

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD FEBRUARY 6, 2025 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Pro Temp Jared Clawson

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

EXCUSED: Mayor Miller and Councilmember Paul James

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

OTHERS PRESENT: City Engineer Matt Holmes, Zoning Administrator/City Planner Tony Ekins, Power Superintendent Larry Coleman, and six citizens. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Pro Temp Clawson welcomed everyone in attendance and invited audience participation.

PLEDGE OF ALLEGIANCE: Mayor Pro Temp Clawson

INVOCATION: Councilmember Adams

APPROVAL OF MINUTES:

The minutes of a regular meeting on January 16, 2025 were approved as written.

ACTION

Councilmember Rasmussen made a motion to approve the minutes of a regular meeting held on January 2, 2025 as written. Councilmember Nelson seconded the motion and Councilmembers Adams, Clawson, 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 Rasmussen made a motion to approve the agenda for February 6, 2025 as written. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, Nelson, and Rasmussen voted aye. The motion passed.

8. PUBLIC COMMENT

9. SCHEDULED DELEGATIONS

- A. Gary Ferrin, Wapiti Bluff Estates HOA President - To request the dissolution of Wapiti Bluff Estates Homeowners Association.
- B. Robert Gordon - To request the use of Hyrum City's Disc Golf Course for tournaments.
- C. Spencer Butterfield - To request a signature from Hyrum City's Power Department on an amended plat of Nautica Subdivision located in Cache County at approximately 1590 West 6710 South.
- D. Jami Van Huss, Museum Director - To present the Museum 2024 End of Year Report.

10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

- A. Ordinance 25-01 - An ordinance amending the Zoning Map of Hyrum City, Utah by rezoning property from Residential Agricultural (R-A) to 4.78 acres Light Manufacturing (M-1) and .96 acres to Single Family Residential (R-2) (Colter and Shantel Leishman property Tax ID #01-005-0009 and #01-005-0003 located at approximately 165 East 200 North.

11. OTHER BUSINESS

- A. Consideration and approval of the Hardware Ranch Underground Powerline Construction, Transfer and Operation, Maintenance and Repair Agreement.
- B. Mayor and City Council reports.

12. ADJOURNMENT

PUBLIC COMMENT:

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

There being no public comment, Mayor Pro Temp Clawson moved to the next agenda item.

SCHEDULED DELEGATIONS:

GARY FERRIN, WAPITI BLUFF ESTATES HOA PRESIDENT - TO REQUEST THE DISSOLUTION OF WAPITI BLUFF ESTATES HOMEOWNERS ASSOCIATION.

Garry Ferrin with Wapiti Bluff Estates said he met with the City Council on November 21, 2024 to regarding the challenges and the future of Wapiti Bluff Estates Association. The homeowners of Wapiti Bluff Estates want to dissolve the HOA. The City Council wanted to look at the cost and process to dissolve the Wapiti Bluff Estates Home Owners Association. He wanted to know if the City Council has had time to look into the dissolution and if it is something the City Council is in favor of doing it. The Wapiti Bluff Estates HOA needs to know which direction it needs to go in with regards to fees, maintenance, etc.

Councilmember Rasmussen said he is concerned that it would be setting a bad precedence to allow the dissolution of HOAs. There are several HOAs in the city and these developments were approved and built to offer residents of its community other amenities and some were not built to City standards to help lower costs to buyers. If the City Council approved the dissolution of HOA the City would be responsible for utilities, roads, etc. that weren't built to City specification. He has looked into special service district funding and/or CDBG funding and at this time it probably wouldn't qualify for it, but the City could agree to help sponsor these types of funding opportunities since the HOA wouldn't qualify for funding.

Councilmember Clawson said he is concerned about approving the dissolution of a homeowners association due to the possible impact it could have on the City if every HOA wanted the City to take over its HOA. This would be a huge financial burden on the City.

Councilmember Adams said the Wapiti Bluff Estates HOA fees most likely need to be increased to cover current expenses and to plan for future improvements.

ACTION

Councilmember Rasmussen made a motion to deny the request for the dissolution of Wapiti Bluff Estates Home Owners Association. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, Nelson, and Rasmussen voted aye. The motion passed.

ROBERT GORDON - TO REQUEST THE USE OF HYRUM CITY'S DISC GOLF COURSE

FOR TOURNAMENTS.

Robert Gordon said he would like to use Hyrum City's Disc Golf Course for a tournament in April and another one in October. Hyrum City's Disc Golf Course Bandit's Cove can be used by anyone at anytime so he doesn't need to reserve it. However, he has reserved the CC Camp in June to provide parking for a golf disc course tournament. Bandit's Cove is currently ranked the fifth best course in the State of Utah. He wants to hold a tournament on April 12 and October 18 but the CC Camp is closed then and he is asking the City Council to allow him to reserve it to use the property as a parking lot.

