

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD JANUARY 7, 2021, HELD ELECTRONICALLY THROUGH ZOOM VIDEO COMMUNICATIONS THE MEETING ID: 853-4028-0872 PASSWORD: 615336. HYRUM CITY HELD THIS MEETING ELECTRONICALLY IN COMPLIANCE WITH UTAH GOVERNOR GARY HERBERT'S EXECUTIVE ORDER TO SUSPEND THE ENFORCEMENT OF PROVISIONS OF UTAH CODE 52-4-207, AND RELATED STATE AGENCY ORDERS, RULES AND REGULATIONS, DUE TO INFECTIOUS DISEASE COVID-19 NOVEL CORONAVIRUS.

ANY MEMBER OF THE PUBLIC HAD THE OPPORTUNITY TO REMOTELY OBSERVE THE MEETING OR COMMENT DURING THE PUBLIC HEARING ELECTRONICALLY THROUGH ZOOM VIDEO COMMUNICATIONS WITH THE FOLLOWING LINK:

<https://us02web.zoom.us/j/85340280872?pwd=b1RSUVlteEc3UnpsRWxOTH Evd0JSdz09>

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Stephanie Miller

ROLL CALL: Councilmembers Steve Adams, Jared C. Clawson, Paul C. James, and Vicky McCombs.

EXCUSED: Councilmember Craig L. Rasmussen

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, Zoning Administrator Matt Holmes, Secretary Hailey Maughan, and 15 citizens. City Recorder Stephanie Fricke recorded the minutes.

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

APPROVAL OF MINUTES:

The minutes of December 3, 2020 were approved as written.

ACTION

Councilmember McCombs made a motion to approve the minutes of a regular meeting held on December 3, 2020 as written. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, and McCombs 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 January 7, 2021 as written. Councilmember McCombs seconded the motion and Councilmembers Adams, Clawson, James, and Rasmussen voted aye. The motion passed.

8. PUBLIC COMMENT

9. PUBLIC HEARING

A. To receive public comment to consider adopting, enacting, and/or modifying Written Impact Fee Facilities Plans, Impact Fee Analyses, and an Impact Fee Enactment by Ordinance for Hyrum City Power.

10. SCHEDULED DELEGATIONS

A. Josh Runhaar, Neighborhood Housing Solutions - To request approval of a revised Concept Plan for Mountain View Estates a subdivision located between 500 to 700 South and 1170 to 1600 East to subdivide 57 acres into 175 9,900 square foot single family lots.

B. Carl Lundahl, Lundahl Farms, LLC - To request approval of a three lot mini-subdivision located at approximately 365 West 300 North (Parcel 01-030-0004) with an exception to the minimum frontage requirements from 82.50 feet to 82.10 feet for lots one and two.

C. Jennie Pakalani - To request approval to sell snow cones and cotton candy over the spring, summer and fall of 2021 at Hyrum City's sports fields and the use of City power.

11. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

A. Resolution 21-01 - A resolution authorizing a Councilmember to automatically succeed to the position of Mayor Pro Tempore.

B. Resolution 21-02 - A resolution amending the Personnel Policies and Procedures Manual for Hyrum City Corporation to amend leave pay for part time employees with benefits and other miscellaneous items.

C. Resolution 21-03 - A resolution of Hyrum City adopting the 2020 Bear River Region, Utah Pre-Disaster Mitigation Plan.

12. OTHER BUSINESS

A. Consideration and approval of Electric Impact Fee Facility Plan.

B. Mayor and City Council Reports.

13. 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.

Elizabeth Ryan, HOA President of Green Meadow Villas, asked if the developers Rod and Jake Thompson had finished all of the improvements that the City was going to require.

City Administrator Ron Salvesen said Rod and Jake Thompson have completed all of the City requirements for Green Meadow Villa and Hyrum City will be releasing the bond.

Elizabeth Ryan said the Cache County Recorder's office still has Jake and Rod Thompson as the owner of the HOA common areas. She has contacted the HOA attorney and has asked for Rod and Jake Thompson to sign the deeds over to the HOA. There are still some minor items on some of the units that need to be taken care of by the developers.

City Administrator Ron Salvesen said the items needing to be taken care of on the buildings are not covered under the bond to the City. The individual owner or HOA will have to contact the developers to have it fixed.

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

PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENT TO CONSIDER ADOPTING, ENACTING, AND/OR MODIFYING WRITTEN IMPACT FEE FACILITIES PLANS, IMPACT FEE ANALYSES, AND AN IMPACT FEE ENACTMENT BY ORDINANCE FOR HYRUM CITY POWER.

