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City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: January 27, 2026

Subject: Ordinance 26-04 – An ordinance amending Title 17 Zoning of the Hyrum City Municipal Section Code 17.04.070 Definitions to establish a maximum front yard setback for a dwelling unit and clarify innerblock development may be permitted through an approved Planned Unit Development. Application #25-043.

Summary:

The proposed amendment is initiated by Hyrum City to establish a maximum front yard setback to clarify the definition of innerblock development.

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 Recommendation:

On January 6, 2026, the City Council discussed the proposed ordinance amendment and requested the following recommendations be made:

1. Staff clarify the locations of existing blocks as they are represented on the Map of Hyrum City.
 - a. Staff included in the definition reference to the Map of Hyrum City dated January 25, 1892.
 - b. Staff is also open to discussion with the Council to consider the innerblock boundary to be within 300 North, 400 West, 300 South, and 600 East streets. This option still considers the original block platted areas of Hyrum with the original city hall and downtown centralized: Innerblock development - "Innerblock development" means residential development of any dwelling units within the interior of existing blocks of 300 North, 400 West, 300 South, and 600 East Streets. Innerblock development is only permitted in the R2A zone or approved as a planned unit development. For the purpose of this definition, any dwelling unit setback further than two time (2x) the regulated zoning front yard front yard setback is considered Innerblock development.

City Council Meeting Details:

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

Attachments:

1. Prepared Ordinance
2. Map of Hyrum City dated January 25, 1892.

ORDINANCE 26-04

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 ESTABLISH A MAXIMUM FRONT YARD SETBACK FOR A DWELLING UNIT AND CLARIFY INNERBLOCK DEVELOPMENT MAY BE PERMITTED THROUGH AN APPROVED PLANNED UNIT DEVELOPMENT.

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

Innerblock development - "Innerblock development" means residential development of any dwelling units within the interior of existing blocks represented on the Map of Hyrum City dated January 25, 1892. Innerblock development is only permitted in the R2A zone or approved as a planned unit development. For the purpose of this definition, any dwelling unit setback further than two time (2x) the regulated zoning front yard front yard setback is considered Innerblock development.

2. 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.

3. 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.

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

5. 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"/>