

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD OCTOBER 15, 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, Secretary Hailey Maughan, and 36 citizens. City Recorder Stephanie Fricke recorded the minutes.

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

AMENDED

PLEDGE OF ALLEGIANCE: Councilmember James

11-05-2020

INVOCATION: Mayor Miller

APPROVAL OF MINUTES:

The minutes of a regular meeting on October 1, 2020 were approved as written.

ACTION

Councilmember Clawson made a motion to approve the minutes of a regular meeting held on October 1, 2020 as written. Councilmember McCombs seconded the motion and Councilmembers 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 October 15, 2020 as written. Councilmember McCombs seconded the motion and Councilmembers Adams, Clawson, James,

McCombs, and Rasmussen voted aye. The motion passed.

9. PUBLIC HEARING:

- A. To receive public comment regarding a petition filed by Robert C. Lewis and Vivian C. Lewis proposing the annexation of 40.37 acres more or less of real property, located at approximately 300 East to 550 East between 650 South and 850 South (Cache County address 300 West to 600 West between 6200 South and 6350 South).

10. SCHEDULED DELEGATIONS:

- A. Josh Runhaar, Neighborhood Housing Solutions - To discuss future development of the remainder of Mountain View Estates located at approximately 500 South to 650 South between 1170 East and 1600 East.
- B. Justin Campbell, Western Dairy Transport - To request site plan approval of a truck cleaning facility located at 646 West 700 North.
- C. Krissy Smith, Unicorn Services - To request approval for two businesses located in the Sunray Properties Building 2, Unit 2: 1. Unicorn Tree services, a tree trimming or removal service; and 2. Unicorn Mechanical services, a heating and air company.
- D. Grant Nelson - To report on and discuss use and improvements to Hyrum City's Left Hand Property.
- E. Jami VanHuss, Museum Director - To provide updates on the Hyrum Museum.

11. OTHER BUSINESS:

- A. Consideration and approval of a revised agreement with Cache County to provide EMS services.
- 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.

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

PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENT REGARDING A PETITION FILED BY ROBERT C.

LEWIS AND VIVIAN C. LEWIS PROPOSING THE ANNEXATION OF 40.37 ACRES MORE OR LESS OF REAL PROPERTY, LOCATED AT APPROXIMATELY 300 EAST TO 550 EAST BETWEEN 650 SOUTH AND 850 SOUTH (CACHE COUNTY ADDRESS 300 WEST TO 600 WEST BETWEEN 6200 SOUTH AND 6350 SOUTH) .

Mayor Miller explained that at tonight's public hearing to discuss a petition filed by Robert C. Lewis and Vivian C. Lewis proposing the annexation of 40.37 acres more or less of real property, located at approximately 300 East to 550 East between 650 South and 850 South (Cache County address 300 West to 600 West between 6200 South and 6350 South) anyone wishing to address the City Council will need to state their name and they will be given three minutes to express their concerns.

ACTION

Councilmember Clawson made a motion to open the public hearing at 6:36 p.m. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

Taft Barrington said he lives directly west of the property proposed for annexation and he is greatly concerned about a proposed road that would connect the north side of the property to 300 East. The proposed road location would line up with his house and the lights would be shining directly in it. He has lived there for 27 years and is concerned about the invasion of privacy and also the safety with a T intersection in that area. Currently the lights from cars coming from the Veterinary Clinic on Highway 165 shine into his house. If there was a road that connected to 300 East on 6200 South the lights would never stop shining in his home. There are other areas further south where the road could be built connecting it to 300 East.

Debbie Barrington asked if she could give her three minutes to Taft Barrington.

Taft Barrington said the proposed zoning for some of the property is R-2 single family which is going against the City's Master Plan that has housing in the area larger lots to provide various lot sizes and to stay away from cookie cutter development. He is not against the one acre building lots and believes the entire property should be zoned R-5. If the R-5 zone wasn't acceptable for the entire parcel then could the back lots be zoned to require one-third acre lots or larger. The larger lots would help provide a buffer from one acre to the 9,900 square foot lots.

Steve Morrey said he also lives on 300 East and he too is concerned about lighting from the proposed 6200 South road. If a road

connects to 300 East there will be no privacy for the existing homes. He relocated to this area specifically for its rural environment and if this property is annexed and developed with smaller lots or multi-family housing it will change the feel of the neighborhood and also increase traffic on 300 East. 300 East is not a wide road and can't handle the increased traffic.

Jacqueline Yeager said she lives on Main Street in Hyrum and her and her husband often ride their bikes on 300 East. This past year the traffic has increased drastically and they have been run off the road twice. There are so many people that use 300 East for walking and bicycling and if it continues to grow in that area the traffic will increase to the point where it is not safe for people wanting to exercise outdoors.

