



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

Staff Evaluation First Review

Application: Brad James and Lana Minjares, Camp Hollow Farm, Conditional Use Permit – Seeking Conditional Use Permit approval for Agritourism located at 596 East 500 North.

Application Number: 26-012
 Preparation Date: May 7, 2026
 Applicant Name: Brad James
 Property Owner: Bradly C James
 Property Address: 596 East 500 North
 Parcel Number: 03-065-0029, 03-065-0042
 Parcel Area: 7.44 Acres

Planning Commission: May 14, 2026
 Application Type: Conditional Use Permit
 Nature of request: Agritourism

Current Zone District: Residential Agricultural Zone RA. The RA Zone is an agricultural zone allowing single family dwellings. The minimum lot size is 12,000 square feet.

Adjacent zoning designations and uses of the subject property		
North	Residential Agricultural Zone RA	Single-family Residential / Agriculture
East	Residential Agricultural Zone RA	Single-family Residential
South	Residential Agricultural Zone RA	Single-family Residential / Agriculture
West	Cache County Zone A10	Agriculture

Application Overview:

Hyrum City recently approved an amendment to the Zoning ordinance to include Agritourism as a conditional use within the Residential Agricultural Zone RA. The purpose and intent of this chapter is to support the agricultural heritage and rural open space in Hyrum City by providing agricultural enterprises which are committed to maintaining agricultural property the ability to allow guests to participate in accessory uses that generate additional income from agritourism. The applicant desires to obtain an Agritourism conditional use permit to operate under the designation of Camp Hollow Farm for certain accessory uses as outlined and described in the attached Conditional Use Permit Application submitted by the owners Brad James and Lana Minjares.

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Approval shall consider the following items:

- A. That the proposed use is necessary or desirable and will contribute to the general well-being of Hyrum City;
- B. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- C. That the proposed use will comply with the regulations of this title as may be applicable;
- D. That the proposed use is in harmony with the intent of the zone in which it is located.

- E. That the infrastructure will support the new facility.
- F. In setting conditions, the Planning Commission shall show relationship to the broad area of concern to which each condition applies. These areas include:
 1. Traffic
 2. Noise
 3. Odor
 4. Pollution
 5. Hours of operation
 6. Design criteria
 7. Lighting
 8. Visual blight
 9. Safety conditions not related to one of these broad areas may not be imposed.

Staff Comments:

Planning and Zoning Department:

1. HCC 17.64.C: The applicant will obtain the required Business License through a separate application.
2. HCC 17.64.D: The applicant provided a Supplemental Conditional Use Permit Narrative in Sections 2 and 3 of the applicants submitted application.
3. HCC 17.64.E: The applicant provided the required Plot Plan and Floor Plan in Section 12 of the applicants submitted application.
4. HCC 17.64.F: The applicant provided the required Agricultural Enterprise Qualifications and Classification in Section 1 of the applicants submitted application.
5. HCC 17.64.G: The applicant provided accessory uses in Section 4 of the applicants submitted application.
6. HCC 17.64.J: The applicant provided Standards in Sections 5 and 6 of the applicants submitted application.
7. HCC 17.64.K: The applicant provided Vehicle Access and Parking Requirements in Section 7 of the applicants submitted application.
8. HCC 17.64.L: The applicant provided Fire Safety in Section 8 of the applicants submitted application. The applicant has also passed the required Fire Inspection as part of the applicants accompanied Business License requirement.

Engineering:

1. Not requested.

Fire Department:

1. The Fire Department conducted and passed an onsite Fire Inspection of the Agritourism accessory component as part of the Business License application on April 21, 2026.

Power Department:

1. No Comment

Sewer Department:

1. No sewer utilities, no comment

Streets / Water Department:

1. No Comment

Planning Commission Responsibility:

1. The Planning Commission may approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
2. The Planning Commission may deny a Conditional Use if the reasonably anticipated detrimental effects of a proposed Conditional Use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

3. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements.

Staff Recommendations:

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments.

Stipulations:

1. The applicant will obtain a Hyrum City Business License.

Findings of Facts:

1. Agritourism is a conditional use within the Residential Agricultural Zone RA.
2. The required public hearing and public notices were distributed in compliance with Utah Code and Hyrum City Code.

Attachments:

1. Vicinity Map
2. Zoning Map
3. Aerial View
4. Applicant Submitted Documents

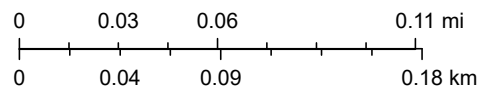
Vicinity Map



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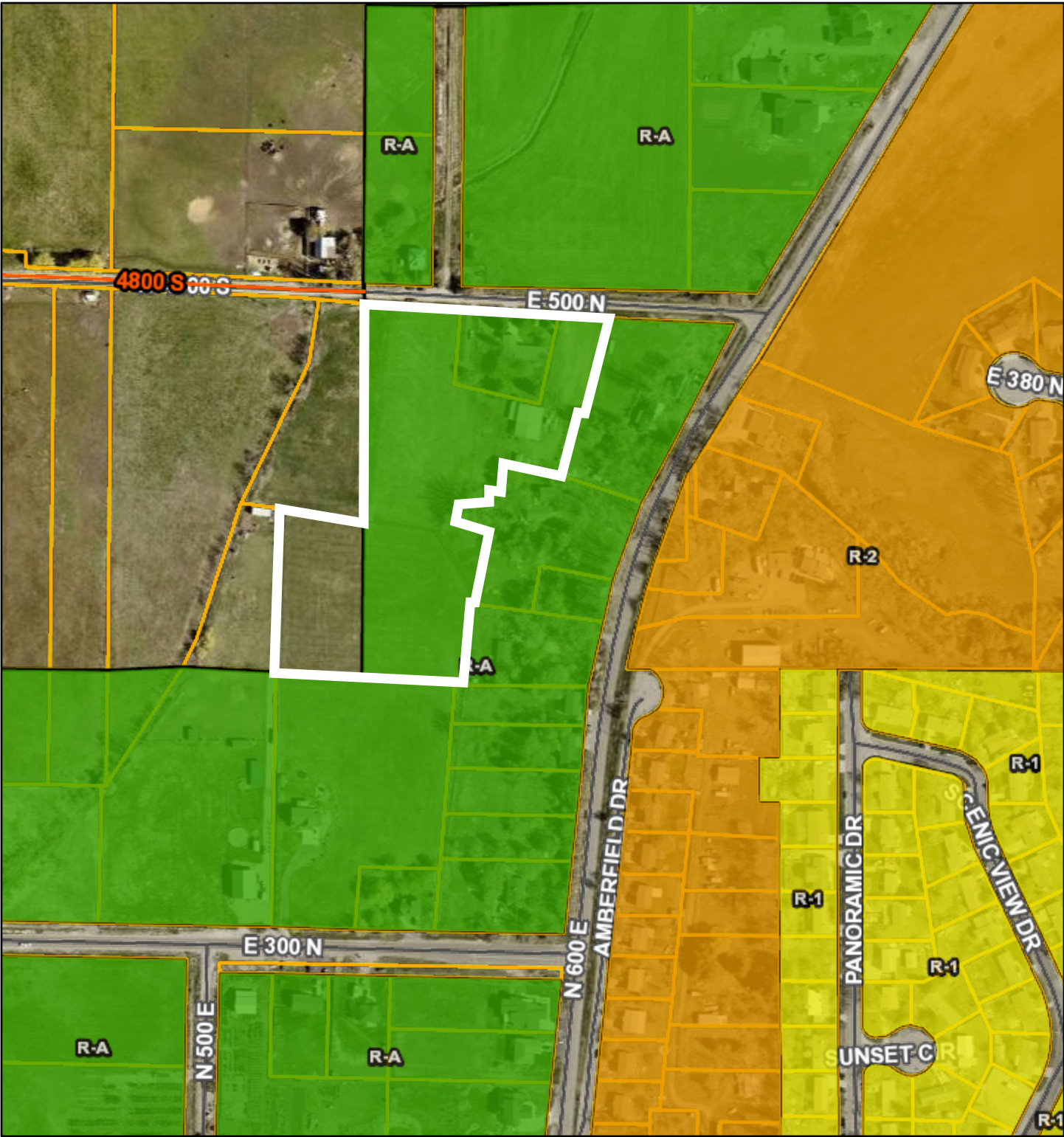
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- | | | |
|----------------------|---|----------------------|
| Class B Surface Type | — | Private |
| | — | Asphalt |
| | — | Gravel |
| | — | Dirt |
| | — | Future |
| | | Municipal Boundaries |
| | | County Boundary |
| | | Cache Parcels |



