

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD SEPTEMBER 17, 2020, AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Stephanie Miller

ROLL CALL: Councilmembers Steve Adams, Jared C. Clawson, Paul C. James, Vicky McCombs, and Craig L. Rasmussen.

CALL TO ORDER: There being five members present and five members representing a quorum, Mayor Miller called the meeting to order.

OTHERS PRESENT: City Administrator Ron Salvesen, Zoning Administrator Matt Holmes, and twenty-one citizens. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Miller welcomed everyone in attendance and invited audience participation.

APPROVAL OF MINUTES:

The minutes of a regular meeting on September 3, 2020 were approved as written.

ACTION

Councilmember Clawson made a motion to approve the minutes of a regular meeting held on September 3, 2020 as written. Councilmember James seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was emailed to The Herald Journal, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION

Councilmember Clawson made a motion to approve the agenda for the regular scheduled meeting on September 17, 2020 as written. Councilmember McCombs seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

9. SCHEDULED DELEGATIONS:

- A. Megan Woolstenhulme - To request City sponsorship

- of free fitness classes at the Elite Hall.
- B. Dan Larsen, Kartchner Homes - To request final plat approval for Auburn Hills Phase 6 located at approximately 655 East between 500 South and 600 South consisting of 15 single family residential building lots on 4.66 acres.
 - C. Dan Larsen, Kartchner Homes - To request an amendment to revise a portion of the Elk Mountain development to change 19 single family lots to allow for 40 townhomes located at approximately between 425 South to 500 South and 1170 East to 1330 East.
 - D. Josh Runhaar, Neighborhood Housing Solutions - To request an amendment to the revise the remainder of Mountain View Estates formally approved for 150 single family residential building lots to become a Planned Unit Development with 84 townhomes, 36 twinhomes, and 154 single family lots ranging from lot sizes 5,200 feet to 11,780 feet on 57 acres located at approximately 500 South to 650 South between 1170 East and 1600 East.
 - E. Justin Campbell, Western Dairy Transport - To request site plan approval of a truck cleaning facility located at 646 West 700 North.
 - F. David Stott, Stott and Thacker - To request site plan approval for an online shopping fulfillment center to be located in the Sunray Properties building unit 5 at 40 West 300 North.
 - G. Norman Zilles, Metalman Welding - To request site plan approval for a metal fabrication welding shop to be located in the Sunray Properties building unit 1 at 40 West 300 North.
10. OTHER BUSINESS:
- A. Discussion on carbon free power.
 - B. Consideration and approval of a revised agreement with Cache County to provide EMS services.
 - C. Mayor and City Council reports.
11. ADJOURNMENT

PUBLIC COMMENT:

Mayor Miller said if a citizen has a question or would like to make a comment to please keep it under three minutes.

Britain Galicia said she lives in Elk Mountain and she is opposed

to more townhomes in Hyrum. She has spoken with several of her neighbors and they are also in agreement with her. Having additional townhouses increases the population density and traffic. There are already enough townhouses and apartments in this area.

Earnest Taylor said he received a notice from Hyrum City's Community Improvement Officer about trailers parked in front of his house on City property. The trailers aren't bothering anyone and there is no sidewalks or curb and gutter in front of his residence. The trailers hold his weed eaters and lawnmowers. He asked if he could keep the trailers if he moved them back a little.

Mayor Miller suggest Earnest Taylor contact the City Office to arrange for a meeting with her to discuss this issue.

Ned Fredrickson said he was able to build his first home in the Neighborhood Housing Solutions area and he loved the program. It is a great program and helps so many people be able to afford their first home. However, he does not agree with them building townhouses in the neighborhood because it changes the neighborhood from single family homes to a multi-family housing area. He looked at the plan that was originally approved by the City and wanted to build there because there wasn't townhomes or apartments in his neighborhood. Elk Mountain is directly west and there are so many apartments and townhomes in it, and he wouldn't want to have both sides of his neighborhood surrounded by multi family.

Dustin Auman said Elk Mountain and Neighborhood Housing Solutions are doing their best to provide affordable housing to people in Cache Valley. He understands there is a need for this type of housing in Cache Valley but he bought a home in this area with the understanding that it was single family homes. He is concerned about the higher traffic that these additional requested units would bring to his neighborhood.

Tiffany Farnsworth said she also is concerned with the higher density being requested in these areas. Hyrum is a great place to live and she understands why people want to move here, but there is a cost to the existing residents for these additional units. The increase in traffic and students at the school will place a greater burden on the schools and roads.

Russel Farnsworth said he has seen a lot of growth in this area and is concerned about Hyrum City being able to provide utilities and services to this additional growth. He cautioned

the City about growing to quickly to make sure the City can keep up with the growth.