Laura Nielsen said she lives on 300 East and there are two roads going north and south between Paradise and Hyrum - Highway 165 and 300 East. She would prefer the traffic stay on Highway 165 since 300 East is a road that's used for exercise. She rides her horse on that road everyday since there are no other backroads. She doesn't want to see traffic increase on 300 East.

Mike Nielsen said he lives on 300 East and adjacent to the north property line of the property being proposed for annexation. He is concerned about the 6200 North proposed road. The road would make his lot a corner lot and he would have lights in his backyard, sideyard, and frontyard. The lights from Highway 165 light up the interior of his house, so if there was a road directly behind his house he would have no privacy. The proposed property has wetlands on it that need to be looked at before deciding where a road is going to be built.

Marcia Acevado said she lives on 6600 South and is concerned about more houses being developed in their neighborhood due to the impact it has on 6600 South. This type of development will increase traffic on an already busy road. The traffic has been crazy on 6600 South this year and it is not a safe road. Everyone coming from Paradise to Hyrum uses 300 East and turns at 6600 South. 6600 South is not a safe road. She worries about accidents at the intersection of 300 East.

Shauna Wiberg said she lives on the corner of 6600 South and 300 East and for seven months she has not been able to access Highway 165 from 300 East because of construction on property the City annexed. It was only supposed to be three weeks and it ended up being seven months. 6600 South road is not wide enough for

additional traffic there needs to be another access. The City should not be annexing additional property in that area since the water pressure is already incredibly low. She has zero water pressure at her house and more homes will only diminish what little pressure she has. If the City annexes this property it needs to be one acre lots with luxury homes.

Ralph Nielsen said he agrees with all the comments tonight. 6600 South is too busy of a road to handle additional traffic. The road on 6600 South has been under construction for almost a year and has been very disruptive. He hopes the City will consider the additional traffic development will place on 300 East and 6600 South roads before allowing more growth.

Dennis Ostermiller said he doesn't live on 300 East but he is concerned about additional traffic coming from this area down into Hyrum. There are significant infrastructure issues that need to be addressed before this property is developed. An increase in traffic on 300 East will cause safety issues and will be invasive to the residents that live along it.

Tyla Darley said she lives on the corner of 300 East and 6600 South and she hopes the City Council will consider the safety issues associated with increased traffic on these two roads. Traffic continues to increase on that road and they travel at high speeds. 300 East is used by a lot of walkers, runners, cyclist, etc. and it is becoming dangerous for them. She has heard all of her neighbors complain about the pressure of Hyrum City's water and adding more homes won't help. If this property is annexed she4 hopes the City will require one acre lots or larger to preserve the quality of life that the homeowners on 300 East moved there for.

Christine Nielsen said her home borders the north property line of the annexation and she is deeply concerned about preserving the quality of life in her neighborhood. She bought her property after researching the City's Master Plan and meeting with City employees numerous times. She would have never bought and built a home on that property if there was ever a possibility of a road being built there. She doesn't want to live on a corner lot. She doesn't not want traffic lights coming in from three sides of her home. The road could be moved further south where a home isn't already built so that the property owner could build their home to traffic didn't impose on it. It is to late for her since her house is already built. She spoke with a developer yesterday and he said he sold 12 1.25 acre lots in Avon without advertising so there is a need

for larger lots.

Emily Culp said her father is Robert Lewis and she and her siblings want to build a home on this land. When she came to talk about annexation with the City, the City was the one that proposed the 6200 South road. There is never a perfect place for a road. A road and development will always be perceived as causing a disturbance by neighboring residences. There has to be a road to connect the property her father owns, and the 6200 South is the preferred place. If the road is moved to some other location it will go through the middle of their property and also be a burden to someone else's property on 300 East. They do not want the entire property zoned R-5 they have complied with the current boundaries of the existing R-5 zone. The remainder of the property they want zoned R-2 that will match the current boundaries of the existing R-2 zone. She understands and appreciates people's concerns, but she wants to build on her property just like they wanted to build on theirs. Larger lots throughout the entire property is not feasible. It costs too much to install utility lines on larger lots.

Mayor Miller asked if there was any further public comment. There being none Mayor Miller called for a motion to close the public hearing.

ACTION

Councilmember James made a motion to close the public hearing at 7:10 p.m. Councilmember Rasmussen seconded the motion Councilmembers Adams, Clawson, James, McCombs and Rasmussen voted aye. The motion passed.