Vantor

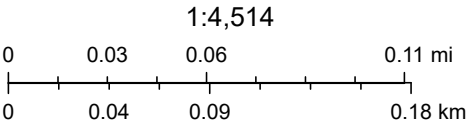
Zoning Map



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Hyrum Zoning

- ANNEXATION AGREEMENT - AA
- COMMERCIAL - HWY 165 C-1
- COMMERCIAL - DOWNTOWN C-2
- MANUFACTURING - LIGHT M-1
- MANUFACTURING - MEDIUM TO HEAVY M-2
- OPEN SPACE AND PARKS OS



Vantor, Cache County

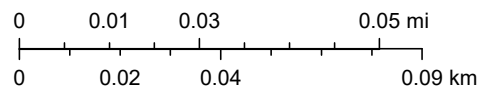
Aerial View



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- Class B Surface Type
- Asphalt
 - Gravel
 - Dirt
 - - Future
 - Private
 - Municipal Boundaries
 - County Boundary
 - Cache Parcels



Microsoft, Vantor

CONDITIONAL USE PERMIT APPLICATION

Agritourism — Chapter 17.64 | Hyrum City Municipal Code

Camp Hollow Farm

Submitted by Brad James & Lana Minjares, Owners
Hyrum, Utah | Residential Agricultural Zone (RA)

Submitted: March 2026

SECTION 1: APPLICANT & PROPERTY INFORMATION

Please complete all fields. Incomplete applications may delay processing.

Applicant Name	Brad James & Lana Minjares
Business Name	Camp Hollow Farm
Property Address	596 E 500 N, Hyrum, Utah 84319
Parcel Number	03-065-0029 (Yard Parcel) 03-065-0042 (Agricultural Parcel)
Parcel Acreage	0.71 acres (03-065-0029) + 6.71 acres (03-065-0042) = 7.42 acres total (Exhibit A)
Zoning District	Residential Agricultural Zone (RA)
Phone Number	435-760-2725
Email Address	jbradlana@yahoo.com

SECTION 2: PURPOSE & INTENT STATEMENT

Per Hyrum City Municipal Code Section 17.64.B, the purpose of the Agritourism chapter is to support Hyrum City's agricultural heritage and rural open space by enabling agricultural enterprises to generate supplemental income from agritourism activities — while keeping the property primarily agricultural in nature.

Camp Hollow Farm is a working agricultural property located within Hyrum City's Residential Agricultural Zone. The applicant seeks a Conditional Use Permit to operate the property as a private event venue hosting weddings, receptions, family celebrations, corporate events, and community gatherings — activities that fall within the agritourism use classifications established under HCC 17.64.

The proposed agritourism use is incidental and accessory to the ongoing agricultural function of the property. No permanent commercial infrastructure, overnight accommodation, or mass gatherings (as defined under HCC 17.64.H) are proposed. The venue will preserve the agricultural character of the land while serving Cache Valley residents and visitors in a meaningful and community-centered way.

