



60 West Main Street
 Hyrum, Utah 84319
 Ph. (435) 245-6033
 www.hyrumcity.gov

Staff Evaluation First Review

Application: Rezone RA to M-1, Sergio Bustillos – Seeking Planning Commission recommendation to the City Council to rezone from Residential Agriculture Zone RA to Light Manufacturing Zone M-1 located at 230 North 100 East.

Application Number: 26-003
Preparation Date: February 27, 2026
Applicant Name: Sergio Bustillos
Property Owner: Sergio Bustillos Portillo
Property Address: 230 North 100 East
Parcel Number: 01-162-0001
Parcel Area: 0.54 Acres

Planning Commission: March 12, 2026
Application Type: Amendment - Rezone
Nature of request: Recommendation to City Council

Application Overview: Hyrum City received a rezone application from Sergio Bustillos, the owner of 230 North 100 East. Currently, the property is zoned Residential Agriculture Zone RA which is an agricultural zone allowing single family dwellings with a minimum lot size of 12,000 square feet. The petition is to rezone from RA to Light Manufacturing M-1, which is a zone where light manufacturing can reside in close proximity to residences without being detrimental to the quality of life of the residents. The property does not include a residential home but is a residential lot of the Kim Nielsen “Mini” Subdivision that was recorded on October 14, 2021.

ADJACENT ZONING DESIGNATIONS OF THE SUBJECT PROPERTY	
North	Light Manufacturing Zone M-1
East	Light Manufacturing Zone M-1
South	Residential Agriculture RA (existing residence)
West	Light Manufacturing Zone M-1

The goal of the rezone from Residential Agriculture RA to Light Manufacturing M-1 is to provide the property owner an opportunity to use the property as a storage yard for a concrete business which is permitted use in the M-1 zone. There is an existing Quonset hut metal building located in the southwest portion of the property that will be part of the concrete storage yard business. If the rezone is approved, the change of zoning and use will require the applicant to submit a Site Plan Approval application that will be required to comply with the Light Manufacturing Zone M-1 standards which include but not limited to use, area, frontage, yard and height regulations, lighting, off-street parking and parking lot regulations, etc. which will require Planning Commission recommendations of approval to the City Councils consideration for approval.

Staff Comments:

Planning and Zoning:

1. In 2024, Stockyard Subdivision applied for a three (3) lot “Mini” Subdivision and rezone from Residential Agriculture TA to a mixture of Light Manufacturing and Single-Family Residential R-2 that is located east of the applicant’s property.

ZONE MAP PRIOR TO STOCKYARD "MINI" SUBDIVISION



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.