Mayor Miller said she wanted to address a couple of items that were brought up in tonight's public hearing. Hyrum City received a complaint from Steve Miller regarding low water pressure. Hyrum City's Water Department went out and measured the pressure and it was over 55 pounds at the main line. State Law requires only 30 pounds of pressure. If anyone is concerned about the City's pressure the City can come out and measure the City's lines. Pressure problems are usually not with the City's main lines but are a result of the service line installed by the homeowner not being large enough. Hyrum City has enough water to grow to a City five times bigger than what it is now. Past leaders of Hyrum City were very wise in purchasing water and we have more than enough to provide for future growth.

SCHEDULED DELEGATIONS:

JOSH RUNHAAR, NEIGHBORHOOD HOUSING SOLUTIONS - TO DISCUSS FUTURE DEVELOPMENT OF THE REMAINDER OF MOUNTAIN VIEW ESTATES LOCATED AT APPROXIMATELY 500 SOUTH TO 650 SOUTH BETWEEN 1170 EAST AND 1600 EAST.

Josh Runhaar with Neighborhood Housing Solutions said after the last City Council Meeting he has been working with his staff to find other options for buildability in the Mountain View Estates Subdivision. The people Neighborhood Housing Solutions serve can no longer afford the type of home Neighborhood Housing Solutions has been building. There needs to be a variety and he was hoping the City would allow reduced lots sizes, small senior housing building lots, and twinhomes. By reducing lot sizes it reduces utility line extension costs which helps make it affordable again to their clients income level.

Councilmember Adams said the City has a responsibility to the current home owners in that area. The existing home owners bought their property with the understanding that the area was single family homes. It wouldn't be fair to those people to change it now.

Councilmember James said when Mountain View Estates was originally proposed the Council Room was filled with people concerned about the impact it would have on schools, parks, traffic, utilities, etc. People were concerned about additional traffic coming through Elk Mountain. If the City allowed smaller lots it would only increase density which increases traffic. The City has approved multi-family housing units, smaller lots for senior housing, twinhomes, etc. throughout the City and there are several of these projects being built. However, this subdivision was not planned nor approved for that type of development.

Josh Runhaar said infrastructure is expensive and it is only increasing. Everyone wants a place to live and the only way people can afford it is if there are smaller lots and a variety of housing options.

Councilmember Clawson said the City Council understands that there needs to be diversity in types of housing and it has approved numerous projects, but Mountain View Estates was approved a single family.

Josh Runhaar said he has to turn away people every year because they can't afford the type of house that is currently being built. There needs to be alternatives to the type of lots and housing offered so that more people can benefit from the

program.

Councilmember Rasmussen said he understands housing prices have increased and that there are people that can't afford to buy a home, but that has always been the case throughout history. Hyrum City offers a variety of housing and there are several projects being built currently. There are still people on a waiting list that meet the requirements for the standard house that Neighborhood Housing Solutions provides. The market will eventually correct itself just like it has done historically.

Mayor Miller said she is not against higher density housing but this subdivision was approved as single family residential lots. The people who have built there are expecting it to be single family lots and it would not be fair to them to change it.

Josh Runhaar said he appreciates the City Council's input and he will look at decreasing the lot sizes from 12,000 square feet to 9,900 square feet as allowed by Hyrum City's Code.

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 said he revised the drawings for landscaping and setback requirements as directed at the last City Council Meeting.

Councilmember Rasmussen said he didn't find details about the fence and gate on the new site plan that was submitted. He wants to know what type of gate they are installing, the width, and the location of the gate. He is concerned about the gas line being located in the planter strip where trees are being planted.

Justin Campbell said the gate has been removed from the plan. It was decided to no longer have it be a gated area. The gas line is a private line and should not be a problem.

Councilmember Rasmussen said the plan needs to state the owner is responsible for all costs associated with road improvements; and that the owner is required to pay for all costs to extend the culinary water line to the farside of its property; and the statement "Hyrum City to extend water line to 1900 West and connect to water line extension" be removed. .

Councilmember Rasmussen said he would like landscaping

requirements to be reviewed in Commercial and Manufacturing Zones to require more landscaping. Hyrum City is growing and we can do better with our growth. Trees should be planted around parking lots and there should be grass, trees, plants along the frontage. The landscaping for this development is not enough and we should require more.

ACTION

Councilmember James made a motion to approve Western Dairy Transport's request for site plan approval of a truck cleaning facility located at 646 West 700 North until the site plan with the following conditions: 1. A statement on the plan that the owner is responsible for all costs associated with road improvements; 2. A statement on the plan that the owner is required to pay for all costs to extend the culinary water line to the farside of its property; 3. The statement "Hyrum City to extend water line to 1900 West and connect to water line extension" on the plan be removed; and 4. That all Planning Commission requirements are met. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, and McCombs voted aye; and Councilmember Rasmussen voted nay. The motion passed.

