

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD AUGUST 16, 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, Kathleen Bingham, Jared L. Clawson, Paul C. James, and Craig L. Rasmussen.

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

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

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

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

**INVOCATION:** Councilmember Clawson

**APPROVAL OF MINUTES:**

The minutes of a regular City Council Meeting held on August 2, 2018 were approved as written.

**ACTION**

Councilmember Clawson made a motion to approve the minutes of a regular City Council Meeting held on August 2, 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.

Mayor Miller said item 9.A. Stan Lockhart needs to be removed from the agenda that he will be at the September 6, 2018 City Council Meeting.

**ACTION**

Councilmember Bingham made a motion to approve the agenda for August 16, 2018 with the above amendment. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

## AGENDA

8. PUBLIC COMMENT
9. SCHEDULED DELEGATIONS:
  - A. ~~Stan Lockhart - To discuss House Bill 35 Municipal Alternate Voting Methods Pilot Project.~~
  - B. Jake Thompson, Cobblecreek Townhomes - To request Preliminary Plat approval Cobblecreek Townhomes PUD located at approximately 230 North 800 East consisting 2 sixplexes, 1 eightplex, 1 sevenplex, and 2 commercial sites on 3 acres.
  - C. Brent Haslam - To request Preliminary Plat approval for a five-lot single-family dwelling subdivision at 100 South 700 East.
  - D. Mark Williams, Neighborhood Housing Solutions - To request approval of the Final Plat for Phase 3 of Mountain View Subdivision located at approximately 1250 East 500 South (consisting of 21 residential single family building lots).
  - E. Ron Salvesen, Hyrum City - To request site plan approval for a new storage building at approximately 90 North 100 West.
10. INTRODUCTION AND ADOPTION OF A RESOLUTION:
  - A. Resolution 18-18 - A resolution amending the Storm Water Utility Fee.
11. OTHER BUSINESS:
  - A. Rental of Elite Hall and fees.
  - B. Consideration and award of bid to for new storage building.
  - C. 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 further public comment, Mayor Miller moved to the next agenda item.

**SCHEDULED DELEGATIONS:**

**JAKE THOMPSON, COBBLECREEK TOWNHOMES - TO REQUEST PRELIMINARY PLAT APPROVAL COBBLECREEK TOWNHOMES PUD LOCATED AT APPROXIMATELY 230 NORTH 800 EAST CONSISTING 2 SIXPLEXES, 1 EIGHTPLEX, 1 SEVENPLEX, AND 2 COMMERCIAL SITES ON 3 ACRES.**

City Administrator Ron Salvesen said the Planning Commission is recommending approval of the preliminary plat for Cobblecreek Townhomes PUD Located at approximately 230 North 800 East consisting of 2 sixplexes, 1 eightplex, 1 sevenplex, and 2 commercial sites on three acres with the following conditions: 1. Architectural design of the buildings be as shown; 2. Vinyl fence on the north, south, and east sides of property; 3. A decorative four foot fence across the front of townhomes on west side; 4. Landscaping meet City Code with 2" caliper trees and 30% evergreens, etc.; 5. Playground equipment needs to be shown on final plat; and 6. Commercial area be irrigated and maintained until developed with City providing reasonably priced water).

Councilmember Rasmussen said he has several items he would like addressed before approving the preliminary plat: 1. Provide updated open space calculation with sidewalks at north and south of units as shown; 2. Tree requirements not needs to be adjusted for a PUD including counting trees to ensure 1 tree per 1,000 square feet etc.; 3. In the Notes item 12. Delete the word "considered"; 4. Setbacks need to be shown; 5. There is problem with the property line and sidewalk and curb and gutter requires an easement or adjustment of the property line on the south side of the townhomes; 6. Is the curb and gutter for drainage because it is not drawn as such; 7. There is a steep slope on east side of property that may affect drainage by bringing the water to the building; 8. Minimum slop for bottom of detention pond for drainage infiltration needs to be shown; 9. Infiltration tests will need to be conducted in the stormwater retention pond; 10. ADA parking not shown on drawing near retention pond along with no ADA ramps from sidewalk to pavement; 11. How is the stormwater managed from existing storage units since the drainage can no longer be sent north; 12. Label road types on plan to define which go at various locations; 13. Add valve and connect water line to loop system on south side of property; 14. The commercial frontage on Highway 165 will need to have sidewalk replaced after removing existing access; 15. The water line needs to be replaced to the main line with an 8" water line rather than a 6" water line; 16. Type of fencing and height needs to be shown on plat; 17. Stop sign at access onto Highway 165; 18. Four foot decorative fence stop at sidewalk to units on the west building; and 19. Separate services from main

line or have a 2" or 4" service with a manifold at the apartment meters.