SECTION 3: AGRITOURISM OPERATOR QUALIFICATIONS

Per HCC 17.64.C, the applicant demonstrates the following qualifications at the time of this application and agrees to maintain compliance throughout the duration of the conditional use:

3.1 Agricultural Enterprise Ownership & Operation

Brad James is the owner of the property known as Camp Hollow Farm, located within Hyrum City in the Residential Agricultural Zone (RA). The property has been held and maintained as an agricultural enterprise. The applicant will demonstrate ownership documentation and agricultural use history upon request from city staff.

3.2 Ongoing Agricultural Use

The property actively functions as an agricultural enterprise. Agricultural operations on the site include [describe current agricultural activities — e.g., hay production, livestock farming, apiculture, garden/orchard, etc.]. These agricultural uses will continue as the primary function of the land. Agritourism activities are proposed only as an accessory use, consistent with the definition and intent of HCC 17.64.

3.3 Agritourism as Incidental & Accessory Use

All proposed event activities are directly connected to the farm's agricultural identity and setting. Events will be held in a farm environment, incorporating the property's natural landscape, open space, and agricultural aesthetic. The event venue does not displace agricultural function — it draws visitors to experience the agricultural enterprise, consistent with the city's definition of agritourism as 'a combination of agricultural production and tourism to attract participants to the agricultural enterprise for entertainment, recreational, or educational purposes.'

3.4 Compliance Commitment

The applicant commits to complying with all provisions of Hyrum City Municipal Code Chapter 17.64 Agritourism, the Hyrum City business license ordinance, applicable zoning regulations, and all conditions placed on this conditional use permit by the Planning Commission and City Council. The applicant further agrees to submit to any required fire safety inspection prior to the issuance of a business license.

SECTION 4: DESCRIPTION OF PROPOSED AGRITOURISM ACTIVITIES

Per HCC 17.64.G, the following describes the agritourism activities, facilities, and equipment proposed at Camp Hollow Farm:

4.1 Agritourism Activity Types

Camp Hollow Farm will offer private venue rental for the following event types:

- **Weddings & Receptions:** Outdoor and semi-outdoor ceremonies and receptions, using the farm's natural setting as the primary backdrop.

- **Family Celebrations:** Reunions, milestone birthdays, anniversaries, and similar private family gatherings.
- **Corporate Events:** Small to mid-size professional gatherings, team events, and retreats in a rural, agricultural setting.
- **Community Activities:** Non-commercial, community-centered events consistent with the agricultural and rural character of Hyrum City.

4.2 Agricultural Character of Events

All events are hosted within the agricultural enterprise's natural setting. The farm landscape — including open fields, natural vegetation, farm structures, and pastoral views — forms the backdrop for all activities. Events are designed to connect guests with the agricultural environment of Cache Valley, consistent with the spirit of HCC 17.64.

4.3 Facilities & Equipment

The following existing and proposed facilities and equipment will be used in support of agritourism activities:

- **Sanitation:** Licensed portable restroom facilities, professionally serviced and maintained on site for all events
- **Power:** Existing on-site electrical power infrastructure
- **Parking:** Designated parking area (Exhibit C)
- **Event Space:** Lawn and landscaped open-air ceremony and reception space (Exhibit B)
- **Shade/Cover:** Portable or semi-permanent tent/canopy structures for weather protection (if applicable — subject to building permit review)
- **Furnishings:** Tables, chairs, and basic event furnishings provided by operator or renter
- **Food Service:** No permanent commercial kitchen is proposed currently. Caterers will be licensed and will comply with applicable health regulations

4.4 Excluded Uses (per HCC 17.64.H)

The following uses are expressly excluded from all operations at Camp Hollow Farm and will not be permitted under this conditional use permit:

- No overnight accommodation of any kind (no camping, RV hookups, or lodging)
- No gatherings exceeding participants as defined by the Hyrum City Code
- No commercial lodging or short-term rental operations

SECTION 5: HOURS OF OPERATION & NOISE COMPLIANCE

5.1 Proposed Hours of Operation

Camp Hollow Farm proposes the following standard operating hours for agritourism events:

Day(s)	Proposed Event Hours
Monday – Thursday	9:00 AM to 9:00 PM

Friday – Saturday	9:00 AM to 10:00 PM
Sunday	Closed to public events

All operations will conclude and guests will vacate the property by the end of the stated operating window. Setup and breakdown by operators may occur outside these hours on a limited basis but will not create noise disturbance for neighboring properties.

