

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD JANUARY 18, 2018, 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, Kathy Bingham, Jared L. Clawson, Paul C. James, and Craig 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, and thirteen 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: City Administrator Ron Salvesen

APPROVAL OF MINUTES:

ACTION

Councilmember Clawson made a motion to approve the minutes of a regular meeting on January 4, 2018 as written. Councilmember Bingham seconded the motion and Councilmembers Adams, Bingham, Clawson, 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 Clawson made a motion to approve the agenda for January 18, 2018 as written. Councilmember Adams seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

9. SCHEDULED DELEGATIONS:
 - A. Lynn Hansen, Cache Ridge Subdivision - To request preliminary plat approval for Phase 1 of the Cache Ridge Subdivision consisting of 17 residential single-family building lots at approximately 530 North 600 East.
 - B. Christian Nielson, ON Automotive - To request site plan approval for Automotive Repair and Retail Sales of used cars and car parts at 215 South Hammer Road.
 - C. Jake Thompson, Cobble Creek Townhomes - To request Concept Plan approval for Cobble Creek Townhomes, a Planned Unit Development, consisting of six fourplexes, located at approximately 230 North 800 East along with 52 storage units that are already built (approximately 3 acres).
 - D. Mike Smith, Blacksmith Fork Villas HOA - To discuss Hyrum City taking over snow removal and other road services in Blacksmith Fork Villas rather than the HOA providing that service.
10. OTHER BUSINESS:
 - A. Consideration and appointment to the Hyrum Library Board.
 - B. Consideration and appointment to the Hyrum Planning Commission.
 - C. Certification of the Southeast Annexation Petition.
 - D. Consideration and acceptance of Rolling Hills Subdivision Phase 3.
 - E. Location of new Fire Station.
 - F. Budget Report.
 - G. Mayor and City Council reports.
11. ADJOURNMENT
 - B. Mayor and City Council reports.
14. 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.

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

PUBLIC HEARING:

SCHEDULED DELEGATIONS:

LYNN HANSEN, CACHE RIDGE SUBDIVISION - TO REQUEST PRELIMINARY PLAT APPROVAL FOR PHASE 1 OF THE CACHE RIDGE SUBDIVISION CONSISTING OF 17 RESIDENTIAL SINGLE-FAMILY BUILDING LOTS AT APPROXIMATELY 530 NORTH 600 EAST.

City Administrator Ron Salvesen said on January 11, 2018 the Planning Commission recommended approval of Phase 1 of Cache Ridge Subdivision consisting of 17 residential single family buildings lots at approximately 530 North 600 East with the following conditions: 1. A statement be included on the plat that the developer will provide and install a fence along 600 East; 2. All utilities will be stubbed to lot #17; and 3. The City Engineer review storm water and ground water calculations and also review percolation test results before the final plat is approved.

Councilmember Rasmussen said the sewer system runs 22 feet deep in front of lots 3 and 4. He recommended the sewer line be ran on 600 East where it would only be 11 feet deep. This is a more reasonable depth with lots feeding from back yard to 600 East. Then a second main could be installed along 650 East at a reasonable depth. He encouraged the City to not accept connections on the 22 feet deep sewer line and instead require the developer to install two services lines that aren't as deep.

Michael Taylor said he is Lynn Hansen's engineer and they initially thought of running parallel sewer lines but was concerned about how Phase 3 would be tied in.

Councilmember Rasmussen said due to the velocity of the storm water he would prefer to see the storm water coming from Ridgecrest Subdivision be piped to the sump rather than using a catch basin. He is also concerned about the gravel sump on 600 East because that area is wet every spring and summer. A tee needs to be installed for culinary water on 650 East just north of where 650 East road turns west to connect to 600 East (on the remainder parcel). Hyrum City ordinance requires water lines be extended to the end of the property line.

Lynn Hansen said she wants this to be a nice development in order to help ensure that there will be covenants, conditions and restrictions (CC&R's) recorded with the Subdivision.

Councilmember Rasmussen recommended Lynn review item seven in the CC&R's because it conflicts with item five restricting trailers. He also recommended that item five be reworded to allow tough sheds for garden tools, etc.

Lynn Hansen thanked the City Council for its recommendations on the CC&R's.

Councilmember Rasmussen said 600 East is going to have 18.5 feet of pavement since the City is not requiring curb and gutter and sidewalk he suggested the developer widen the shoulder of 600 East to 20 feet. Also, rather than crowning 650 East a 2% cross slope on may be better due to the topography of the land.

