

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD FEBRUARY 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, and Marty McBride.

EXCUSED:

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 14 citizens. Secretary Shara Toone recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Scott 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 January 8, 2026 were approved as written.

ACTION Commissioner Casas made a motion to approve the minutes of January 8, 2026 as written. Commissioner McBride seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson 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 February 12, 2026, as written. Commissioner Wheeler seconded the motion and Commissioners Casas,

McBride, Nelson, Wheeler, and Willardson voted aye.

6. PUBLIC HEARINGS

- A. To receive public comment regarding an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Section 17.44.020 Use Regulations in the commercial Zone C-1 and Section 17.45.020 Use Regulations in the Commercial Zone C-2 to remove certain permitted and conditional uses.

7. SCHEDULED DELEGATIONS

- A. Hyrum City, Ordinance Amendment - Seeking recommendation to the City Council for an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Section 17.44.020 Use Regulations in the Commercial Zone C-1 and Section 17.45.020 Use Regulations in the commercial Zone C-2 to remove certain permitted and conditional uses.
- B. Brad James, Ordinance Amendment - Seeking recommendation to the City Council for an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.64 Agritourism; amend 17.04.070 definitions to define and include "Agricultural Enterprise", "Agritourism", "Agritourism Activity", and "Agritourism" as a Conditional Use in the Open Space Zone OS; and amend Section 17.38.010.C Conditional Uses to include Agritourism as a Conditional Use in the Residential Agricultural Zone RA.
- C. Jeff Hinds, Enbridge Gas District Regulator Station and High-Pressure Gas Feeder Line - Seeking Site Plan approval for upgrades to the District Regulator Station located at 388 West 300 North, and high-pressure gas feeder line from the District Regulation Station to 4650 South 1200 West.

8. ADJOURNMENT

PUBLIC HEARINGS:

THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENT REGARDING AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE, SECTION 17.44.020 USE REGULATIONS IN THE COMMERCIAL ZONE C-1 AND SECTION 17.45.020 USE REGULATIONS IN THE COMMERCIAL ZONE C-2 TO REMOVE CERTAIN PERMITTED AND CONDITIONAL USES.

City Planner Ekins said the application was first reviewed in January and properly noticed, but no public comments were received. The city then reopened it and notified owners of vacant properties to make sure more people knew about it. The application itself didn't change.

The proposal is part of the city's general plan update and focuses on rules for two commercial zones in Hyrum: C-1 on the east side and C-2 downtown. In C-1, the city wants to remove residential uses like single-family homes and boarding houses to keep the area commercial.

Gas station rules were recently updated, and repair businesses must be properly screened. Light manufacturing was removed from commercial zones since it has its own designated zones.

In the C-2 downtown zone, similar rules apply. PUDs were replaced with mixed-use developments allowing residential units above commercial space. Some conditional uses, like taverns, nightclubs, and light manufacturing, were proposed to be removed.

ACTION

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

Chairman Nelson invited members of the public to speak on the item and asked anyone who wished to comment to come to the podium and state their name and address, for the record.

Darin Christensen, a new resident of Hyrum, stated that he owns an empty lot at 365 West Main, which is zoned C-2. He explained that after moving to the area, plans for the property became complicated due to zoning and Department of Transportation issues. His main concern is gaining a clearer definition of what qualifies as light manufacturing and understanding the long-term vision and heritage the city. He thanked city officials for their service and for the opportunity to participate in the community.

Dan Solomon, who lives at 153 West Main, said he supports the proposed changes. He noted that he did not see short-term rentals listed in the new permitted uses and asked for an update on where the short-term rental definition in the city code currently stands. Chad Welch, who owns property at 1575 East Highway 101, said he

has operated a sawmill on the site for about 40 years. He asked what would happen to his sawmill if the property were rezoned and he chose not to sell. Specifically, he wanted to know whether he would be required to remove the sawmill or if it could continue operating until he was finished with it. He noted that the light manufacturing use has existed there for a long time.

Chairman Nelson said the commission would try to answer Chad's question during their discussion. He then asked if anyone else wished to speak.

