

ORDINANCE 26-03

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 17.62 SHORT-TERM RENTAL; AMEND 17.04.070 DEFINITIONS TO DEFINE AND INCLUDE "SHORT-TERM RENTAL"; AND AMEND USE REGULATIONS IN SECTIONS 17.28.010, 17.44.020, AND 17.45.020 TO INCLUDE SHORT-TERM RENTAL AS A CONDITIONAL USE IN THE RESIDENTIAL ZONES R-1 AND R-2, COMMERCIAL ZONES C-1 AND C-2.

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

Short-Term Rental (STR) - "Short-Term Rental" means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.

2. Section 17.28.010 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.28.010 Use Regulations

C. Conditional uses:

3. Short-Term Rental.

3. Section 17.44.020 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.44.020 Use Regulations

C. Conditional uses:

4. Short-Term Rental.

4. Section 17.45.020 Use Regulations of the Hyrum City Municipal Code is hereby added to read as follows:

17.45.020 Use Regulations

C. Conditional uses:

4. Short-Term Rental.

5. Section 17.62 Short-Term Rental of the Hyrum City Municipal Code is hereby added to read as follows:

17.62 Short-Term Rental

A. Definitions. For the purpose of this section, the following definitions shall apply:

1. Residential Unit - "Residential Unit" means a residential structure or any portion of a residential structure that is occupied as a residence.

B. Purpose and Intent.

1. The purpose and intent of this chapter is to provide short-term rental (STR) options intended for fewer than thirty (30) consecutive days in certain zoning districts in a residential unit or any portion of a residential unit.

C. Conditional Use Permit and Business License Required.

1. No residential unit shall be occupied or rented as an STR without first obtaining a Hyrum City conditional use permit and business license.

D. Operational Strategy Plan Required.

1. The owner or operator of a STR shall submit with the conditional use permit an operational strategy plan that outlines the operation and property management and post the approved operational strategy plan on-site. The operational strategy of the STR shall include the following:

- a. On-site parking plan with parking designations compliant with this ordinance.
- b. Routine outdoor property maintenance.
- c. Temporary garbage and refuse storage and collections.
- d. Emergency exiting plan.
- e. Emergency contact lists.
- f. Contact information of the person in direct charge of the STR.

E. 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 parking compliant with this ordinance.
- 2. A floor plan drawn to scale with labels on rooms indicating the proposed uses and include 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. Locations.

- 1. The STR shall only be permitted in a single-family and multi-family residential structure; or within a permitted development specifically planned as a mixed-use commercial residential site with a qualifying residential unit. No STR shall be permitted within a detached accessory building, tents, yurts, recreational vehicles, campers, or any other similar structure that cannot be permitted for permanent residential occupancy.
- 2. No more than one (1) STR shall be permitted in a multi-family residential structure. (i.e., if the

multi-family residential structure is a fourplex only one (1) unit may be permitted as a STR).

3. No STR shall be permitted within six-hundred-sixty (660) feet of a property line that is owned or operated by a private or public school.

G. Occupancy.

1. The STR maximum occupancy shall be no more than one (1) occupant per two hundred (200) square feet of open-floor space area of the residential structure or portion of residential structure that is occupied as a STR. (i.e., if the open-floor space area is 2,400 square feet, the maximum occupancy shall be no more than twelve (12) occupants).

H. Standards.

1. The STR is subject to Hyrum City zoning ordinance, business license ordinance, and conditional use permits ordinance.
2. The STR 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.
3. The STR sleeping rooms shall provide emergency egress that meets current building code.
4. The STR sleeping rooms shall be equipped with smoke detectors.
5. The STR shall be limited to two (2) dogs on the premises.
6. The STR signage is limited to one (1) non-internally illuminated sign, no larger than three (3) square feet, and shall only be mounted to the wall of the building.

I. Parking Requirements.

1. A total of one (1) additional off-street parking space will be provided per two (2) rooms.
2. STR parking must provide adequate provision of ingress and egress by standard-sized automobiles and be of a hard surface such as asphalt, pavement, cement, gravel or road base.

3. The parking of trailers, boats, ATVs, or similar pull-behind equipment associated with the guest use shall be contained on the lot or parcel of the licensed STR and shall not be parked within the public right of way.

J. Fire Safety Inspection Required.

1. The STR 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 Short-term Rental Business license.
2. Automatic sprinklers may be required based on International Fire Code mandates for building occupancy, size, occupant load, and hazardous materials stored.

6. 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.

7. 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.

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

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

HYRUM CITY

BY: Steve J. Miller
Steve J. Miller
Mayor

ATTEST:

Stephanie Fricke
Stephanie Fricke
City Recorder

Posted: February 17, 2026

Roll Call Vote -

	Aye	Nay	Absent
Councilmember Steve Adams	☐	☒	☐
Councilmember Rebecca Foulger	☒	☐	☐
Councilmember Michael Nelson	☒	☐	☐
Councilmember Nalyn Nelson	☒	☐	☐
Councilmember Craig Rasmussen	☐	☒	☐

CERTIFICATE OF POSTING

STATE OF UTAH)
 : ss
COUNTY OF CACHE)

I, Shara Toone, duly appointed and acting Deputy Recorder for Hyrum City, Cache County, State of Utah, do hereby certify that a copy of the foregoing is a true, complete, and correct copy of an Ordinance adopted and passed by the City Council of Hyrum City, Utah, at a regular meeting thereof, held the 5th day of February 2026, which appears of record in the City Recorder's office. A quorum was present and acting throughout said meeting and this Ordinance is in full force and effect in the form so adopted and has not been subsequently modified, amended or rescinded. I further certify that I, on the 17th day of February, 2026 in Hyrum City, did post the attached Ordinance in a likely manner in each of three public places as follows:

Hyrum City Office	60 W. Main	Hyrum, Utah
Ridley's Grocery Store	780 E. Main	Hyrum, Utah
Hyrum Library	50 W. Main	Hyrum, Utah

In witness whereof, I have hereto set my hand this 17th day of February, 2026.



Shara Toone
Deputy Recorder

(SEAL)

Ordinance 26-03

An ordinance amending Title 17 Zoning of the Hyrum City Municipal Code to create Chapter 17.62 Short-term Rental; amend 17.04.070 Definitions to define and include "Short-term Rental"; and amend Use Regulations in Sections 17.28.010, 17.44.020, and 17.45.020 to include short-term Rental as a conditional use in the Residential Zones R-1 and R-2, Commercial Zones C-1 and C-2.