



City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: January 27, 2026

Subject: Ordinance 26-03 – An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.62 Short-term Rental; amend 17.04.070 Definitions to define and include "Short-term Rental"; and amend Use Regulations in sections 17.28.010, 17.44.020, and 17.45.020 to include Short-term Rental as a conditional use in the Residential Zones R-1 and R-2, commercial Zones C-1 and C-2. Application #25-037.

Summary:

The proposed application is initiated by Hyrum City to create a Short-Term Rental ordinance that aims to regulate residential rental structures and units for fewer than thirty (30) consecutive days in duration.

Planning Commission Recommendation:

On December 11, 2025, the Planning Commission held the required public hearing and made a motion (3-0) recommending approval to the City Council.

City Council Meeting Details: (Continued)

- Meeting Date: January 6, 2026
- The City Council continued the prepared ordinance for staff to complete the following:
 1. Staff review how many STRs may be currently operating in the city limits and how many of the STRs property parcel ownerships are addressed outside of city limits.
 2. Staff consider not regulating the quantity of STRs by population and regulate quantity of STRs by compliance with the ordinance.
 - a. Staff removed 17.62.F.1. which required STR quantity by population.
 - b. Staff added additional text in 17.62.H.2. that will revoke STRs business license and conditional use permits for noncompliance.
 3. Staff consider removing 17.62.D.2. requiring the owner or operator of a STR that does not live within the city limits shall provide a property manager and property manager checklist.
 - a. Staff removed the text. Through discovery of STR review, there appears to be 2 STRs operated by absentee property owners out of State.
 4. Staff consider providing other parking regulations rather than requiring all guest parking on site.
 - a. Staff revised parking regulations in 17.62.I. to eliminate certain parking restrictions.
 - b. Staff supports regulating the parking of guest trailers, boats, ATVs, or similar pull-behind equipment remain contained to the site without public right of way parking impacts.
 5. Staff respond to the miscellaneous clean-up items:

- a. 17.64.D. Operational Strategy Plan Required.
- b. 17.64.F. Locations.
- c. 17.64.H. Standards.

City Council Meeting Details:

- Meeting Date: February 5, 2026
- Council Role: Legislative with Roll Call Vote

Attachments:

1. Prepared Ordinance

ORDINANCE 26-03

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 TO CREATE CHAPTER 17.62 SHORT-TERM RENTAL; AMEND 17.04.070 DEFINITIONS TO DEFINE AND INCLUDE "SHORT-TERM RENTAL"; AND AMEND USE REGULATIONS IN SECTIONS 17.28.010, 17.44.020, AND 17.45.020 TO INCLUDE SHORT-TERM RENTAL AS A CONDITIONAL USE IN THE RESIDENTIAL ZONES R-1 AND R-2, COMMERCIAL ZONES C-1 AND C-2.

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

Short-Term Rental (STR) - "Short-Term Rental" means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.

2. Section 17.28.010 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.28.010 Use Regulations

- C. Conditional uses:
 3. Short-Term Rental.

3. Section 17.44.020 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.44.020 Use Regulations

- C. Conditional uses:
 4. Short-Term Rental.

4. Section 17.45.020 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.45.020 Use Regulations

- C. Conditional uses:
 4. Short-Term Rental.

5. Section 17.62 Short-Term Rental of the Hyrum City Municipal Code is hereby added to read as follows:

17.62 Short-Term Rental

- A. Definitions. For the purpose of this section, the following definitions shall apply:

1. Residential Unit - "Residential Unit" means a residential structure or any portion of a residential structure that is occupied as a residence.

- B. Purpose and Intent.

1. The purpose and intent of this chapter is to provide short-term rental (STR) options intended for fewer than thirty (30) consecutive days in certain zoning districts in a residential unit or any portion of a residential unit.

- C. Conditional Use Permit and ~~Short-Term Rental~~ Business License Required.

1. No residential unit shall be occupied or rented as an STR without first obtaining a Hyrum City conditional use permit and ~~short-term rental~~ business license.

- D. Operational Strategy Plan Required.

1. The owner or operator of a STR shall submit with the conditional use permit an operational strategy plan that outlines the operation and property management and post ~~the post~~ the approved operational strategy plan on-site. The operational strategy of the STR shall include the following:

- a. On-site parking plan with parking designations.
- b. Routine outdoor property maintenance.
- c. Temporary garbage and refuse storage and collections.
- d. Emergency existing plan.
- e. Emergency contact lists.
- f. Contact information of the ~~direct~~ person in direct charge of the STR.