ACTION

Commissioner Willardson made a motion to close the public hearing at 6:47 P.M. Commissioner Casas seconded the motion and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

SCHEDULED DELEGATIONS:

HYRUM CITY, ORDINANCE AMENDMENT - SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE, SECTION 17.44.020 USE REGULATIONS IN THE COMMERCIAL ZONE C-1 AND SECTION 17.45.020 USE REGULATIONS IN THE COMMERCIAL ZONE C-2 TO REMOVE CERTAIN PERMITTED AND CONDITIONAL USES.

City Planner Ekins responded to questions from the public hearing. He confirmed that Darin's property is subject to UDOT regulations, and a nearby pallet manufacturing site creates safety concerns because there is flammable material near a gas station. To prevent future conflicts, the city is proposing to remove light manufacturing as a permitted use in these commercial zones.

Chairman Nelson stated that existing businesses can keep operating as legal nonconforming uses as long as they stay in operation.

City Planner Ekins said that once approved, all properties can continue operating as legal nonconforming uses.

Chairman Nelson explained that a use would be lost if it was abandoned for 12 months. If the property is sold, the new owner can continue the existing use as long as it isn't expanded.

City Planner Ekins said that short-term rentals were approved at the last city council meeting after a thorough review. The notes from the meeting will be added to the ordinance and signed by the

mayor when he returns. He also explained that Chad's sawmill property could become a legal nonconforming use for the resident, allowing current activities to continue. If the sawmill hasn't operated in the last 13 months, it would not automatically continue, but the property owner could request a change or rezone for light manufacturing.

Commissioner Casas said he didn't understand the gravel pit situation.

City Planner Ekins explained that the gravel extraction pits behind Chevron are moving east. If the subdivision proceeds, the applicant plans to rezone the portion he is buying, which includes the sawmill, to residential.

Chairman Nelson said he prefers that light manufacturing not be allowed in the commercial zone because it could impact neighbors and that it would be better to rezone the property specifically for light manufacturing if needed.

ACTION

Commissioner Casas made a motion to recommend approval for an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code, Section 17.44.020 Use Regulations in the Commercial Zone C-1 and Section 17.45.020 Use Regulations in the Commercial Zone C-2 to remove certain permitted and conditional uses. Commissioner McBride seconded and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

BRAD JAMES, ORDINANCE AMENDMENT - SEEKING RECOMMENDATION TO THE CITY COUNCIL FOR AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE TO CREATE CHAPTER 17.64 AGRITOURISM; AMEND 17.04.070 DEFINITIONS TO DEFINE AND INCLUDE "AGRICULTURAL ENTERPRISE", "AGRITOURISM", "AGRITOURISM ACTIVITY", AND "AGRITOURISM OPERATOR"; AMEND SECTION 17.22.030.C USE REGULATIONS TO INCLUDE "AGRITOURISM" AS A CONDITIONAL USE IN THE OPEN SPACE ZONE OS; AND AMEND SECTION 17.38.010.C CONDITIOANL USES TO INCLUDE AGRITOURISM AS A CONDITIONAL USE IN THE RESIDENTIAL AGRICULTURAL ZONE RA.

City Planner Ekins said a Hyrum property owner started the application for agritourism on land partly in the city and partly in the county. The county allows agritourism to help preserve farms and give owners more options. The city has been helping the applicant move the process along.

Since the last meeting, staff added definitions for artisan goods, entertainment, and recreational uses, clarified the purpose, and said agritourism needs a conditional use permit and business license. They cleaned up language, updated plot and floor plan rules, and clarified setbacks to focus on nearby homes instead of property lines. Allowed activities include farm tours, weddings, markets, corn mazes, rides, and other approved uses. Bigger events are only allowed on five-acre lots, and some setbacks can be reduced depending on the activity.

They updated "mass gatherings" to mean 1,000 guests or more and added that more than three violations in a year could cancel the permit and license. Parking rules were clarified, and any structures must have a 20-foot-wide access for fire safety.

Commissioner Willardson asked how often someone would need to apply for a conditional use permit and how long it would last.

City Planner Ekins explained that a conditional use permit is approved once and runs with the land. It is not something a person has to reapply for every year. The Planning Commission approves the permit, and it remains valid as long as the agritourism operation continues. However, a business license must be renewed each year.

