

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD MARCH 7, 2019, AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Stephanie Miller

ROLL CALL: Mayor Stephanie Miller, Councilmembers Steve Adams, Kathleen Bingham, Paul C. James, and Craig L. Rasmussen.

ABSENT: Councilmember Jared L. Clawson

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

OTHERS PRESENT: City Administrator Ron Salvesen, and fourteen citizens. City Recorder Stephanie Fricke recorded the minutes.

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

PLEDGE OF ALLEGIANCE: Mayor Miller led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Councilmember Bingham

APPROVAL OF MINUTES:

ACTION

Councilmember James made a motion to approve the minutes of a regular City Council Meeting held on February 21, 2019 as written. Councilmember Adams seconded the motion and Councilmembers Adams, Bingham, James, 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 Bingham made a motion to approve the agenda for March 7, 2019 as written. Councilmember James seconded the motion and Councilmembers Adams, Bingham, James, and Rasmussen voted aye. The motion passed.

9. SCHEDULED DELEGATIONS:
 - A. Jared Imbler - To discuss allowing a plant nursery in the Residential Agriculture (RA) Zone.
 - B. Kent Dunkley - To discuss annexation of property.
 - C. Justina Frodsham, CAPSA - To present and request approval of a Proclamation in Recognition and Support of Sexual Assault Awareness Month.
10. INTRODUCTION AND ADOPTION OF ORDINANCES:
 - A. Ordinance 19-03 - An ordinance amending Title 16 (The Subdivision Ordinance) of the Hyrum City Municipal Code Section 16.10.050(D) to encourage cul-de-sacs and curved roads in subdivisions; Section 16.20.030 to require developer to extend utility lines to boundaries of developed property; Section 16.20.210 Notification of Canal Company and may require developer to pipe ditch; Clarification of subdivision submittal fees; amending penalty from Class B Misdemeanors to Infractions where applicable; and other miscellaneous changes.
 - B. Ordinance 19-04 - An ordinance amending Title 17 (The Zoning Ordinance) of the Hyrum City Municipal Code Section 17.60.010 to set a maximum a density allowed for multi-family housing developments to not exceed 10 units per acre; Section 17.85.010 to allow hen chickens on residential lots; Section 17.04.070 Innerblock development - Innerblock development is only allowed in the R-2A Zone. "Innerblock development" means residential development of any dwelling units within the interior of existing blocks; To repeal Chapter 17.61 Purchase and Selling of Land; To repeal Chapter 17.24 Residential R-1 Zone and to combine the Residential R-1 Zone with Chapter 17.28 Residential R-2 Zone; Clarification of building permit and site plan approval process in all applicable Sections of Title 17; Clarification of living spaces and utility services for a two-family accessory apartment; Amending penalty from Class B Misdemeanors to Infractions where applicable; and other miscellaneous changes.
11. OTHER BUSINESS:
 - A. Consideration and appointment to the Hyrum Senior Center Board.
 - B. Mayor and City Council reports.
12. 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.

Janet Jenkins thanked the City Council and Planning Commission for considering to change the ordinance to allow hen chickens on residential lots in all zones in Hyrum. She wants her family to raise chickens for the eggs so that her family in increasing its self-sufficiency.

Sara Anderson said she also was in favor of the City amending the ordinance to allow chickens on all residential lots. It allows people to provide food for their family in other ways than with only a garden.

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

SCHEDULED DELEGATIONS:

JARED IMBLER - TO DISCUSS ALLOWING A PLANT NURSERY IN THE RESIDENTIAL AGRICULTURE (RA) ZONE.

Mayor Miller said Jared Imbler was not in attendance at tonight's meeting. This agenda item was not discussed.

KENT DUNKLEY - TO DISCUSS ANNEXATION OF PROPERTY.

Kent Dunkley said he is a realtor and is helping Barbara Blau with property she owns at 5325 Hollow Road. Barbara is considering putting her property up for sale and is considering annexing her property into Hyrum. Barbara is considering annexing her property into Hyrum rather than Nibley. Her property is near Nibley City Limits but Chad and Glenda Welch is willing to annex which will give a connecting point for Barbara's property to be annexed.