Jake Thompson with CobbleCreek Homes said he can have his engineer review and make modifications to the preliminary plat to address the concerns of the Planning Commission and Councilmember Rasmussen.

**ACTION**

Councilmember Rasmussen made a motion to continue this discussion on preliminary plat for Cobblecreek Townhomes PUD Located at approximately 230 North 800 East consisting of 2 sixplexes, 1 eightplex, 1 sevenplex, and 2 commercial sites on three acres until the following conditions are addressed: 1. Architectural design of the buildings be as shown; 2. Vinyl fence on the north, south, and east sides of property; 3. A decorative four foot fence across the front of townhomes on west side; 4. Landscaping meet City Code with 2" caliper trees and 30% evergreens, etc.; 5. Playground equipment needs to be shown on final plat; 6. Commercial area be irrigated and maintained until; and 7. The items discussed by Councilmember Rasmussen above. Councilmember Adams seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye.

**BRENT HASLAM - TO REQUEST PRELIMINARY PLAT APPROVAL FOR A FIVE-LOT SINGLE-FAMILY DWELLING SUBDIVISION AT 100 SOUTH 700 EAST.**

City Administrator Ron Salvesen said the Planning Commission has reviewed the preliminary plat and is recommending approval with no conditions. This is a simple subdivision and will create four new lots on the old city block. These lots are larger than regular subdivision lots.

Councilmember James asked if there were any irrigation shares that would be turned into the City with this development.

City Administrator Ron Salvesen said the irrigation shares for this property were turned in when the pressurized irrigation system was installed.

**ACTION**

Councilmember James made a motion to approve the preliminary plat for a five lot single-family dwelling subdivision at 100 South 700 East. Councilmember Bingham seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye.

**MARK WILLIAMS, NEIGHBORHOOD HOUSING SOLUTIONS - TO REQUEST APPROVAL OF THE FINAL PLAT FOR PHASE 3 OF MOUNTAIN VIEW ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 1250 EAST 500 SOUTH (CONSISTING OF 21 RESIDENTIAL SINGLE FAMILY BUILDING LOTS).**

City Administrator Ron Salvesen said Hyrum City Engineer and City Staff have reviewed the final plat for Phase 3 of Mountain View Estates Subdivision located at approximately 1250 East 500 South consisting of 21 residential single family building lots and are recommending approval.

Mark Williams with Neighborhood Housing Solutions said the Lt. Governor is attending an open house at the Hyrum location on September 6 at 2:00 p.m. The open house is to showcase the completion of the first phase of Mountain View Estates. They are excited to get started on Phase 3.

Councilmember Clawson said the irrigation easement on the back of lots 40 to 52 can be removed since it was moved. He also reminded them that a fence would have to be installed on the west boundary line of the property.

**ACTION**

**Councilmember James made a motion to approve the final plat for Phase 3 of Mountain View Estates Subdivision located at approximately 1250 East 500 South consisting of 21 residential single family building lots with the following conditions: 1. A fence be installed on the west end of the property; 2. The irrigation easement between lots 40 and 52 be removed; 3. Review and approval of plan by Hyrum City's Wastewater Superintendent; and 4. Change the plat from Rocky Mountain Power to Hyrum City. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye.**

**RON SALVESEN, HYRUM CITY - TO REQUEST SITE PLAN APPROVAL FOR A NEW STORAGE BUILDING AT APPROXIMATELY 90 NORTH 100 WEST.**

City Administrator Ron Salvesen said Hyrum City's Power Department is building a new storage unit at 90 North 100 West to store electrical supplies and equipment. The proposed building is a 70' x 125' metal building. The building will be located on the south property line. The existing storm water system around the City shop area and the non asphalted area near building will handle the storm water from this building. The Planning Commission has

reviewed the site plan and is recommending approval.

**ACTION**

Councilmember Adams made a motion to approve the site plan for Hyrum City for a storage building at approximately 90 North 100 West. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye.

**INTRODUCTION AND ADOPTION OF A RESOLUTION:****RESOLUTION 18-18 - A RESOLUTION AMENDING THE STORM WATER UTILITY FEE.**

City Administrator Ron Salvesen said on August 2, 2018 the City Council discussed increasing storm water utility fee with an annual 10% increase per equivalent service unit plus an increase of \$.50 per year on the monthly fee until 2025:

## Commercial Property:

2018	\$5.00 Minimum Monthly Fee plus \$1.10 per equivalent service unit
2020	\$5.50 Minimum Monthly Fee plus \$1.21 per equivalent service unit
2021	\$6.00 Minimum Monthly Fee plus \$1.33 per equivalent service unit
2022	\$6.50 Minimum Monthly Fee plus \$1.46 per equivalent service unit
2023	\$7.00 Minimum Monthly Fee plus \$1.61 per equivalent service unit
2024	\$7.50 Minimum Monthly Fee plus \$1.77 per equivalent service unit
2025	\$8.00 Minimum Monthly Fee plus \$2.11 per equivalent service unit

## Residential Property:

2018	\$5.00 Minimum Monthly Fee
2020	\$5.50 Minimum Monthly Fee
2021	\$6.00 Minimum Monthly Fee
2022	\$6.50 Minimum Monthly Fee
2023	\$7.00 Minimum Monthly Fee
2024	\$7.50 Minimum Monthly Fee
2025	\$8.00 Minimum Monthly Fee

**ACTION**

Councilmember Clawson made a motion to approve Resolution 18-18 amending the Storm Water Utility Fee.

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

**CONSIDERATION AND AWARD OF BID TO FOR NEW STORAGE BUILDING.**

City Administrator Ron Salvesen said the City received three bids for the new storage building.

<u>Bidder</u>	<u>Amount</u>
Reeder/Murray Construction	\$236,784.00
Ellis	\$288,871.24
Lundahl Building	\$333,950.00

**ACTION**

Councilmember James made a motion to award the bid for a new storage building to Reeder Murray Construction in the amount of \$236,784.00 Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, and James voted aye, and Councilmember Rasmussen abstained. The motion passed.

***OTHER BUSINESS:***

**RENTAL OF ELITE HALL AND FEES.**

City Recorder Stephanie Fricke said at the last City Council Meeting the Council agreed to no longer make reservations for the Elite Hall until fees and rental uses could be addressed. After that meeting she received a phone call from a lady wanting to have cheerleader classes at the Elite Hall. She asked the City Council to clarify what it meant when it said no future reservations if that was just for family parties or if it was for lessons also.

The City Council agreed that until a new fee schedule was approved that no future rentals for any type of function would be allowed. The City Council discussed increasing the rental fee for parties over 75 people and increasing the deposit to an amount that people wouldn't break the rules and would leave the building clean. A proposed rental and deposit fees would be on the next City Council agenda.

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**MAYOR AND CITY COUNCIL REPORTS.**

Mayor Miller said the employee luncheon is on Wednesday, September 5 at 12:00 noon at the Civic Center. The Utah League of Cities and Towns is September 12 through September 14. UAMPS was a great conference and Hyrum City hosted a tour for the attendees. The tour was of the candy and historical cabins, a history of Mark Twain by Mark Stauffer, and a tour of our Canyon Power Plant and Park.

Councilmember Adams said National Night Out Against Crime went well and there were over 800 people in attendance. A couple of Cache County Deputies spoke to him about concerns with safety issues from candy being thrown during the parade. The children come out into the road too far to grab candy and are concerned someone will get ran over. They suggested requiring each float to have walkers or they can't throw candy and that it be enforced by the City before the float is allowed to enter the parade route. Also, the City Council suggested that the City charge a \$25 fee to any entries that are not decorated.

Councilmember Rasmussen said the Fall Festival will be held at the Elite Hall again this year. They are going to have soup bowls for \$5.00 and there will be dancing, games, and activities. New Years Eve Party will also be held at the Elite Hall and it is a great family event. Jazz Nights is scheduled for February 14 through 16, 2019. The Museum would like to hold a workshop with the City Council on September 6 at 5:30 to establish a mission and vision statement.

Councilmember Bingham said the last parade is the Mountain Crest Homecoming Parade at the end of September.

Councilmember Clawson said Hyrum City's irrigation water has made



it through the summer without putting any restrictions on it. This year the City was able to take its water out of the Highline Canal and also use its water in the Little Feeder Ditch which has helped keep up with irrigation water demands.

**ADJOURNMENT:****ACTION**

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

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Stephanie Miller  
Mayor

ATTEST:

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Stephanie Fricke  
City Recorder

Approved: \_\_\_\_\_  
September 6, 2018