KRISSY SMITH, UNICORN SERVICES - TO REQUEST APPROVAL FOR TWO BUSINESSES LOCATED IN THE SUNRAY PROPERTIES BUILDING 2, UNIT 2: 1. UNICORN TREE SERVICES, A TREE TRIMMING OR REMOVAL SERVICE; AND 2. UNICORN MECHANICAL SERVICES, A HEATING AND AIR COMPANY.

Mayor Miller said on October 8, 2020 the Planning Commission recommended approval for two businesses located in the Sunray Properties Building 2, Unit 2: 1. Unicorn Tree Services, a tree trimming or removal service; and 2. Unicorn Mechanical Services a heating and air company.

ACTION

Councilmember Clawson made a motion to approve the Site Plan for two businesses located in the Sunray Properties Building 2, Unit 2: 1. Unicorn Tree Services, a tree trimming or removal service; and 2. Unicorn Mechanical Services a heating and air company. Councilmember Adams seconded the motion Councilmembers Adams, Clawson, James, McCombs and Rasmussen voted aye. The motion passed.

GRANT NELSON - TO REPORT ON AND DISCUSS USE AND IMPROVEMENTS TO HYRUM CITY'S LEFT HAND PROPERTY.

Grant Nelson said he has been volunteering on Hyrum City's Left Hand Property. Since he started acting like a Camp Ground host and making improvements it has helped with people camping illegally, vandalism, and litter. He has been restoring some of the old picnic tables in the campground and the City may need to purchase additional ones in the future so each campsite has a picnic table. He has some suggestions on campground layout and improvements he would like made to help with useability of the campground. He worked with the Forest Service, and Hyrum City to install boulders along the City's property so that people couldn't camp illegally and make additional atv trails all over the property. He is excited to make improvements to the property to make Hyrum City's Left Hand property into a place where people take pride and want to camp there.

Mayor Miller and the City Council thanked Grant for his volunteer efforts and expressed their appreciation for all of the work he has done in Left Hand.

JAMI VANHUSS, MUSEUM DIRECTOR - TO PROVIDE UPDATES ON THE HYRUM MUSEUM.

Museum Director Jami Vanhuss presented a powerpoint presentation to review the roles and responsibilities of the Hyrum City Museum and the continued improvements that have been taking place. She requested the City fund a part time employee at \$14.00 per hour for the first three months, \$15.00 per hour after six months, and \$16.00 per hour after 12 months with part time benefits. She expressed the importance to the sustainability of the Museum to have this position filled by a professional. She has had an employee as a Museum Curator but she has accepted a full time position at the Hill Air Force Base Museum. This position has been paid for with grants that Jami has been able to obtain and she is hoping that she will continue to receive the grant to help pay for this position.

Councilmember Clawson said the City is going to have to decide what type of Museum it needs and wants, and to what monetary amount the citizens are willing to fund it. He asked if the City has approached the County about having a combined Museum. If the County were to join there would be additional funding resources.

Councilmember Rasmussen said Hyrum City's Museum is recognized state wide and Jami is known throughout the State and helps setup and advise other Museums. The Museum needs to continue to move forward or it will regress. The City has the money and deserves

to be supported the same as the library and senior center.

Councilmember McCombs said she doesn't agree with the hiring wage for the Museum Curator. The library and senior center serve more people than the Museum. These departments are staffed by part time directors and the library and senior center's part time help is just as critical as the Museums.

Mayor Miller said she will meet with Jami and review the Museum's request for hiring.

OTHER BUSINESS:

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

Mayor Miller said the EMS Services Agreement with Cache County has been finalized and needs to be approved.

ACTION **Councilmember James made a motion to approve the revised agreement with Cache County to provide EMS Services. Councilmember Clawson seconded the motion Councilmembers Adams, Clawson, James, McCombs and Rasmussen voted aye. The motion passed.**

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Rasmussen said Holiday at Hardware Ranch has been cancelled due to COVID.

Councilmember James said since the City isn't hosting Holiday at Hardware Ranch he has arranged for a Christmas Lighting Ceremony on November 25 with Mr. and Mrs. Santa Claus.

Councilmember McCombs said she has been meeting with Friend Weller over the transfer of the radio station license

ADJOURNMENT:

ACTION **There being no further business before the City Council, the Council Meeting adjourned at 10:00 p.m.**

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: November 5, 2020
As Amended