The Planning Commission discussed whether the permit could lapse if the activity paused for a year, such as if a corn maze did not operate one season.

City Planner Ekins said the permit would still remain in place.

Chairman Nelson noted that under Hyrum City Code 17.84.100, conditional use permits must be reviewed every two years for compliance. They can be revoked if the operator fails to follow the original approval requirements. He explained that as long as the operation remains compliant, the permit would stay active.

Commissioner Willardson said he wants to make sure the process is not too burdensome for property owners but also gives the city authority to address problems.

City Planner Ekins responded that the city has tools to address issues. The annual business license renewal process allows staff to confirm the conditional use permit is in good standing, and complaints from neighbors can also trigger a review if needed.

Commissioner Casas said the listed events, such as weddings, sleigh rides, and family reunions, sounded wonderful. He wondered how temporary RVs or family campers would fit into the plan, such as if one was brought in to use as a temporary office or for another purpose. He asked whether there would be any issues with that and how it would work.

City Planner Ekins said that the site plan and plot plan approval, along with the conditional use permit, will show all new and existing buildings and the parts of the property they will use for the operation.

Commissioner Casas asked if someone attending a family reunion could park a camper on the property, or if that would be prohibited under the ordinance.

City Planner Ekins said it would likely be prohibited because section G1 does not allow overnight accommodations as part of agritourism activities.

Commissioner Casas explained he was thinking about family members traveling from far away and wondered if there could be an exception.

Commissioner Willardson said G1 seems to cover that situation and would prevent it from turning into an RV gathering.

City Planner Ekins added that the city does have a separate application process that allows a temporary RV or camper stay on a property, but that would be outside of the agritourism permit. He said long-term use, such as turning the property into a hotel site, would not be allowed.

Commissioner Sovine noted that at the state park, RVs can use day-use areas but must leave by 10 p.m. unless they have a camping permit.

Chairman Nelson asked where the ordinance states which zones agritourism is allowed in.

City Planner Ekins explained that it is allowed in the Residential Agricultural (RA) zone. He added that the relevant sections are 17.22.030 and 17.38.010, which also include the open space zone that is used for agricultural purposes.

ACTION**Commissioner Willardson made a motion to recommend**

approval for an ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.64 Agritourism; amend 17.04.070 definitions to define and include "Agricultural Enterprise", "Agritourism", "Agritourism Activity", and "Agritourism Operator"; amend Sections 17.22.030.C Use Regulations to include "Agritourism" as a Conditional Use in the Open Space Zone OS; and amend Section 17.38.010.C Conditional Uses to include Agritourism as a Conditional Use in the Residential Agricultural Zone RA. Commissioner McBride seconded and commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

JEFF HINDS, ENBRIDGE GAS DISTRICT REGULATOR STATION AND HIGH-PRESSURE GAS FEEDER LINE - SEEKING SITE PLAN APPROVAL FOR UPGRADES TO THE DISTRICT REGULATOR STATION LOCATED AT 388 WEST 300 NORTH, AND HIGH-PRESSURE GAS FEEDER LINE FROM THE DISTRICT REGULATION STATION TO 4650 SOUTH 1200 WEST.

City Planner Ekins said the project is large and starts at the regulator station located at 388 West 300 North. He said the city's site plan review only applies to what's in the Hyrum city limits. He also noted that the current site has a few compliance issues from when it was first built. A fire hydrant is set too low to the ground, landscaping did not survive, and there may be a noise decibel concern. The applicants are working on these issues, including conducting sound studies.

Ekins said staff met with the applicants and reviewed the project. He explained that the existing site must meet city code requirements before the expansion can move forward. The city also needs a proper insurance certificate from the applicants. Staff provided comments on technical items, including identifying sewer and water laterals and adding top elevations. Two main technical issues were noted. First, restoration work can continue as long as any sewer or water laterals damaged during excavation are repaired. Second, infrastructure in the public right-of-way needs adjustment.

Andrew Asplund, an engineer and project manager, explained that the project is to connect a new renewable natural gas (RNG) facility at the JBS site to their existing high-pressure pipeline system. They are building an interconnect at their existing facility, built in 2024, to bring in the new pipeline. The RNG is blended with regular gas before being delivered to customers. A new valve set is needed to blend the two pipelines.

