

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD MAY 14, 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, Vice Chair Averie Wheeler, Commissioners Scott Casas, Paul Willardson, Marty McBride, and Alternate Members Michael Sovine and Emily Webb.

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

**OTHERS PRESENT:** City Planner Tony Ekins and twenty-one 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 Emily Webb

**APPROVAL OF MINUTES:**

The minutes of a regular meeting held on April 9, 2026 were approved as written.

**ACTION**

Commissioner Wheeler made a motion to approve the minutes of April 9, 2026 as written. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, Willardson, 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 Willardson made a motion to approve the agenda for May 14, 2026, with the change that Item 7.D is removed. Commissioner McBride seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and

**Willardson voted aye.**

6. PUBLIC HEARINGS

- A. To receive public comment regarding a Conditional Use Permit approval for Agritourism located at 596 East 500 North.
- B. To receive public comment regarding a concept plan approval for a 4-lot single family dwelling planned unit development located at 182 North 600 East.

7. SCHEDULED DELEGATIONS

- A. Brad James and Lana Minjares, Camp Hollow Farm, Conditional Use Permit - Seeking Conditional Use Permit approval for Agritourism located at 596 East 500 North.
- B. Timothy Schmidt, Schmidt Planned Unit Development - Seeking recommendation to the City Council for concept plan approval for a 4-lot single family dwelling planned unit development located at 182 North 600 East.
- C. Mike Pressley, Vernon Investments LLC, Site Plan - Seeking recommendation to the City Council for site plan approval for a storage enclosure located at 570 West 400 North.
- ~~D. Jeremy Broadhurst, Hyrum Self Storage, Site Plan - Seeking recommendation to the City Council for site plan approval for self-storage located at 1746 East 175 South, and 225 South 1720 East.~~

8. ADJOURNMENT

**PUBLIC HEARINGS:**

**TO RECEIVE PUBLIC COMMENT REGARDING A CONDITIONAL USE PERMIT APPROVAL FOR AGRITOURISM LOCATED AT 596 EAST 500 NORTH.**

City Planner Tony Ekins stated that this is a conditional use permit for Brad James for agritourism. The city had just gone through a lengthy process of researching, creating and adopting the code for agritourism. The next step for the applicant is to obtain a conditional use permit and business license.

**ACTION**

**Commissioner Wheeler made a motion to open the public hearing at 6:35 P.M. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

City Planner Ekins said that he received a call from Sherry Belew

regarding this application. She asked what agritourism was. Ekins said he answered her questions. He said he wanted it to be known that she made the effort to engage in this process.

**ACTION**            **Commissioner Willardson made a motion to close the public hearing at 6:37 P.M. Commissioner Wheeler seconded the motion and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

**TO RECEIVE PUBLIC COMMENT REGARDING A CONCEPT PLAN APPROVAL FOR A 4-LOT SINGLE FAMILY DWELLING PLANNED UNIT DEVELOPMENT LOCATED AT 182 NORTH 600 EAST.**

City Planner Ekins said that this PUD would consist of four lots for single family homes on 3.22 acres of undeveloped land. There is a water feature and some slope on this property.

Chairman Nelson asked if a PUD is an administrative or legislative function.

City Planner Ekins answered that it is legislative. This item may go to City Council regardless of whether the Planning Commission recommends approval or not.

**ACTION**            **Commissioner McBride made a motion to open the public hearing at 6:42 P.M. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

Tim Schmidt stated that he wants to be fair to his neighbors. He said that the property behind his house will not be built on.

Joseph Bland, who lives at 195 Park Ave, said that he was initially concerned with the PUD and the obstruction of his view. He would like Hyrum's small town feel to be preserved. Not all open space should be developed. He was relieved to hear that one of the lots may not be built on.

Shane Brown, who lives at 652 Anderson Avenue, said that he prefers that the property remains more open with single family homes than townhomes. He was concerned about a particular tree on the property that currently has nesting raptors in

it, so that tree should not be cut down until after they leave.

Alan Nielsen, who lives at 610 Anderson Avenue, said that he was relieved that one of the lots would not be built on. He added that he was fine with single family homes.