Jeff Hertzler said a couple of years ago these developers were here at the City requesting these developments. The room was packed and the majority of the people were asking for a lower density. The City Council worked with the developers and approved their plans and now they want to change that plan to increase the density again. It's not right or fair for the City to approve this increase in density when people have purchased homes based on a master plan that was approved by the City Council. The plan they are proposing would decrease the lot size smaller than those lots in Wapiti. The developers are making money and they are getting very greedy by asking current residents to bare the burden of changing the design to allow for greater density. The developers got the win a couple of years ago when the majority of the residents opposed this type of growth, and now the developers want more. He hopes the City Council will deny their request.

There being no further public comment, Mayor Miller moved to the next agenda item.

SCHEDULED DELEGATIONS:

MEGAN WOOLSTENHULME - TO REQUEST CITY SPONSORSHIP OF FREE FITNESS CLASSES AT THE ELITE HALL.

Megan Woolstenhulme said her group offers free fitness classes everyday. They have been using the tennis courts for the classes. Now that it is getting cold outside they are hoping to continue to offer free fitness classes to all Hyrum residents at the Elite Hall. They would have classes ever morning including Saturday and then classes three evenings per week. There are not children allowed at the night time classes and if the City doesn't want children at the Elite Hall they could also request that children not be brought during the morning. But ideally it would be better for the moms to be able to bring their children to the morning classes.

ACTION

Councilmember James made a motion for Hyrum City to sponsor the free fitness classes at the Elite Hall on a trial basis if there are no problems with the use then it could be automatically extended to the next year. That classes would need to be scheduled at the City Office and if the building has a paid reservation or

another City activity that the fitness class wouldn't be able to be held that day. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

DAN LARSEN, KARTCHNER HOMES - TO REQUEST FINAL PLAT APPROVAL FOR AUBURN HILLS PHASE 6 LOCATED AT APPROXIMATELY 655 EAST BETWEEN 500 SOUTH AND 600 SOUTH CONSISTING OF 15 SINGLE FAMILY RESIDENTIAL BUILDING LOTS ON 4.66 ACRES.

Troy Kartchner said Dan Larsen was unable to make it tonight. He requested Final Plat approval for Auburn Hills Phase 6 located at approximately 655 East between 500 South and 600 South consisting of 15 single family residential building lots on 4.66 acres.

ACTION

Councilmember Clawson made a motion to approve the Final Plat for Auburn Hills Phase 6 located at approximately 655 East between 500 South and 600 South consisting of 15 single family residential building lots on 4.66 acres with the condition that the easement or right of way be dedicated to the City and Plat is signed by the surveyor. Councilmember James seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

DAN LARSEN, KARTCHNER HOMES - TO REQUEST AN AMENDMENT TO REVISE A PORTION OF THE ELK MOUNTAIN DEVELOPMENT TO CHANGE 19 SINGLE FAMILY LOTS TO ALLOW FOR 40 TOWNHOMES LOCATED AT APPROXIMATELY BETWEEN 425 SOUTH TO 500 SOUTH AND 1170 EAST TO 1330 EAST.

Mayor Miller said the Hyrum City Planning Commission met on September 10, 2020 and is recommending approval of an amendment to revise a portion of the Elk Mountain development to change 19 single family lots to allow for 40 townhomes located at approximately between 425 South to 500 South and 1170 East to 1330 East with the following condition that the developer will provide an in-lieu fee of \$2,000 per townhome in exchange for not providing additional parks and open space

Troy Kartchner said Dan Larsen was unable to make it tonight. He is only proposing an additional 21 units on the property. Elk Mountain currently has a swimming pool, parks, and club house. Rather than providing additional space he would make a donation to the City to build more pickleball courts at Blacksmith Park. If it costs more than the \$2,000 per unit he will pay it. It is important for the City to allow this type of development because

this type of development is in demand and most likely will be most people's kids first home. People are always against multi-family housing units, but the only way to stop growth is for people to stop having children and that isn't going to happen. Due to the economy most people can't afford homes and a lot don't want a home with a lot they have to maintain. People want to live in townhouse communities. 90% of the townhomes he builds is sold immediately even before it is finished. The affordable starter home is a townhome. Not everyone can qualify for over \$350,000 for a traditional home. The townhomes he builds starts at \$250,000.

Councilmember Clawson said the City Council agreed a couple of years ago that there needed to be townhouses and apartments when it originally approved Elk Mountain. He believes there is a demand for this type of housing in Cache Valley but it all doesn't have to be in Hyrum City. He asked the City Utility Billing Clerk to give him the numbers on how many of the units in Elk Mountain are rentals and already 17% of the units/homes are being rented out. He is concerned what that number will be in the future.

