

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD MARCH 12, 2026 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Stephen Nelson

PRESENT: Chairman Stephen Nelson, Commissioner Scott Casas, Averie Wheeler, Paul Willardson (6:34 P.M.), Marty McBride, and Alternate Members Michael Sovine and Emily Webb.

CALL TO ORDER: There being 5 present and 5 representing a quorum, Chairman Stephen Nelson called the meeting to order.

OTHERS PRESENT: City Planner Tony Ekins and 12 citizens. Secretary Bethany Sproul recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Casas led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner McBride

APPROVAL OF MINUTES:

The minutes of a regular meeting held on February 12, 2026 were approved as written.

ACTION

Commissioner Wheeler made a motion to approve the minutes of February 12, 2026 with the amendment that it is noted that Alternate Member Michael Sovine was present. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, and Wheeler voted aye.

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was posted on the Utah Public Notice Website and Hyrum City's website, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION

Commissioner Casas made a motion to approve the agenda for March 12, 2026, as written. Commissioner McBride

seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

Commissioner Willardson arrived at 6:34 P.M.

6. PUBLIC HEARINGS

A. To receive public comment regarding a request from Sergio Bustillos to rezone property from Residential Agriculture Zone RA to Light Manufacturing Zone M-1 located at approximately 230 North 100 East.

7. SCHEDULED DELEGATIONS

A. Rezone RA to M-1, Sergio Bustillos - To request recommendation from the Planning Commission to the City Council to rezone property from Residential Agriculture Zone RA to Light Manufacturing Zone M-1 located at 230 North 100 East.

B. Bryan Jorgensen, Kilgore Companies - To seek recommendation from Planning Commission to the City Council for site plan approval for a previously constructed weir system and wastewater discharge located at 410 North 800 East.

8. ADJOURNMENT

PUBLIC HEARINGS:

TO RECEIVE PUBLIC COMMENT REGARDING A REQUEST FROM SERGIO BUSTILLOS TO REZONE PROPERTY FROM RESIDENTIAL AGRICULTURE ZONE RA TO LIGHT MANUFACTURING ZONE M-1 LOCATED AT APPROXIMATELY 230 NORTH 100 EAST.

City Planner Tony Ekins said that Sergio Bustillos bought this property with the intent of using it for a construction business. There is both residential and industrial property nearby. It is a half-acre property, but Ekins said he was unsure if the property was big enough for what the applicant has in mind. The general plan map from 2008 designates the property for future light manufacturing uses. A different map designates it as a low residential property. City code says that light manufacturing can be located next to residential property. Ekins said that light manufacturing may bring nuisances regarding hours, noise, and dust, which is similar to a situation that the city is dealing with from an application from the 1990s.

ACTION

Commissioner Willardson made a motion to open the public hearing at 6:41 P.M. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

Dustin Hawkes, who lives at 166 North Center Street, said that this site is visible from his home. He said that the long-term impacts to neighbors need to be considered. Businesses eventually expand, which brings more nuisances in the form of noise, odor, and light. What may be approved now can change significantly over five to ten years. Hawkes said he is not opposed to light manufacturing; however, it should not be placed so close to existing homes.

Kathleen Voth, who lives at 25 East 100 North, said she has lived in Hyrum for over 50 years. She said she was not against business, but there are better locations for them than the proposed area. Voth stated that she has seen other businesses that have grown past their potential for being in a residential neighborhood. Light manufacturing is supposed to be a transitional area between manufacturing and residential and minimize nuisances. She said that dump trucks have already been encroaching into the residential area. Voth said that they would welcome Sergio as a residential neighbor.

Rosalie Buck, who lives at 65 East 100 North, stated that she was against the zoning change. She said that it will significantly change the community if more businesses keep coming into their area. She said she is not against small businesses, just new manufacturing coming into their neighborhood.

Ray Lake said that he lives at 210 North 100 East, which is right next to the proposed zoning change. He said that he is opposed to the zoning change. The area he is in is zoned as residential agriculture, and adding light manufacturing would considerably change the feel of the community and encourage more industrial growth in the area. The current operations on the property have already started disrupting the neighborhood, and allowing this zoning change would only allow for more. Lake said he moved to Hyrum for the peace, quiet, and quality of life the city provides. Allowing for more manufacturing will disturb the neighborhood. He asked the city to prioritize the residents.

Melissa Martinez, who lives at 190 North 100 East, said that the neighborhood should remain residential. She said that there are better areas in Hyrum to put light manufacturing businesses. Martinez said that she does not want more noise, dust, and traffic

in her neighborhood.

Glen Voth, who lives at 25 East 100 North, stated that he is opposed to all manufacturing in his neighborhood. There are better places for it to be placed where the business can grow and be less of a nuisance to residents. He does not want to get pushed out of the neighborhood when expansion happens. Voth added that the lot size seems to be too small for what the applicant wants to do.

ACTION

Commissioner Willardson made a motion to close the public hearing at 6:57 P.M. Commissioner Wheeler seconded the motion and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

SCHEDULED DELEGATIONS:

REZONE RA TO M-1, SERGIO BUSTILLOS - TO REQUEST RECOMMENDATION FROM THE PLANNING COMMISSION TO THE CITY COUNCIL TO REZONE PROPERTY FROM RESIDENTIAL AGRICULTURE ZONE RA TO LIGHT MANUFACTURING ZONE M-1 LOCATED AT 230 NORTH 100 EAST.

