

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD MAY 17, 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 13 citizens. City Recorder Stephanie Fricke recorded the minutes.

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

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

INVOCATION: Councilmember Adams

APPROVAL OF MINUTES:

The minutes of a special City Council Meeting held on May 3, 2018 were approved as written.

ACTION

Councilmember James made a motion to approve the minutes of a special City Council Meeting held on May 3, 2018 as written. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

The minutes of a regular City Council Meeting held on May 3, 2018 were approved as written.

ACTION

Councilmember James made a motion to approve the minutes of a regular City Council Meeting held on May 3, 2018 as written. Councilmember Clawson 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 May 17, 2018 as written. Councilmember Adams seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

AGENDA

9. SCHEDULED DELEGATIONS:

- A. Beth Lanchar, Lifestyle Homes - To request final plat approval for Phase 2 of Mt. Sterling Farms PUD located at approximately 750 to 800 West 50 North, consisting of 14 single family dwelling lots.
- B. Jake Thompson, Cobblecreek Townhomes - To request Concept Plan approval Cobblecreek Townhomes PUD located at approximately 230 North 800 East consisting 5 triplexes, 3 fourplexes, and 3 commercial sites on 3 acres.

10. OTHER BUSINESS:

- A. Tentative adoption of the 2018-2019 Operating Budgets and setting a date for a public hearing.
- B. Mayor and City Council reports.

11. 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.

Rachel Haroldsen said she is studying social work and conducted an internship at Mountain Crest High School. She asked what type of social issues Hyrum City has and would like to overcome.

Councilmember Clawson said there is a lack of community involvement.

Mayor Miller said Hyrum City has a diverse population and she feels like it would be beneficial to have all types of residents involved in volunteer service and activities in the City.

Rachel Haroldsen said there are over 400 native american students

in three different school districts. She is trying to get these students more involved in activities and school, so she understands the diverse population and trying to get more people involved.

Councilmember James invited her to attend Hyrum City's National Night Out Against Crime where information could be distributed to families.

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

SCHEDULED DELEGATIONS:

BETH LARCHAR, LIFESTYLE HOMES - TO REQUEST FINAL PLAT APPROVAL FOR PHASE 2 OF MT. STERLING FARMS PUD LOCATED AT APPROXIMATELY 750 TO 800 WEST 50 NORTH, CONSISTING OF 14 SINGLE FAMILY DWELLING LOTS.

Beth Larchar with Lifestyle Homes requested final plat approval for Phase 2 of Mt. Sterling Farms PUD located at approximately 750 to 800 West 50 North consisting of 14 single family dwelling lots.

City Administrator Ron Salvesen said this is a straight forward next phase for this subdivision. The City Staff and Engineer have reviewed and recommended approval. Leon Savage is working with the developers in that area for a regional storm water pond below the canal. The City highly encourages Lifestyle Homes to work with Leon Savage on creating a regional plant.

Councilmember Adams asked if there should be two sewer lift stations in that area or if there was a way to only have one.

City Administrator Ron Salvesen said the way the development was designed there has to be two sewer lift stations.

ACTION

Councilmember James made a motion to approve the final plat for Phase 2 of Mt. Sterling Farms PUD located at approximately 750 to 800 Est 50 North, consisting of 14 single family dwelling lots with recommendations made by the Planning Commission. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

JAKE THOMPSON, COBBLECREEK TOWNHOMES - TO REQUEST CONCEPT PLAN APPROVAL COBBLECREEK TOWNHOMES PUD LOCATED AT APPROXIMATELY 230 NORTH 800 EAST CONSISTING 5 TRIPLEXES, 3 FOURPLEXES, AND 3 COMMERCIAL SITES ON 3 ACRES.

City Administrator Ron Salvesen said Jake Thompson met with the Planning Commission on May 10, 2018 and the Planning Commission recommended that the City Council reconsider its denial of the last proposal and if that is not an option then they recommend approval with the following conditions: 1. They be allowed to begin construction on the townhome development first; 2. The commercial portion not be built until there is a demand for it; 3. After 3 years there has not been any solid interest for commercial they be allowed to revisit allowing townhomes to be built where the commercial pads are shown; 4. The City work with Nydeggar's to provide them with a reasonably priced irrigation connection or culinary water at irrigation price so that they can keep the commercial area looking nice with grass and some landscaping, and fencing be provided (vinyl along east and north - rod iron along west and south). The Planning Commission does not feel that there is a need for commercial buildings there, because there is not much call for commercial land in Hyrum. They have a difference in opinion on this development and believe that the original design for this property was better.

Jake Thompson with Cobblecreek Townhomes said he met with the Planning Commission to request concept plan approval for Cobblecreek Townhomes PUD located at approximately 230 North 800 East consisting of 5 triplexes, 3 fourplexes, and 3 commercial sites on 3 acres. He incorporated into his plan the suggestions made at the last City Council Meeting. By providing three commercial pads along the frontage of Highway 169 it will preserve commercial space in this area. He wants this development to provide a value to the City.

