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City Council Agenda Information

To: Mayor Miller and City Council

From: Tony Ekins, City Planner

Date: March 2, 2026

Subject: Ordinance 26-09 – An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.64 Agritourism and amend Section 17.38.010 C. Use regulations to include "Agritourism" as a Conditional Use in the Residential Agricultural Zone RA.

Summary:

Hyrum City was approached by the Brad James family, citizens of Hyrum City who desire to conduct "agritourism" on their property parcel in the Residential Agricultural Zone RA to attract participants to his family's farm for family events, weddings, and wedding receptions. When staff discussed and researched agritourism with the James family, staff determined agritourism would support the agricultural heritage and rural open spaces in Hyrum by providing farms who are committed to maintaining agricultural property the ability to generate additional income, and provide accessory uses that allow visitors coming to their farms for entertainment, recreational, educational, or similar agriculture-oriented attractions.

Planning Commission Recommendation:

On January 8, 2026, the Planning Commission held the required public hearing and discussed the draft amendment. The planning commission made a vote to continue the item to allow staff to revise the draft for further delegation. (See attached Draft Amendment and January 8, 2026, Planning Commission Meeting Minutes)

On February 12, 2026, the Planning Commission reviewed the revisions and made a motion (5-0 Vote) to recommend the draft amendment to the City Council. While preparing ordinance 26-09, staff cleaned up minor grammar as shown by red strikethrough on the prepared ordinance 26-09.

City Council Recommendation:

On February 19, 2026, staff presented the ordinance to the City Council, which received support for the intent of the ordinance but was continued by the City Council at the staff's request to include the following:

1. Include legal review comments for occupancy requirements and accessory uses that shall not be considered as part of agritourism.
 - a. Staff included additional accessory uses that shall not be considered. See: 17.64.H.
 - b. Staff included additional guest occupancy requirements. See: 17.64.I.
2. General cleanup of ordinance language that ties proposed accessory uses with definitions.
 - a. Staff cleaned up ordinance text to focus on accessory uses and defined accessory uses specifically in the accessory uses in Table 17.64.G.

- b. Staff included text language for existing and proposed buildings and sanitary sewer facilities. Staff would like to see agritourism use existing buildings be utilized such as agricultural barns and structures and limit new construction to accessory buildings only to preserve rural character. This could engage a discussion with the City Council to determine if a minimum sq. ft. of new accessory buildings should be regulated by this ordinance. See 17.64.J. 3 through 7.
3. Determine if the ordinance is required to go back to the Planning Commission to review the changes at the City Council level.
 - a. Utah Code 10-20-502 Preparation and adoption of land use regulations (effective 11/6/2025) requires the Planning Commission to hold the public hearing, review and recommend to the legislative body a proposed land use regulation. The legislative body shall consider each proposed land use regulation that the Planning Commission recommends, and the legislative body may adopt or reject the land use regulation as proposed by the Planning Commission; or after making any revision the legislative body considers appropriate.
 - b. Hyrum City Code 17.08.150 Amendments requires a Public Hearing must be held by the Planning Commission and all proposed amendments shall be first recommended by the Planning Commission. The City Council may overrule the Planning Commission's recommendations by a majority vote of its members.

City Council Meeting Details:

- Meeting Date: March 5, 2026
- Council Role: Legislative with Roll Call Vote

Attachments:

1. Prepared ordinance 26-09 – Proposed with revisions.
2. Prepared ordinance 26-09 – February 19, 2026 Ordinance Draft

ORDINANCE 26-09

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits; and

WHEREAS, Section 17.04.040 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, to be amended by the City Council following fourteen days' notice and a public hearing; and

WHEREAS, the City Council has determined there is a need to amend Title 17 to further clarify those regulations governing zoning and other regulations controlling land use and development within Hyrum City.

NOW THEREFORE, upon recommendation of the Planning Commission and following a public hearing as required by Section 17.04.040, the Hyrum City Council hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE TO CREATE CHAPTER 17.64 AGRITOURISM; AND AMEND SECTIONS 17.38.010 C. USE REGULATIONS TO INCLUDE "AGRITOURISM" AS A CONDITIONAL USE IN THE RESIDENTIAL AGRICULTURAL ZONE RA.