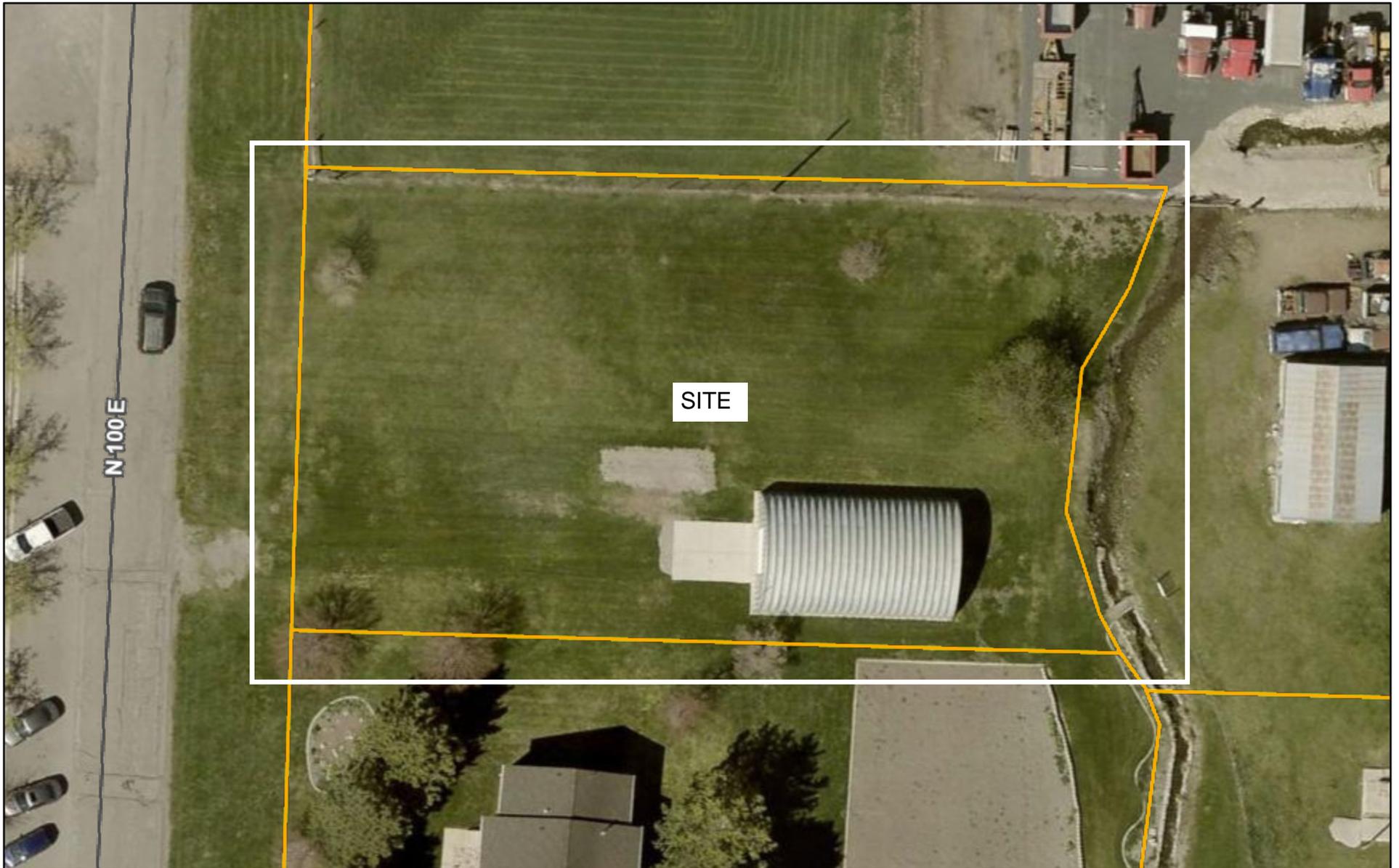
Findings of Fact:

1. The public hearing was noticed in accordance with Utah Code.
2. Public hearing mailing notices were mailed to all properties within three hundred (300) of the subject property.

Attachments:

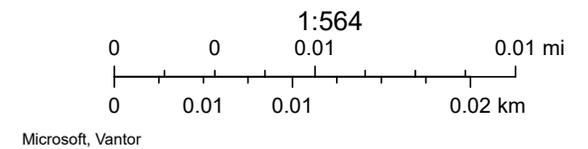
1. Aerial View
2. Vicinity Map
3. Current Zoning Map
4. Kim Nielsen "Mini" Subdivision Plat