ACTION

Councilmember Rasmussen made a motion to approve the Preliminary Plat for Phase 1 of Cache Ridge Subdivision consisting of 17 residential single family lots at approximately 530 North 600 East contingent upon the following amendments: 1. A statement be included on the plat that the developer will provide and install a fence along 600 East; 2. All utilities will be stubbed to lot #17; 3. The City Engineer review storm water and ground water calculations and also review percolation test results before the final plat is approved; 4. Full utility rights-of-way be shown in cross sections; 5. Verify radius on 650 East and 600 East intersection; 6. Parallel lines for sewer system rather than connecting to a 22' deep sewer line; 7. Water valve system with Tee; 8. Extend pavement to 20' of asphalt on 600 East; 9. Include on plat the requirement for dark sky lighting, and tree height to 30'; 10. Pipe storm drain coming from Ridgeline rather than using a catch basin; and 11. That the CC&R's if developer wants to she can address temporary buildings and camping tents. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

CHRISTIAN NIELSON, ON AUTOMOTIVE - TO REQUEST SITE PLAN APPROVAL FOR AUTOMOTIVE REPAIR AND RETAIL SALES OF USED CARS AND CAR PARTS AT 215 SOUTH HAMMER ROAD.

City Administrator Ron Salvesen said on January 11, 2018 the Planning Commission recommended approval of the site plan for automotive repair and retail sales of used cars and car parts at 215 South Hammer Road with the following conditions: 1. Fire Code requirements be met; 2. A privacy fence provided for outside storage area; 3. Removal storage trailer has enclosed sides; 4. Weeds are to be cut down around building with landscaping areas added by June 2019, and 5. Landscaped sign allowed in front of property.

Christian Nielson said he wants to have an automotive repair and retail sale of used cars and car parts at 215 South Hammer Road. His goal is to get rid of the need for a salvage yard by bringing vehicles in to dismantle for parts and/or fix and sell these vehicles. He wants to be looking to sell parts quickly because sitting inventory doesn't make money. He will be loading the leftover scraps onto a trailer and once the trailer is full he will get rid of it. There will be no piles as he is not going to be a salvage yard. He also wants to keep the grounds clear as he will have some cars displayed for sale. He will have some cars with titles and some without but all the vehicles that would be sold would be able to pass emissions. If he can fix a vehicle for low cost he will sell but his main goal is to strip cars for usable parts and sell those. He will be listing the parts online so they can sell quickly.

Councilmember James asked how many cars he would have around the area at one time to disassemble.

Christian Nielsen said he can disassemble a car in one day. He will not keep cars that are waiting to be disassembled outside of the building. He is only leasing the property for one year so he does not plan on doing much landscaping in the front unless he decides to buy the property at which point he will be interested in landscaping and asphalt to improve the grounds.

ACTION

Councilmember James made a motion to approve the Site Plan for On Automotive for automotive repair and retail sales of used cars and car parts at 215 South Hammer Road with the following conditions: 1. Fire Code requirements be met; 2. A privacy fence provided for outside storage area; 3. Removal storage trailer has enclosed sides; 4. Weeds are to be cut down around building with landscaping areas added by June 2019, and 5. Landscaped sign allowed in front of property. Councilmember Bingham seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

JAKE THOMPSON, COBBLE CREEK TOWNHOMES - TO REQUEST CONCEPT PLAN APPROVAL FOR COBBLE CREEK TOWNHOMES, A PLANNED UNIT DEVELOPMENT, CONSISTING OF SIX FOURPLEXES, LOCATED AT APPROXIMATELY 230 NORTH 800 EAST ALONG WITH 52 STORAGE UNITS THAT ARE ALREADY BUILT (APPROXIMATELY 3 ACRES).

City Administrator Ron Salvesen said on January 11, 2018 the

Planning Commission recommended approval of the Concept Plan for Cobble Creek Townhomes, a Planned Unit Development consisting of six fourplexes, located at approximately 230 North 800 East along with 52 storage units that are already built with the following conditions: 1. An HOA be established, as individual units are sold a \$400 transfer fee be required to establish an instant reserve fund; 2. Subsequent sales of properties include a transfer fee of \$200; 3. That a fence for security and separation from the roadway with pillars matching the exterior of the building will be installed and must wrap around the property at least to the face of the buildings; and 4. Must include a six foot vinyl fence along the remaining sides and along the back of the property.

