

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD FEBRUARY 3, 2022 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 Clawson, Paul James, Vicky McCombs, and Craig L. Rasmussen.

**EXCUSED:** City Administrator Ron Salvesen, City Recorder Stephanie Fricke.

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

**OTHERS PRESENT:** Zoning Administrator Matt Holmes, and three citizens. Deputy Recorder Hailey Brown recorded the minutes.

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

**PLEDGE OF ALLEGIANCE:** Councilmember McCombs

**INVOCATION:** Councilmember James

**APPROVAL OF MINUTES:**

The minutes of a regular meeting on January 20, 2022 were approved as written.

**ACTION**

Councilmember Clawson made a motion to approve the minutes of a regular meeting held on January 20, 2022 as written. Councilmember McCombs seconded the motion and Councilmembers Adams, 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 James made a motion to approve the agenda

**for a regular scheduled meeting on February 3, 2022 as written. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.**

8. PUBLIC COMMENT:
9. SCHEDULED DELEGATIONS:
  - A. Mike Gallagher, M.G. Property, LLC - To request Site Plan approval for a 3.06 acres 3 lots storage facility at 1765 Anvil Road in Blacksmith Fork Subdivision.
10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:
  - A. Ordinance 22-01 - A ordinance amending the Zoning Map of Hyrum City, Utah by rezoning property located at approximately 605 Park Drive Parcel #01-013-0031 from Residential R-2 to Residential R-2A.
11. OTHER BUSINESS:
  - A. Appointment to Senior Center Board.
  - B. Consideration and approval of Youth Council Advisor.
  - C. Report on diversity.
  - D. Mayor and City Council Reports.
12. ADJOURNMENT

***PUBLIC COMMENT:***

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

***SCHEDULED DELEGATIONS:***

**MIKE GALLAGHER, M.G. PROPERTY, LLC- TO REQUEST SITE PLAN APPROVAL FOR A 3.06 ACRE 3 LOTS STORAGE FACILITY AT 1765 ANVIL ROAD IN BLACKSMITH FORK SUBDIVISION.**

Mike Gallagher said the concerns that were brought up at the last meeting have been fixed in the lease. There will be no tarps used for coverage. He also included that there would be enforcement of no leaking chemicals from vehicles and no vehicle maintenance on site at the facility. He also said dumpsters have been added on the site plan.

Councilmember Rasmussen said a small dumpster was recommended for the cleaners to throw away leftover items but was not required because it does have cons as people may use them to dump items resulting in the bins filling more often. He asked if the tree plan will meet the 25% landscaping requirement. He figured there

would need to be 19-20 trees included in the landscape.

Councilmember James said maple trees may be a good idea because they would handle the wind better.

Councilmember Rasmussen said the rear yard is 25% screening in five years as written in the codebook. The drawing plan of the West side looks good. He asked which of the four landscaping screening options Mike was going to proceed with.

Mike Gallagher said they chose Option B - sloping.

Councilmember Rasmussen asked Mike to explain the 40-foot-deep bays.

Mike Gallagher said they will be 10x4 bays, and there will be a mixture of different sizes throughout.

Councilmember Rasmussen asked if the site plan shows a sidewalk on Anvil Road.

Zoning Administrator Matt Holmes said those are engineering lines.

Councilmember Rasmussen said on 1810 East there isn't a building to berm against.

Councilmember Clawson said it would be hard to maintain landscape and weeds.

Mike Gallagher said it gives more area in the winter to push snow.

Councilmember James asked if the berm could be dropped down for the emergency exit.

Mike Gallagher said yes, he will do that.

Councilmember Rasmussen pointed out on the 175 South Street there is fifteen spaces instead of sixteen spaces and the other side there is twenty-two spaces instead of twenty-three spaces.

Mayor Miller appreciated Mike Gallagher taking the input that has been given.