~~2. The owner or operator of a STR that does not live within the city limits shall provide a property manager and property manager contact list.~~

E. Plot Plan and Floor Plan Required.

1. A plot plan, as part of the conditional use permit, that includes property lines, location of all building structures including setbacks from property lines, entrances, and designated off-street parking.
2. A floor plan drawn to scale with labels on rooms indicating the proposed uses and include the square feet clear floor space area of each room.
3. Site plan approval may be required as regulated by this Title.
4. Zoning clearance may be required as regulated by this Title.

F. Locations.

~~1. No more than one (1) STR shall be permitted per 500 (500) people of the Hyrum City total population as estimated by the current Utah State Tax Commission Population (i.e., 10849 population / 500 people = 22 STR permits).~~

2.1. The STR shall only be permitted in a single-family and multi-family residential structure; or within a permitted development specifically planned as a mixed-use commercial residential site with a qualifying residential unit. No STR shall be permitted within a detached accessory building, tents, yurts,

recreational vehicles, campers, or any other similar structure that cannot be permitted for permanent residential occupancy.

3.2. No more than one (1) STR shall be permitted in a multi-family residential structure. (i.e., if the multi-family residential structure is a fourplex only one (1) unit may be permitted as a STR).

4.3. No STR shall be permitted within six-hundred-sixty (660) feet of a property line that is owned or operated by a private or public school.

~~5. No STR shall be permitted within a detached accessory building, tents, yurts, recreational vehicles, campers, or any other similar structure that cannot be permitted for permanent residential use.~~

G. Occupancy.

1. The STR maximum occupancy shall be no more than one (1) occupant per two hundred (200) square feet of open-floor space area of the residential structure or portion of residential structure that is occupied as a STR. (i.e., if the open-floor space area is 2,400 square feet, the maximum occupancy shall be no more than twelve (12) occupants).

H. Standards.

1. The STR is subject to Hyrum City zoning ordinance, business license ordinance, and conditional use permits ordinance.

2. The STR is subject to Hyrum City nuisance ordinances regarding garbage collection and disposal, weed control, noise disturbance, and offenses against public peace, morals, and welfare. ~~More than three (3) violations within a calendar year may result in the revocation of the conditional use permit and business license.~~

~~3. The STR exterior lighting shall prevent glare onto adjacent properties and shall be dark-sky sensitive.~~

4.3. The STR sleeping rooms shall provide emergency egress that meets current building code.

5.4. The STR sleeping rooms shall be equipped with smoke detectors.

6.5. The STR shall be limited to two (2) dogs on the premises.

~~7.6. The STR signage is limited to one (1) non-internally illuminated sign, no larger than three (3) square feet, and shall only be mounted to the wall of the building.~~

I. Parking Requirements.

~~1. A total of one (1) additional off-street parking space will be provided per two (2) rooms.~~

~~2. Parking stalls are to be nine (9) feet by twenty (20) feet and of a hard surface such as asphalt, cement, brick, gravel or road base.~~

~~3.2. All required STR parking must provide adequate provision of ingress and egress by standard-sized automobiles and be of a hard surface such as asphalt, pavement, cement, gravel or road base.~~

~~4.3. All required STR off-street parking and the The parking of trailers, boats, ATVs, or similar pull-behind equipment vehicles associated with the guest use shall be contained on the lot or parcel of the licensed STR and shall not be parked within the public right of way.~~

~~5. No on-street parking or parking within the public right of way is permitted for vehicles associated with the guest use.~~

J. Fire Safety Inspection Required.

~~1. The STR business license application shall be referred for approval to the Hyrum City Fire Department for investigation and inspection as to whether or not all ordinances and codes pertaining to fire and safety compel compliance prior to the issuance of a Short-term Rental Business license.~~

~~2. Automatic sprinklers may be required based on International Fire Code mandates for building occupancy, size, occupant load, and hazardous materials stored.~~

6. 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.

7. 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.

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

9. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 5th day of February, 2026.

HYRUM CITY

BY: _____
Steve J. Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Posted: _____

Roll Call Vote -

	Aye	Nay	Absent
Councilmember Steve Adams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>