Councilmember Adams said the ground is too wet in April to have the CC Camp used as a parking lot. He doesn't want the natural forage to be killed nor for ruts in the ground to be made from cars. He would not be in favor of allowing it to be used for parking.

Councilmember Rasmussen asked if there would be people staying overnight.

Robert Gordon said no he is only using it as a parking lot and people could practice on the course the day before the tournament.

Councilmember Clawson said the City doesn't allow the disc golf course to be rented due to it prohibiting the residents from using it. The CC Camp has rental rules and is not allowed to be reserved for a parking lot.

Councilmember Rasmussen said the CC Camp can only be reserved once a year by the same person.

Councilmember Nelson asked if he is reserving the disc golf course also.

Robert Gordon said no he is not since the City doesn't allow it to be reserved. He will just have his tournament and allow people to use it before his group and/or after his group.

Councilmember Nelson said this needs to be discussed further by the City Council to determine if it wants to allow the disc golf course to be reserved or to be used for tournaments. When the course is being used for a tournament then the citizens that are

paying for it through tax payer dollars are not going to be able to use it. He asked if there was a fee to the participants of the tournament.

Robert Gordon said yes there is a fee to participate in the tournament. The tournament usually goes from 8:00 a.m. to 5:00 p.m. with roughly 70 to 80 participants.

Councilmember Nelson said the City needs to decide if it's going to allow the disc golf course to be used for tournaments then the City needs to have a rental agreement with a rental price. Last summer there were signs posted stating the disc golf course was closed for a tournament, but the City Council never agreed to close it. It also needs to be considered how many times it can be reserved during a month since it takes away from citizens that want to use it.

Councilmember Rasmussen said he would prefer the course be rented for a tournament. If it was reserved then the City could require insurance, garbage removal, etc.

A short discussion ensued, and the City Council asked City Staff to prepare a rental agreement for the disc golf course setting rules of use, rental and deposit fees, porta potties, insurance policy, number of times it can be reserved, etc. The agreement and fees should be similar to the other city parks that are allowed to be reserved for tournaments.

The City Council does not want the CC Camp used as a parking lot due to it being in the City's water source protection zone and parking needs to be provided at a different location with possible shuttles. The CC Camp only allows two vehicles per campsite and can not be reserved for parking for the tournament. The CC Camp also can only be reserved once per season by the same individual.

Robert Gordon said he would like the City to make a decision as soon as possible so that he can advertise and start making arrangement for the tournament.

ACTION

Councilmember Rasmussen made a motion to table this request until the next City Council Meeting and to have City Staff draft rental rules and agreement for the Disc Golf Course. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, Nelson, and Rasmussen

voted aye. The motion passed.

SPENCER BUTTERFIELD - TO REQUEST A SIGNATURE FROM HYRUM CITY'S POWER DEPARTMENT ON AN AMENDED PLAT OF NAUTICA SUBDIVISION LOCATED IN CACHE COUNTY AT APPROXIMATELY 1590 WEST 6710 SOUTH.

Spencer Butterfield said he has met with Hyrum City's Power Superintendent Larry Coleman about signing an amended plat for Nautica Subdivision located at approximately 1590 West 6710 South in Cache County. He is amending the plat for a road realignment and Cache County is requiring the utility companies to sign the amended plat.

Councilmember Rasmussen said this property is located in Cache County and Hyrum City has an ordinance that prohibits electrical connections and extensions outside of City Limits. Hyrum City should not have to sign the amended plat since it didn't sign the original plat.

Spencer Butterfield said he was not requesting power at this time but Cache County is requiring him to have Hyrum Power sign the plat.

Councilmember Rasmussen said Hyrum Power is not obligated to provide utility service outside of its jurisdiction. This is a city utility and there are laws that set forth requirements for the City to provide power outside city limits, such as, there has to be a written agreement with the power company authorizing the City to provide power to a customer not inside city limits. The City does not have an agreement with Rocky Mountain Power for this area nor does the City want one. Rocky Mountain is the utility authorized by law to serve the Nautica Subdivision area. The amended plat does specify Lot 12 as an Agricultural Remainder Parcel with acreage matching the original plat. The Ag. Remainder Parcel does not appear to be changed, therefore the Ag. Note on the original plat remains valid and applicable. The parcel is agricultural and non-developable but can have Agricultural Buildings. Hyrum City is not obligated to provide power to the agricultural remainder lot or any other parcel of property outside city limits. He has sent an email to the City stating that if Hyrum City signs the plat then it has authorized him for a connection.