Mayor Miller said Hyrum City is considering adopting and enacting an impact fee for Hyrum City Power. An engineer has reviewed Hyrum City's system and has written an Impact Fee Facilities Plan and an Analysis of its Power System. State law outlines the process that needs to take place before an impact fee can be adopted by the City. This is the first public hearing that has to be held and there will be another one before the City can adopt and set the impact fee.

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, and McCombs. The motion passed.

Mayor Miller asked for 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 6:37 p.m. Councilmember Clawson seconded the motion Councilmembers Adams, Clawson, James, and McCombs voted aye. The motion passed.

SCHEDULED DELEGATIONS:

JOSH RUNHAAR, NEIGHBORHOOD HOUSING SOLUTIONS - TO REQUEST APPROVAL OF A REVISED CONCEPT PLAN FOR MOUNTAIN VIEW ESTATES A SUBDIVISION LOCATED BETWEEN 500 TO 700 SOUTH AND 1170 TO 1600 EAST TO SUBDIVIDE 57 ACRES INTO 175 9,900 SQUARE FOOT SINGLE FAMILY LOTS.

Zoning Administrator Matt Holmes said on December 10 the Planning Commission recommend approval of the Concept Plan for Mountain View Estates Subdivision located between 500 to 700 South and 1170 to 1600 East for 175 9,900 single family lots on 57 acres with the condition that lots will have no access to 700 South west of 1490 East and no access to 1600 East.

Josh Runhaar with Neighborhood Housing Solutions said this new plan is necessary in order to provide more affordable lots. It provides for more efficient infrastructure improvements and reduces the road footage. There is additional open space and a walkway through the middle of the lots to the open space. Home builders will have over 60 plans to choose from when deciding which home they are going to build.

Zoning Administrator Matt Holmes said there will be multiple points of access from Hammer Road. As houses are built on the south side of the property 6200 South may have to be built before development actually reaches 6200 South.

ACTION Councilmember James made a motion to approve the concept plan for Mountain View Estates Subdivision located between 500 to 700 South and 1170 to 1600 East for 175 9,900 single family lots on 57 acres with the condition that lots will have no access to 700 South west of 1490

East and no access to 1600 East. Councilmember Clawson seconded the motion Councilmembers Adams, Clawson, James, and McCombs voted aye. The motion passed.

CARL LUNDAHL, LUNDAHL FARMS, LLC - TO REQUEST APPROVAL OF A THREE LOT MINI-SUBDIVISION LOCATED AT APPROXIMATELY 365 WEST 300 NORTH (PARCEL 01-030-0004) WITH AN EXCEPTION TO THE MINIMUM FRONTAGE REQUIREMENTS FROM 82.50 FEET TO 82.10 FEET FOR LOTS ONE AND TWO.

Zoning Administrator Matt Holmes said on December 10, 2020 the Planning Commission recommended approval of a three lot mini-subdivision located at approximately 365 West 300 North with an exception to the minimum frontage requirements from 82.50 feet to 82.10 feet for lots one and two.

ACTION

Councilmember Clawson made a motion to approve a three lot mini-subdivision located at approximately 365 West 300 North with an exception to the minimum frontage requirements from 82.50 feet to 82.10 feet for lots one and two. Councilmember James seconded the motion Councilmembers Adams, Clawson, James, and McCombs voted aye. The motion passed.

JENNIE PAKALANI - TO REQUEST APPROVAL TO SELL SNOW CONES AND COTTON CANDY OVER THE SPRING, SUMMER AND FALL OF 2021 AT HYRUM CITY'S SPORTS FIELDS AND THE USE OF CITY POWER.

Jenny Pakalani said she wants to teach her six year old son responsibility, how to work and the value of money. She wants permission to sell snow cones and cotton candy from April through October at Hyrum City's sports fields. She does not have a specific schedule for when they will be at the fields. She will make the cotton candy at home and place them in individual bags to sell. They will wear gloves and masks during the making process. She will need power for the snow cone machine and was hoping Hyrum City would allow her to use its power.

Councilmember McCombs said the Health Department prohibits food from being sold that is made at home. The Health Department requires food being sold to be made on site or in an approved FDA kitchen. She asked if she had been in contact with the Health Department and if she had a food handler's permit.

Jenny Pakalini said she has not contacted the Bear River Health Department but that she would get a food handler's permit.