City Recorder Stephanie Fricke said she suggested Kent come and discuss this annexation with the City Council before moving forward with paying the fees and filing an annexation petition. This property is on Hollow Road but with Chad and Glenda Welch's property it would connect at the top of the hill on Highway 101. Kent has spoken with Chad and Glenda Welch about the possibility of installing a culinary water line through their property since this would be the shortest distance for a culinary water connection. Hyrum City has a water line on Highway 101 at the mouth of Blacksmith Fork Canyon but it doesn't go north on Canyon

Road. If the City were to annex this property and the culinary water line was extended through the Welch's property this would give the City a possible looped water line when other properties on Canyon Road connect. Nibley City may protest this annexation since it is in Nibley's Annexation Declaration also.

Councilmember Rasmussen said he has a lot of concerns with utility connections and extensions in order to provide the Blau property with utilities. If the property is being developed and depending on the number of lots a sewer line and lift station maybe required. He is not in favor of having numerous septic tanks next to the river. This property will be very expensive to develop due to the cost of extending utility lines. If this property is annexed there will be a lot of conditions that will need to be addressed in the annexation agreement.

JUSTINA FRODSHAM, CAPSA - TO PRESENT AND REQUEST APPROVAL OF A PROCLAMATION IN RECOGNITION AND SUPPORT OF SEXUAL ASSAULT AWARENESS MONTH.

April Worley with CAPSA read the Proclamation in Recognition and Support of Sexual Assault Awareness Month and asked Mayor Miller and the City Council for its support and approval.

ACTION

Councilmember Adams made a motion to approve a Proclamation in Recognition and Support of Sexual Assault Awareness Month. Councilmember James seconded the motion and Councilmembers Adams, Bingham, James, and Rasmussen voted aye. The motion passed.

INTRODUCTION AND ADOPTION OF ORDINANCES:

ORDINANCE 19-03 - AN ORDINANCE AMENDING TITLE 16 (THE SUBDIVISION ORDINANCE) OF THE HYRUM CITY MUNICIPAL CODE SECTION 16.10.050(D) TO ENCOURAGE CUL-DE-SACS AND CURVED ROADS IN SUBDIVISIONS; SECTION 16.20.030 TO REQUIRE DEVELOPER TO EXTEND UTILITY LINES TO BOUNDARIES OF DEVELOPED PROPERTY; SECTION 16.20.210 NOTIFICATION OF CANAL COMPANY AND MAY REQUIRE DEVELOPER TO PIPE DITCH; CLARIFICATION OF SUBDIVISION SUBMITTAL FEES; AMENDING PENALTY FROM CLASS B MISDEMEANORS TO INFRACTIONS WHERE APPLICABLE; AND OTHER MISCELLANEOUS CHANGES.

City Administrator Ron Salvesen said the Planning Commission held a public hearing on March 14 and is recommending approval of the proposed ordinance. Several of the proposed changes are items that needed further clarification.

Councilmember James recommended amending Section 16.20.210 B. by adding "noncombustible" before "fence at a location twenty feet...".

ACTION

Councilmember James made a motion to adopt Ordinance 19-03 amending Title 16 (The Subdivision Ordinance) of the Hyrum City Municipal Code Section 16.10.050(D) to encourage cul-de-sacs and curved roads in subdivisions; Section 16.20.030 to require developer to extend utility lines to boundaries of developed property; Section 16.20.210 Notification of Canal Company and may require developer to pipe ditch; Clarification of subdivision submittal fees; amending penalty from Class B Misdemeanors to Infractions where applicable; and other miscellaneous changes with the following amendment to Section 16.20.210 B. Add "noncombustible" before "fence at a location twenty feet...". Councilmember Rasmussen seconded the motion and Councilmembers Adams, Bingham, James, and Rasmussen voted aye. The motion passed.

ORDINANCE 19-04 - AN ORDINANCE AMENDING TITLE 17 (THE ZONING ORDINANCE) OF THE HYRUM CITY MUNICIPAL CODE SECTION 17.60.010 TO SET A MAXIMUM A DENSITY ALLOWED FOR MULTI-FAMILY HOUSING DEVELOPMENTS TO NOT EXCEED 10 UNITS PER ACRE; SECTION 17.85.010 TO ALLOW HEN CHICKENS ON RESIDENTIAL LOTS; SECTION 17.04.070 INNERBLOCK DEVELOPMENT - INNERBLOCK DEVELOPMENT IS ONLY ALLOWED IN THE R-2A ZONE. "INNERBLOCK DEVELOPMENT" MEANS RESIDENTIAL DEVELOPMENT OF ANY DWELLING UNITS WITHIN THE INTERIOR OF EXISTING BLOCKS; TO REPEAL CHAPTER 17.61 PURCHASE AND SELLING OF LAND; TO REPEAL CHAPTER 17.24 RESIDENTIAL R-1 ZONE AND TO COMBINE THE RESIDENTIAL R-1 ZONE WITH CHAPTER 17.28 RESIDENTIAL R-2 ZONE; CLARIFICATION OF BUILDING PERMIT AND SITE PLAN APPROVAL PROCESS IN ALL APPLICABLE SECTIONS OF TITLE 17; CLARIFICATION OF LIVING SPACES AND UTILITY SERVICES FOR A TWO-FAMILY ACCESSORY APARTMENT; AMENDING PENALTY FROM CLASS B MISDEMEANORS TO INFRACTIONS WHERE APPLICABLE; AND OTHER MISCELLANEOUS CHANGES.

City Administrator Ron Salvesen said the Planning Commission held a public hearing on March 14 and is recommending approval of the proposed ordinance. Several of the proposed changes are miscellaneous housekeeping items, items that needed further clarification, and combining Residential Zone R-1 with R-2.

Councilmember James said he does not agree with only allowing short term rentals in a commercial zone. He thinks short term rentals should be allowed in all zones. The City already has short term rentals that are in residential zone and if the ordinance prohibits

them in a residential zones there will just be people doing it illegally. Short term rentals are not allowed in accessory buildings and will have to be part of the main residential dwelling.

Councilmember Rasmussen recommended amending 17.04.070 Definitions - Lighting-Exterior after "Example:" add "Mounting" before "Height".

ACTION Councilmember Rasmussen made a motion to adopt Ordinance 19-04 An ordinance amending Title 17 (The Zoning Ordinance) of the Hyrum City Municipal Code Section 17.60.010 to set a maximum a density allowed for multi-family housing developments to not exceed 10 units per acre; Section 17.85.010 to allow hen chickens on residential lots; Section 17.04.070 Innerblock development - Innerblock development is only allowed in the R-2A Zone. "Innerblock development" means residential development of any dwelling units within the interior of existing blocks; To repeal Chapter 17.61 Purchase and Selling of Land; To repeal Chapter 17.24 Residential R-1 Zone and to combine the Residential R-1 Zone with Chapter 17.28 Residential R-2 Zone; Clarification of building permit and site plan approval process in all applicable Sections of Title 17; Clarification of living spaces and utility services for a two-family accessory apartment; Amending penalty from Class B Misdemeanors to Infractions where applicable; and other miscellaneous changes with the following amendments to Section 17.04.070: 1. Delete the definition of Short-Term rental; and 2. Under definition of Lighting-Exterior after "Example:" add "Mounting" before "Height". Councilmember James seconded the motion and Councilmembers Adams, Bingham, James, and Rasmussen voted aye. The motion passed.

OTHER BUSINESS:

CONSIDERATION AND APPOINTMENT TO THE HYRUM SENIOR CENTER BOARD.

ACTION Councilmember James made a motion to appoint Kent Lott, Dave Mann, and Jodie Krawic to serve on the Hyrum Senior Center Board. Councilmember Bingham seconded the motion and Councilmembers Adams, Bingham, James, and Rasmussen voted aye. The motion passed.

MAYOR AND CITY COUNCIL REPORTS.

City Administrator Ron Salvesen said Museum Director Jami VanHuss came into his office earlier this week devastated that she had missed the RAPZ Tax Grant Application deadline. She had mixed up the due date and turned it in late. The RAPZ Tax Grant this year was for the restoration of the Elite Hall.

Councilmember Rasmussen said Museum Director Jami VanHuss was contacted about doing a food booth at the Cowboy Rendezvous at Mountain Crest. Jamie served chili and brought in over \$550 for the restoration of the Elite Hall.

Councilmember James said softball and baseball registrations have begun and games should begin in May.

Councilmember Bingham said she is taking Hyrum City's Princess Royalty to pick out dresses on Saturday.

Mayor Miller thanked the City Council for their hard work and reminded them of the City Employee lunch on March 20, 2019 at noon.

ADJOURNMENT:

ACTION **There being no further business before the City Council,
the Council Meeting adjourned at 8:30 p.m.**

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: March 21, 2019

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