Troy Kartchner said there is a demand for rentals in Cache Valley and as long as there is a demand the number of rentals will continue to rise. There are people that don't want to own their property, can't afford to own their own property, or are only living here short term. The entire Valley needs a variety of housing to offer to its residents.

Councilmember James said when Troy bought Elk Mountain and brought in a new development plan for the area there were a lot of people against this type of density and housing. His daughter bought a unit in Elk Mountain and she loves living there. It is a great place to live and its affordable. However, there was a lot of heartache when the City Council originally approved the plan. The City Council knew there was a need for higher density housing and approved the plan. To increase the density would put additional demand on the swimming pool, club house, and open areas. The City is not against multi-family housing and it has already approved additional townhomes in other areas of Hyrum that are starting to be built. But he does not think it is fair to the existing residents of the development to change it now.

Councilmember Clawson said the City needs to decide a percentage of multi-family housing units it wants in the City and then set the percentage so that there is a good balance between single family homes and multi-family housing.

Councilmember Rasmussen said Hyrum City is in a good position with its utilities to provide services to new growth. Hyrum is one of the fastest growing Cities in the Valley. However, he is reluctant to change the plan after homes have already been built. Hyrum City tries to provide a variety of housing opportunities, but it can't solve all of the housing problems in the Valley.

ACTION

Councilmember Rasmussen made a motion to deny Troy Kartchner's request to revise a portion of the Elk Mountain development to change 19 single family lots to allow for 40 townhomes located at approximately between 425 South to 500 South and 1170 East to 1330 East. Councilmember McCombs seconded the motion and Councilmembers Adams, Clawson, James, McCombs and Rasmussen voted aye. The motion passed.

JOSH RUNHAAR, NEIGHBORHOOD HOUSING SOLUTIONS - TO REQUEST AN AMENDMENT TO THE REVISE THE REMAINDER OF MOUNTAIN VIEW ESTATES FORMALLY APPROVED FOR 150 SINGLE FAMILY RESIDENTIAL BUILDING LOTS TO BECOME A PLANNED UNIT DEVELOPMENT WITH 84 TOWNHOMES, 36 TWINHOMES, AND 154 SINGLE FAMILY LOTS RANGING FROM LOT SIZES 5,200 FEET TO 11,780 FEET ON 57 ACRES LOCATED AT APPROXIMATELY 500 SOUTH TO 650 SOUTH BETWEEN 1170 EAST AND 1600 EAST.

Mayor Miller said the Planning Commission met on September 10, 2020 and is recommending approval an amendment to revise the remainder of Mountain View Estates formally approved for 150 Single Family Residential Building Lots to become a Planned Unit Development with 84 townhomes, 36 twinhomes, and 154 single family lots ranging from lot sizes 5,200 feet to 11,780 feet of 57 acres located at approximately 500 South to 620 South between 1170 East and 1600 East with the following conditions: 1. Architectural elevations be provided with the Preliminary Plat submittal; 2. Landscape and greenspace plan be provided with the Preliminary Plat submittal; 3. City Council review current infrastructure; and 4. Utilities will need to be looped and connections made through 700 South (6200 South).

Josh Runhaar with Neighborhood Housing Solutions said Neighborhood Housing Solutions doesn't make a profit and tries to provide an affordable home to first time buyers. The cost of housing supplies and development of land costs have recently sky rocketed increasing the price of homes where it is jeopardizing Neighborhood Housing Solutions opportunity to help people purchase a home. The cost of a traditional home on a traditional lot is not something Neighborhood Housing Solution

will be able to continue to offer. The proposed request would provide open space and a park in Mountain View Estates which it doesn't have and will not have with the current plan. This development would buffer its own multi-family housing and would not place the multi-family housing against another developers property.

Councilmember Clawson said just like with Elk Mountain the City Council Chambers was full of people not wanting this type of development in Hyrum when it was originally proposed a couple of years ago. However, the City Council approved it and it has been a great addition to Hyrum City. He finds it ironic that the Neighborhood Housing Solutions opposed Elk Mountain's multi-family housing plan at the time it was being approved, because it didn't want multi-family housing to bring down the property values or the marketability of Neighborhood Housing Solutions development. Now Neighborhood Housing Solutions is asking for multi-family housing. He denied Elk Mountain's request tonight for the same reasons he won't vote to approve this amendment.

Councilmember James said he truly understands there is a need for this type of housing, but because there are current homeowners in the development he does not believe it is fair to change the plans now.