Jake Thompson said he is excited to start a new development in Hyrum and he hopes Hyrum is proud of the development he built by Manning's Short Stop on the west side of Hyrum. He learned a couple of things from that development and that is the roads need to be a little wider and the townhouses should have face the road. Cobble Creek Townhomes will face the highway and he has made the roads a little wider and included additional parking spaces.

Councilmember James said this development could look really good along the highway with proper fencing and exterior finishes on the townhouses. The townhouses will block the view of the storage units that are already there.

Councilmember Rasmussen asked if UDOT had issued an access permit for the project. He would prefer the access line up with Anderson Avenue rather than having accesses that don't align on opposite sides of the road.

Jake Thompson said he is buying the property from Scott Nydegger and Scott wants to keep the small building that is in the middle of the designated park property which would prohibit the access aligning with Anderson Avenue.

Councilmember Clawson said he is concerned about putting townhouses in a Commercial Zone. The property is zoned commercial and as the City grows the property along 800 East in that area is perfect commercial property. If the City allows commercial property to be used for townhouses there will be no place for commercial businesses in the future. The City needs to plan for growth. Hyrum City's ordinances no longer allows storage units in a commercial zone, so Nydegger can no longer build additional storage units on the property. This area would be great for a used car lot, or an automotive repair business. He drove through

the development that Jake built on the west side of town and the roads are way to narrow. Two trucks couldn't pass on those roads they are so narrow.

Councilmember Adams said he is concerned about townhouses being located next to Kilgore's plant. He is concerned about the noise and dust from Kilgore's and the residents complaining about it. Residents in South Weber are going after Parson's because of dust and noise. This property is not the right area for multifamily housing and should be located in a more conducive area.

Jake Thompson said we are in a unique economy and townhouses are selling quickly. People can't afford nor do they want to live in houses with a yard to maintain. He thinks his proposal will clean up the area and help make a great entrance into Hyrum City. The roads are wider than what they were on the west side and the exterior finishes will be nicer also.

ACTION

Councilmember James made a motion to accept the Concept Plan for Cobble Creek Townhomes a Planned Unit Development consisting of six fourplexes, located at approximately 230 North 800 East along with 52 storage units that are already built with the condition that Jake Thompson receive an access permit from UDOT and that the intersection be aligned with Anderson Avenue.

Councilmember Rasmussen made a substitute motion to table the approval of the Concept Plan for Cobble Creek Townhomes a Planned Unit Development consisting of six fourplexes, located at approximately 230 North 800 East along with 52 storage units that are already built for further review until Jake Thompson meets with UDOT to discuss an access permit and for it to be aligned with the intersection of Anderson Avenue. Councilmember James seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

MIKE SMITH, BLACKSMITH FORK VILLAS HOA - TO DISCUSS HYRUM CITY TAKING OVER SNOW REMOVAL AND OTHER ROAD SERVICES IN BLACKSMITH FORK VILLAS RATHER THAN THE HOA PROVIDING THAT SERVICE.

Mike Smith with Blacksmith Fork Villas Home Owners Association was not in attendance.

The City Council discussed the Blacksmith Fork Villas Home Owners

Association request for Hyrum City to take over snow removal and other road services in their HOA. The City Council said the project was approved as an HOA and the lots and roads were smaller due to the HOA maintain the roads and the prices of the lots should have been lower due to the developer not having to install larger roads and being allowed additional building lots. The City has several Planned Unit Developments that maintain their own roads and the City cannot set the precedence of accepting roads that are not built to current City standards.

ACTION Councilmember Rasmussen made a motion for the City to not take over snow removal or any other road services in Blacksmith Fork Villas. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

OTHER BUSINESS:

CONSIDERATION AND APPOINTMENT TO THE HYRUM LIBRARY BOARD.

Councilmember Clawson recommended the appointment of Valorie Plowman from Wellsville to serve on the Hyrum Library Board.

ACTION Councilmember Clawson made a motion to appoint Valorie Plowman to serve on the Hyrum Library Board. Councilmember James seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

CONSIDERATION AND APPOINTMENT TO THE HYRUM PLANNING COMMISSION.

City Administrator Ron Salvesen said Brian Carver has been serving on the Hyrum Planning Commission and has been asked to serve a second term.

ACTION Councilmember James made a motion to appoint Brian Carver to serve on the Hyrum Planning Commission. Councilmember Bingham seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

CERTIFICATION OF THE SOUTHEAST ANNEXATION PETITION.

