

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD JUNE 19, 2025 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 P.M.

**CONDUCTING:** Mayor Pro Tempore Paul James

**ROLL CALL:** Councilmembers Steve Adams, Jared Clawson, Michael Nelson, and Craig L. Rasmussen.

**EXCUSED:** Mayor Stephanie Miller

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

**OTHERS PRESENT:** City Planner Tony Ekins, City Engineer Matt Holmes, Power Superintendent Larry Coleman, Recreation Manager Robert Stroud, nine citizens. City Recorder Stephanie Fricke recorded the minutes.

**WELCOME:** Mayor Pro Tempore James welcomed everyone in attendance and invited audience participation.

**PLEDGE OF ALLEGIANCE:** Councilmember Clawson

**INVOCATION:** Councilmember Adams

**APPROVAL OF MINUTES:**

The minutes of a regular meeting on June 19, 2025 were approved as amended.

**ACTION**

Councilmember Clawson made a motion to approve the minutes of a regular meeting held on June 5, 2025 as with the following amendment to Page 9, Paragraph 2. After "Councilmember Clawson seconded the motion and Councilmembers Clawson, James" delete "Nelson" and after "...and Rasmussen voted aye" add ", Councilmember Nelson voted nay". Councilmember Rasmussen seconded the motion and Councilmembers Adams, Clawson, James, Nelson, 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 June 19, 2025 as written. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.**

## 10. SCHEDULED DELEGATIONS

- A. Cory Waddoups, Unreasonable Capital Hyrum LLC - To request approval to an amendment of the Final Plat for Harvest Valley Court P.U.D. consisting of 28 townhouses located at approximately 43 North 300 East to align its east boundary with Hyrum City's right-of-way.

## 11. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

- A. Resolution 25-18 - A resolution amending the 2024-2025 General Fund, Water Fund, Sewer Fund, Electric Fund, Irrigation Fund, Storm Water Fund, Capital Projects Fund Operating Budgets.
- B. Resolution 25-19 - A resolution approving and adopting the Fiscal 2025-2026 operating budgets for Hyrum City's General Fund, Culinary Water Fund, Sewer Treatment Fund, Sewer Collection Fund, Electric Fund, Irrigation Water Fund, Storm Water Fund, and Capital Projects Fund.
- C. Ordinance 25-04 - An ordinance amending Chapter 2.12, Section 2.12.010 of the Hyrum City Municipal Code, to provide for adjustments in the salaries of Officers and Employees of Hyrum City.
- D. Resolution 25-20 - A resolution establishing the Municipal Certified Tax Rate for Fiscal 2025-2026.
- E. Resolution 25-21 - A resolution declaring certain Hyrum City equipment as surplus and ordering the sale or disposal thereof.
- F. Ordinance 25-05 - An ordinance establishing a temporary land use regulations governing short-term rentals and similar transient housing uses pursuant to Utah Code 10-9a-504.
- G. Ordinance 25-06 - An ordinance amending Sections 17.70.010, and 17.70.040 of Title 17 (the Zoning Ordinance) of the Hyrum City Municipal Code to define incompatible use and retaining walls, establish fence requirements between incompatible uses, establish retaining wall requirements, establish maximum fence

height and location requirements, and restructure general requirements.

12. OTHER BUSINESS

- A. Consideration and appointment of Library Board Members.
- B. Discussion on shared bike track with Mountain Crest High School.
- C. Budget Report.
- D. Mayor and City Council reports.

13. ADJOURNMENT

**PUBLIC COMMENT:**

Mayor Pro Tempore James asked if a citizen had a question or comment to please keep it under three minutes.

Ryan Smith said he lives at 246 East 100 North and is still having flooding issues from Harvest Valley Court P.U.D. At the last City Council Meeting he spoke with a representative from Harvest Valley Court about the flooding problems and asked for the owner to contact him. He has heard nothing from the developer of Harvest Valley Court.

There being no further public comment, Mayor Pro Tempore James moved to the next agenda item.