1. Residential Agricultural RA Zone, Section 17.38.010 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.38.010 Use Regulations
C. Conditional uses:
6. Agritourism.

2. Section 17.64 Agritourism of the Hyrum City Municipal Code is hereby added to read as follows:

17.64 Agritourism.

A. Definitions.

1. Agricultural Enterprise - "Agricultural Enterprise" means a small or large farm.
2. Agritourism - "Agritourism" means the combination of agricultural production with accessory uses to attract guests from the general public to an agricultural enterprise.
3. Agritourism Operator - "Agritourism Operator" means a person who operates an agricultural enterprise with agritourism accessory uses.

B. Purpose and Intent.

1. 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.

C. Conditional Use Permit and Business License Required.

1. No accessory use shall be conducted without first obtaining a conditional use permit and business license.

D. Supplemental Conditional Use Permit Application Narrative.

1. In addition to the conditional use permit application requirements listed in this Section, all accessory use applications shall be accompanied by a detailed narrative describing the agricultural enterprise and the overall vision for the proposed accessory uses identified in this Section, and shall also include the following:
 - a. Description of the anticipated changes to the agricultural enterprise, its general function and maintenance; and
 - b. Description of the intended guests that are expected to participate; and
 - c. Description of agriculturally related and non-agriculturally related types of facilities and equipment to be used for accessory uses; and
 - d. Description of anticipated traffic, vehicle access, vehicle maneuvering, and a parking plan

that accommodates the needs for both guests and employees.

E. Plot Plan and Floor Plan Required.

1. A plot plan drawn to scale, as part of the conditional use permit, that includes property lines, location of all building structures including setbacks from property lines, entrances, and designated off-street parking.
2. A floor plan drawn to scale with labels on rooms indicating the proposed uses and includes the square feet clear floor space area of each room.
3. Site plan approval shall be required as regulated by this Title.
4. Zoning clearance shall be required as regulated by this Title.

F. Agricultural Enterprise Qualifications and Classification.

1. The following establishes the qualifications and classification for agricultural enterprises based on acreage:
 - a. Small Farm. Includes a legal parcel that is a lot size of one (1) to five (5) acres.
 - b. Large Farm. Includes a legal parcel that is a lot size greater than five (5) acres in size; or contiguous legal parcels that accumulate more than five (5) acres in size.

G. Accessory Use Table.

1. The following accessory uses are determined desirable in conjunction with the agricultural enterprise. "C" denotes allowed conditional use agritourism activities in agricultural enterprise classifications. "NA" denotes accessory uses that are not allowed.
2. Accessory uses may be subject to other requirements in this Title.
3. Minimum setback distances shall be in feet from any existing residential dwelling that is not included in the accessory use.

ACCESSORY USE TABLE 17.64.G.

<u>Accessory Use</u>		<u>Small Farm</u>	<u>Large Farm</u>	<u>Minimum Setback</u>
<u>Artisan Goods Production: attracting guests to consumer products that are produced on site in a skilled and traditional way.</u>	<u>Handmade or handcrafted tools, crafts, jewelry, soaps, shampoo, food, and drinks</u>	<u>C</u>	<u>C</u>	<u>100</u>
<u>Educational uses attracting guests to educate interactive learning experiences with farms to gain knowledge about rural traditions and environmental stewardship.</u>	<u>Agricultural Demonstrations and Crop Explorations.</u>	<u>C</u>	<u>C</u>	<u>100</u>
	<u>Crop explorations.</u>	<u>C</u>	<u>C</u>	<u>100</u>
<u>Entertainment uses attracting guests to activities that are of a spectator nature.</u>	<u>Barn Dance.</u>	<u>NA</u>	<u>C</u>	<u>150</u>
	<u>Playhouse Theater.</u>	<u>NA</u>	<u>C</u>	<u>150</u>
	<u>Farm Tours.</u>	<u>C</u>	<u>C</u>	<u>100</u>
<u>Events attracting guests to the agricultural enterprise for indoor or outdoor gatherings.</u>	<u>Farmers Market.</u>	<u>C</u>	<u>C</u>	<u>100</u>
	<u>Family events and reunions.</u>	<u>NA</u>	<u>C</u>	<u>150</u>
	<u>Flowering displays, pumpkin walks.</u>	<u>C</u>	<u>C</u>	<u>100</u>
	<u>Weddings and reception.</u>	<u>NA</u>	<u>C</u>	<u>150</u>
<u>Recreational uses attracting guests for activities that are participatory in nature.</u>	<u>Animal encounters.</u>	<u>C</u>	<u>C</u>	<u>100</u>
	<u>Corn maze.</u>	<u>NA</u>	<u>C</u>	<u>150</u>
	<u>Haystack climbing and slides.</u>	<u>C</u>	<u>C</u>	<u>100</u>
	<u>Passenger rides (tractor, sleigh, wagon).</u>	<u>C</u>	<u>C</u>	<u>100</u>