5.2 Noise Compliance

Camp Hollow Farm is committed to full compliance with Hyrum City Code Section 9.50 Noise Disturbance. Specifically:

- Amplified music and sound equipment will be managed to remain within city-designated decibel levels at the property boundary
- Event operators will be required by contract to comply with all city noise ordinance standards as a condition of venue rental
- The applicant will work with the Planning Commission to establish specific decibel or operational conditions appropriate to this site if so required
- In the event of a noise complaint, the applicant commits to prompt remediation and cooperation with city code enforcement

SECTION 6: SITE PLAN & PROPERTY DESCRIPTION

Per HCC 17.64.E, the following describes the property layout, existing improvements, and planned use areas. A site plan drawing is attached as Exhibit A, B & C.

6.1 Property Overview

Camp Hollow Farm is located at 596 E 500 N, Hyrum, Utah 84319, within the Residential Agricultural Zone (RA). The application encompasses two adjacent parcels: a 0.71-acre yard parcel (03-065-0029) and a 6.71-acre agricultural parcel (03-065-0042), totaling 7.42 acres. The primary agritourism use areas are concentrated on the yard parcel and a limited portion of the agricultural parcel, including the main yard space, the barn, and the east parking area. The property is consistent with Cache Valley's rural agricultural character.

6.2 Existing Improvements

The following improvements already exist on the property and will be utilized in support of agritourism activities:

- East parking area — parking area on the east side of the property (Exhibit C)
- Sanitation — licensed portable restroom facilities to be deployed and professionally serviced for all events
- Electrical power — existing power infrastructure serving the property
- Access point — Access from 500 North to parking area. Parking area 20' driveway for entrance and exit also being designated for emergency access. (Exhibit C)

6.3 Proposed Event Area

The primary agritourism activity areas at Camp Hollow Farm are the full yard space (parcel 03-065-0029, 0.71 acres), the barn, and the east parking area. These areas form the core event footprint. A limited portion of the agricultural parcel (03-065-0042) less than one acre — will be utilized for supplemental parking and additional entertainment space as needed (Exhibit A & B). The remaining acreage of the agricultural parcel will be maintained exclusively for active agricultural use, consistent with the coverage standards under HCC 17.64 for large agricultural enterprises (greater than 5 acres).

6.4 Setbacks

All event areas, structures, and parking will comply with the setback requirements established under HCC 17.64 and as determined by the Planning Commission for this site. The applicant understands that setbacks from adjacent residential dwellings may be reduced by up to one-half where a six-foot opaque fence or equivalent landscaping screening is installed along the affected boundary (Exhibit C).

6.5 Site Plan Exhibit

Attached as Exhibit A, B & C is a site plan drawing depicting:

- Property lines and parcel boundaries
- Location of all existing structures (restrooms, outbuildings, etc.)
- Designated off-street parking area with stall layout
- Primary event use area(s)
- Setback lines from adjacent property boundaries and dwellings
- Ingress/egress access point(s)
- Any proposed fencing or screening

SECTION 7: PARKING & TRAFFIC CIRCULATION PLAN

Per HCC 17.64.K, the following describes the parking and traffic management approach for Camp Hollow Farm:

7.1 Off-Street Parking

All parking for agritourism events will be provided on-site in a designated parking area. No on-street parking within the public right-of-way will be permitted or encouraged. Parking stalls will meet the dimensional standard of nine (9) feet by twenty (20) feet as required under HCC 17.64.K. A finalized parking stall count will be submitted with the parking plan (Exhibit C) prior to or concurrent with business license issuance. Parking capacity will be sized to accommodate the full range of events permitted under this conditional use.