**SCHEDULED DELEGATIONS:**

**CORY WADDOUPS, UNREASONABLE CAPITAL HYRUM LLC - TO REQUEST APPROVAL TO AN AMENDMENT OF THE FINAL PLAT FOR HARVEST VALLEY COURT P.U.D. CONSISTING OF 28 TOWNHOUSES LOCATED AT APPROXIMATELY 43 NORTH 300 EAST TO ALIGN ITS EAST BOUNDARY WITH HYRUM CITY'S RIGHT-OF-WAY.**

Elliot Able said Corey Waddoups with Unreasonable Capital Hyrum asked him to represent his request at tonight's City Council Meeting. Unreasonable Capital Hyrum requested approval for the amendment to the Final Plat of Harvest Valley Court P.U.D. located at approximately 43 North 300 East to adjust the East Boundary of the Plat to reflect the City right-of-way. The landscaping plan has been included with the plat.

Councilmember Rasmussen asked Elliot why no one from Harvest Valley Court P.U.D. has contacted Ryan Smith a concerned home owner adjacent to this project, whose property has constant flooding problems due to this project.

Elliot Able said Ryan Smith said he had hired an attorney to help

him with the flooding issues and assumed Mr. Smith's attorney would be contacting Unreasonable Capital Hyrum LLC about the flooding problems.

Councilmember Nelson said the Hyrum City Council has expressed its concerns at multiple City Council Meetings and has asked representatives with Unreasonable Capital to meet with Mr. Smith regarding the flooding issues. There should be a resolution for the flooding issues by now or at the very minimum Unreasonable Capital should have met with Mr. Smith to address the flooding issues on Mr. Smith's property. He is not in favor of approving the final plat for this project until there is some type of plan addressing the flooding issue on Mr. Smith's property.

Elliot Able said because Mr. Smith has contacted an Attorney, Unreasonable Capital can not discuss the flooding issue with Mr. Smith. Unreasonable Capital has been waiting for formal letter from Mr. Smith's attorney.

City Planner Tony Ekins said Unreasonable Capital is proposing to amend the Final Plat to correct lot line issues that were discovered in the Original Plat. In addition to the final plat corrections, the applicant has submitted updated civil site plans and landscape plans. On May 1, 2025, the City Council reviewed the application and made a motion to continue the discussion with the following conditions: 1. Resolution of City Staff comments; 2. Applicants landscape development committee review and include the placement of the pickleball court in the landscaping plan; 3. Landscaping plan also include the irrigation lines; and 4. Landscaping plan show the screen walls between the units. Staff has reviewed the plan submitted and comments from each department are included on the June 19, 2025 memorandum to the City Council. There is still a lot of issues that need to be addressed before this is approved. The applicant continues to request final plat approval without making corrections and resolving issues. He recommended the City Council issue a stop order on the construction site until all of the items have been addressed by the developer. There are multiple safety hazards on the site and with no fencing around the property it is dangerous. There are utility lines that haven't been installed correctly and were never inspected that this project needs to be stopped and the site secured immediately. He understands the developer bought this project with the existing problems, but until the City has a development agreement in place that addresses all of the utility line issues, landscaping plan, storm drainage issues, boundary lines, irrigation, etc. the City

should not move forward any approval nor allow them to continue with construction work on the property.

**ACTION**

Councilmember Rasmussen made a motion to continue the request for approval to an amendment of the Final Plat for Unreasonable Capital Hyrum LLC for Harvest Valley Court P.U.D. consisting of 28 townhouses located at approximately 43 North 300 East with the following requirements: 1. Surface restoration of private properties; 2. Mitigate 100 North storm drain to function properly; 3. Hazardous and dangerous situations to be addressed immediately; 4. and Prior to approval of final plat a development agreement needs to be implemented to address all existing conditions and outstanding items. The developer and Hyrum City will need to work together to write a development agreement. Councilmember Clawson seconded the motion.

Councilmember Adams asked if the stop order should be lifted at this time.