**ACTION**

**Councilmember James made a motion to approve the Site Plan for a 3.06 acre 3 lots storage facility at 1765 Anvil Road in Blacksmith Fork Subdivision with the**

recommendations put forward from the City Council and Planning Commission members. Councilmember McCombs seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

***INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES***

**ORDINANCE 22-01- AN ORDINANCE AMENDING THE ZONING MAP OF HYRUM CITY, UTAH BY REZONING PROPERTY LOCATED AT APPROXIMATELY 605 PARK DRIVE PARCEL #01-013-0031 FROM RESIDENTIAL R-2 TO RESIDENTIAL R-2A.**

Councilmember James is concerned with this rezone that enabling them to have an accessory apartment by exception will then present more rezones through the city. He understands that there is already an apartment at the location and doesn't want to see an owner unoccupied home.

Councilmember Adams asked do we have a code on accessory apartments.

Zoning Administrator Matt Holmes said the code states that the apartment must be owner occupied without changing the footprint.

Councilmember Rasmussen said he shares similar concerns with Councilmember James. The Planning Commission also shared a letter from a nearby property owner.

Zoning Administrator Matt Holmes said the Planning Commission discussed that two driveways already exist, one for each separate unit. The landscaping requirements look good with many mature trees on the property. They also discussed there being many multiplexes through the city with a lack of multifamily housing in that area, so the Planning Commission recommended approval.

Councilmember James said with it being a residential area the home needs to be owner occupied. He letters get sent to homeowners on issues and they don't receive them or ignore the issue because it does not matter to them. He believes the owner-occupied homes with accessory apartments should be good enough and that accessory apartment zoning should be addressed. If the zoning for this address is changed, will the next block do the same thing with a home.

Councilmember Rasmussen appreciates the discussion and agrees that

owner occupied premises are better for the community long term.

**ACTION**

Councilmember Rasmussen made a motion to disapprove Ordinance 22-01- An ordinance amending the Zoning Map of Hyrum City, Utah by rezoning property located at approximately 605 Park Drive Parcel #01-013-0031 from Residential R-2 to Residential R-2A. Councilmember James seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

***OTHER BUSINESS:*****APPOINTMENT TO SENIOR CENTER BOARD.****ACTION**

Councilmember James made a motion to appoint Bob Willmore to the Senior Center Board. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

**CONSIDERATION AND APPROVAL OF YOUTH COUNCIL ADVISOR.****ACTION**

Councilmember James made a motion to appoint Amber Myers as Youth Council Advisor. Councilmember McCombs seconded the motion and Councilmembers Adams, Clawson, James, McCombs, and Rasmussen voted aye. The motion passed.

**REPORT ON DIVERSITY.**

Mayor Miller said the report on diversity will be presented by Councilmember McCombs from a conference at the League of Cities and Towns.

Councilmember McCombs said at the conference there were many good things to implement in the community. Everyone in the community should be able to feel like they have a voice and embrace their differences. There are several cities that have diversity committees made up of different ethnic and religious groups. The committee then works with Youth Council groups and local businesses. At the Night Out Against Crime it might be a good idea to add diversity aspects to the program. We could also add diversity to the 4th of July program through games, cookoffs, and dancing.

Mayor Miller said the city used to have a strength and diversity committee. They would host an international food festival on the City Square. The director stepped back and then the group went away. It was a good thing to have in the city.

Councilmember James said there would need to be a committee that can help plan some of the events rather than just a council.

Councilmember Rasmussen said the museum hosts several diversity activities as well.

Councilmember Adams asked if the group would be a combination of gender and diversity.

McCombs said it was more diversity, but we may want to include all groups. She also mentioned that this year's royalty may have diversity.

Mayor Miller said with no councilmembers being opposed she would suggest Councilmember McCombs to put together a list of names for people to serve and if any of the Council has suggestions to give those to Councilmember McCombs.

Councilmember McCombs said the suggestions need to be from a variety of all groups.

Mayor Miller said several groups to ask could include churches, Senior Center visitors, The Family Place, and the Spanish Branch.

Councilmember James suggested asking Teri Cutler at Mountain Crest High School for some young individuals.

Mayor Miller said we will go ahead and move forward with this.