Alan Smith, who lives at 185 North 600 East, said that single family dwellings would complement the area. He was glad that those are being built instead of apartments.

**ACTION**

**Commissioner Casas made a motion to close the public hearing at 6:51 P.M. Commissioner Willardson seconded the motion and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.**

***SCHEDULED DELEGATIONS:***

**BRAD JAMES AND LANA MINJARES, CAMP HOLLOW FARM, CONDITIONAL USE PERMIT - SEEKING CONDITIONAL USE PERMIT APPROVAL FOR AGRITOURISM LOCATED AT 596 EAST 500 NORTH.**

City Planner Ekins stated that this is the first conditional use permit application for agritourism. The applicant provided a well detailed packet for their application. City staff reviewed it and provided some comments for the applicant to respond to. The applicant also submitted a business license application and passed the fire inspection.

Commissioner Casas asked if conditional use permits have a limited time frame, or if they are transferrable.

Chairman Nelson answered that the permit typically goes with the land. If the property is sold, the conditional use permit goes with it. Hyrum City code says that if the permit expires, then the new owner would have to reapply.

Commissioner Casas asked if the Planning Commission has the authority to either limit the timeframe or make the conditional use permit nontransferable to new owners.

City Planner Ekins stated that that would require a code change.

Chairman Nelson asked if the minimum setback of 150 feet would be required for parking.

City Planner Ekins stated that there are specific setbacks for certain components to agritourism. The 150-foot setback is for the event space, and 15-foot setback is for the parking area.

Brad James said that they had gone through the whole rezoning process for agritourism. They would like to be able to maintain their space and invite others to enjoy it as well.

Commissioner Micheal Sovine asked where the porta-potties will be placed.

James answered that they would be placed on the far southeastern side of the parking area.

Commissioner Sovine asked Ekins if the porta-potties had to be placed closer to the event center.

City Planner Ekins said that the code states that porta-potties can be used, but there was nothing specified about the placement.

James said that the reason parking was placed on the eastern part of the property was due to there being a hill that would block any headlights or any other types of nuisances to neighbors.

Chairman Nelson asked if the barn was going to be used as the event center.

James answered yes, but some parts of the barn would remain farm functional.

Chairman Nelson asked if the barn met the 150-foot setback.

City Planner Ekins answered that it does meet the setback standards.

Commissioner Casas asked the applicant how soon they plan to start.

James answered that he did not know. He wanted to make sure everything was set with the city before any official plans were made.

Commissioner Webb asked if the parking lot will be able to accommodate for a big event, like a wedding. She was concerned about street parking being a nuisance for neighbors.

City Planner Ekins stated that the ordinance does not allow any

on-street parking. The applicant has planned for overflow parking. Chairman Nelson asked if any of the property that is considered unincorporated land will get used as a part of the agritourism.

James said that that part of the property will be used for cattle. The county said that only 20% could be used for agritourism, the remaining 80% must remain agriculture.

Chairman Nelson asked what the lighting plan was.

James answered that it will mostly be all interior besides by the exit and entrance. In the yard, there are G50 bulbs, which have a soft glow. He mentioned that for summertime hours, it does not get dark until after nine, which he hopes that they could be cleaning up at that point.

Commissioner McBride asked if they would be doing business during winter.

James said that they are planning to just keep it to a seasonal schedule.

Chairman Nelson asked City Planner Ekins if he had any recommended conditions.

City Planner Ekins answered no.

Chairman Nelson said that the code does state that exterior lighting should prevent any glare to adjacent properties and be dark sky sensitive. He suggested that if the commission instates any conditions, they should add that, to ensure the standard gets met.

Commissioner Sovine asked about adding in a restriction of hours during the school year.

Commissioner Willardson stated that the application states that the venue would be open 9am-9pm Monday through Thursday, 9pm-10pm Friday through Saturday, and would be closed on Sundays.

Commissioner Wheeler said she found those hours to be adequate.

Commissioner Willardson said that even if the property was sold, the new owners would have to operate under this conditional use permit and follow it.

**ACTION**

Commissioner Casas made a motion to recommend approval for a Conditional Use Permit for Agritourism located at 596 East 500 North. Commissioner McBride seconded and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

**TIMOTHY SCHMIDT, SCHMIDT PLANNED UNIT DEVELOPMENT - SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR CONCEPT PLAN APPROVAL FOR A 4-LOT SINGLE FAMILY DWELLING PLANNED UNIT DEVELOPMENT LOCATED AT 182 NORTH 600 EAST.**

City Planner Ekins recognized that the small-town feel of Hyrum is greatly valued among the citizens. This PUD consists of 3.22 acres and if the applicant had wanted to, he could have placed 30 units of multifamily housing. Instead, Schmidt proposed the development of four single family homes.

Chairman Nelson asked what the advantage of the development being a PUD over a subdivision was. He stated that typically for a subdivision, a public road is built that arches back into the property. There should be enough land to do a subdivision.

City Planner Ekins said that it was ultimately the applicant's decision. If he had chosen a subdivision, curb, gutter, and sidewalk would be required and the frontage of 82 and a half feet would have to be met.

Chairman Nelson asked if the PUD waives those requirements and allows for a private road.

City Planner Ekins said that was correct, however, there are still requirements for deviations that must meet the Planning Commission's architectural recommendations.

Commissioner Casas said that he was concerned about two springs that were on this property. Peterson Spring, which is in the left-hand corner of the property, flows all year round at the rate of about 13 and half gallons a minute. He asked if the retaining pond would fill up with any water from the spring and if there would be any potential hazards with it. The other spring is piped and is in lots one and two roughly, where the houses have been proposed to be built. He wants to make sure the owners' rights to the water remain protected. He asked how the development would affect the owner of the spring's water rights.

City Planner Ekins stated that he was unsure what the status of the water rights would be once the land is developed, he but would look into it. Both city staff and an engineering firm looked over these plans, and no concerns were raised regarding the springs. The proposal is only at the concept phase; the finer details typically get more attention after this step.

Commissioner Casas said that he was concerned about the road. If it remains level, there would be a steep incline.

Commissioner Wheeler said that they could either grade the road or have it stay level and be cut back.

Tim Schmidt said that he wants the area to be a nice neighborhood where everyone can get to know each other. There are no plans to build on the upper northeast lot. He said that on the two lower lots, the houses will be set back further on the property. He said that CC&Rs will be created to make sure neighbors will abide by landscaping regulations.

Schmidt stated that the owner of the spring is deceased. To his knowledge, ownership of the spring would go to the property owner. The Imbler's have the water rights to the culvert. The retention pond was put in just in case it was needed. He said that Cody Zohner helped with the drawings and would be able to answer further questions regarding the pipe and spring.

Cody Zohner, with Cache Landmark Engineering, said that they will be piping the ditch with a 24-inch pipe. They plan on land draining the second spring. He said that they do want to make sure that if anyone is exercising the water rights to these springs, that the water will get to where it needs to.

Chairman Nelson asked what the point of diversion is.

Zohner said that it was his understanding that it was who owned the property. He was unsure if someone downstream has any claim to the water.

Commissioner Casas asked if the road would have to be widened.

Schmidt answered yes.

Commissioner Casas asked for clarification regarding the culvert.

Zohner said that the culvert would run under the curb they will build. The ditch currently sits along the asphalt. He explained to the commission the process of what he would be installing and how that gets the water where it needs to be.

Commissioner Casas asked if there was any permitting that had to be done with the Utah Division of Water Rights.

Zohner said that the Utah Division of Water Rights only cares about people getting their water. They will only intervene if someone is no longer receiving their water.

Commissioner Casas asked for clarification how much water the culvert would be able to handle.

Zohner said that since the flow of the spring is about 13.78 gallons per minute, which roughly converts to .001 cubic feet per second (CFS). They plan to install a 24-inch pipe which, even if it is flat, can handle 1 CFS. It will be sufficient for the anticipated water flow from the spring.

Nelson asked if they would be building a retention or detention pond.

Zohner answered detention pond.

Casas asked if lowering the ditch grade would affect the neighbor downstream.