Councilmember James said he wasn't against the original design and would be fine with going back to it.

Councilmember Clawson said he is asking for a higher density than what he built at Green Meadow Villas on the west side of Hyrum.

Councilmember Rasmussen said after reviewing this plan there is only 32% open space and the ordinance requires 50% open space. He doesn't know how he could keep that many units and redraw the plan to get an additional 18% open space.

Councilmember Rasmussen said he can understand the Planning Commission's concern about the commercial property because the Family Dollar store has been vacant for years.

Councilmember Clawson said it is the responsibility of the City to plan for the future and if the frontage of this property is used for townhomes it will never go away and never come back for a commercial use. The highway is where commercial growth needs to happen and this area maybe the last highway location for commercial businesses going north towards Nibley.

Councilmember Bingham asked if there was landscaping on the east side of the property.

Jake Thompson said there will be a park there with grass and trees.

ACTION

Councilmember James made a motion to approve the concept plan for Cobblecreek Townhomes PUD located at approximately 230 North 800 East consisting of 5 triplexes, 3 fourplexes, and 3 commercial sites on 3 acres with the following recommendations: 1. They be allowed to begin construction on the townhome development first; 2. The commercial portion not be built until there is a demand for it; 3. After 3 years there has not been any solid interest for commercial they can request additional townhomes, but that it will not be automatic; 4. That the design plan be in accordance with the City's code on open space requirements; 5. The City will allow them to water only the commercial area with culinary water with a set amount of gallons at the pressurized irrigation rate to keep the commercial area looking nice with grass; and 6. Landscaping, and fencing be provided (vinyl along east and north - rod iron along west and south). Mayor Miller called for a second on the motion, there being none the motion died due to a lack of a second.

Jake Thompson said the only way he would be able to pick up more open space is to reduce the size of the parking areas.

Councilmember Rasmussen said parking could be reduced as long as the number of spaces meets the parking requirements in the ordinance. He would prefer this item be tabled until Jake could design the property meeting the 50% open space requirement.

Jake Thompson asked the property owner Scott Nydeggar if he was

okay with the City tabling this item until he could redesign it.

Scott Nydeggar said he doesn't see a problem in having the City table it until Jake has designed a plan that meets the ordinance.

ACTION

Councilmember Clawson made a motion to table the concept plan for Cobblecreek Townhomes PUD located at approximately 230 North 800 East consisting of 5 triplexes, 3 fourplexes, and 3 commercial sites until a plan was submitted that met the open space requirement. Councilmember Rasmussen seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye. The motion passed.

OTHER BUSINESS:**TENTATIVE ADOPTION OF THE 2018-2019 OPERATING BUDGETS AND SETTING A DATE FOR A PUBLIC HEARING.****ACTION**

Councilmember Bingham made a motion to adopt the tentative 2018-2019 Operating Budgets and to set the date for the public hearing for June 7, 2018. Councilmember Clawson seconded the motion and Councilmembers Adams, Bingham, Clawson, James, and Rasmussen voted aye.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Adams said he is getting applications for the 4th of July Parade. Councilmember Clawson said he would see if he could get a manure spreader for the City Council to ride in if not he would provide two razors.

Councilmember Rasmussen said Hot Dogs and Hot Wheels is on Saturday, June 2 and hopes everyone will attend. Museum Director Jami VanHuss provided an historic tour last Saturday and filled two vans of people. She is doing an amazing job with the Museum and Hyrum is fortunate to have her as its Museum Director.

Councilmember James said baseball and softball is starting and T-Ball will start late June. He is going to ask Softball/Baseball Director Steve Webb to provide a list of team assignments and starting dates for each group so it can be put on the City's website for people to find out which team his/her son/daughter is on. The Patriotic Program arrangements are coming along. The Imperial Glee Club will need a stage and risers.

Councilmember Bingham said she has ordered watermelons for the 4th of July. Last night she gave out the schedule for the Community Parades.

Councilmember Clawson said the Library Summer Reading Program Kick-off Party is on Monday June 4 on the City Square. The end of the Library Summer Reading Program Party is on July 26 at 6:00 p.m. Assistant Librarian Delilah Sant has announced her retirement.

Mayor Miller said Hyrum City's Hometown Deputy Sheriff Virgil Hutton received the Cache County Deputy Sheriff of the Year Award. Virgil is great in our community and he does a great job. Senior Center Cook and Assistant Sheila Mogle is moving and her last day will be June 8.

ADJOURNMENT:

ACTION

**There being no further business before the City Council,
the Council Meeting adjourned at 8:00 p.m.**

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder