of "Packing plant".

Paint booth - "Paint booth" means a specially designed enclosure constructed of noncombustible materials complying with the requirements of the Fire Code Official that is intended or used for the purpose of painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquids containing any volatile flammable substance in which painting or spraying operations are applied.

Paint shop - "Paint shop" means a land use engaged in the painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquid containing any volatile flammable substance in which painting or spraying operations are applied.

Painting or spraying - "Painting or spraying" means a primary, secondary, or accessory land use that is engaged in the painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquid containing any volatile flammable substance in which painting or spraying operations are applied.

Public structure - "Public structure" means a land use engaged in a specialized functional use by any government entity or public agency such as courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, sewer plant, stormwater storage, or otherwise.

Sand and gravel operation - "Sand and gravel operation" means a heavy manufacturing land use engaged in high-impact extracting, processing, and distributing aggregate materials such as asphalt, concrete, gravel, and sand with the use of heavy equipment and machinery.

Self-storage - "Self-storage" means a land use engaged in the storing of personal property or personal belongings within an enclosed building and outdoor storage completely screened from public view.

Service industries - "Service industries" means a land use engaged in providing intangible, low-impact services such as a barber shop, clinic and doctor offices, dentists, laundry and tailors, or other comparable services often located within or acting as a buffer zone between manufacturing and commercial or residential land uses.

~~Storage of autos - "Storage of autos" means a tract of land use devoted to storing operative and/or inoperative automobiles, RVs/campers, trailers, on- and off-road vehicles, and/or other similar equipment vehicles that is enclosed by a minimum of a six-foot tall opaque fence or wall of at least eight feet in height, and which accommodates, on a continuing basis, the storage of such automobiles and/or vehicles. Storage of operative automobiles/RV's, in good repair, may be allowed within a six foot enclosure, wall, or fence, as determined by the Planning Commission. In no instance shall wrecking and/or salvage operations be affiliated with the use of the land.~~

Warehouse - "Warehouse" means a land use engaged in the storage of raw materials, goods, or other merchandise.

~~Wrecking or salvage yard for autos or parts - "Wrecking or salvage yard for autos or parts" means a tract of land use devoted to engaged in wrecking, dismantling or salvage salvaging operations where automobiles, other vehicles and/or machinery other vehicles, equipment, or machinery are subject to being dismantled, compacted, or similarly processed. All such operations, inclusive of storage of vehicles, shall be completely enclosed by a minimum of a six-foot tall opaque fence or wall at least eight feet in~~

~~height, except for a maximum of two gates or more than twenty feet wide.~~

2. Section 17.48.020 Use Regulations (Light Manufacturing Zone M-1) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.48.020 Use Regulations**

In this zone, no land use shall be permitted except those designated below.

A. Permitted uses:

1. Auto maintenance
2. Auto repair
3. Autobody shop
4. Cell tower
5. Communication facility
6. Contractor storage yard
7. Food services
8. Kennel
9. Low-impact uses
10. Maintenance and repair
11. Office building
12. Paint shop
13. Painting or spraying
14. Public structure
15. Retail sales
15. Self-storage
16. Service industries
17. Warehouse

~~1. Auto repair~~

~~2. Kennel~~

~~3. Light Manufacturing plants (no excessive noise, dust, smoke, or odor)~~

~~4. Maintenance and repair facilities~~

~~5. Paint shops~~

~~6. Storage units, commercial warehouses~~

~~7. Storage yards (i.e. sand, gravel, lumber, etc.)~~

~~8. Office buildings~~

- ~~9. Public structures (i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, etc.~~
- ~~10. Communication facilities (radio, television, telephone transmission, etc.)~~
- ~~11. Service Industries (i.e. laundry, barbers, clinics & doctors offices, dentists, tailors, and other comparable uses).~~
- ~~12. Food Service (i.e. restaurants, tailors, and other comparable uses).~~

B. Permitted accessory uses:

1. Combustible and flammable liquids over 500 gallons
  - a. Combustible and flammable liquids stored in containers in excess of 500 gallons are permitted in this zone provided the following conditions are met:
    - (1) Must meet all of the requirements of the uniform building and fire codes.
    - (2) Must be emplaced in such a location as to allow loading and unloading operations to be away from public sidewalks and roadways.