Spencer Butterfield said he is not requesting permission from Hyrum City he is requesting a signature from Hyrum Power.

Councilmember Rasmussen said Hyrum City is Hyrum Power and it is not obligated to provide power outside city limits.

ACTION

Councilmember Rasmussen made a motion to not sign the amended plat of Nautica Subdivision located in Cache County at approximately 1590 West 6710 South, Hyrum City has no obligation to do so. Councilmember Nelson seconded the motion.

Spencer Butterfield said Hyrum Power has already provided power to the other lots in Nautica Subdivision and he should have a legal right to a power connection for the agricultural remainder lot. It should not matter if it is an agricultural remainder lot. Hyrum City has set a precedence of providing power and has a legal responsibility to provide power to the lot.

Councilmember Rasmussen said the remainder lot is listed as agricultural undevelopable but it doesn't say power would be provided there by Hyrum City. The City has every right to deny it.

Spencer Butterfield said the precedence has been set and it shouldn't matter that it is a remainder parcel. He has the right to request a power connection. Signing this plat is doing the same thing since the precedence has been set on power.

Councilmember Rasmussen said the City never signed the original plat and it doesn't need to sign an amended plat. Just because the City provided power at one time does not mean it has to continue to provide new power connections every time a connection is requested. There are laws that require a written agreement for Hyrum City to provide power from the power company that should be servicing the area. There is not an agreement in place with Rocky Mountain Power and Hyrum City for Hyrum City to provide power to the Nautica Subdivision and the City does not legally have to. Hyrum City does not have the resources to continue to provide electrical connections and extensions outside city limits. Hyrum City is not going to break the law to provide power to this property outside city limits. Hyrum City knows better now and we are not going to break the law.

Councilmember Clawson said a few months ago the City had a request from another property owner in that area for a power connection

and the City denied that request.

Councilmember Adams said there is a lot of land outside of City limits across the dam and not having power is stopping development.

Spencer Butterfield by denying his request the City is opening itself up to litigation.

Councilmember Rasmussen said the City is following State Code there is no agreement in place that allows the City to serve this area outside City limits. The City is not required to provide power outside city limits and there is nothing illegal about that. It would be illegal if the City continued to approve connections outside city limits without a written agreement in place between itself and Rocky Mountain Power.

City Engineer Matt Holmes said Cache County requires the plat to be signed by the applicable utility companies. Hyrum Power is not the applicable utility company for this property, Rocky Mountain Power is.

Councilmember Rasmussen said to help Spencer Butterfield with his request to amend the plat the City can talk to Cache County and explain why Hyrum City does not feel it's appropriate for it to sign the plat since it is not the utility provider.

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

JAMI VAN HUSS, MUSEUM DIRECTOR - TO PRESENT THE MUSEUM 2024 END OF YEAR REPORT.

Museum Director Jami Van Huss presented the Museums 2024 End of Year Report. Hyrum City Museum continues to flourish as a resource for our community as more people attend activities, stronger partnerships are cultivated. and professionalism, capacity, and sustainability steadily increase. In order to meet the needs of our growing community, the volunteer work of the museum board, docents, and the Hyrum City Youth Council was essential, particularly with staff hours being cut in 2024. Looking ahead, it is necessary to fund another position at tbc museum to maintain our current level of programming and resource offerings to our community members, which is crucial for us to fulfill our mission.

It's also imperative for staff and volunteers to continue fostering strategic partnerships to ensure the authenticity and credibility of our exhibits and programming. For instance, museum staff prioritizes working with the Northwestern Band of the Shoshone Nation by attending the annual massacre memorial, joining the monthly tribal council meetings, and providing service through planting days and other events. This, and other such relationships are non-negotiable in order to provide a better history of our region that includes multiple perspectives and meets our responsibilities as a reputable historical organization. We appreciate the City's continued support of the museum's efforts to synergize with community partners, which provides a meaningful and impactful resource for Hyrum City citizens.

Exhibits - This year the museum displayed fourteen permanent exhibits, two with major digital components, and one that is entirely online. We also hosted several traveling and community exhibits, including artwork from students in the South Cache Art Club. Our dedicated Community Exhibit space displayed artwork from students at Lincoln and Wellsville Elementary Schools who participated in their school's Reflections contests and artwork from our Passport to Summer Fun participants, which was inspired by the 200th Anniversary of Jim Bridger exploring Cache Valley this year.