Councilmember Rasmussen said no the stop order should not be lifted at this time but that due to public safety issues that need to be addressed immediately the developer will need to install a fence around the project.

Councilmember Nelson recommended amending the motion to require the owner of Harvest Valley to meet with the City and Ryan Smith for a site visit to discuss the concerns with the project.

Councilmember Rasmussen said he would not accept the amendment to the motion. He does not believe the owner of Harvest Valley Court should have to meet with the City and that representative for the owner would be sufficient

Councilmembers Adams, Clawson, James, and Rasmussen voted aye, and Councilmember Nelson voted nay. The motion passed.

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

**RESOLUTION 25-18 - A RESOLUTION AMENDING THE 2024-2025 GENERAL FUND, WATER FUND, SEWER FUND, ELECTRIC FUND, IRRIGATION FUND, STORM WATER FUND, CAPITAL PROJECTS FUND OPERATING BUDGETS.**

Mayor Pro Tempore James said a public hearing was held on June 5, 2025 to discuss 2024-2025 General Fund, Water Fund, Sewer Fund, Electric Fund, Irrigation Fund, Storm Water Fund, and Capital Projects Fund Operating Budgets

**ACTION**

Councilmember Adams made a motion to approve Resolution 25-18 - A resolution amending the 2024-2025 General Fund, Water Fund, Sewer Fund, Electric Fund, Irrigation Fund, Storm Water Fund, and Capital Projects Fund, Operating Budgets. Councilmember Nelson seconded the motion and Councilmember Adams voted aye, Councilmember Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

**RESOLUTION 25-19 - A RESOLUTION APPROVING AND ADOPTING THE FISCAL 2025-2026 OPERATING BUDGETS FOR HYRUM CITY'S GENERAL FUND, WATER FUND, SEWER TREATMENT FUND, SEWER COLLECTION FUND, ELECTRIC FUND, IRRIGATION WATER FUND, STORM WATER FUND, AND CAPITAL PROJECTS FUND.**

Mayor Pro Tempore James said a public hearing was held on June 5, 2025 to discuss the approving and adopting the Fiscal 2025-2026 Operating Budgets for Hyrum City's General Fund, Water Fund, Sewer Treatment Fund, Sewer Collection Fund, Electric Fund, Irrigation Fund, Storm Water Fund, and Capital Projects Fund.

**ACTION**

Councilmember Clawson made a motion to approve Resolution 25-19 approving and adopting the Fiscal 2025-2026 Operating Budgets for Hyrum City's General Fund, Culinary Water Fund, Sewer Treatment Fund, Sewer Collection Fund, Electric Fund, Irrigation Water Fund, Storm Water Fund, and Capital Projects Fund. Councilmember Adams seconded the motion and Councilmembers Adams voted aye, Councilmember Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

**ORDINANCE 25-04 - AN ORDINANCE AMENDING CHAPTER 2.12, SECTION 2.12.010 OF THE HYRUM CITY MUNICIPAL CODE, TO PROVIDE FOR ADJUSTMENTS IN THE SALARIES OF OFFICERS AND EMPLOYEES OF HYRUM CITY.**

Mayor Pro Tempore James said a public hearing was held on June 5,

2025 to discuss the salaries of officers and employees of Hyrum City.

**ACTION** Councilmember Rasmussen made a motion to approve Ordinance 25-04 - An ordinance amending Chapter 2.12, Section 2.12.010 of the Hyrum City Municipal Code to provide for adjustments in the salaries of officers and employees of Hyrum City. Councilmember Adams seconded the motion and Councilmember Adams voted aye, Councilmember Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

**RESOLUTION 25-20 - A RESOLUTION ESTABLISHING THE MUNICIPAL CERTIFIED TAX RATE FOR FISCAL 2025-2026.**

Mayor Pro-Tempore said a public hearing was held on June 5, 2025 to establish the Municipal Certified Tax Rate for Fiscal Year 2025-2026. There is no proposed tax increase.