7.2 Parking Setback from Adjacent Dwellings

The designated parking area will be maintained a minimum of fifteen (15) feet from the property line of any dwelling on an adjacent parcel, in compliance with HCC 17.64.K. If screening is provided (six-foot opaque fencing or equivalent landscaping), this setback may be adjusted in accordance with Planning Commission direction.

7.3 Traffic Circulation

Vehicular ingress and egress will occur via 500 North. The site access has been designed to allow safe entry and exit without queuing onto the public road. During larger events, the applicant will use directional signage on-site to manage traffic flow. No traffic signals or off-site improvements are expected to be necessary for events within the proposed capacity.

7.4 Anticipated Traffic Volume

Event capacity at Camp Hollow Farm will be determined by the finalized parking plan, available event space, and any conditions established by the Planning Commission as part of this conditional use permit. The applicant does not propose a fixed guest cap at this time, recognizing that capacity will be naturally governed by on-site parking availability and applicable fire safety occupancy limits. All events will remain well below the gathering threshold of 250 persons as defined by the HCC 17.64.I. Traffic generation will be proportional to actual event size, and events are structured to allow natural staggering of arrivals and departures.

SECTION 8: FIRE SAFETY & HEALTH COMPLIANCE

8.1 Fire Safety Inspection

Per HCC 17.64.L, the applicant understands and agrees that the business license application for Camp Hollow Farm will be referred to the Hyrum City Fire Department for investigation and inspection to verify compliance with all applicable fire and safety codes prior to the issuance of a business license. The applicant will cooperate fully with the Fire Department during this process and will complete any required remediation before commencing operations.

8.2 Event Safety Standards

The applicant commits to the following fire and safety measures:

- Clearly marked and unobstructed emergency egress paths from all event areas
- Accessible fire extinguisher(s) on site during all events
- Compliance with all occupancy limits established by the fire marshal for any enclosed or semi-enclosed structures on site
- All caterers and vendors will operate in compliance with Cache County Health Department requirements

8.3 Sanitation

Sanitation for all agritourism events will be provided through licensed portable restroom facilities, professionally serviced and maintained on site. The number of portable units deployed will be scaled to event size in accordance with industry standards and any requirements established by the Cache County Health Department. All sanitation vendors will be licensed and will comply with applicable health department regulations. No permanent restroom structure is proposed currently; the portable sanitation approach keeps the operation flexible and fully compliant.

SECTION 9: COMMUNITY IMPACT & NEIGHBOR RELATIONS

9.1 Proximity to Adjacent Properties

Per HCC 17.64.J, the applicant has considered the proximity of proposed agritourism activities to adjacent properties, existing buildings, and current land uses. The site plan (Exhibit B) reflects placement of event areas, parking, and structures with maximum consideration for neighboring properties, including adherence to required setbacks and the use of natural screening where appropriate.

9.2 Neighbor Notification & Communication

Camp Hollow Farm is committed to being a good neighbor. The applicant will:

- Provide advance notice to adjacent property owners of any large-scale events when practicable
- Maintain a direct contact point (phone number) available to neighboring property owners for concerns or complaints on event days
- Promptly address any noise, traffic, or operational concerns raised by neighbors or city staff

9.3 Community Benefit

Camp Hollow Farm fills a genuine gap in Cache Valley's event infrastructure — an affordable, locally rooted outdoor venue that serves residents who want to celebrate life's milestones without leaving the valley. The venue honors Hyrum City's agricultural heritage by keeping farm land in productive use, generating income that makes continued agricultural stewardship economically viable, and creating a gathering space that reflects the values and beauty of the Hyrum community.