ACTION

Councilmember Clawson made a motion to deny Josh Runhaar's request to revise the remainder of Mountain View Estates formally approved for 150 Single Family Residential Building Lots to become a Planned Unit Development with 84 townhomes, 36 twinhomes, and 154 single family lots ranging from lot sizes 5,200 feet to 11,780 feet of 57 acres located at approximately 500 South to 620 South between 1170 East and 1600 East. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, James, McCombs and Rasmussen voted aye. The motion passed.

JUSTIN CAMPBELL, WESTERN DAIRY TRANSPORT - TO REQUEST SITE PLAN APPROVAL OF A TRUCK CLEANING FACILITY LOCATED AT 646 WEST 700 NORTH.

Justin Campbell with Western Dairy Transport was not in attendance.

Councilmember Rasmussen said he has several concerns with the site plan that he would like addressed before approving it. He will send Zoning Administrator Matt Holmes a list of his concerns so

that it can be addressed with the developer.

ACTION

Councilmember James made a motion to table Western Dairy Transport's request for site plan approval of a truck cleaning facility located at 646 West 700 North until a representative could be present at City Council Meeting. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, McCombs and Rasmussen voted aye. The motion passed.

DAVID STOTT, STOTT AND THACKER - TO REQUEST SITE PLAN APPROVAL FOR AN ONLINE SHOPPING FULFILLMENT CENTER TO BE LOCATED IN THE SUNRAY PROPERTIES BUILDING UNIT 5 AT 40 WEST 300 NORTH.

Mayor Miller said the on September 10, 2020 the Planning Commission recommend site plan approval for an online shopping fulfilment center to be located in the Sunray Properties Building Unit 5 at 40 West 300 North with no conditions.

David Stott said he has been operating his online sales business out of a building in Logan but would like to move it to Hyrum. He purchases liquidation items and then sales them on Amazon. Most of his products come from the items that the Book Table in Logan that it can't sale.

ACTION

Councilmember James made a motion to approve the Site Plan for an online shopping fulfillment center to be located in the Sunray Properties Building Unit 5 a 40 West 300 North. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, McCombs and Rasmussen voted aye. The motion passed.

NORMAN ZILLES, METALMAN WELDING - TO REQUEST SITE PLAN APPROVAL FOR A METAL FABRICATION WELDING SHOP TO BE LOCATED IN THE SUNRAY PROPERTIES BUILDING UNIT 1 AT 40 WEST 300 NORTH.

Mayor Miller said on September 10, 2020 the Planning Commission recommended approval for a metal fabrication welding shop to be located in the Sunray Properties Building Unit 1 at 40 West 300 North with no conditions.

Norman Zilles was not in attendance.

ACTION

Councilmember James made a motion to approve the Site Plan for a metal fabrication welding shop to be located in the Sunray Properties Building Unit 1 at 40 West 300

North. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, James, McCombs and Rasmussen voted aye. The motion passed.

OTHER BUSINESS:

DISCUSSION ON CARBON FREE POWER.

This item will be discussed at a future date.

CONSIDERATION AND APPROVAL OF A REVISED AGREEMENT WITH CACHE COUNTY TO PROVIDE EMS SERVICES.

Mayor Miller said Cache County has not provided the revised agreement so this item will be placed on a future City Council Meeting Agenda.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Adams said City Staff did an amazing job with the cleanup efforts after the big windstorms on September 8, 2020.

City Administrator Ron Salvesen said the windstorm on September 8, 2020 blew over 36 trees in the Hyrum City and 16 trees at East Park. There were power lines down throughout the City. City Crews immediately went to work to start assessing the damage. The City hired tree removal crews, linemen crews, and had other cities come and help with the destruction from the wind. He is meeting with an insurance adjuster next week to review the damage.

Councilmember Rasmussen said the Museum will open again in October this will allow them to have time to finish a few projects. The Museum will be hiring a new curator. Elizabeth Cropper is taking a fulltime job at Hill Air Force Base's Museum.

Councilmember James said the City may want to purchase an electrostatic sprayer to help kill virus'. He will send the information to City Recorder Stephanie Fricke.

Councilmember McCombs said she is going to start offering yoga classes at the Senior Center in October. It is getting to cold for the seniors to be outside and they need socialization. She will limit the number of attendees and keep them socially distanced.

Councilmember Clawson said the windstorm did wreak havoc on our canals systems with downed branches and trees. The water was turned off for a couple of days to remove debris. Highline Canal will be out of water in a couple of days.

Mayor Miller said there will be ribbon cutting ceremony for the Blacksmith Fork River Trail on September 30. She also thanked City Staff, and the residents for all of their help, cooperation, and understanding during the outages from the windstorm.

ADJOURNMENT:

ACTION **There being no further business before the City Council, the Council Meeting adjourned at 9:00 p.m.**

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: October 1, 2020
As Written