C. Conditional Uses:

1. Retail sales (Ord. 08-10; 10-02)
2. Health Club (Ord 25-03)
3. Fabrication shop

3. Section 17.48.160 Land Use Within Building and Fencing (Light Manufacturing Zone M-1) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.48.160 Land Use Within Building and Fencing**

In this zone, all work shall be conducted within an enclosed building, all painting and spraying shall be conducted within a paint booth, and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use with respect to each of the following land uses:

- A. Auto maintenance
- B. Auto repair

- C. Autobody shop
- D. Fabrication shop
- E. Machine Shop
- F. Maintenance and repair
- G. Paint shop
- H. Warehouse

4. Section 17.48.170 Wrecking or Salvage Yard Applicability (Light Manufacturing Zone M-1) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.48.170 Wrecking or Salvage Yard Applicability**

Whether such Wrecking or salvage yard use is tangential or the primary use shall not be considered when determining if a land is categorized as a Wrecking or salvage yard. Any land which is utilized in any manner as to fit the description of a Wrecking or salvage yard shall be deemed a Wrecking or salvage yard under this Title.

5. Section 17.48.180 Cell Tower Set Back (Light Manufacturing Zone M-1) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.48.180 Cell Tower Set Back**

Cell towers shall be setback at a distance at least equal to the height of the tower from any residential properties. Height shall be limited based on the needs of the carrier. All Cell towers shall have security fencing installed around the tower to prevent unauthorized users gaining access to the Cell tower.

6. Section 17.48.190 Land Use Impact Standards (Light Manufacturing Zone M-1) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.48.190 Land Use Impact Standards**

In determining the impact level of a land use, the following standards shall apply. Impact classification shall be based on the totality of operational characteristics, including the intensity, frequency, and duration of impacts, and shall not be determined solely by compliance with any single measurable standard. For the

purpose of this Title, noise standards are provided under Title 9 of the Hyrum City Code.

A. Low-impact:

1. The cumulative impacts of such uses produce minimal to no detectable noise, dust, smoke, odor, vibration, or emissions beyond the property boundaries and operate well below the maximum levels permitted under applicable city code.
2. Where no applicable standards exist, impacts shall not be of a nature, intensity, or duration that would be perceptible to a reasonable person on adjacent properties under ordinary conditions.
3. The traffic generated by these uses consists of passenger vehicles or light-duty commercial vehicles as is reasonably anticipated in residential zones.
4. These uses shall occur only within an enclosed structure, shall result in no outdoor storage, and shall not be visible from any public right-of-way.

B. Medium-impact:

1. The cumulative impacts of such uses may produce intermittent or moderate levels of noise, dust, smoke, odor, vibration, or emissions that are perceptible beyond the property boundaries and may occasionally approach or briefly reach the maximum levels permitted under applicable city code but remain in compliance.
2. Where no applicable standards exist, impacts may be perceptible to a reasonable person on adjacent properties but shall not be continuous, excessive, or unreasonably disruptive to the ordinary use and enjoyment of such properties.
3. The traffic generated by these uses consists of passenger vehicles, light-duty commercial vehicles, and occasional heavy-duty commercial vehicles.
4. These uses may occur outside and may include minimal outdoor storage, provided that any outdoor storage is screened and buffered from all adjacent properties.

C. High-impact:

1. The cumulative impacts of such uses produce frequent or sustained levels of noise, dust, smoke, odor, vibration, or emissions that are clearly perceptible beyond the property boundaries and regularly operate at or near the maximum levels permitted under applicable city code but remain in compliance.
2. Where no applicable standards exist, impacts are regularly perceptible and may substantially interfere with the ordinary use and enjoyment of adjacent properties.
3. The traffic generated by these uses results in significant volume or frequency and includes regular heavy-duty commercial vehicle traffic.
4. These uses involve large-scale operations, outdoor activities, or outdoor storage.

7. Section 17.48.200 Manufacturing Use Standards (Light Manufacturing Zone M-1) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.48.200 Manufacturing Use Standards**

In determining the applicable manufacturing level for a given piece of land, the following standards will be considered:

- A. Light manufacturing: Produces noise, dust, smoke, odor, vibration, emissions, traffic, or other inconvenience to neighboring landowners at levels greater than permitted by city code. In the event no standards are provided by city code, at such a level whereby reasonable neighboring landowners would otherwise be unaware of the occurrence of any manufacturing processes. Such use may be compatible with commercial or residential zones.
- B. Medium manufacturing: Produces moderate noise, dust, smoke, odor, vibration, emissions, traffic, or other inconvenience to neighboring landowners at such a level whereby reasonable neighboring landowners would be aware of the occurrence of the manufacturing processes. Such use may be compatible with commercial or residential zones.

C. Heavy manufacturing: Produces excessive noise, dust, smoke, odor, vibration, emissions, traffic, or other inconvenience apparent to neighboring landowners.

D. All noise disturbances shall be regulated by Title 9 of the Hyrum City Code.

8. Section 17.48.210 Paint and Spraying Standards and Exceptions (Light Manufacturing Zone M-1) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.48.210 Painting and Spraying Standards and Exceptions**

All work shall be conducted within a paint booth. Exemptions: Painting or spraying of residential buildings or fences for proactive and reactive maintenance is exempt from this requirement; metal and fabrication shops may paint or spray outside a paint booth, provided such occurs within a three (3) walled and roof structure when necessary, and sufficient steps are taken to mitigate odor and overspray from affecting neighboring properties; any painting or spraying which requires no scrubbing and utilizes paint permissible for outdoor use in compliance with all applicable state air quality regulations.

9. Section 17.49.020 Use Regulations (Manufacturing Zone M-2) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.49.020 Use Regulations**

In this zone, no land use shall be permitted except those designated below.

A. Permitted uses:

1. Auto maintenance
2. Auto repair
3. Autobody shop
4. Cell tower
5. Communication facility
6. Contractor storage yard
7. Food processing/mills
8. Food services
9. Kennel
10. Low-impact and Medium-impact uses
11. Maintenance and repair

- 12. Office building
- 13. Paint shop
- 14. Painting or spraying
- 15. Public structure
- 16. Self-storage
- 17. Service industries
- 18. Warehouse

- ~~1. Auto repair~~
- ~~2. Kennel~~
- ~~3. Manufacturing plants (no excessive noise, dust, smoke, or odor)~~
- ~~4. Maintenance and repair facilities~~
- ~~5. Paint shops~~
- ~~6. Storage units, commercial warehouses~~
- ~~7. Storage yards (i.e. sand, gravel, lumber, etc.)~~
- ~~8. Public structures (i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, sewer plant, etc.)~~
- ~~9. Communication facilities (radio, television, telephone transmission, etc.)~~
- ~~10. Bakeries~~
- ~~11. Food processing/mills~~
- ~~12. Office buildings~~
- ~~13. Retail Sales~~

B. Permitted accessory uses:

- 1. Combustible and flammable liquids over 500 gallons
  - a. Combustible and flammable liquids stored in containers in excess of 500 gallons are permitted in this zone provided the following conditions are met:
    - (1) Must meet all of the requirements of the uniform building and fire codes.
    - (2) Must be emplaced in such a location as to allow loading and unloading operations to be away from public sidewalks and roadways.

C. Conditional uses:

- 1. Animal farm
- 2. Fabrication shop

3. High-impact uses
4. Machine shop
5. Packing plant
6. Sand and gravel operation
7. Sexually-oriented business
8. Storage of autos
9. Wrecking or salvage yard

- ~~1. Animal farms (fowl, cattle feedlots, etc. - No fur processing plants)~~
- ~~2. Packing plants~~
- ~~3. Auto wrecking yards~~
- ~~4. Sand, gravel, asphalt operations~~
- ~~5. Heavy industry with potential for moderate noise, smoke/dust~~
- ~~6. Office building~~
- ~~7. Sexually-oriented business~~

10. Section 17.49.160 Land Use Within Building and Fencing (Manufacturing Zone M-2) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.49.160 Land Use Within Building and Fencing**

In this zone, all work shall be conducted within an enclosed building, all painting and spraying shall be conducted within a paint booth, and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use with respect to each of the following land uses:

- A. Auto maintenance
- B. Auto repair
- C. Autobody shop
- D. Fabrication shop
- E. Machine Shop
- F. Maintenance and repair
- G. Paint shop
- H. Warehouse

11. Section 17.49.170 Wrecking or Salvage Yard Applicability (Manufacturing Zone M-2) of the Hyrum City Municipal Code is hereby added to read as follows:

#### **17.49.170 Wrecking or Salvage Yard Applicability**

Whether such Wrecking or salvage yard use is tangential or the primary use shall not be considered when determining if a land is categorized as a Wrecking or salvage yard. Any land which is utilized in any manner as to fit the description of a Wrecking or salvage yard shall be deemed a Wrecking or salvage yard under this Title.

12. Section 17.49.180 Cell Tower Set Back (Manufacturing Zone M-2) of the Hyrum City Municipal Code is hereby added to read as follows:

#### **17.49.190 Cell Tower Set Back**

Cell towers shall be setback at a distance at least equal to the height of the tower from any residential properties. Height shall be limited based on the needs of the carrier. All Cell towers shall have security fencing installed around the tower to prevent unauthorized users gaining access to the Cell tower.

13. Section 17.49.190 Land Use Impact Standards (Manufacturing Zone M-2) of the Hyrum City Municipal Code is hereby added to read as follows:

#### **17.49.190 Land Use Impact Standards**

In determining the impact level of a land use, the following standards shall apply. Impact classification shall be based on the totality of operational characteristics, including the intensity, frequency, and duration of impacts, and shall not be determined solely by compliance with any single measurable standard. For the purpose of this Title, noise standards are provided under Title 9 of the Hyrum City Code.

##### A. Low-impact:

1. The cumulative impacts of such uses produce minimal to no detectable noise, dust, smoke, odor, vibration, or emissions beyond the property boundaries and operate well below the maximum levels permitted under applicable city code.
2. Where no applicable standards exist, impacts shall not be of a nature, intensity, or duration that would be

perceptible to a reasonable person on adjacent properties under ordinary conditions.

3. The traffic generated by these uses consists of passenger vehicles or light-duty commercial vehicles as is reasonably anticipated in residential zones.
4. These uses shall occur only within an enclosed structure, shall result in no outdoor storage, and shall not be visible from any public right-of-way.

B. Medium-impact:

1. The cumulative impacts of such uses may produce intermittent or moderate levels of noise, dust, smoke, odor, vibration, or emissions that are perceptible beyond the property boundaries and may occasionally approach or briefly reach the maximum levels permitted under applicable city code but remain in compliance.
2. Where no applicable standards exist, impacts may be perceptible to a reasonable person on adjacent properties but shall not be continuous, excessive, or unreasonably disruptive to the ordinary use and enjoyment of such properties.
3. The traffic generated by these uses consists of passenger vehicles, light-duty commercial vehicles, and occasional heavy-duty commercial vehicles.
4. These uses may occur outside and may include minimal outdoor storage, provided that any outdoor storage is screened and buffered from all adjacent properties.

C. High-impact:

1. The cumulative impacts of such uses produce frequent or sustained levels of noise, dust, smoke, odor, vibration, or emissions that are clearly perceptible beyond the property boundaries and regularly operate at or near the maximum levels permitted under applicable city code but remain in compliance.
2. Where no applicable standards exist, impacts are regularly perceptible and may substantially interfere with the ordinary use and enjoyment of adjacent properties.

3. The traffic generated by these uses results in significant volume or frequency and includes regular heavy-duty commercial vehicle traffic.
4. These uses involve large-scale operations, outdoor activities, or outdoor storage.

14. Section 17.49.200 Manufacturing Use Standards (Manufacturing Zone M-2) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.49.200 Manufacturing Use Standards**

In determining the applicable manufacturing level for a given piece of land, the following standards will be considered:

- A. Light manufacturing: Produces noise, dust, smoke, odor, vibration, emissions, traffic, or other inconvenience to neighboring landowners at levels greater than permitted by city code. In the event no standards are provided by city code, at such a level whereby reasonable neighboring landowners would otherwise be unaware of the occurrence of any manufacturing processes. Such use may be compatible with commercial or residential zones.
- B. Medium manufacturing: Produces moderate noise, dust, smoke, odor, vibration, emissions, traffic, or other inconvenience to neighboring landowners at such a level whereby reasonable neighboring landowners would be aware of the occurrence of the manufacturing processes. Such use may be compatible with commercial or residential zones.
- C. Heavy manufacturing: Produces excessive noise, dust, smoke, odor, vibration, emissions, traffic, or other inconvenience apparent to neighboring landowners.
- D. All noise disturbances shall be regulated by Title 9 of the Hyrum City Code.