H. Accessory Uses that shall not be considered as an approved agritourism use:

1. Alcohol Sales or Service (sale or distribution of alcohol, tavern, brewery or winery).
2. Agricultural Product Processing (slaughtering, processing and packing of chickens, fowl, small or large animals).
3. Commercial/Retail Activities (permanent, high-volume commercial or retail uses).
4. Extractive Activities (mining or extraction of onsite soil, aggregate, or forestry products).
5. High-Impact Entertainment (large festival or music concert).
6. Hunting Preserve or Shooting Range.
7. Intensive Recreational Facilities (non-agricultural, or permanent commercial, entertainment-based structures).
8. Overnight Accommodations (lodging house, recreational vehicles, camping, etc.).

I. Occupancy Requirements.

1. Occupancy requirements for accessory uses shall be established by the Fire Code Official provided a maximum occupancy load does not exceed more than two hundred and fifty (250) guests visiting the agricultural enterprise.
2. Accessory uses for which attendance exceeds guest occupancy requirements:
 - a. For the purpose of this Section, the limitations provided herein only apply to guests visiting the accessory use as stated in the application and shall not count towards the primary use occupancy requirements.
 - b. For the purpose of this Section, the accessory use occupancy requirements apply to the maximum use capacity or anticipated attendance, as determined prior to the accessory use, and shall not be based solely on the number of guests present at any single moment in time.
 - c. The number of guests assembled shall be determined by the maximum number of guests reasonably anticipated, as evidenced by the

accessory use activity advertising, invitations, registrations, vendor permits, parking or traffic plans, site layouts, fire or building occupancy limits, or materials submitted with the application pursuant to this Section.

d. The City shall not be required to establish the actual number of guests present at the premises at any given time to allow enforcement of this Section.

e. No accessory use shall be structured, segmented, or scheduled in a manner intended to evade the guest limitations set forth in this section.

J. Standards.

1. Proximity of accessory uses to adjacent existing properties, existing buildings, and existing uses shall be considered in approving the conditional use permit.

2. Accessory uses, structures, and parking shall not be located within the minimum front yard setback.

3. Existing enclosed buildings and structures that are used exclusively for agricultural use are allowed for guests to participate in accessory use if approved by the Building and Fire Code Official for occupancy.

4. Newly constructed main buildings and structures shall be limited to residential or agricultural use. No new large scale commercial buildings shall be approved.

5. Newly constructed accessory buildings and structures shall be limited to the requirements of accessory buildings and reflect architectural character that is consistent with prioritizing rural character.

6. Temporary Structures or Coverings:

a. All applicable zoning and building code requirements must be met (i.e., water, power, connections, accessibility, etc.).

b. Shall be secured to the ground in order to prevent such from being moved by natural meteorological events.

- c. Shall be maintained in a state of good repair and order, including replacement of torn, tattered, faded or peeling materials.
 - d. Any temporary outdoor facility shall be removed within three (3) days after temporary use.
- 7. Permanent sanitary sewer facilities are required if located within three hundred (300) feet of an existing city sewer line unless specifically waived by the City Council prior to conditional use permit and business license acceptance.
 - a. Exemption: If permanent sanitary sewer facilities are waived by the City Council, temporary sanitary sewer facilities shall be incorporated into the design of the agritourism operation and shall be completely screened from the view from public streets and adjacent properties.
- 8. Exterior lighting shall prevent glare onto adjacent properties and shall be dark-sky sensitive.
- 9. One identification sign not to exceed 12 sq. ft. in size either affixed to a structure or on a pole less than eight feet (8') in height may be placed on site. The placement and consideration of indirect or flood lighting shall be considered in approving the conditional use permit.
- 10. Food preparation must obtain the appropriate food handler's permits or other licensing through the county health department.
- 11. Amplified or excessive sounds operated by stereos, speakers, musical instruments, live music, concerts, festivals, accessory uses etc., shall comply with the Hyrum City Code Noise Disturbance. Applications for a permit for relief from the noise levels designated in the Hyrum City Code may be granted by the City Council through a Special Permit with conditions upon a reasonable time that the permit shall be effective and any conditions or requirements they deem necessary to minimize adverse effects upon the community of the surrounding neighborhood.
- 12. Hours of operation shall be within the hours of 7:00 a.m. and 10:00 p.m.