He explained that the valve set will be in the street right-of-way, which is common. This location was chosen to reduce space impacts.

To address noise concerns, temporary noise reduction walls have been installed, and noise should decrease when the project is complete. They also plan to raise a fire hydrant and upgrade landscaping to meet code. The vault will be designed to blend in, so it is not noticeable from the road.

Regarding sewer concerns, he said it is not common to expose sewer or water lines during trenching unless required. If anything is damaged, it will be repaired. They could check sewer levels if required by the city, but doing all of them would be excessive.

Commissioner McBride asked how long the construction would take.

Asplund explained that the project has two parts: roadway construction and station construction. He said that from the first cut of asphalt to the final paving, the work would likely take about three months, but groundwater could slow the project down.

Commissioner Casas asked about possible start and end dates.

Asplund said the timing depends on when they are allowed to begin work.

Commissioner Casas said he had several additional questions and wanted clarification on the purpose of the project.

Asplund explained that JBS is working with another company called Green Gas to build an upgrading facility. He said JBS already produces biogas, but it is not pipeline quality. Green Gas will upgrade the biogas to pipeline quality, and it will then be injected into the gas system.

Commissioner Casas asked if residents along the project path had been notified.

Asplund said they had not been notified yet, but plans are in place to do so when construction begins. He said they also discussed placing a message board near the regulator station to provide updates and a schedule.

Commissioner Casas expressed concern about the 15 to 20 residential driveways that could be impacted and suggested sending letters to

each home to notify them in advance.

Asplund said that they use door hangers to notify residents. He explained that their contractor, Flair, handled the station construction last year and does a good job communicating with homeowners. He said the contractor works to ensure residents always have driveway access and coordinates schedules with homeowners if temporary access issues arise.

Commissioner Casas asked if they had worked with the county and if the county had approved its portion of the project.

Asplund responded that he has been involved in the process and noted that this was his third council meeting regarding the project.

Commissioner Casas asked who in the city would oversee the project.

City Planner Ekins said city staff and departments would monitor the work as they see it happening and respond to any concerns. If inspections are needed, the city would either hire an outside engineer or use a city engineer.

Commissioner Casas asked if there would be one single point of contact within the city.

Ekins said there would be, likely himself or the city engineer, and that he would coordinate calls as needed.

Commissioner Willardson noted that this project is different because it involves a third-party utility, and the city will not be approving the gas line itself.

Commissioner Casas also asked whether the city had considered coordinating other infrastructure projects in the same area, such as sewer or water lines, to "piggyback" during the same timeline.

Ekins said no such discussions came up during staff review. He explained that staff thoroughly reviewed the drawings and focused on existing utilities shown, and no additional city projects in that area were identified.

Commissioner Wheeler asked about overhead power lines, noting they are common in the area.

City Planner Ekins explained that the comment was added to ensure the contractor is aware of the overhead lines. He said there is

only one spot on the plans where underground power crosses the road, and it is already marked on the drawings.

Asplund added that, by their standards, the contractor must provide notification and signage for overhead power and use spotters when moving equipment.

Commissioner Casas noted that 200 West is a city-owned road used by 50 to 100 semi-trucks daily and that the section from 300 North to the county is in poor condition.

Asplund clarified that the project would only repair areas damaged by construction and that the whole street would not be resurfaced.

Commissioner Casas asked if the city had any plans to repave or refurbish the road, noting existing potholes and the road's age.

City Planner Ekins said he could pass the comment on to city staff but was not aware of any immediate plans for street resurfacing.

Commissioner Casas asked if access had been granted by Union Pacific Railroad.

Asplund confirmed that they have an agreement with Union Pacific Railroad.

Chairman Nelson asked if traffic on 200 West would be shut down or detoured during the project, since the plan appeared to place the pipeline down the center of the road.

Asplund said there were no plans for a full shutdown or detour. He explained that the work would likely use a flagging operation, with half of the road closed and traffic reduced to a single lane moving north and south. He said they were working with JBS to notify drivers and post information about alternate routes.