8. Section 17.49.210 Paint and Spraying Standards and Exceptions (Manufacturing Zone M-2) of the Hyrum City Municipal Code is hereby added to read as follows:

**17.49.210 Painting and Spraying Standards and Exceptions**

All work shall be conducted within a paint booth. Exemptions: Painting or spraying of residential buildings or fences for proactive and reactive maintenance is exempt from this requirement; metal and fabrication shops may paint or spray outside a paint booth, provided such occurs within a three (3) walled and roof structure when necessary, and sufficient steps are taken to mitigate odor and overspray from affecting neighboring properties; any painting or spraying which requires no scrubbing and utilizes paint permissible for outdoor use in compliance with all applicable state air quality regulations.

15. Section 17.49.020 Use Regulations (Manufacturing Zone M-2) of the Hyrum City Municipal Code is hereby added to read as follows:

16. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

17. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

18. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

19. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 7th day of May, 2026.

HYRUM CITY

BY: \_\_\_\_\_  
Steve J. Miller  
Mayor

ATTEST:

\_\_\_\_\_  
Stephanie Fricke  
City Recorder

Posted: \_\_\_\_\_

<b>Roll Call Vote -</b>	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>
Councilmember Rebecca Foulger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Michael Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Nalyn Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Craig Rasmussen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Mont Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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## Staff Evaluation First Review

**Application:** 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.

**Application Number:** 26-009  
**Preparation Date:** April 7, 2026  
**Applicant Name:** Hyrum City

**Planning Commission:** April 9, 2026  
**Commission Role:** Recommending Body to City Council  
**Application Type:** Amendment

**Application Overview:** The proposed amendment is to clarify and include specific land use definitions that are currently located within the light manufacturing and manufacturing zones in efforts to better improve communication with land use applicants and identify unique land use minimal requirements with land uses. No existing land use has been removed from the current zoning ordinances.

### Staff Comments:

1. Staff supports the proposed amendment – first draft.

### Planning Commission Responsibility:

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

### Staff Recommendation:

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

### Stipulations:

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

### Findings of Fact:

1. The public hearing was noticed in accordance with Utah Code.

## PROPOSED AMENDMENT – FIRST DRAFT

### DEFINITIONS

#### 17.04.070 Definitions

Animal farm – “Animal farm” means a land use engaged in agricultural operations where livestock such as cattle, pigs, sheep or poultry are raised for commercial purposes to produce meet, dairy, or eggs.

Auto maintenance – “Auto maintenance” means a land use engaged in proactive and reactive maintenance such as oil changes, tire rotations, windshield replacement, and other similar equipment. In no instance shall wrecking yard or salvage yard be affiliated with the land use. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Auto repair – “Auto repair” means a land use engaged in repairs such as engine diagnosing, service, and repair of automobiles, RVs/campers, trailers, on- or off-road vehicles and other similar equipment. In no instance shall wrecking yard or salvage yard be affiliated with the land use. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Autobody shop – “Autobody shop” means a land use engaged in autobody repair and painting services. In no instance shall wrecking yard or salvage yard be affiliated with the land use. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Bakery – “Bakery” means a land use engaged in the process of making bakery products such as bread, cakes, and pastries that are prepared, processed, or manufactured for sale.

Cell tower – “Cell tower” means a communication tower generally used for cellphone transmission. These large towers are only allowed in industrial, commercial, professional zoned areas and must be setback at least the distance of the height of the tower from any residential properties. Height is limited to what is actually needed by the carrier and security fencing is required around the tower.

Communication facility – “Communication facility” means a land use engaged in transmitting or receiving signals, including towers, antennas, and equipment shelters.

Contractor storage yard – “Contractor storage yard” means a land use engaged in storing, maintaining, or staging of construction equipment, trailers, and storage of bulk materials. In no instance shall high-impact extraction, process, and distribution of aggregate materials be affiliated with the land use. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Fabrication shop – “Fabrication shop” means a land use engaged in cutting, bending, welding, and assembling of raw or semi-finished materials such as steel, metal, wood, or plastics to create customized products or structural components. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Food services – “Food service” means a land use engaged in the preparation, selling, and serving food and beverages to consumers such as full-service fast food and restaurant establishments, catering services, and cafeterias.

