

**2025 PLANNING COMMISSION REVIEW
FEBRUARY 12, 2026**

REZONE:

SITE PLANS :

Wilcox Landscaping – 1673 Anvil Road, site plan amendment

Jesse Elsmore, Jardine Builders, LLC – 127 West Main Street, 2 identical two-story mixed-use buildings.

Floyd Faucette (Miller Companies) – 1836 West 4600 South, building addition to expand business.

Aldon Watkins, Blacksmith fork Vet Clinic – 16 East 6200 South, veterinary hospital building and site expansion.

Carlyle Gregor, Carlyle Machine - 1671 East 145 South, new 10,950 sq. ft. building to manufacture prototypes in the medical industry.

Bryan Jorgensen, Kilgore Companies - 410 North 800 East, previously constructed weir system.

MINI-SUBDIVISIONS :

Colter Leishman - 200 North 150 East, 3 lot single family residential.

OTHER:

Sunray Properties LLC – an amendment to Hyrum city Code Title 17 Zoning.

Hyrum City – an amendment to Hyrum City Code Title 17 Zoning Fence Regulations.

Hyrum City – An update to section 7 of the Construction Standards- Hyrum city General Requirements and Specifications for Electrical Installations.

Hyrum City - design standards and specifications for all public landscaping to be used in all city-owned parks and facilities.

Hyrum City – an amendment to Hyrum City Code Title 17 Zoning, Chapter 70 Fence Regulations to establish fence and wall types and height standards.

Hyrum City – an ordinance establishing a temporary land use regulation governing short-term rentals and similar transient housing uses pursuant to Utah Code 10-9a-504.

Hyrum City – an ordinance amending chapter 12 Planning Commission of Title 17 (the zoning ordinance) of the Hyrum City Municipal Code to establish term limits and adding an additional alternate member, and relocating and creating Title 2 administration, chapter 95 Planning.

Daren Orme, Accessory building exception – 674 East 1250 South, shed within side yard setbacks.

Hyrum City – Ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.62 Short-term Rentals.

Hyrum City – ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.63 Home-based Microschool and Micro-education Entity.

Hyrum City – ordinance amending Title 17 Zoning of the Hyrum City Municipal Code 17.04.070 Definitions to establish a maximum front yard setback.

Hyrum City – amendment to the Hyrum City General Plan to include Chapter 10, Hyrum City Water Use and Preservation.

Scott Johnson – 1394 East 150 South, storage pod/container as accessory building.

CONDITIONAL USE PERMITS:

Heather Godfrey, Sunrise Properties – 220 North Center Street, The Paddle Pickleball LLC.

Cal Larson, TimberHaus Designs – 19 North 100 West, an artisan wood shop in the commercial Zone (C-2).

Brad Lee, Hit It Hard Gym – 220 North Center Street, an indoor gym in the Light Manufacturing Zone (M-1).

Aldon Watkins, Blacksmith Fork Vet Clinic – 16 East 6200 South, veterinary hospital building.

SUBDIVISIONS :

Ian Peterson - 705 East 1050 South – 21 lot

Danny Swett – 740 East 1100 South – 17 lot

SIGNS APPROVED :

PUD:

Todd Horman - 470 West 400 North, concept plan for a planned unit development consisting of 19 single and twin-family homes.

UPDATE ON PREVIOUSLY APPROVED SUBDIVISIONS :

Scenic Mountain – Phase 2 about 50% complete

Rolling Hills – Phase 10 about 92% complete

Mountain View Estates South- Phase 5 100%

Mt Sterling Farms- Phase 4 about 100% complete

Hidden Valley – Phase 1 100% complete

Hidden Valley- Phase 2 about 82% complete

Blacksmith Fork Industrial Park – 68% complete

Sunset Fields – 0%

Harvest Valley Court – 0%

Canyon Estate Phase 6 – 100%

Mountain View Phase 6 – 0%