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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 17.04.070 Definitions to establish a maximum front yard setback for a dwelling unit and clarify innerblock development may be permitted through an approved Planned Unit Development.

**Application Number:** 25-043  
**Preparation Date:** November 26, 2025  
**Applicant Name:** Hyrum City

**Planning Commission:** December 11, 2025  
**Commission Role:** Recommending Body to City Council  
**Application Type:** Amendment

**Application Overview:** The proposed application is initiated by Hyrum City to establish a maximum front yard setback to clarify the definition of Innerblock development.

#### 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 10-9a-205.

### Draft Amendment

#### 17.04.070 Definitions

**Innerblock development** - "Innerblock development" means residential development of any dwelling units within the interior of existing blocks. Innerblock development is only permitted in the R2A zone or approved as a Planned Unit Development. For the purpose of this definition, any dwelling unit setback back further than two times (2x) the regulated zoning front yard setback is considered innerblock development.