13. Accessory uses are subject to Hyrum City zoning ordinance, business license ordinance, and conditional use permits ordinance.

14. The use is subject to Hyrum City nuisance ordinances regarding garbage collection and disposal, weed control, dust, noise disturbance, and offenses against public peace, morals, and welfare. More than three (3) violations within a calendar year may result in the revocation of the conditional use permit and business license.

K. Vehicle Access and Parking Requirements.

1. Vehicle access locations and the number of parking spaces shall be considered in approving the conditional use permit.

2. Vehicle access shall be from a city street and shall be approved by the City Engineer. Access from any state highway shall be permitted by the Utah Department of Transportation.

3. Vehicle access and parking must provide adequate provisions of ingress and egress by standard-sized automobiles.

4. No on-street parking within the public right of way is permitted.

5. Parking stall are to be nine (9) feet by twenty (20) feet and be contained onsite of the agritourism site.

6. Parking stall setbacks shall be no closer than fifteen (15) feet from an abutting property line that is not included in the agritourism site.

7. If a building structure is included in the agritourism activity, a twenty (20) feet wide all-weather driveway surface from the public right of way to the building structure shall be required for fire and life safety emergency access on and off the site. The Fire Code Official shall inspect and provide a letter that emergency access is adequate.

L. Fire Safety Inspection Required.

1. The business license application shall be referred for approval to the Hyrum City Fire Department for investigation and inspection as to whether or not all ordinances and codes pertaining to fire and safety

compel compliance prior to the issuance of a business license.

3. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

4. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

5. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

6. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 5th day of March, 2026.

HYRUM CITY

BY: _____
Steve J. Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Posted: _____

Roll Call Vote -	Aye	Nay	Absent
Councilmember Steve Adams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Rebecca Foulger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Michael Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Nalyn Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Craig Rasmussen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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ORDINANCE 26-09

WHEREAS, on January 6, 1994, the Hyrum City Council passed and posted an ordinance adopting the "Hyrum City Municipal Code", a recodification of municipal ordinances encompassing the "Revised Ordinances of Hyrum City" and ordinances adopted through July 15, 1993; and

WHEREAS, Title 17 of the Hyrum City Municipal Code is known as the Zoning Ordinance of Hyrum City and sets forth regulations governing land use within the municipal limits; and

WHEREAS, Section 17.04.040 allows Title 17 of the Hyrum City Municipal Code, the Zoning Ordinance, to be amended by the City Council following fourteen days' notice and a public hearing; and

WHEREAS, the City Council has determined there is a need to amend Title 17 to further clarify those regulations governing zoning and other regulations controlling land use and development within Hyrum City.

NOW THEREFORE, upon recommendation of the Planning Commission and following a public hearing as required by Section 17.04.040, the Hyrum City Council hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING TITLE 17 ZONING OF THE HYRUM CITY MUNICIPAL CODE TO CREATE CHAPTER 17.64 AGRITOURISM; AMENDING 17.04.070 DEFINITIONS TO INCLUDE AGRITOURISM ACTIVITIES AND AMENDING SECTIONS 17.22.030.C. AND 17.38.010 C. USE REGULATIONS TO INCLUDE "AGRITOURISM" AS A CONDITIONAL USE IN THE OPEN SPACE ZONE OS AND IN RESIDENTIAL AGRICULTURAL ZONE RA.

1. Section 17.04.070 Definitions of the Hyrum City Municipal Code is hereby added to read as follows:

Agricultural Enterprise - "Agricultural Enterprise" means a farm, ranch, or other agricultural operation.