Food processing/mill – “Food processing/mill” means a land use engaged in food processing activities that transform raw agricultural commodities into intermediate or finished goods for human or animal consumption.

Incidental outdoor storage – “Incidental outdoor storage” means the storage of subordinate, temporary, or accessory keeping of equipment, goods, or materials outside a building that is directly related to a primary land use that is required to be screened by a minimum of a six-foot tall opaque fence or wall from the view of the public street and/or adjoining property.

Land use – “Land use” means the human management, development, and use of land for economic, social, cultural, and housing activities such as agricultural, recreational, residential, commercial, and manufacturing use.

Light manufacturing – “Light manufacturing” means manufacturing processes which do not emit detectable dust, odor, smoke, gas, fumes, or vibrations beyond the property lines of the lot or tract upon

~~which the use is located, which do not generate noises above a level of 70 decibels measured at the property line, and do not permit direct light to fall on neighboring residential property.~~

Machine Shop – “Machine shop” means a land use engaged in the machining of metal parts, or metal parts thereof are repaired, or where machines or tools, implements, gears, dies, or other metal parts are cut, filed, shaped, or otherwise altered. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Maintenance and repair – “Maintenance and repair” means a land use that is engaged in proactive and reactive repairs and the upkeep, servicing, and restoring of machinery and equipment to working order. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Manufacturing – “ Manufacturing” means medium-impact land uses and/or establishments that involve moderate manufacturing, processing, or raw material transformation that produces moderate noise, dust, smoke, odor, and traffic. Noise disturbances shall be regulated by Title 9 of the Hyrum City Code.

Manufacturing, heavy, “Manufacturing, heavy or Heavy manufacturing” means high-impact land uses and/or establishments that are large-scale industrial operations involving intense manufacturing, processing, or raw material transformation that produces excessive noise, dust, smoke, odor, and traffic. Noise disturbances shall be regulated by Title 9 of the Hyrum City Code.

Manufacturing, light – “Manufacturing, Light or Light manufacturing” means low-impact land uses and/or establishments that involve light manufacturing, processing, or raw material transformation that is compatible with commercial or residential zones. Noise disturbances shall be regulated by Title 9 of the Hyrum City Code.

Packing plant – “Packing plant” means a heavy manufacturing land use that is engaged in the process of preparing and packing agricultural products such as fruits, vegetables, or meat for distribution. Fur processing shall not be considered.

Paint booth – “Paint booth” means a specially designed enclosure constructed of noncombustible materials complying with the requirements of the Fire Code Official that is intended or used for the purpose of painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquids containing any volatile flammable substance in which painting or spraying operations are applied.

Paint shop – “Paint shop” means a land use engaged in the painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquid containing any volatile flammable substance in which painting or spraying operations are applied. All work shall be conducted within an enclosed building, all painting and spraying shall be conducted within a paint booth, and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Painting or spraying – “Painting or spraying” means a primary, secondary, or accessory land use that is engaged in the painting or spraying paints, epoxy paints, powder coating, primers, lacquers, sealers, specialized paints for galvanized surfaces, or other such volatile or flammable liquid or liquid containing any volatile flammable substance in which painting or spraying operations are applied. All work shall be conducted within a paint booth. Exemption: Painting or spraying of residential buildings or fences for proactive and reactive maintenance is exempt from this requirement.

Public structure – “Public structure” means a land use engaged in a specialized functional use of government entity or public agency such as courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, sewer plant, stormwater storage, etc.

Sand and gravel operation – “Sand and gravel operation” means a heavy manufacturing land use engaged in high-impact extraction, process, and distribution of aggregate materials such as asphalt, concrete, gravel and sand with the use of heavy equipment and machinery.

Self storage – “Self storage” means a land use engaged in the storing of personal property or personal belongings within an enclosed building and outdoor storage completely screened from public view.

Service industries – “Service industries” means a land use engaged in providing intangible, low-impact services such as a barber shop, clinic and doctor offices, dentists, laundry and tailors, and other comparable services often located within or acting as a buffer zone between manufacturing and commercial or residential land uses.

