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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