**ACTION** Councilmember Clawson made a motion to approve Resolution 25-20 establishing the Municipal Certified Tax Rate for Fiscal 2025-2026. Councilmember Adams seconded the motion and Councilmembers Adams voted aye, Councilmember Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

**RESOLUTION 25-21 - A RESOLUTION DECLARING CERTAIN HYRUM CITY EQUIPMENT AS SURPLUS AND ORDERING THE SALE OR DISPOSAL THEREOF.**

Mayor Pro Tempore James said Resolution 25-21 declares certain Hyrum City equipment as surplus and orders the sale or disposal thereof. This resolution will declare the 2000 Jeep Cherokee and the Historical Wagon from the museum as surplus.

**ACTION** Councilmember Adams made a motion to approve Resolution 25-21 declaring certain Hyrum City equipment as surplus and ordering the sale or disposal thereof. Councilmember Nelson seconded the motion and Councilmembers Adams voted aye, Councilmember Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

**ORDINANCE 25-05 - AN ORDINANCE ESTABLISHING A TEMPORARY LAND USE REGULATIONS GOVERNING SHORT-TERM RENTALS AND SIMILAR TRANSIENT HOUSING USES PURSUANT TO UTAH CODE 10-9A-504.**

City Planner Tony Ekins said the proposed ordinance would enact a temporary land use regulation governing short term rental and similar housing uses in Hyrum. Current zoning ordinances do not address regulations governing short term rentals. The City needs to address the issues related with short term rentals and adopt an ordinance regulating them. Items to be considered is parking, noise, public safety, housing availability, neighborhood stability, code enforcement, and equitable taxation. A temporary land use regulation is necessary to preserve the existing character of residential neighborhoods and to prevent potentially incompatible land uses while the City undertakes a formal planning and public input process. The Hyrum Planning Commission held a public hearing on temporary restrictions of short term rentals and the Planning Commission is recommending approval of the proposed ordinance.

Councilmember Rasmussen asked how the City will enforce this ordinance.

City Planner Tony Ekins said the City Attorney will be responsible for enforceable actions with short term rentals.

**ACTION**

Councilmember Rasmussen made a motion to approve Ordinance 25-05 an ordinance establishing a temporary land use regulation governing short-term rentals and similar transient housing uses pursuant to Utah Code. Councilmember Adams seconded the motion and Councilmembers Adams voted aye, Councilmember Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

**ORDINANCE 25-06 - AN ORDINANCE AMENDING SECTIONS 17.70.010, AND 17.70.040 OF TITLE 17 (THE ZONING ORDINANCE) OF THE HYRUM CITY MUNICIPAL CODE TO DEFINE INCOMPATIBLE USE AND RETAINING WALLS, ESTABLISH FENCE REQUIREMENTS BETWEEN INCOMPATIBLE USES, ESTABLISH RETAINING WALL REQUIREMENTS, ESTABLISH MAXIMUM FENCE HEIGHT AND LOCATION REQUIREMENTS, AND RESTRUCTURE GENERAL REQUIREMENTS.**

City Planner Tony Ekins said Ordinance 25-06 will amend Sections 17.70.010 and 17.70.040 of Title 17 to define incompatible use and



retaining walls, establish fence requirements between incompatible use and retaining walls, establish retaining wall requirements, establish maximum fence height and location requirements, and restructure general requirements. It restricts a fence over three feet in height from the top of the land and shall require a fence and retaining wall permit. If over seven feet in height it shall require an accompanying building permit and shall be properly engineered with the design plans and a site plan with slope/grades defined and stamped by a certified engineer. In front yards fences can be no higher than four feet in height. Fences have to be installed one foot behind the sidewalk or the anticipated location of a sidewalk. The height of the fence will be taken from the base ground level and include landscaping hills, retaining walls, etc. in the measurement of height of the fence.