#### **MAYOR AND CITY COUNCIL REPORTS.**

Mayor Miller said we need an idea from the Council on how to proceed with the property the Health Department is interested in. There is four acres across the street from Salt Hollow Park and it was talked about to let them use one acre on the West side of the property on 100 North. The Health Department wants to build close to a bus stop to allow transportation for those that need it. Allowing use of one acre still leaves plenty of property for the city to use in the future.

Councilmember Rasmussen asked what the zoning is for that property.

Zoning Administrator Matt Holmes said the zoning is currently open so Hyrum City would zone it as commercial.

Mayor Miller asked if we should set a price for the property or get it appraised.

Councilmember Clawson said we should get it appraised by a realtor as they know how to price it appropriately.

Councilmember Adams said the three homes around that space may not be in favor of this.

Councilmember James said the property by the ambulance station was also talked about.

Councilmember Rasmussen asked is there more need for a Health Department on the south end of the valley and is it specifically needed in the JBS area.

Councilmember McCombs said the property by the ambulance station would be a good area because those coming from Paradise or Nibley surrounding areas would see it coming into town.

Mayor Miller said the space by the ambulance station is the future expansion for the cemetery.

Councilmember McCombs said the old Family Dollar building would be the perfect place and help on costs because there is already a building there.

Councilmember Clawson said we should look into the other property options while we send out notices to the neighbors on 100 North to get input.

Mayor Miller asked do we still have any people interested in the Family Dollar building.

Zoning Administrator Matt Holmes said the asking price for the building was not reasonable.

Councilmember Rasmussen mentioned there is lots behind Golden Jade.

Councilmember James said the area by Cobble Creek Townhomes may be a good space.

Councilmember McCombs asked if there was a specific reason why they wanted it to be close to JBS.

Mayor Miller wasn't sure on the reasoning behind being close to JBS. The Health Department felt our property on the West side of town would fit its needs best.

Councilmember James said there needs to be a public hearing before selling the property.

Mayor Miller appreciated the input that was given, and she will get that over to the Health Department. She gave a reminder for an employee lunch held on February 16th with a budget workshop afterward's for those interested. The polar plunge was moved to February 25 from 3:00-5:00 p.m. Mayor Miller asked who was going to the mid-year League of Cities and Towns held April 20-22, which is the Tuesday before the UAMPS workshop. There is a legislative session prior to the conference so those updates will be given at the League of Cities and Towns. City Treasurer Todd Perkins prefers everyone going to register themselves on the league's website. Councilmember James and McCombs will be attending, and Councilmember Clawson is going to try and make it.

Councilmember Adams asked when the fall session is held this year.

Mayor Miller said the fall session is October 5-7. There was also word that went out about the Hyrum City Ski Night being free with people calling to be reimbursed. Mayor Miller asked if we wanted to continue with the ski night.

Councilmember James said the city must guarantee a certain number of people are going to ski night. Beaver Mountain does not reimburse us money if we don't get the minimum.



Councilmember Clawson said he hasn't personally attended ski night before. Beaver Mountain has many public open ski nights that people could attend as well.

Councilmember James said the city may be better off putting that money towards other activities that more people can do. Beaver Mountain will need to be notified soon before they call to schedule us for next year.

Councilmember Adams said he has two-three people lined up for the Night Out Against Crime with the Health Department being the most excited. The Health Department also asked if we could have a table set up at the easter egg hunt for them to hand out informational fliers. The American Legion is still planning on doing the flags for the 4<sup>th</sup> of July.

Councilmember James said the scouts would also help if the American Legion needs help.

Councilmember Adams said the scout leader Travis Parker asked if the cannon could fire to start the parade.

Councilmember McCombs said she still likes the parade start time of 10:00 a.m. and we can think about the cannon firing off to start the parade.