City Administrator Ron Salvesen said he has concerns about the City providing power for someone to use as a business. The City allows food trucks but they are different than this type of a business. Food trucks are self contained and have water to clean and wash hands.

Councilmember James said he is also concerned about the City providing power and having an extension cord from her equipment to a City outlet would be a tripping hazard.

Jenny Pakalani said if the City doesn't want her to use its power she could provide a generator on site.

Councilmember James said a generator would be noisy and could be a distraction to not just the athletes but to the spectators as well.

Councilmember Clawson said if the City allows her to connect to the power then they would have to let anyone wanting to sale concessions to connect to the power. If the City allows her to use the power there needs to be a fee charged for her use.

Jenny Pakalani said she will meet with the Health Department to see if they will allow her to make cotton candy at her home and she would be willing to pay for the power if the City will okay it.

ACTION Councilmember James made a motion to table Jenni Pakalani's request to sell snow cones and cotton candy over the spring, summer and fall of 2021 at Hyrum City's sports fields and the use of City power until Jenn meets with the Health Department and can provide the City a letter that it approved her making cotton candy at home and selling it at the City's parks. Councilmember Adams seconded the motion Councilmembers Adams, Clawson, James, and McCombs voted aye. The motion passed.

INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:

RESOLUTION 21-01 - A RESOLUTION AUTHORIZING A COUNCILMEMBER TO AUTOMATICALLY SUCCEED TO THE POSITION OF MAYOR PRO TEMPORE.

ACTION Councilmember Clawson made a motion to approve Resolution 21-01 authorizing Councilmember Adams to automatically succeed to the position of Mayor Pro Tempore. Councilmember McCombs seconded the motion and

Councilmembers Adams, Clawson, James, and McCombs voted aye. The motion passed.

RESOLUTION 21-02 - A RESOLUTION AMENDING THE PERSONNEL POLICIES AND PROCEDURES MANUAL FOR HYRUM CITY CORPORATION TO AMEND LEAVE PAY FOR PART TIME EMPLOYEES WITH BENEFITS AND OTHER MISCELLANEOUS ITEMS.

Mayor Miller explained that Resolution 21-02 would amend the leave pay for part time employees with benefits working more than 30 hours to earn vacation, sick leave and holiday pay at three quarter time rather than half the time of a full time employee.

ACTION

Councilmember Adams made a motion to approve Resolution 21-02 amending the Personnel Policies and Procedures Manual for Hyrum City Corporation to amend leave pay for part time employees with benefits and other miscellaneous items. Councilmember McCombs seconded the motion and Councilmembers Adams, Clawson, James, and McCombs voted aye. The motion passed.

RESOLUTION 21-03 - A RESOLUTION OF HYRUM CITY ADOPTING THE 2020 BEAR RIVER REGION, UTAH PRE-DISASTER MITIGATION PLAN.

Mayor Miller said Resolution 21-03 adopts the 2020 Bear River Region Pre-Disaster Mitigation Plan. By approving this resolution Hyrum City would be eligible to apply for federal funding if there was a disaster.

ACTION

Councilmember James made a motion to approve Resolution 21-03 adopting the 2020 Bear River Region, Utah Pre-Disaster Mitigation Plan. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, and McCombs voted aye. The motion passed.

OTHER BUSINESS:

CONSIDERATION AND APPROVAL OF ELECTRIC IMPACT FEE FACILITY PLAN.

ACTION

Councilmember James made a motion to approve the Electric Impact Fee Facility Plan. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, and McCombs voted aye. The motion passed.

MAYOR AND CITY COUNCIL REPORTS.

Mayor Miller asked if there was another Councilmember that would be willing to meet with herself, Councilmember Rasmussen, City Staff, and the Lewis's regarding road issues related to their annexation. Councilmember Clawson said he would be willing to meet with them.

Mayor Mille reminded the City Council of Hyrum City's Road and Water Superintendent Corey Nielsen's retirement open house on Wednesday from 12:00 to 2:00 p.m. in the Council Chambers.

Councilmember McCombs said Hyrum City's Royalty Pageant will be held in the Spring because of COVID. The Senior Center continues to serve meals twice a week. The number of people needing lunch continue to increase and it is getting to the point that she will either have to limit the number of meals or start asking for donations.

City Administrator Ron Salvesen said Logan City is raising garbage rates by a \$1.00 per month. Hyrum City will increase its rates to reflect the increase.

ADJOURNMENT:

ACTION There being no further business before the City Council, the Council Meeting adjourned at 7:26 p.m.

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: February 4, 2021
As Written