The City Council discussed height restrictions and engineering approval, noise from gates being opened, and types of fences to restrict noise, and fence location. It was recommended for City Staff to change D.4. from "water master" to "Irrigation President" and change F.1. from "Fences shall be installed one foot (1') behind sidewalk or the anticipated location of a sidewalk when a sidewalk is not present." to "Sidewalks are installed one foot (1') off of property line. If no sidewalk is present, then fence is installed on property line." and have the amended ordinance on the next City Council agenda.

***OTHER BUSINESS:***

**CONSIDERATION AND APPOINTMENT OF LIBRARY BOARD MEMBERS.**

**ACTION**

Councilmember Clawson made a motion to approve the appointment of Ashley Willardson and Raunie Johnson to serve on the Hyrum Library Board. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

**DISCUSSION ON SHARED BIKE TRACK WITH MOUNTAIN CREST HIGH SCHOOL.**

Recreation Manager Robert Stroud said he has met with Mountain Crest High School's Mountain Bike Club to discuss the possibility of a shared bike track with Mountain Crest High School on Cache County's land just north of Hyrum. There has been discussion with Cache County about leasing Hyrum City 13 acres for a bike park. The lease would be for \$1 a year. This would be a great benefit

to the residents of Hyrum and also the Mountain Crest Mountain Biking Club. There would be minimal overhead and would provide residents and students a place to bike along with improving their racing style. Hyrum has great trails but if there was a mountain bike park it would minimize the number of bikes on the trails making it safer and providing more room for those who walk on the trails. An agreement needs to be written between Cache County and Hyrum City to include all areas of concern with the leasing of Cache County's property and include a termination period of 30 days notice by either party. Volunteers could build the park and Hyrum City would need to provide liability insurance. Cache County Public Works Department is directly adjacent to the proposed location and security cameras could be installed. Once the lease has been signed construction could begin.

A short discussion ensued by the City Council regarding concerns with parking, access, safety, and insurance. City staff was asked to get insurance costs on a bike park.

**BUDGET REPORT:**

Mayor Pro-Tempore James reviewed all budgets from May and reported that all of the departments were within their budgets and will stay on budget for the end of the fiscal year.

**MAYOR AND CITY COUNCIL REPORTS:**

Councilmember Adams said he has been busy working on the parade for the 4<sup>th</sup> of July. He has arranged for the City Council to ride in a wagon for the parade. The wagon needs to be picked up at American West Heritage Center on July 3 at noon. He asked the City Council if they had any coolers he could use for bottles of water that are given out at the end of the parade. He is also working on the plans for the National Night Out Against Crime. He asked if the City needed to have someone look at all the trees in the City Parks to see if there are any branches that need to be trimmed to help prevent a limb from breaking and injuring someone.

Councilmember Rasmussen said Hot Wheels was a great success with over 150 antique cars. There were food trucks and the music was provided by Friend Weller and his radio station. Hyrum Historic Preservation Committee is working on plans for the Elite Hall Annex and trying to find donors.

Councilmember James said he is excited about the Patriotic Program

on June 29. It should be a great program with the three different speakers he has arranged for. The Youth Council is busy this summer with the candy cabin, and helping with the 4<sup>th</sup> of July activities.

Councilmember Nelson said the cemetery looked great on Memorial Day. The CERT Team has asked for t-shirts and hats that could be worn to help identify them in emergency situations or at events.

Councilmember Clawson said it has been an interesting week with irrigation water. There was a communication issue and the Hyrum City ponds got really low. The Highline Canal was not able to provide water which required the City to turn on its well to supplement water for irrigation purposes. Stream flows are lower than they have ever been for this time of the year which is also contributing to the lack of water.

The City Council discussed the City charging an irrigation surplus fee on this month's utility bill for all residents of Hyrum to cover the pumping costs as allowed by Resolution.

**ADJOURNMENT:**

**ACTION**

**There being no further business before the City Council,  
the Council Meeting adjourned at 9:27 p.m.**

ATTEST:

\_\_\_\_\_  
Stephanie Miller  
Mayor

\_\_\_\_\_  
Stephanie Fricke  
City Recorder

Approved: \_\_\_\_\_  
As Written