Zohner said that it would not affect them. A very small amount of water will bubble back up, and there would be no noticeable difference of water flow.

Casas asked the public if the spring has ever overflowed.

The consensus from the public was that it never has.

Zohner said that the purpose of the slope of the private drive is minimize digging into the hillside. They plan to ramp up the road.

Schmidt mentioned that previously, on this property, there was a permit for a shop. There was a pipe installed for electric, however the project was never finished. The pipe will get torn out.

Commissioner Wheeler asked why Schmidt chose the PUD over a subdivision.

Schmidt said that a PUD allows for more CC&Rs to ensure the area stays well kept.

Commissioner Willardson said he was concerned about the future maintenance of the road and whether lot four would have a house built on it or not. While Schmidt is able to take care of it now, he will not be able to maintain it forever.

Chairman Nelson said the best recommendation would be an HOA for maintenance of road and landscaping.

Commissioner Willardson advised that if no house is going to be built on lot four, then it should be removed completely from the plans.

Commissioner Casas said he was concerned about fire hydrant coverage for lot four.

City Planner Ekins said that the fire department approved of a hammerhead that would provide sufficient coverage. The plans show that a fire hydrant would be installed at the end of the private drive.

Commissioner Willardson said that typically PUDs provide public open space. This proposal does not provide any of that.

Commissioner Casas asked if these properties can have animal rights.

City Planner Ekins said that a property must have 22,000 square feet to have one animal unit. After every additional 10,000 square feet there is another animal unit added. If animal rights are not written into the plat, then no homes in the subdivision can have animal rights.

Commissioner Casas recommended that animal rights should be added to the plat.

Chairman Nelson stated that he is concerned with a private drive and a small HOA maintaining it. They are very expensive to maintain. He is unsure if a PUD is the best path for this development. If this does end up being a PUD, an HOA will need to be set up to maintain the roadway, landscaping, etc.

Commissioner Casas agreed that an HOA should be created for this development. The future maintenance of the PUD needs to be considered. He asked if the water line that comes from the city main to the fire hydrant would also be considered private.

City Planner Ekins said that there will be easements around the private drive. The utilities will still be owned by the city.

Commissioner Sovine said that he would prefer the road to be public, due to concerns with snow removal. If the other utilities are still city owned, the road should be as well.

Chairman Nelson said that the main advantage to the PUD is the private roadway. If it were to be a public road, then it would be a standard subdivision.

Commissioner Willardson said that if it is a public roadway then sidewalk, curb, and gutter would all be required.

City Planner Ekins said that would also add a 60 foot right of way and possibly remove the hammerhead as it would be an issue for snowplows.

Commissioner Casas said that sidewalks would be very out of place in that area.

The Planning Commission discussed other private roadways in Hyrum. There are some residents who have been unsatisfied with their private roadways. Elk Mountain was originally supposed to have private roads, however, the city ended up having to take care of the roads.

Commissioner Casas asked how wide the private road would be.

Schmidt answered that it was 26 feet. No on street parking would be allowed. He added that there is a buffer on the north side of the road that the snow can be piled into.

Commissioner Casas said that he would prefer that before there is any final approval to the PUD, he would like to know the status of the water rights for the springs on the property. He also recommended an HOA should be formed for the PUD.

Chairman Nelson stated that he does not like cross access

easements. He suggested that the roadway should be privately dedicated and owned and maintained under common ownership.

Commissioner Casas asked if that would require different parcel numbers.

Chairman Nelson said that the county would typically not give out different parcel numbers for this situation.

**ACTION**

**Commissioner Casas made a motion to recommend approval for a concept plan for a 4-lot single family dwelling planned unit development located at 182 North 600 East. Commissioner McBride seconded.**

**Commissioner Casas made a motion to amend the motion to recommend approval for a concept plan for a 4-lot single family dwelling planned unit development located at 182 North 600 East that upon the recommendation to the council, there must be a clarification of the water rights for the unnamed spring on the property. Due to the lack of a second, the motion died and defaulted back to the original motion. Commissioners McBride and Wheeler voted aye. Commissioners Casas, Nelson, and Willardson voted nay. Motion failed.**

Commissioner Wheeler said that the applicant choosing a PUD instead of a subdivision is reasonable. The plan for the road is fine, and it does not have to be a dedicated private roadway.