Museum staff installed new platforms with museum-quality banners for the *Hyrum's Heroes* and *Heart of Hyrum* exhibits. This provides greater protection while offering a more professional look to the exhibits. Plus, the online component of the veteran exhibit is now accessible on a high-quality digital kiosk, which Utah Humanities gifted to the museum following our 2022 *I120 Today* partnership, saving the museum about \$2,000. The website received 2,964 views.

Educational Programming - Thanks to the support of volunteer board and youth council members, our two part-time staff were pleased to offer a robust calendar of in-person programming in 2024. We organized eleven Super Saturday events throughout the year and continued to join forces with community partners to provide substantial resources. In January, we partnered with the Utah Historical Society to host a Scan-and-Share as part of their statewide Peoples of Utah Revisited Project. Then

in February, we invited Serna Hadithi African American Heritage & Culture Foundation to facilitate activities including "Utah's Black History Game Show". Then in July, we collaborated with Jump the Moon to offer accessible art activities, in August hosted a school supply drive for the Cache Refugee & Immigrant Connection, and in November invited a representative from the Rocky Mountain Veterans Center to educate local veterans about resources.

Other Super Saturdays included celebrating the Jim Bridger Bicentennial, using our 1920s printing press to make personalized Western "Wanted Posters" for visitors, a Memorial Weekend open house, Hot Wheels in Hyrum. and partnering with the Hyrum Historic Preservation Commission to offer guided driving tours of historic Hyrum and a cemetery tour, which highlighted five founding women of Hyrum. Overall, we hosted 365 visitors during our Super Saturday events, which demonstrates that being open one Saturday each month with specific programming drives intentional attendance and is a very efficient use of staff time.

Our children's programming continues to be the most well-attended, including our Back in Time children's activities throughout the school year and our summer-long Passport to Summer Fun with accompanying drop-in activities. We had 301 children participate in Back in Time, 649 came to drop-in summer activities, and over 75 kids completed the Passport to Summer Fun program. We also showed five movies at the Elite Hall that 240 people attended. This is important because it introduces new audiences to the historic Elite Hall while providing visitation numbers that demonstrate support, which is essential to securing grants and donations for planned restoration work.

Collections - The Hyrum City Council and Museum Board reviewed and approved a comprehensive Collections Management Policy on February 1st. This is an extensive and important document that took an incredible number of staff hours and consultation to complete but is a game-changer for ensuring that our collections are properly cared for, maintain public trust, and that we operate according to the highest professional, legal, and ethical standards. Additionally, the museum curator continued to participate in statewide collections work and

trainings as a member of the Utah Division of Arts & Museums Utah Collections Preservation Team (UCP).

We completed final construction on our large secure storage area, and have moved most of the museum's collection into the space. New shelving, cabinets, pallets, and an art rack have been installed to make certain that all artifacts are protected from the agents of deterioration. This storage room will have an important and long-lasting impact on the care of the museum's collections. Moving all of the collections into this space has also created the opportunity to build better storage housing, update records, and ensure that we are excelling at professionally caring for our collections. The UCP also selected the Hyrum City Museum as the location for their hands-on workshop on September 5th and were able to show attendees the new storage room as an excellent example of proper collections care.

Special Projects - The museum advisory board and staff were particularly honored by our second opportunity to partner with the Utah Cold War Veterans Association to host a Utah Cold War Victory Medal pinning ceremony on September 12th for forty-two veterans in our community. The medal is awarded to veterans who served between Sept. 2, 1945 and Dec. 26, 1991 and recognizes their honorable service to our country. We are grateful for this continued partnership to honor local veterans and for Mountain Crest High School for providing the venue.

The museum received a \$3,000 grant from Utah Humanities to pay for transcription and exhibit development of a community oral history project called "Hyrum, my Hometown." Aiming to capture what gives Hyrum its "hometown" feel, seven people in two groups were interviewed about their experiences as life-long residents of Hyrum. The first group included Leon Savage, Zada Clawson, and Mary Sue Lundahl, who were all children in the 1940s and the second group consisted of siblings Nancy Allen and Craig Brown and their respective spouses Brent Allen and Gayla Brown. All four of them grew up in the 1950's and early 1960's. Many other candidates have been identified, and we hope to continue collecting the histories of additional Hyrum citizens so we can preserve and share their stories.

The museum director also secured a \$20,000 matching grant from the Utah State Historic Preservation Office (SHPO) to make structural repairs and refinish the surface of the spring-loaded dance floor at the Elite Hall. Once completed, museum staff organized a community dance party on November 9th to introduce the new floor to the community, with over 100 people attending and providing encouraging feedback. One person noted that we should, "hold a dance every week!" Others commented on how beautiful the floor looks.