Agritourism - "Agritourism" means the combination of agricultural production with tourism to attract participants from the general public to an agricultural enterprise for the entertainment, recreation, or education of participants.

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Agritourism Activity - "Agritourism Activity" means an activity at an agricultural enterprise that a participant engages in or observes for entertainment, recreation, or education.

Agritourism Operator - "Agritourism Operator" means a person who provides an agritourism activity at an agricultural enterprise.

Artisan Goods Production - "Artisan Goods Production" means products that are produced on the agricultural enterprise in a skilled and traditional way that is made either completely by hand or with the help of hand-tools or even mechanical means, as long the direct manual contribution of the artisan remains the most substantial component of the finished product. (i.e., food, drinks, crafts, soap, or similar consumer products produced on the premises).

Entertainment Uses - "Entertainment Uses" means activities and structures that attract people to events or shows seasonally or periodically that are of a spectator nature. Entertainment can be indoors or outdoors.

Recreational Uses - "Recreational Uses" means activities and structures that are participatory in nature where guests are involved or may be observers. Recreational uses can be indoors or outdoors and correspond to the agricultural enterprise farming season.

2. Section 17.22.030 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.22.030 Use Regulations
C. Conditional uses:
7. Agritourism.

3. Section 17.38.010 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.38.010 Use Regulations
C. Conditional uses:
6. Agritourism.

4. Section 17.64 Agritourism of the Hyrum City Municipal Code is hereby added to read as follows:

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17.64 Agritourism.

A. Purpose and Intent.

1. The purpose of this chapter is to support the agricultural heritage and rural open space in Hyrum City by providing agricultural enterprises who are committed to maintaining agricultural property the ability to generate additional income from agritourism activities.
2. The intent of this chapter ~~to~~ is to create uses that are accessory and incidentally related to an onsite agricultural enterprise that allow visitors ~~coming to~~ come to the site for entertainment, recreational, educational, or similar agriculture-oriented attractions.
3. The city has authority and obligation to regulate safety whenever agritourism attracts groups of people, vehicles, or whenever events concentrate people requiring sanitary facilities, access to public roads, existing safety, emergency access, avoidance of hazards, and fire safety.

B. Conditional Use Permit and Business License Required.

1. No agritourism activity use shall be conducted without first obtaining a conditional use permit and business license.

C. Supplemental Conditional Use Permit Application Narrative.

1. In addition to the conditional use permit application requirements listed in this Title, all agritourism applications shall be accompanied by a detailed narrative describing the agricultural enterprise and the overall vision for the proposed agritourism activities and shall also include the following:
 - a. Description of the anticipated changes to the agricultural enterprise, its general function and maintenance.
 - b. Description of the agritourism activities and how the agritourism is incidental and accessory to the agricultural enterprise, and a plan for how the agritourism operator will ensure the agritourism activities remains incidental and accessory in perpetuity.

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- c. Description of the intended customer or clientele base that is expected to participate in the agritourism activities.
- d. Description of agriculturally related and non-agriculturally related types of facilities and equipment to be used for agritourism activities.
- e. Description of anticipated traffic, vehicle circulationscirculation, and parking plan that accommodates the parking needs for both employees and customer or clientele base.
- f. Description of hours of operation and anticipated number of visitors.

D. Plot Plan and Floor Plan Required.

1. A plot plan, as part of the conditional use permit, that includes property lines, location of all building structures including setbacks from property lines, entrances, and designated off-street parking.
2. A floor plan drawn to scale with labels on rooms indicating the proposed uses and includeincludes the square feet clear floor space area of each room.
3. Site plan approval shall be required as regulated by this Title.
4. Zoning clearance shall be required as regulated by this Title.

E. Agricultural Enterprise Qualifications and Classification.

1. The following establishes the qualifications and classification for agricultural enterprises based on acreage:
 - a. Small Agricultural Enterprise. Includes a legal parcel that is a lot size of one (1) to five (5) acres.
 - b. Large Agricultural Enterprise. Includes a legal parcel that is a lot size greater than five (5) acres in size; or contiguous legal parcels that accumulate more than five (5) acres in size.

F. Agritourism Activity Use Table.

1. The following agritourism activities are determined desirable in conjunction with a primary agricultural enterprise. The uses may be subject to other requirements in this Title. "C" denotes allowed

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conditional use agritourism activities in agricultural enterprise classifications. "NA" denotes agritourism activities in agricultural enterprise classifications that are not allowed.