Map



2/26/2026, 2:26:19 PM

-  County Centerline
-  Cache Parcels
-  County Centerline with Labels



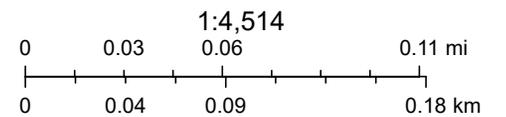
Map



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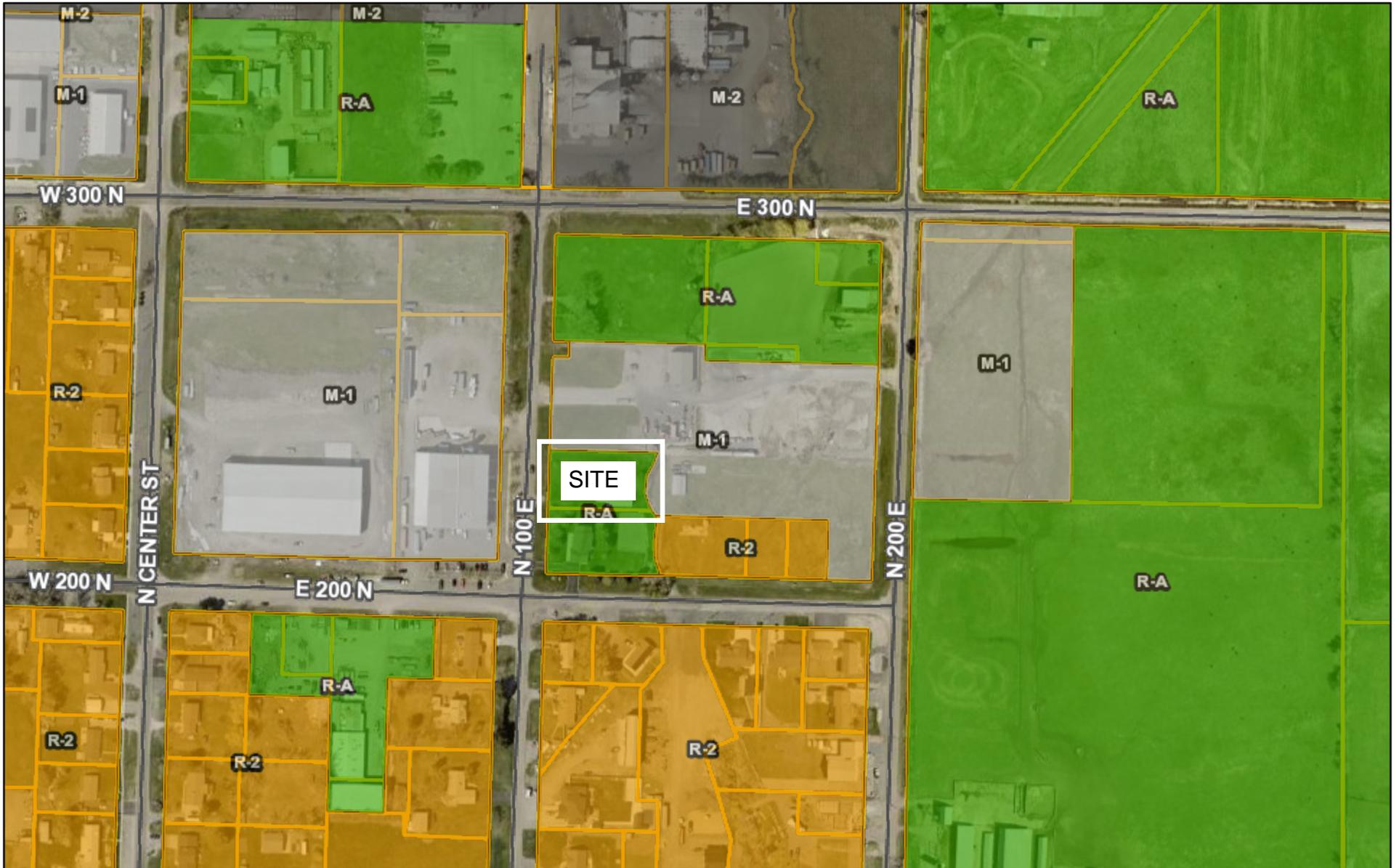
-  County Centerline
-  County Centerline with Labels

 Cache Parcels



Vantor

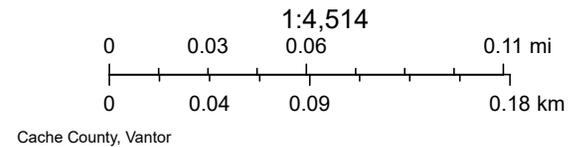
Map



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Hyrum Zoning

- | | | | |
|---------------------------|-------------------------------------|------------------------------|-------------------------------|
| ANNEXATION AGREEMENT - AA | MANUFACTURING - LIGHT M-1 | RESIDENTIAL MULTI FAMILY R-2 | RESERVOIR |
| COMMERCIAL - HWY 165 C-1 | MANUFACTURING - MEDIUM TO HEAVY M-2 | RESIDENTIAL R-3 | County Centerline |
| COMMERCIAL - DOWNTOWN C-2 | OPEN SPACE AND PARKS OS | RESIDENTIAL 1 ACRE LOTS R-5 | County Centerline with Labels |
| | RESIDENTIAL SINGLE FAMILY R-1 | RESIDENTIAL AGRICULTURE R-A | Cache Parcels |



2021-3537

Kim Nielsen "Mini" Subdivision

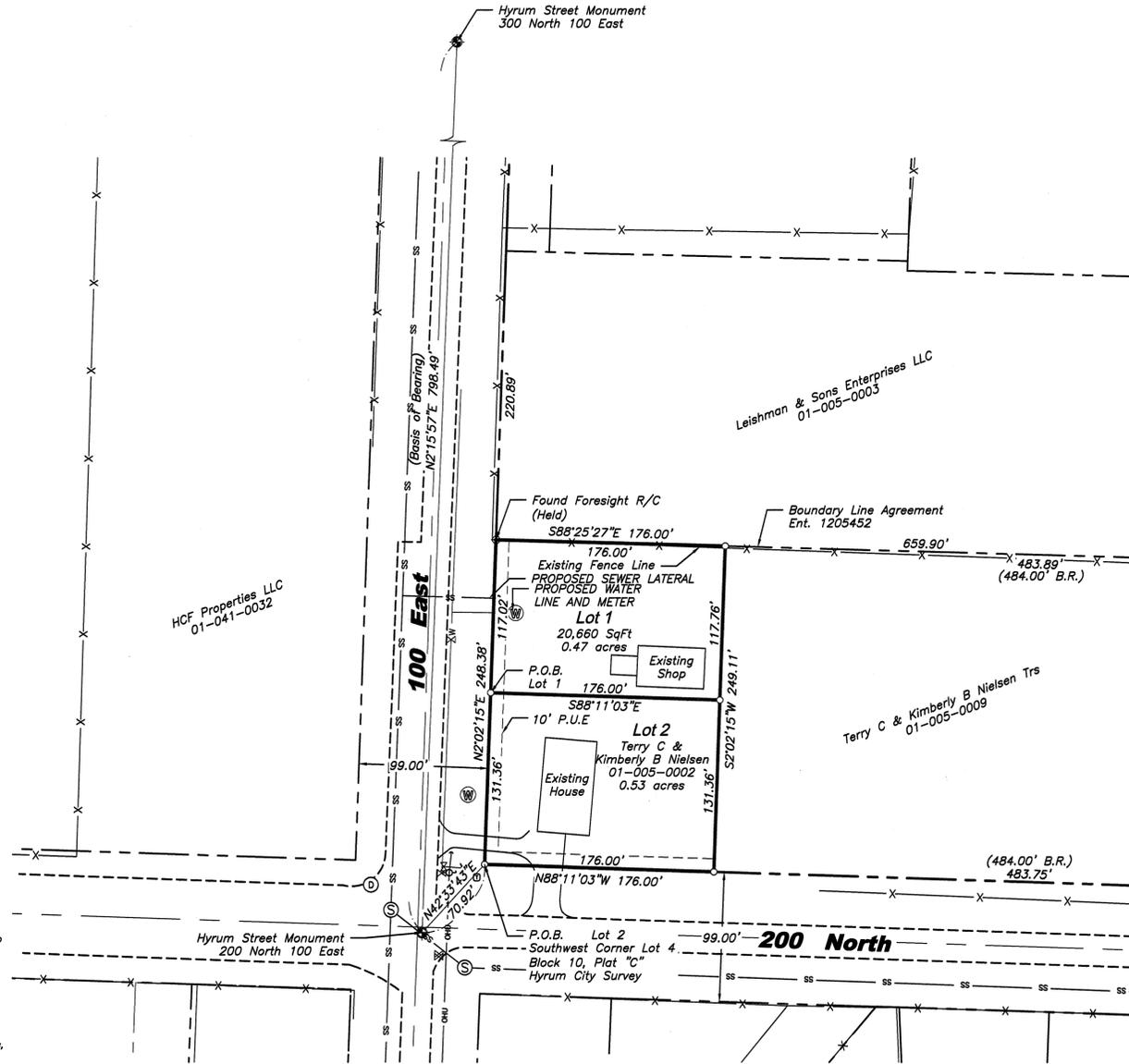
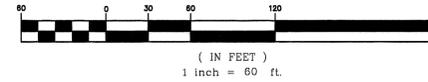
A PART OF THE NORTHWEST QUARTER OF SECTION 4, T10N, R1E, S.L.B.&M.
ALSO A PART OF BLOCK 10, PLAT "C" HYRUM CITY SURVEY
HYRUM, CACHE COUNTY, UTAH

A FINAL PLAT FOR:



September 27, 2021

GRAPHIC SCALE



LEGEND:

- PROPERTY LINE
- - - ADJACENT PROPERTY
- - - PUBLIC UTILITY EASEMENT
- - - FENCE LINE
- - - CENTERLINE
- - - EDGE OF PAVEMENT
- - - EDGE OF CONCRETE
- - - WATER LINE
- - - SEWER LINE
- - - OVERHEAD UTILITY
- ⊕ COMMUNICATIONS PEDESTAL
- ⊕ UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ SEWER MANHOLE
- ⊕ STORMDRAIN MANHOLE
- ⊕ FOUND REBAR
- ⊕ STREET MONUMENT
- ⊕ SET 3/4" REBAR W/CAP

Survey Narrative

The purpose of this survey was to create a two lot subdivision on parcel 01-005-0002. The survey was ordered by Kim Nielsen. The control used to establish the property corners was the survey monumentation found within this and the surrounding blocks. The basis of bearings for this survey was the line between the Hyrum City street monuments found at the intersections of 100 East Street and 200 North Streets and 100 East 300 North Streets and was assumed to bear North 02°15'57" East.

Record Owners: Terry and Kimberly Nielsen
210 North 100 East
Hyrum, UT. 84319

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: KIM NIELSEN "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

SUBDIVISION
A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOT 2, BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 NORTH AND 100 EAST BEARS NORTH 02°15'57" EAST, A DISTANCE OF 798.49 FEET; RUNNING THENCE NORTH 02°02'15" EAST, ALONG THE EAST RIGHT-OF-WAY OF 100 EAST A DISTANCE OF 248.38 FEET; THENCE SOUTH 88°25'27" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 02°02'15" WEST, A DISTANCE OF 249.11 FEET TO THE NORTH RIGHT-OF-WAY OF 200 NORTH; THENCE NORTH 88°11'03" WEST, ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 176.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.005 ACRES AND 2 LOTS

LOT 1
A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOT 2, BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET AND NORTH 02°02'15" EAST, A DISTANCE OF 131.36 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 NORTH AND 100 EAST FROM WHICH THE MONUMENT IN THE INTERSECTION OF 300 NORTH AND 100 EAST BEARS NORTH 02°15'57" EAST, A DISTANCE OF 798.49 FEET; RUNNING THENCE NORTH 02°02'15" EAST, ALONG SAID WEST LINE A DISTANCE OF 117.02 FEET; THENCE SOUTH 88°25'27" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 02°02'15" WEST, A DISTANCE OF 117.76 FEET; THENCE NORTH 88°11'03" WEST, A DISTANCE OF 176.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.47 ACRES.