Councilmember Rasmussen said the Museum activities average usage was 1,728 people, not including special events. The number of scout visits dropped while the amount of school visits was still high. The special events activity usage is still a bit lower but double the Covid numbers. Saturday's Museum usage has increased about five times from pre-Covid numbers with being closed for Covid through 2020. Hot Wheels in Hyrum is currently being planned. Cash sponsorships were discussed but the sponsors are requesting more drawings rather than cash. He also mentioned the Nielson property on Mainstreet sent in a new plan removing the apartment building and adding a row of duplex units consisting of eight units stacked side by side like townhouses.

Zoning Administrator Matt Holmes said this property goes to Planning Commission next and their open space is currently 43% with the code at 50%.

Councilmember Rasmussen said the new plan consists of twenty-eight units and the apartment plan had thirty-eight units. The proposed plan they will have to reroute irrigation water lines as with the apartments they wouldn't have to reroute, and they would also get more open space.

Councilmember James asked if the plans have two-car garages.

Zoning Administrator Matt Holmes said some of the units will have a two-car garage.

Councilmember Clawson asked if we have heard from the surrounding citizens.

Councilmember Rasmussen said he has heard mostly positive besides one.

Councilmember Clawson asked if they could get more open space by putting a walkway between the row of homes.

Councilmember Adams and Councilmember McCombs said they do not want to see apartments on Mainstreet.

Councilmember Clawson asked if the builder has done research on these older communities before.

Zoning Administrator Matt Holmes said yes, they have built several.

Councilmember Rasmussen said we have a previous contractor bid from the Elite Hall that is still interested in the masonry restoration paint removal and major brick repair. City Administrator Ron Salvesen had asked that we get other quotes, so Rasmussen reached back out to the previous masonry contractors. Not many of the companies were interested in paint removal. Abstract Masonry specializes in the kind of work we are looking for and they planned the project being two and half times longer. There is a concern with taking the low bid from Wicks. We need to decide how we want to proceed.

Councilmember James said we need to be environmentally friendly, and he trusts Councilmember Rasmussen's judgement on what he feels we should do.

Councilmember Rasmussen said he will proceed with the RAPZ funding and see if we can move forward with a company to do the work.

Councilmember James said the Scout Master Travis Parker is going to try and place flags on veteran's graves ten times a year. They also would like to get a \$50 generous donation for the work.

Councilmember Clawson asked how many veterans we have in the cemetery.

Councilmember Adams said we have a good amount.

Councilmember James said the youth recreation sign ups have started. There was also a CVTD board meeting to look at being more efficient on areas that don't get as much usage. They would do more pickups if requested. They are in the final design process to build the new bus facility in North Logan with the 18-million-dollar grant. Mosquito abatement has done a great job. He is working on getting the Patriotic Program set up for the 4<sup>th</sup> of July and to have the youth sing again. He has a speaker set up for the program.

Councilmember McCombs said the Royalty Pageant will be April 29<sup>th</sup>. There was a news article published on Senior Center volunteers that was very nice. The Food Pantry would like us to hold a once-a-week food drop and have seniors come up to the Senior Center to pick up a bag of food. Councilmember McCombs would go every month to the Food Pantry to pickup the items then she would have to bag and distribute them.

Councilmember James asked how much food they would bring.

Councilmember McCombs said she will give them an estimate number of how many people she has. The Covid signs have worked well to keep people out of the Senior Center and has helped eliminate phone calls. The Tour Health Covid unit is also hiring locally because they need more help.

Councilmember Clawson met with Little Bear Distribution last week. There is 200 square feet water less in Porcupine right now than we need. The forecast is warmer and dryer than average, so we need to be prepared for another intense summer. All other cities besides Hyrum used their entire allotment of water last year. The South Cache Water Bureau is pushing to classify water as ag water except for 30%. They would like us to free flow the water in October rather than store it in our rivers.

Councilmember McCombs asked if we could post the radio station information for council meetings on our website and all councilmembers agreed.

**ADJOURNMENT:**

**ACTION**                    **There being no further business before the City Council, the Council Meeting adjourned at 8:12 p.m.**

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Stephanie Miller  
Mayor

ATTEST:

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Stephanie Fricke  
City Recorder

Approved: February 17, 2022  
As Written