City Recorder Stephanie Fricke said she and City Attorney Jonathon Jenkins reviewed the annexation petition and have determined that the petition meets the requirements of Sections 102-403 (3), (4),

and (5) of the Utah Code. Hyrum City may grant the petition and annex this property unless a written protest is received by the Cache County Boundary Commission. If a protest is received the Cache County Boundary Commission will have to determine if it is a legal protest. Any protest must be filed by February 19, 2018. The public hearing for this annexation will be held on March 1, 2018. The Notice of Certification of Annexation Petition will be mailed to all property owners included in the annexation and to all affected entities; and will be published in the Herald Journal once a week for three consecutive weeks.

ACTION Councilmember James made a motion to accept the Certification of the Southeast Annexation Petition. Councilmember Adams seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

CONSIDERATION AND ACCEPTANCE OF ROLLING HILLS SUBDIVISION PHASE 3.

ACTION Councilmember Rasmussen made a motion to accept Rolling Hills Subdivision Phase 3 with the warrantee period to start November 1, 2017. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

LOCATION OF NEW FIRE STATION.

Mayor Miller said Hyrum City Fire Chief Kevin Maughan is recommending the site for the new fire station remain at the site location it is at presently (next to City Hall). Fire Chief Maughan has said both locations the City is considering, by the ambulance station on 700 East and the City Hall location, are acceptable. City Hall location - there are concerns with dirt work and foot print space, however, there is 3-phase power, water and sewer lines, and numerous parking spaces. There are positives and negatives at each site for traffic merging. Almost 75% of the current firemen have homes located within three to four blocks of the current fire station.

Councilmember Clawson said he serves on the new fire station committee and can see a benefit in having the new fire station located on the east side of town. Growth is happening on the east side and the fire station would be closer to Highway 165 that access Nibley and Millville. He has spoken with Cache County Fire Chief about the County creating a Unified Fire District. Currently there is no projected date for a Unified Fire District, but as

there becomes a greater shortage of volunteer fire fighters for daytime fires something is going to have to be done for the safety of our communities. One of the possibilities is having a full-time fire department for daytime hours. Hyrum City only has 3 firemen in Hyrum for a daytime fire.

Councilmember Rasmussen said Fire Chief Maughan is concerned about having two stations and the logistics of how the firemen would know which fire station to arrive at when there is an emergency. If the new fire station was built downtown and a Unified Fire Department in Cache County was created the City could repurpose the new fire station into a recreation center, additional public works space etc.

ACTION

Councilmember Clawson made a motion for the new fire station to be located on the east side of Hyrum and for the building to be built large enough to house all of the equipment so that the buildings by City Hall could be torn down. Councilmember James seconded the motion.

City Administrator Ron Salvesen said Fire Chief Kevin Maughan could not be in attendance at tonight's meeting since he was at fire training. He asked the City Council to table the item until the next meeting when Fire Chief Maughan could attend in case he had any other reasons for wanting the fire station to be located next to the City Office Building.

ACTION

Councilmember Rasmussen made a substitute motion to table the decision for the site of the new fire station until the next City Council Meeting when Fire Chief Kevin Maughan could be present. Councilmember Bingham seconded the motion Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

BUDGET REPORT.

City Administrator Ron Salvesen reviewed the 2017-2018 General Fund Operating Budgets expenditures and revenues in detail. The City is in great financial condition and the city's surplus revenue continue to grow. The City should have additional funds that it can put towards the building of the new fire station if the station needs to be larger than originally anticipated.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Rasmussen said he attended a presentation from Neighborhood Solutions and multifamily housing is essential and is in demand. Cities are going to have to allow more multifamily housing in order to accommodate Utah's growth. The Elite Hall Restoration Committee hosted another movie night at the Elite Hall on January 12 at 6:30 p.m. and there were over 50 people that attended. Jami Van Huss is pursuing a grant for facility preservation money that could help restore the Elite Hall.

Councilmember Bingham said the Hyrum Princess Pageant is on January 27 in the Civic Center and there were 10 applications turned in.

Councilmember Clawson said the Hyrum Library Book Sale is March 14 through March 17.

Mayor Miller said the NEMS Training is on Saturday, January 20 from 9:00 a.m. to 11:00 a.m.

ADJOURNMENT:

ACTION

**There being no further business before the City Council,
the Council Meeting adjourned at 8:40 p.m.**

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder