

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD OCTOBER 16, 2014  
AT THE CIVIC CENTER, 83 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 p.m.

**CONDUCTING:** Mayor Stephanie Miller

**ROLL CALL:** Councilmembers Scot M. Allgood, Jared L. Clawson, Paul C. James, and Aaron Woolstenhulme present.

**EXCUSED:** Councilmember Martin L. Felix

**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 eight citizens. City Recorder Stephanie Fricke recorded the minutes.

**WELCOME:** Mayor Miller welcomed everyone in attendance.

**PLEDGE OF ALLEGIANCE:** Councilmember Allgood led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Councilmember Clawson

**APPROVAL OF MINUTES:**

The minutes of October 2, 2014 were approved as written.

**ACTION** Councilmember Clawson made a motion to approve the minutes of October 2, 2014 as written. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, James, and Woolstenhulme voted aye. The motion passed.

**AGENDA ADOPTION:** A copy of the notice and agenda for this meeting was faxed to The Herald Journal, mailed to each member of the governing body, and posted at the Civic Center more than forty-eight hours before meeting time.

**ACTION** Councilmember James made a motion to approve the agenda for October 16, 2014 as published. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, James, and Woolstenhulme voted aye. The motion passed.

#### AGENDA

8. PUBLIC COMMENT

9. SCHEDULED DELEGATIONS:
  - A. Central Milling - To discuss the possibility of building a Central Milling Facility in Hyrum's East Blacksmith Fork Industrial Park.
  - B. Senator Pete Knudson - To discuss any questions or concerns that the City Council may have regarding local and/or state issues.
10. INTRODUCTION AND ADOPTION OF AN ORDINANCE AND RESOLUTION:
  - A. Ordinance 14-09 - An ordinance amending Chapters 17.24, 17.28, 17.30, 17.44, and 17.45 of Title 17 (Zoning Ordinance) of the Hyrum City Municipal Code to reduce the frontage of residential lots in major subdivisions to 90 feet, to reduce residential lot sizes to 10,800 square feet, and to reduce the side yards of residential lots to eight feet and ten feet; and to repeal Chapter 17.34 the Residential R-4 Zone.
  - B. Resolution 14-20 - A resolution declaring certain Hyrum City Equipment as surplus and ordering the sale or disposal thereof.
11. OTHER BUSINESS:
  - A. Review design of new City Office building.
  - 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.

Dan Larsen said he works for Kartchner Homes. The City Council will consider reducing the frontage and size of residential lots at tonight's meeting. He asked the City Council to consider dropping frontages on all residential lots to 82.5 feet not 90 feet as proposed and lot size to 8,500 square feet rather than 10,800 square feet as proposed.

No further comments were given.

***SCHEDULED DELEGATIONS:***

**CENTRAL MILLING - TO DISCUSS THE POSSIBILITY OF BUILDING A CENTRAL MILLING FACILITY IN HYRUM'S EAST BLACKSMITH FORK INDUSTRIAL PARK.**

Lynn Perry said he is the President of Central Milling. Central Milling is the oldest continuously operating company in the state of Utah and has provided the finest quality flour to homes and bakeries across the country since 1867. They are always trying to find ways to improve its quality and service. Central Milling

is a leading producer of organic and commercial fours and grains. Its business has increased and is looking for land to build a new mill. It is looking at purchasing the East Blacksmith Fork Industrial Park property. However, the property is zoned M-2 Manufacturing and food processing mills are a conditional use not a permitted use. There is property in Collinston that is being considered for the expansion but Hyrum is the preferred location. Before the company purchases the property they want a flour mill and bakery to be a permitted use in the M-2 Zone. There is a bakery in New York that wants to move its business near Central Milling. There would be enough property in the East Blacksmith Fork Industrial Park to accommodate both businesses.

Councilmember Clawson asked if there would be silos on the site.

Lynn Perry said if the site is used as a flour mill then yes there would be a silo and a bakery would have a small silo.

Councilmember James said he grew up near Central Milling in Logan and it was a good neighbor. This would be a great business to have in Hyrum.

Councilmember Woolstenhulme said he is concerned about the location of the silos and it blocking the view of the Canyon.

Lynn Perry said if there are silos they would only be approximately 30' tall. Some silos are placed inside the buildings.

Councilmember Allgood asked how many people would be employed at the Hyrum location.

Lynn Perry said between 15 to 30 employees at the mill and the bakery may have 50 to 100 employees.

City Administrator Ron Salvesen said this is the type of business that belongs in the East Blacksmith Fork Park Industrial Park.

Councilmember James recommended the Planning Commission review amending the M-2 Manufacturing zone to allow mills and bakeries as a permitted use. Councilmembers Allgood and Clawson agreed with Councilmember James.

**SENATOR PETE KNUDSON - TO DISCUSS ANY QUESTIONS OR CONCERNS THAT THE CITY COUNCIL MAY HAVE REGARDING LOCAL AND/OR STATE ISSUES.**

Senator Pete Knudsen said he served on the City Council and as Mayor of Brigham City before he became a Senator. He understands

the issues that City's face every day. Another legislative session will begin in January and if the City has any concerns to please call him. Two of the bigger issues that will be discussed is the Affordable Care Act, and construction of a new prison.

Councilmember James asked if privatization of the prison would be considered.

Senator Knudsen said there are several options that are being considered, no decisions have been made. The current prison was built in 1950 and it will cost more money to bring it up to date then to build a new prison. There are several counties that built new facilities and are currently housing state prisoners, but a larger prison is still needed.

Councilmember Allgood asked how he balanced States rights with Federal Government property.

Senator Knudsen said the legislature supports Federal land being turned over to States. But there are many challenges with that not everyone wants Federal land turned over to the States. States would be better managers of the land for less money.

***INTRODUCTION AND ADOPTION OF AN ORDINANCE AND RESOLUTION:***

**ORDINANCE 14-09 - AN ORDINANCE AMENDING CHAPTERS 17.24, 17.28, 17.30, 17.44, AND 17.45 OF TITLE 17 (ZONING ORDINANCE) OF THE HYRUM CITY MUNICIPAL CODE TO REDUCE THE FRONTAGE OF RESIDENTIAL LOTS IN MAJOR SUBDIVISIONS TO 90 FEET, TO REDUCE RESIDENTIAL LOT SIZES TO 10,800 SQUARE FEET, AND TO REDUCE THE SIDE YARDS OF RESIDENTIAL LOTS TO EIGHT FEET AND TEN FEET; AND TO REPEAL CHAPTER 17.34 THE RESIDENTIAL R-4 ZONE.**

City Administrator Ron Salvesen said the Planning Commission held a public hearing on October 9, 2014 and recommended amending residential lot sizes from 12,000 square feet to 10,800 square feet, and to reduce frontages in large subdivisions from 100 feet to 90 feet, and side yard widths from eight and twelve feet to eight and ten feet. The R-4 Residential Zone has not been used and the Planning Commission does not see a need for it in the future and is recommending repealing it.

Councilmember James said he agrees with the comments made by Dan Larsen earlier in the meeting about reducing the frontage in residential lots in major subdivisions to 82 ½' same as the lots on city blocks. If the frontage is reduced the lot size should also be reduced to 9,900 square feet.

**ACTION**

Councilmember James made a motion to adopt Ordinance 14-09 amending Chapters 17.24, 17.28, 17.30, 17.44, and 17.45 of Title 17 (Zoning Ordinance) of the Hyrum City Municipal Code to reduce the frontage of residential lots in major subdivisions to 82 1/2 feet, to reduce residential lot sizes to 9,900 square feet, and to reduce the side yards of residential lots to eight feet and ten feet; and to repeal Chapter 17.34 the Residential R-4 Zone. Councilmember Woolstenhulme seconded the motion and Councilmembers Allgood, Clawson, James, and Woolstenhulme voted aye. The motion passed.

**RESOLUTION 14-20 - A RESOLUTION DECLARING CERTAIN HYRUM CITY EQUIPMENT AS SURPLUS AND ORDERING THE SALE OR DISPOSAL THEREOF.**

**ACTION**

Councilmember James made a motion to approve Resolution 14-20 declaring certain Hyrum City equipment as surplus and ordering the sale or disposal thereof. Councilmember Clawson seconded the motion and Councilmembers Allgood, Clawson, James, and Woolstenhulme voted aye. The motion passed.

***OTHER BUSINESS:*****REVIEW DESIGN OF NEW CITY OFFICE BUILDING.**

City Administrator Ron Salvesen said the architects have revised the new City Office building plans and have enlarged the City Council Chambers as recommended by the City Council, changed the basement floor layout so the new addition could connect to the museum, and other minor changes. There is a single entrance/exit door on the north side of the building. Does the City Council want it to be a double door or stay a single door? The Court prefers an entrance/exit door at the back of the Council Chambers.

The City Council reviewed the plan and asked when the plans would be ready to send out for bids.

City Administrator Ron Salvesen said the plans will probably be finished by the first part of December and hoping to award the construction bid by the first part of January.

Councilmember James said he is concerned about the entrance/exit door being directly in line with the Council podium he would prefer a single door be on the east side of the room. If the Court needs a double door then a double door would be okay.

**MAYOR AND CITY COUNCIL REPORTS.**

Councilmember Allgood said he is not sure if he will continue the quarterly Hyrum Business Breakfast it is the same businesses attending and the numbers are decreasing. He is considering doing a Business Fair in March at the Elite Hall. He would invite all business in Hyrum to be vendors and invite the public to attend.

City Administrator Ron Salvesen said the City received notice that the Ross Jessop lawsuit is moving forward on its claim the City put its waterline on his property and he wants restitution from the City. The City put the water line in the County right-of-way next to a County road but there isn't a deeded right-of-way. Hyrum City received a firm commitment from UDOT that it will contribute \$100,000 towards the realignment of Hammer Road. There was a homicide at the City's rental house on the east side of the cemetery. Advanced Restoration Services came in to clean up the incident and said the house was a disaster. The Sheriff's Department had to cut sheetrock out and remove a door as evidence. The carpet had to be cut to remove the blood. He asked the City Council if the City wanted to restore the house and continue renting it or evict the current tenant and no longer rent it.

The City Council discussed its cemetery rental house and determined it was in the City's best financial interest to not make any improvements to the house and to give the current tenant 30 day eviction notice.

Mayor Miller said Hyrum is still meeting with Nibley and Providence to determine the logistics and costs for Hyrum to sale its sewer plant and become a regional sewer plant with Hyrum, Nibley and Providence as equal owners. Logan City wants to know by November if Nibley and Providence are going with Logan for sewer treatment. The City is going to hold an official Christmas Lighting Ceremony to honor deceased Electric Department Superintendent Guy McBride on November 25 at 6:00 p.m. on the City Square.

**ADJOURNMENT:****ACTION**

**There being no further business before the City Council, the Council Meeting adjourned at 8:23 p.m.**

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Stephanie Miller  
Mayor

ATTEST:

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Stephanie Fricke  
City Recorder

Approved: November 6, 2014  
As written