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Staff Evaluation First Review

Application: Hyrum City, Ordinance Amendment – 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.

Application Number: **25-046**

Preparation Date: January 2, 2026

Applicant Name: Hyrum City

Planning Commission: **January 8, 2026**

Commission Role: Recommending Body to City Council

Application Type: Amendment

Application Overview: The proposed application is initiated by Hyrum City to

Staff Comments:

1. Staff supports the amendment as proposed.

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.
2. Staff will submit the proposed amendments to the City Attorney for review and comment prior to submission to the City Council.

Findings of Fact:

1. The public hearing was noticed in accordance with Utah Code.

Draft Amendment Commercial Zone C-1

17.44.020 Use Regulations

In this zone, no land use shall be permitted except those designated below. No uses will be permitted that will result in a public nuisance because of odor, noise or visual offense, such as junkyards, animal shelters, garbage disposal, heavy manufacturing, stables and the killing and dressing of poultry and animals.

A. Permitted Uses:

1. ~~Single family dwellings with driveways, garages, off street parking, fences and landscaping, utility lines, gardens, family food production (per HCC 17.85.010) and recreation animals.~~
2. ~~Dwelling two family accessory apartment~~
3. ~~Boarding or rooming house~~
- 4.1. Hotel or motel
- 5.2. Community centers
- 6.3. Churches and accessory buildings including rectories
- 7.4. Nursing homes
- 8.5. Schools (public and private)
- 9.6. Parks and playgrounds
- 10.7. Public structures (i.e. courts, City hall, fire stations, public works, electrical, gas, and telephone transmission stations, etc.).
- 11.8. Communication facilities (radio or TV transmission, telephone transmission, etc.)
- 12.9. Office buildings
- 13.10. Retail sales (groceries, bakeries, building supplies, auto & trailer sales, hardware, clothing, etc.).
11. Service industries, (laundry, ~~gasoline service station~~, carwash, barbers, ~~auto repairs, auto body shop~~, restaurants, clinics & doctors offices, tailors, ~~appliance repair, equipment repair~~, etc.).
12. Auto repairs or autobody shop. Incidental service and repair shall be conducted within an enclosed building. Incidental outdoor storage shall be enclosed by a six-foot tall opaque fence.
- 14.13. Appliance repair or equipment repair. Incidental service and repair shall be conducted within an enclosed building. Incidental outdoor storage shall be enclosed by a six-foot tall opaque fence.
- 15.14. Residential facilities for persons with a disability.
- 16.15. Residential facilities for the elderly.
17. ~~Planned unit development.~~

B. Permitted Accessory Uses:

1. Accessory buildings.
2. Professional child care.
3. Swimming pools.
4. Home Occupations.
5. ~~Combustible and flammable liquids over 500 gallons above or below ground.~~
 - a. ~~Combustible and flammable liquids stored in containers in excess of 500 gallons are permitted in this zone provided the following conditions are met:~~
 - (1) ~~Must meet all of the requirements of the uniform building and fire codes.~~
 - (2) ~~Must be emplaced in such a location as to allow loading and unloading operations to be away from public sidewalks and roadways.~~
6. ~~Truck storage.~~

C. Conditional Uses:

1. Taverns.
2. Dancehall or night club.
3. ~~Light manufacturing.~~

Draft Amendment Commercial Zone C-2

17.45.020 Use Regulations

In this zone, no land use shall be permitted except those designated below. No uses will be permitted that will result in a public nuisance because of odor, noise or visual offense, such as junkyards, animal shelters, garbage disposal, heavy manufacturing, stables and the killing and dressing of poultry and animals. In the commercial zone C-2, the following land uses shall be permitted:

A. Permitted Uses:

1. Single family dwellings with driveways, garages, off-street parking, fences and landscaping, utility lines, gardens, family food production (Per HCC 17.85) and recreation animals.
2. Dwelling two family accessory apartment
3. Boarding or rooming house
4. Hotel or motel
5. Community centers
6. Churches and accessory buildings including rectories
7. Nursing homes
8. Schools (public and private)
9. Parks and playgrounds
10. Public structures (i.e. courts, City hall, fire stations, public works, electrical, gas, and telephone transmission stations, etc.).
11. Communication facilities (radio or TV transmission, telephone transmission, etc.)
12. Office buildings
13. Retail sales (groceries, bakeries, lumberyards, auto & trailer sales, hardware, clothing, etc).
14. Service industries, (laundry, gasoline service station, carwash, barbers, auto repairs, restaurants, clinics & doctors offices, tailors, appliance repair, equipment repair, etc.).
15. Auto repairs. Incidental service and repair shall be conducted within an enclosed building. Incidental outdoor storage shall be enclosed by a six-foot tall opaque fence.
- 14.16. Appliance repair or equipment repair. Incidental service and repair shall be conducted within an enclosed building. Incidental outdoor storage shall be conducted within an enclosed building.
- 15.17. Residential facilities for persons with a disability.
- 16.18. Residential facilities for the elderly.
- 17.19. Planned unit development Mixed-Use Commercial and Residential Site.

B. Permitted accessory uses:

1. Accessory buildings.
2. Professional child care.
3. Swimming pools.
4. Home Occupations.
- ~~5. Combustible and flammable liquids over 500 gallons above or below ground.~~
~~a. Combustible and flammable liquids stored in containers in excess of 500 gallons are permitted in this zone provided the following conditions are met:~~
~~(1) Must meet all of the requirements of the uniform building and fire codes.~~
~~(2) Must be emplaced in such a location as to allow loading and unloading operations to be away from public sidewalks and roadways.~~

C. Conditional Uses:

- ~~1. Taverns.~~
- ~~2.1. Dancehall or night club.~~
- ~~3.2. Light manufacturing.~~