City Planner Tony Ekins defined the M-1 zone as an area where light manufacturing can occur in close proximity to residential zones without being detrimental to the quality of life to the residents. Manufacturing facilities should emit the minimum amount of dust, noise, smoke, and odor.

Ekins said that the M-2 zone does not include light manufacturing. The zone's purpose is to provide an area for medium to heavy manufacturing to occur. It allows for higher levels of noise, dust, smoke and odor than the M-1 zone. Restrictions can be applied to businesses whose levels of nuisances are excessive.

Ekins said that light manufacturing zones can work in harmony with nearby residential areas. The cabinet shop keeps their work inside the building. He has not heard any complaints regarding the shop other than odor when the cabinets are getting varnished. Ekins also recognized that there is currently a business in the neighborhood that has been causing disturbances. He said that he can see both sides to the situation.

Commissioner Scott Casas asked if a site plan has been submitted.

Ekins said there is no site plan yet as the use does not qualify for the current zoning.

Commissioner Casas asked Bustillos if he was planning on adding more buildings to the property.

Sergio Bustillos said he was planning on building a shop on the north side of the property.

Commissioner Casas asked if most of the business would be contained in a building.

Bustillos answered yes.

Commissioner McBride asked what type of business Bustillos was running.

Bustillos said that he does concrete and flatwork.

Commissioner Willardson asked if the property would just be used to store equipment or if there would be a type of manufacturing process that would be occurring as well.

Bustillos said it would just be storage.

Commissioner Willardson asked if there was a rule that a dump truck cannot be parked on the property. He asked if the property has to be rezoned.

Commissioner Wheeler said she could not see there being much manufacturing besides maintenance of equipment occurring on the property.

Commissioner Casas said he was concerned about the noise of a diesel truck disturbing neighboring properties. If equipment is kept inside a building, that would best mitigate any noise issues.

Chairman Nelson said that in the M-1 zone, a storage yard is a permitted use, while in the RA zone, it is not allowed.

Commissioner Willardson said he would not be concerned if there was just one dump truck, however, if Bustillos decided to move, and the property was zoned as light manufacturing, it would leave the property open for other uses that may bring more disturbances to the neighborhood.

Chairman Nelson stated that the current general plan map recommends this property to be industrial.

Alternate Member Sovine asked if the three new lots on 200 North

were recommended to be light industrial on the general plan map as well.

Chairman Nelson answered yes. The lots had gone through the subdivision process with the intent that they would all be developed into residential lots. Nelson said he was hesitant to increase the industry footprint further into residential areas, especially where it is unexpected. Due to those reasons, he is not in favor of the zoning change.

Alternate Member Emily Webb said that she has similar concerns. There are already many trucks in the area, and many homeowners purchased the surrounding property expecting the area to remain residential.

Commissioner McBride stated that Hyrum City does want businesses, however, the long-term perspective needs to be considered.

ACTION

Commissioner Casas made a motion to recommend denial to rezone property from Residential Agriculture Zone RA to Light Manufacturing Zone M-1 located at 230 North 100 East, due to the proximity of RA and R2 lots abutting the property. Commissioner Wheeler seconded and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

BRYAN JORGENSEN, KILGORE COMPANIES - TO SEEK RECOMMENDATION FROM THE PLANNING COMMISSION TO THE CITY COUNCIL FOR SITE PLAN APPROVAL FOR A PREVIOUSLY CONSTRUCTED WEIR SYSTEM AND WASTEWATER DISCHARGE LOCATED AT 410 NORTH 800 EAST.

City Planner Ekins said that this was another attempt to invite Kilgore to obtain site plan approval for their weir system, however, he has received no response from them. He suggested the Planning Commission to table the item until the applicant is present.

Commissioner Casas asked what would happen if the city denied the site plan approval, even though the structure has already been built.

Ekins said that the system was discovered as Kilgore reached out to the city. The company was planning on releasing the water into the city's wastewater system, which requires special permits. Ekins reached out to Kilgore and told them they needed a permit for this structure. The application was submitted and the fee was

paid, however, they asked to postpone the meeting and have not communicated with staff ever since.

Commissioner Casas said that he spoke with the guy who had designed the weir system. Essentially, it recycles their wash water. He asked if the commission could approve it and move on.

Ekins said that it is an option. However, he was unsure if the City Council would like that. He has reservations about having the application denied as well as the applicants were available once, and they should have the opportunity to defend it. Ekins said he would like to speak with the City Attorney and see if a letter can be sent giving Kilgore thirty days to reach out to the city and be scheduled for a meeting. If that does not work, then the next step would be to disallow use of the weir system until proper permitting is in place. Ekins said that the application is necessary as this project was over 1000 square feet expansion. The city needs their information as this system will affect the city wastewater system. He has reached out multiple times to try to resolve this but has received no response.

Commissioner Willardson said that it is possible that Bryan may not be with Kilgore anymore, so sending a letter from the attorney may get their attention.

ACTION

Commissioner Willardson made a motion to continue site plan approval for a previously constructed weir system and wastewater discharge located at 410 North 800 East. Commissioner Wheeler seconded and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

ADJOURNMENT:**ACTION**

There being no further business before the Planning Commission, the meeting adjourned at 7:45 p.m.

Stephen Nelson
Chairman

ATTEST:

Bethany Sproul
Secretary

Approved: _____
As Written