LOT 2
A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN ALSO PART OF LOT 2, BLOCK 10, PLAT "C" HYRUM CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING LOCATED NORTH 42°33'43" EAST, A DISTANCE OF 70.92 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 200 NORTH AND 100 EAST FROM WHICH THE MONUMENT IN THE INTERSECTION OF 300 NORTH AND 100 EAST BEARS NORTH 02°15'57" EAST, A DISTANCE OF 798.49 FEET; RUNNING THENCE NORTH 02°02'15" EAST, ALONG THE EAST RIGHT-OF-WAY OF 100 EAST A DISTANCE OF 131.36 FEET; THENCE SOUTH 88°11'03" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 02°02'15" WEST, A DISTANCE OF 131.36 FEET TO THE NORTH RIGHT-OF-WAY OF 200 NORTH; THENCE NORTH 88°11'03" WEST, ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 176.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.53 ACRES.

Jeff C. Nielsen
SIGNATURE
5152661
JEFF C. NIELSEN
STATE OF UTAH
9/27/21
DATE

FORESIGHT LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910
Project No. 21-167
Prepared by JH, 9/27/21

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF CACHE) SS.
THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS 27th DAY OF September, 2021, BY Kimberly & Terry Nielsen, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE Kim & Terry Nielsen AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID Kim & Terry Nielsen BY AUTHORITY OF ITS BYLAWS. WITNESS MY HAND AND OFFICIAL SEAL. UTAH
Duke Adams 714 293
NOTARY PUBLIC COMMISSION NUMBER EXPIRES

COUNTY RECORDER'S NO. 1300932

STATE OF UTAH, COUNTY OF Cache, RECORDED AND FILED
AT THE REQUEST OF: Kim Nielsen
DATE: 10/1/21 TIME: 3:57 P.M. FEE: 159.00
ABSTRACTED
INDEX 2021-3537
FILED IN: FILE OF PLATS *Out Chris C. DePerry*
COUNTY RECORDER

- ### GENERAL NOTES:
- Agricultural Uses: Current and future property owners must be aware that they will be subject to the sights, sounds and smells associated with agricultural activities which are permitted uses in the Agricultural Zone and Forest Recreation Zone.
 - Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 - Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
 - Setback lines are for primary buildings only.

Front: 30.00'
Rear: 30.00'
Side: 12.00' & 8.00'
Side along Roadway: 30.00'

ADDRESS TABLE	
LOT 1	230 NORTH 100 EAST
LOT 2	210 NORTH 100 EAST

NOTE:
BUILDING SETBACKS WILL BE THOSE REQUIRED FOR THE ZONE AT THE TIME THE BUILDING PERMIT IS APPLIED FOR.

CITY COUNCIL APPROVAL AND ACCEPTANCE
PRESENTED TO THE HYRUM CITY COUNCIL THIS 12th DAY OF AUGUST, A.D. 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Stephanie Miller MAYOR
Stephanie Grace ATTEST

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.
BY: _____ CHAIRPERSON

CITY ENGINEER'S CERTIFICATE
I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
10-4-2021
A.H. Sica
DATE CITY ENGINEER

CITY ATTORNEY APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS _____ DAY OF _____, 2021.
DATE HYRUM CITY ATTORNEY

UTILITY COMPANY APPROVALS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

Michelle Deppa 9-29-21
HYRUM CITY CULINARY WATER AUTHORITY POWER DATE

Karen Mangha 9-29-21
HYRUM CITY SANITARY SEWER AUTHORITY DATE

Dale West 10-4-21
HYRUM CITY POWER CULINARY WATER AUTHORITY DATE

COMCAST DATE

QUESTAR GAS DATE

QWEST DATE

OWNERS DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: KIM NIELSEN "MINI" SUBDIVISION AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.

Mr. & Mrs. Nielsen HAVE EXECUTED THIS PLAT AND DEDICATION THE 27 DAY OF September, 2021.
Kimberly B. Nielsen *KIMBERLY B. NIELSEN*
Terry C. Nielsen *TERRY C. NIELSEN*