Chairman Nelson said that if this application is denied by both the Planning Commission and City Council, it could come back as a subdivision. The new application, however, would most likely have more units to pay for the required infrastructure.

Commissioner Casas said that he was in favor of the road size and type. He is not in favor of sidewalks or more units. The more that is required, the more cost incurred to the developer. Regarding the spring, he was just concerned about the water rights and the possibility of a lawsuit. He does want the concept to go through, as the neighbors are in favor and will help keep the country feel. The main concern the commission seemed to have was regarding future maintenance of the road.

Commissioner Willardson asked how they would guarantee no house would ever be built on lot four.

Commissioner Casas said that lot four had a considerable slope. He was unsure if it could be built on without digging into the hill too much.

Chairman Nelson said that anything under 30% slope can be built on, but anything over 20% requires extra precautions. Most of lot four is under 20% so it can be built on. Since the applicant said that he will not build on lot four, the commission could add that as a condition.

Commissioner Wheeler suggested that lot four could turn into the open public space, which would help satisfy some of the PUD issues.

Commissioner Willardson said that these promises do not guarantee that lot four will not be built on or that the tree on lot three will not be cut down by a future landowner.

Chairman Nelson said that his biggest concern was the private road and the long-term maintenance.

Commissioner Sovine asked if the City Council would be able to make an exception so the development would not have to have a sidewalk if this went through the subdivision process.

Chairman Nelson said they do not, the standard would have to be changed. He asked if the PUD allows roadway standards to be altered.

City Planner Ekins answered that any deviations from the subdivision code are by meeting the requirements of architectural review of A through I.

Commissioner Sovine asked Schmidt what his thoughts were regarding a private drive versus a public drive.

Schmidt said that the preference was the private drive and that he would maintain it. He is not opposed to doing a public drive. The main issue was the neighbors' concern of installing sidewalks in the development when the rest of the block has none. He said he would prefer to keep sidewalks out of the development if possible.

Commissioner Sovine asked Schmidt what his plans were to keep

up the maintenance of the road.

Schmidt said that he planned to use the money he makes off the sale of the two lots to develop and maintain the road.

The commission discussed whether the road should remain private or public. There were concerns on the future maintenance of the road. Even if an HOA is established, it does not give any guarantees.

**ACTION**

**Commissioner Willardson made a motion to recommend denial for a concept plan for a 4-lot single family dwelling planned unit development located at 182 North 600 East due to issues with the private road. Commissioner Nelson seconded and commissioners McBride, Nelson, Wheeler, and Willardson voted aye. Commissioner Casas voted nay. The motion passed.**

**MIKE PRESSLEY, VERNON INVESTMENTS LLC, SITE PLAN - SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR SITE PLAN APPROVAL FOR A STORAGE ENCLOSURE LOCATED AT 570 WEST 400 NORTH.**

City Planner Ekins said that this lot is in a M-2 manufacturing zone. The building has been there for a long time. The applicant would like to build a cover that exceeds the 1,000 square feet minimum for administration site plan approval. The storage enclosures do not expand beyond the zoning setback. The height of structure does not exceed the height of the existing building. The area that is getting covered is already solid surface concrete. There is already an existing network of storm drain systems for the property, which has had no known issues.

Chairman Nelson asked that since the area is already covered in concrete, then it should not add to the storm drain demand.

Ekins said that his statement was correct.

Mike Pressley said that he was building a 48' x 48' shed. It would be attached to the existing building. There will be no additional lights or plumbing. It will just be used for storage for cardboard and a forklift.

**ACTION**

**Commissioner Wheeler made a motion to recommend approval for a site plan for a storage enclosure located at 570 West 400 North. Commissioner Casas 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 8:46 p.m.**

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Stephen Nelson  
Chairman

ATTEST:

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Bethany Sproul  
Secretary

Approved: \_\_\_\_\_  
As Written