The Utah Museums Association awarded its Public Service Award to Craig Rasmussen on October 9th at their annual conference, which was in Logan this year. Craig was recognized for rendering vital assistance and support to Utah's museum community while serving in a governmental capacity. Craig consistently goes above and beyond to support the staff and board of the museum in their efforts to fulfill the museum's mission to be a professional, sustainable resource for our community.

INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:

ORDINANCE 25-01 - AN ORDINANCE AMENDING THE ZONING MAP OF HYRUM CITY, UTAH BY REZONING PROPERTY FROM RESIDENTIAL AGRICULTURAL (R-A) TO 4.78 ACRES LIGHT MANUFACTURING (M-1) AND .96 ACRES TO SINGLE FAMILY RESIDENTIAL (R-2) (COLTER AND SHANTEL LEISHMAN PROPERTY TAX ID #01-005-0009 AND #01-005-0003 LOCATED AT APPROXIMATELY 165 EAST 200 NORTH.

Mayor Pro Temp Clawson said on January 16, 2025 the City Council tabled Ordinance 25-01 - An Ordinance amending the Zoning Map of Hyrum City, Utah by rezoning property from Residential Agricultural (R-A) to 1.86 acres Light Manufacturing (M-1) and .69 acres to Single Family Residential (R-2) (Colter and Shantel Leishman property tax id #01-005-0009 located at approximately 165 East 200 North in order to modify the rezone request.

Colter Leishman said he submitted the revised plat and the legal description as requested by the Hyrum City Council. He has been working with the City since October to have this property rezoned.

Councilmember Nelson on January 4, 2024 the Hyrum City Council denied Curtis Knight's request to rezone 9 acres of property

located at approximately 350 East 300 North from Residential Agricultural to Light Industrial. Part of the justification was the City was working on amending its General Plan and the City was not willing to rezone it to manufacturing. Curtis was advised to find property already zoned M-1 rather than rezone his property. He is concerned that the City would rezone this property but deny Curtis Knight's request.

Councilmember Rasmussen explained that Colter Leishman's property is surrounded on three sides by M-1 property, where Curtis Knight's property was surrounded by R-2A property.

A short discussion ensued regarding the new legal description including existing property zoned M-1. The legal description should have only included the property being rezoned not the property that is already zoned M-1.

ACTION

Councilmember Rasmussen made a motion to table Ordinance 25-01 - An Ordinance amending the Zoning Map of Hyrum City, Utah by rezoning property from Residential Agricultural (R-A) to 4.78 acres Light Manufacturing (M-1) and .96 acres to Single Family Residential (R-2) (Colter and Shantel Leishman property tax id #01-005-0009 located at approximately 165 East 200 North. in order to modify the rezone request and for Colter Leishman to submit the correct legal description for just the property that is being rezoned this property; and for a special meeting to be held on February 11, 2025 at 9:45 a.m. to consider adoption of this ordinance. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, Nelson, and Rasmussen voted aye. The motion passed.

OTHER BUSINESS**CONSIDERATION AND APPROVAL OF THE HARDWARE RANCH UNDERGROUND POWERLINE CONSTRUCTION, TRANSFER AND OPERATION, MAINTENANCE AND REPAIR AGREEMENT.**

Power Superintendent Larry Coleman said the Hardware Ranch Underground Powerline Construction, Transfer and Operation, Maintenance and Repair Agreement will require the State of Utah Division of Facilities Construction and Management (DFCM) to demolish and remove the overhead line at DFCM's expense. Hyrum

will cooperate with DFCM to facilitate DFCM's demolition and removal of the overhead line. DFCM will construct the underground line along the route at DFCM's expense. Hyrum licenses DFCM to enter the Hyrum Property as convenient to construct the underground line. Upon completion of the underground line it will become the property of Hyrum City. Hyrum will own, operate, maintain, and repair the underground line in perpetuity.

The City Council asked if the Hyrum City Attorney had reviewed the agreement.

Power Superintendent Larry Coleman said the agreement was sent to the City Attorney but the City has not received his opinion.

ACTION Councilmember Rasmussen made a motion to table the approval of the Hardware Ranch Underground Powerline Construction, Transfer and Operation, Maintenance and Repair Agreement until the City Attorney reviews the agreement. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, Nelson, and Rasmussen voted aye. The motion passed.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Clawson said he is working on the Easter Egg Hunt.

Councilmember Rasmussen said the Museum is working on a grant for funding the Elite Hall annex.

ADJOURNMENT:

ACTION There being no further business before the City Council, the Council Meeting adjourned at 9:25 p.m.

ATTEST: _____
Stephanie Miller
Mayor

Stephanie Fricke
City Recorder

Approved: February 20, 2025
As Written