SECTION 10: FINDINGS OF COMPLIANCE — HCC 17.64

The applicant submits that Camp Hollow Farm satisfies all applicable standards of Hyrum City Municipal Code Chapter 17.64 Agritourism as follows:

- **HCC 17.64.A — Purpose & Intent:** The proposed use supports agricultural heritage and rural open space by keeping the land in agricultural use while generating accessory income from agritourism activities.
- **HCC 17.64.B — Operator Qualifications:** The applicant is the owner of the agricultural enterprise and commits to ongoing agricultural operation of the property.
- **HCC 17.64.C — Conditional Use Permit:** This application constitutes the applicant's submission for a conditional use permit as required by HCC 17.64.C.
- **HCC 17.64.D — Proximity Considerations:** The site plan reflects placement of all event areas with consideration of adjacent properties. Setbacks will be observed as required.
- **HCC 17.64.E & F — Activity & Facility Description:** Sections 4 and 6 of this application provide a full description of agritourism activities, facilities, and equipment.
- **HCC 17.64.I — Prohibited Uses:** Overnight accommodation and mass gatherings are expressly excluded from all proposed operations.
- **HCC 17.64.J — Fire Safety Inspection:** The applicant agrees to and will cooperate with the required Fire Department inspection prior to business license issuance.

- **HCC 17.64.K — Parking Requirements:** All parking will be off-street, stalls meeting 9'x20' minimum, and positioned a minimum of 15 feet from adjacent dwelling property lines.
- **HCC 17.38.010.C — RA Zone Conditional Use:** The Residential Agricultural Zone permits Agritourism as Conditional Use per the ordinance adopted by Hyrum City Council (Ordinance 26-09, March 5, 2026).
- **HCC 17.04.070 Definitions:** The applicant meets the definitions of Agricultural Enterprise, Agritourism, Agritourism Activity, and Agritourism Operator as established in HCC 17.04.070.

SECTION 11: CONDITIONS & ACKNOWLEDGMENT

The applicant acknowledges and agrees with the following:

- All agritourism activities are subject to Hyrum City zoning ordinance, business license ordinance, and all applicable city regulations.
- The conditional use permit is specific to this property and this operator. It is non-transferable without city approval.
- Any material change to the scope of operations, site improvements, or activity types will require amendment of this conditional use permit.
- Failure to comply with any conditions of this permit or applicable city codes may result in permit revocation.
- The applicant will obtain a Hyrum City business license prior to commencing any paid operations.

The undersigned certifies that all information, statements, exhibits, and submitted documents contained in this application are true and correct to the best of their knowledge and belief, and that the applicant has read the Hyrum City Municipal Code requirements applicable to this application.

Signature of Applicant

Date

Brad James — Owner, Camp Hollow Farm

Printed Name / Title

SECTION 12: REQUIRED EXHIBITS & ATTACHMENTS

The following exhibits must accompany this application for it to be deemed complete:

- **Exhibit A, B & C:** Site Plan Drawing — showing property lines, all structures, setbacks, designated parking area with stall layout, event area(s), access points, and any fencing or screening. Scale drawing preferred.