Storage of autos - “Storage of autos” means a ~~tract of land use~~ devoted to storing operative and/or inoperative automobiles, RVs/campers, trailers, on- and off-road vehicles and/or other similar equipment vehicles that is enclosed by a minimum of a six-foot tall opaque fence or wall of at least eight feet in height, and which accommodates, on a continuing basis, the storage of such automobiles and/or vehicles. Storage of operative automobiles/RV's, in good repair, may be allowed within a six foot enclosure, wall, or fence, as determined by the Planning Commission. In no instance shall wrecking and/or salvage operations yard be affiliated with the land use of the land.

Warehouse – “Warehouse” means a land use engaged in storing raw materials, goods, or other merchandise such as dry or cold storage, packing and storing, and distribution. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. All work shall be conducted within an enclosed building and incidental outdoor storage shall be screened. A minimum of a six-foot tall opaque fence or wall shall be required at the common boundary or border of an adjacent residential use.

Wrecking or salvage yard ~~for autos or parts~~ - “Wrecking or salvage yard ~~for autos or parts~~” means a ~~tract of land use devoted to engaged in~~ wrecking, dismantling or salvage operations where automobiles, other vehicles and/or machinery are subject to being dismantled, compacted or similarly processed. All such operations, inclusive of storage of vehicles, shall be completely enclosed by a minimum of a six-foot tall opaque fence or wall at least eight feet in height, except for a maximum of two gates or more than twenty feet wide.

## **LIGHT MANUFACTURING ZONE M-1**

### **17.48.020 Use Regulations**

In this zone, no land use shall be permitted except those designated below.

#### A. Permitted uses:

1. Auto maintenance and auto repair
2. Kennel
3. Light Manufacturing-manufacturing establishments plants (no excessive noise, dust, smoke, or odor)
4. Maintenance and repair facilities
5. Paint shops
6. Self storageStorage units, ~~commercial~~ warehouses
7. Contractor Storage-storage yards (i.e. sand, gravel, lumber, etc.)
8. Office buildings
9. Public structures ~~(i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, etc.)~~
10. Communication facilities, cell tower (radio, television, telephone transmission, etc.)
11. Service industriesIndustries (i.e. laundry, barbers, clinics & doctors offices, dentists, tailors, and other comparable uses).

~~12. Food services~~ Service (i.e. restaurants, tailors, and other comparable uses).

~~12-13.~~ Autobody shop

B. Permitted accessory uses:

1. Combustible and flammable liquids over 500 gallons

a. Combustive and flammable liquids stored in containers in excess of 500 gallons are permitted in this zone provided the following conditions are met:

(1) Must meet all of the requirements of the uniform building and fire codes.

(2) Must be emplaced in such a location as to allow loading and unloading operations to be away from public sidewalks and roadways.

C. Conditional uses:

1. Retail sales (Ord. 08-10; 10-02)

2. Health Club (Ord 25-03)

3. Fabrication shop

## MANUFACTURING ZONE M-2

### 17.49.020 Use Regulations

In this zone, no land use shall be permitted except those designated below.

A. Permitted uses:

1. Auto maintenance and auto repair

2. Kennel

3. Manufacturing ~~establishments~~ plants (no excessive noise, dust, smoke, or odor)

4. Maintenance and repair facilities

5. Paint shops

6. ~~Self storage~~ Storage units, commercial warehouses

7. ~~Contractor Storage~~ storage yards (i.e. sand, gravel, lumber, etc.)

8. Public structures ~~(i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, sewer plant, etc.)~~

9. Communication facilities, cell towers (radio, television, telephone transmission, etc.)

10. Bakeries

11. Food processing/mills

12. Office buildings

13. Retail Sales

~~13-14.~~ Autobody shop

B. Permitted accessory uses:

1. Combustible and flammable liquids over 500 gallons

a. Combustive and flammable liquids stored in containers in excess of 500 gallons are permitted in this zone provided the following conditions are met:

(1) Must meet all of the requirements of the uniform building and fire codes.

(2) Must be emplaced in such a location as to allow loading and unloading operations to be away from public sidewalks and roadways.

C. Conditional uses:

1. Animal farms ~~(fowl, cattle feedlots, etc. -- No fur processing plants)~~

2. Packing plants

3. ~~Auto-wrecking yards~~ Wrecking or salvage yard

4. Sand and gravel operation, gravel, asphalt operations

5. Heavy manufacturing establishments ~~industry with potential for moderate noise, smoke/dust~~

6. Office building

7. Sexually-oriented business

8. Storage of autos

9. Fabrication shop

10. Machine shop