<u>AGRITOURISM ACTIVITY USE TABLE 17.64.F.1</u>			
<u>Agritourism Activity Uses</u>	<u>Small Agricultural Enterprise</u>	<u>Large Agricultural Enterprise</u>	<u>Activity Setback From Any Dwelling On An Adjacent Not Included In Agritourism</u>
<u>Artisan Goods Production</u>	<u>C</u>	<u>C</u>	<u>*100 Feet</u>
<u>Corn Maze</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Entertainment or Recreational Uses (barn dance, playhouse theater, haystack slide, climbing area etc.)</u>	<u>C</u>	<u>C</u>	<u>150 Feet</u>
<u>Family Events, Family Reunions</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Farm Tour (agricultural demonstrations, crop exploration, animal encounters)</u>	<u>C</u>	<u>C</u>	<u>*100 Feet</u>
<u>Market for Multi Farmers / Off-site Products</u>	<u>C</u>	<u>C</u>	<u>*100 Feet</u>

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<u>Passenger Rides (tractor, sleigh, wagon, etc.)</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Weddings, Wedding Receptions</u>	<u>NA</u>	<u>C</u>	<u>150 Feet</u>
<u>Any Other Approved Agritourism Use</u>	<u>C</u>	<u>C</u>	<u>C</u>
<p>*Setback distances in this table shall be reduced by up to one-half the setback distance when a continuous six-foot tall opaque fence is installed that screens the potential visual and audible impacts to dwellings on an adjacent lot.</p>			

G. Agritourism Activity Uses that shall not be considered as an approved agritourism use:

1. Overnight Accommodations (lodging house, recreational vehicles, camping, etc.).
2. Assembly of one thousand (1,000) guests or more (i.e., festivals, concerts, etc.).

H. Standards.

1. Proximity of agritourism activities to adjacent properties, existing buildings, and uses shall be considered in approving the conditional use permit.
2. Agritourism activities, structures and parking shall not be located within the minimum front yard setback.
3. New construction shall comply with the requirements of the City Code for accessory buildings.
4. The use is subject to Hyrum City zoning ordinance, business license ordinance, and conditional use permits ordinance.
5. The use is subject to Hyrum City nuisance ordinances regarding garbage collection and disposal, weed control, noise disturbance, and offenses against public peace, morals, and welfare. More than three (3) violations within a calendar year may result in the revocation of the conditional use permit and business license.

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6. The agritourism site exterior lighting shall prevent glare onto adjacent properties and shall be dark-sky sensitive.

I. Parking Requirements.

1. All agritourism activities shall provide adequate off-street parking. No on-street parking within the public right of way is permitted.
2. Parking stalls are to be nine (9) feet by twenty (20) feet and be contained on agritourism site.
3. Any lights used to illuminate parking shall be arranged to reflect the light away from any dwelling on an adjacent lot.
4. All required parking must provide adequate provision of ingress and egress by standard-sized automobiles.
5. If a building structure, existing or new is included in the agritourism activity, a twenty (20) feet wide all-weather driveway surface from the public right of way to the building structure shall be required for fire and life safety emergency access on and off the site.

J. Fire Safety Inspection Required.

1. The business license application shall be referred for approval to the Hyrum City Fire Department for investigation and inspection as to whether or not all ordinances and codes pertaining to fire and safety compel compliance prior to the issuance of a business license.

5. REPEALER. All ordinances, resolutions, and zoning maps of the city, or parts thereof inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

6. DECLARATION OF SEVERABILITY. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hyrum City Municipal Code to which these amendments apply. The valid part of any provision, clause, or

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paragraph of this ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

7. EFFECTIVE DATE. This ordinance shall become effective upon posting three (3) copies in three (3) public places within Hyrum City.

8. ADOPTION. This ordinance is hereby adopted and passed by the Hyrum City Council this 19th day of February, 2026.

HYRUM CITY

BY: _____
Steve J. Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Posted: _____

Roll Call Vote -	Aye	Nay	Absent
Councilmember Steve Adams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Rebecca Foulger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Michael Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Nalyn Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilmember Craig Rasmussen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>