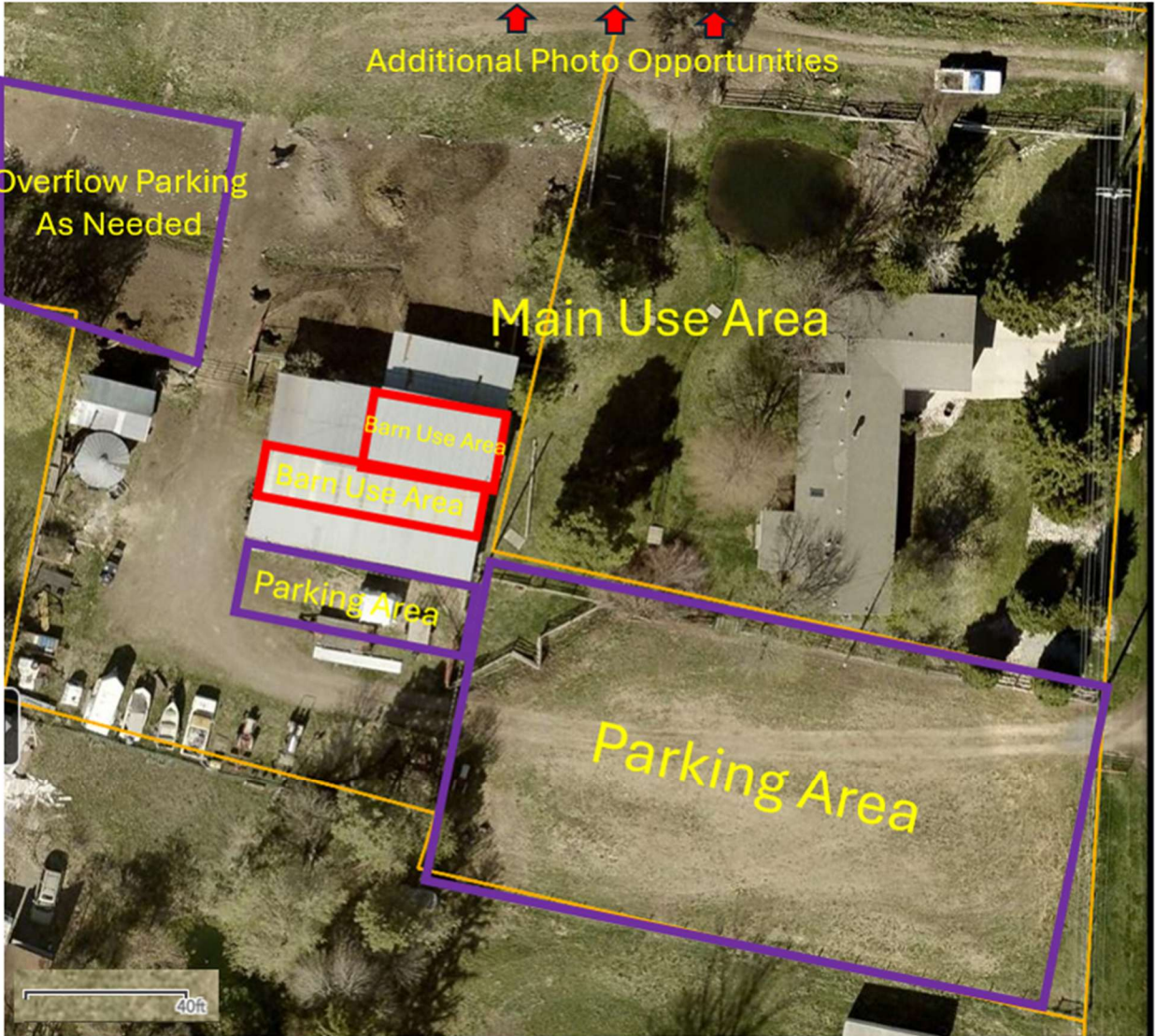
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- **Exhibit A:** Proof of Property Ownership — current deed or title document for the parcel.

Camp Hollow Farm, 03-065-0042 = 6.73 Acres
03-065-0029 = .71 Acres



- **Exhibit B:** Floor Plan Drawings (if applicable) — for any existing or proposed enclosed structures intended for agritourism use.



Barn use area is 1788 Sq.
FT
Parking area 21297 Sq.
FT
Overflow parking 5684
Sq. FT



- **Exhibit C:** Parking Plan — detailed layout of off-street parking area showing stall dimensions (9'x20' minimum), circulation aisles, and distance from adjacent dwelling property lines (15' minimum).
- **Exhibit C:** Traffic Circulation Diagram — simple diagram showing vehicle ingress/egress and on-site flow for event parking.



- **Section 5.2:** Noise Management Plan — description of how the applicant will ensure compliance with Hyrum City Code 9.50 Noise Disturbance, including equipment placement, sound direction, and event monitoring procedures.
- **Exhibit H:** Letter of Intent (previously submitted October 2025) included by reference.

For questions regarding this application, contact: Hyrum City Planning, Zoning & Building Department | 60 West Main, Hyrum, Utah 84319 | Ph. (435) 245-6033 | www.hyrumcity.gov