Commissioner Casas said he was concerned about whether the message boards would be placed before 900 West, which is an alternate route. He explained that many cattle trucks travel at night along 300 North and down to 200 West, and if they are notified too late it could cause problems.

Asplund responded that they would be willing to place the message boards wherever the city believes it would work best.

Commissioner Casas added that 900 West could serve as an alternate route near the butter plant and said he was concerned about out-

of-state semi-truck drivers and potential impacts on JBS production.

Chairman Nelson asked City Planner Ekins if the conditions listed for the project, including noise levels, a fire hydrant, and landscaping, were expected to be fixed before the project begins.

City Planner Ekins explained that when a site is not in compliance, it typically needs to be brought into compliance before it can expand, according to the zoning ordinance. Because of that, the issues would normally need to be corrected before the site plan receives approval from the city council. He also mentioned that there is another meeting where the project will be reviewed.

Chairman Nelson said he was concerned about requiring landscaping installation at this time of year because of winter conditions.

Asplund responded that the previous landscaping had been installed in December and had died.

City Planner Ekins said the city could create an abatement agreement that would set deadlines for correcting the issues as the project moves forward, although the code normally requires the problems to be fixed first.

Chairman Nelson noted that the city code does not include adjustments for landscaping installation based on weather conditions.

Commissioner Casas asked if there was water available at the substation and if the landscaping had access to water.

Andrew Asplund explained that because landscaping was required, they installed a water service and water meter, and there is irrigation at the property for the landscaping.

Commissioner Willardson said he would abstain from the vote because his engineering company helped with the site plan for Green Gas USA, and he wanted to avoid any conflict of interest. He added that he thinks the project is a great deal and praised Enbridge as a company.

ACTION

Commissioner Wheeler made a motion to recommend approval for a site plan for upgrades to the District Regulator Station located at 388 West 300 North, and high-pressure gas feeder line from the District Regulation Station to 4650 South 1200 West, conditioned

upon staff comments and their response. Commissioner Casas seconded and commissioners Casas, McBride, Nelson, and Wheeler voted aye.

OTHER BUSINESS:

ANNUAL PLANNING COMMISSION REVIEW

Election of Planning Commission Chairman and Vice Chairman.

ACTION Commissioner Casas made a motion to appoint Commissioner Nelson as Planning Commission Chairman for 2026. Commissioner McBride seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

ACTION Commissioner Willardson made a motion to appoint Commissioner Wheeler as Planning Commission Vice Chair for 2026. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

Review appointment terms of Planning commission Members.

City Planner Tony Ekins advised of the appointment terms for each member.

Set meeting schedule for the year.

The Planning Commission agreed to keep the regular Planning Commission Meetings on the second Thursday of each month at 6:30 p.m.

ACTION Commissioner Willardson made a motion to approve the meeting schedule for the 2026 year. Commissioner Casas seconded the motion and Commissioners Casas, McBride, Nelson, Wheeler, and Willardson voted aye.

Review past years work - conducted by Chairman.

Chairman Stephen Nelson conducted the review on agenda items approved in 2025. She also gave updates on the progress on previously approved subdivisions.

Review plans for the coming year.

Tony Ekins said the city staff and mayor have been reviewing the city code and zoning ordinance to clarify unclear sections and make improvements. Some updates are driven by state legislation, such as the micro-school ordinance, while others address short-term rentals or potential new uses in zoning districts proposed by citizens.

They are also focused on the general plan and annexation discussions with Nibley City. The mayor is addressing concerns about odors from agricultural businesses in the northwest part of the city, working with local industries to find solutions.

The staff continues to manage subdivisions and developers, approving new single-family dwelling plans regularly. They are reviewing engineering and inspection processes to improve efficiency and are currently outsourcing building permits to Cache County. The city is implementing a new permitting software, CitizenServe, starting with planning and zoning applications and later expanding to business licensing and other services.

Overall, the planning and zoning department has focused on making processes clearer, more efficient, and productive.

ADJOURNMENT:

ACTION

There being no further business before the Planning Commission, the meeting adjourned at 8:41 p.m.

Stephen Nelson
Chairman

ATTEST:

Shara Toone
Secretary

Approved: _____
As Written