

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD NOVEMBER 21, 2024  
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, Michael Nelson, and Craig L. Rasmussen.

**EXCUSED:** Councilmember Paul James

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

**OTHERS PRESENT:** City Engineer Matt Holmes, and nine citizens. City Recorder Stephanie Fricke recorded the minutes.

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

**PLEDGE OF ALLEGIANCE:** Councilmember Nelson

**INVOCATION:** Councilmember Rasmussen

**APPROVAL OF MINUTES:**

The minutes of a regular meeting on November 7, 2024 were approved as written.

**ACTION**

Councilmember Clawson made a motion to approve the minutes of a regular meeting held on November 7, 2024 as written. Councilmember Rasmussen second 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 Nelson made a motion to approve the agenda for November 21, 2024 as written. Councilmember Clawson seconded the motion and Councilmembers Adams,

**Clawson, Nelson, and Rasmussen voted aye. The motion passed.**

8. PUBLIC COMMENT
9. SCHEDULED DELEGATIONS
  - A. Garrett Grantham - To request renewal of a Home Occupation Business License at 530 East 300 North for vehicle repair.
  - B. Garry Ferrin, Wapiti Bluff Estates HOA President - To discuss challenges and the future of Wapiti Bluff Estates HOA.
10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES
  - A. Resolution 24-44 - A resolution setting solid waste collection and green waste fees.
  - B. Resolution 24-45 - A resolution declaring certain Hyrum City equipment (Lowrey Parade Organ) as surplus and ordering the sale or disposal thereof.
  - C. Ordinance 24-12 - An ordinance adding Chapter 17.70 Fence Regulations to Title 17 the Zoning Ordinance of the Hyrum City Municipal Code.
  - D. Ordinance 24-13 - An ordinance amending Chapter 10.18, Vehicle Weight and other Traffic Restrictions, of Title 10 of the Hyrum City Municipal Code.
11. OTHER BUSINESS
  - A. Budget Report.
  - B. Mayor & City Council Reports
12. ADJOURNMENT

**PUBLIC COMMENT:**

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

Spencer Clark said she moved into a house in Hyrum with an electrical box on the side of the house. She had contacted a fencing company to install a fence and gate around her house. During the construction of the fence Hyrum City notified her that the fence had to be located behind the meter, and she could not fence the meter in. She asked if the City would allow her to install a black metal fence with a gate so that if someone needed to they could get into access the meter.

City Engineer Matt Holmes said City code does not allow a fence to enclose a meter. The means the fence and the gate has to be behind the meter so that it is easily accessible to read, maintain, and/or shut off especially in an emergency.

Spencer Clark said if she installed a fence with a gate the meter would still be accessible, and the meter could be seen even from the fence. She would give the City permission to open the gate and come into her backyard anytime it needed too. She does not have a dog that is being kept in the backyard.

Councilmember Michael Nelson said if the City sets a precedence and allows her to enclose the meter with a fence and a gate then the City would have to allow everyone to do it. She may give the City permission to enter her backyard, but the next owner may not. The meters need to be accessible in case of an emergency.

Aaron Clark said they hired a local fence company to install the fence, and the company said it was familiar with Hyrum City's Zoning Ordinances. He wanted a concrete mow strip under the fence and gate, so the cement and posts have been installed but the fence has not. He asked the contractor to stop installation when he received a letter from the City regarding the location of the fence. He doesn't want to be responsible for having to pay to have the cement and posts removed and reinstalled.

Councilmember Rasmussen said the Clark's would need to contact their fencing contractor to determine who is at fault, but it is not the City. City code prevents enclosing meters with a fence for safety reasons, and meters should not be located behind a fence.

Mayor Miller said Hyrum City is considering amending its code to require approval by the City before a fence is installed.

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

***SCHEDULED DELEGATIONS:***

**GARRETT GRANTHAM - TO REQUEST RENEWAL OF A HOME OCCUPATION BUSINESS LICENSE AT 530 EAST 300 NORTH FOR VEHICLE REPAIR.**

Garrett Grantham said as part of his business license approval the City requires him to meet with the City Council annually to renew his Home Occupation Business License at 530 East 300 North for vehicle repair. He asked if there had been any complaints about his business.

Councilmember Nelson said this past summer he noticed nine cars

parked in the front yard. When the City Council approved the original business license, the City Council limited his license to not more than five vehicles. He spoke with another Councilmember about the cars at the house and the Councilmember said there were usually less than five cars. He has noticed since then that there have not been nine cars parked in front again.

Mayor Miller said the City Council requires this Business License to be addressed and approved annually by the City Council and that Garrett actively looks for a place to relocate his business in a commercial or manufacturing zone.

Garrett Grantham said he has been looking at locations, but the rent is over \$7,000 a month. He is hoping to find a location in Hyrum that will have a lower monthly rent.

**ACTION**

**Councilmember Rasmussen made a motion to approve the renewal of a Home Occupation Business License for Garrett Grantham at 530 East 300 North for vehicle repair with the conditions that he actively seeks for a commercial shop; comes back to the City Council annually to renew his license; there be four or fewer cars with occasionally five cars; and any complaints will be reviewed with the license renewal annually. Councilmember Adams seconded the motion and Councilmembers Adams voted aye, Councilmember Clawson voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.**

**GARRY FERRIN, WAPITI BLUFF ESTATES HOA PRESIDENT - TO DISCUSS CHALLENGES AND THE FUTURE OF WAPITI BLUFF ESTATES HOA.**

Garry Ferrin said he is the Wapiti Bluff Estates HOA President and Laural Howell is the Vice President. He wanted to continue the discussion from the October 17, 2024, Hyrum City Council Meeting regarding the challenges and the future of Wapiti Bluff Estates Homeowner's Association. The homeowners of Wapiti Bluff Estates want to dissolve the HOA. The HOA doesn't generate enough revenue to pay for the maintenance costs of water lines, snow removal, and to maintain the park. After the last meeting he has been trying to find a way to help the HOA with costs. He has looked at the City creating a Special Service District that would help with the dissolution of the HOA. The City could charge a special service tax on the homeowners in Wapiti Bluff Estates. The special service tax could then pay for the

improvements that would need to be done.

Mayor Miller said a Special Service District would be tax levy put on everyone in the HOA and basically it would be considered a tax. She is not sure the City wants to put it in a position where it is trying to collect a higher level of taxes from certain areas.

Councilmember Rasmussen said if the residents of Wapiti Bluff Estates want to maintain control of its fees then they should continue to be an HOA otherwise the City will create the special service district and it will be the taxing authority. There may be funding sources available through grants and other programs to help with the improvements if it is a special improvement district.

Garry Ferrin said realistically the HOA fees for Wapiti Bluff Estates should be around \$150 a month per home and currently they are \$47 a month.

Councilmember Nelson said he contacted the Utah League of Cities and Towns regarding the City taking over an HOA. The League recommended proceeding with caution if the City decides to take over the HOA because there are a lot of issues and financial responsibilities that will come with it, and the City will be setting a precedent. Before considering a special service district the City should carefully research it to determine what liabilities the City will have. Before the City takes over the HOA there needs to be a plan on how the infrastructure will be upgraded and paid for to meet Hyrum City's standards.

Garry Ferrin said he feels like the developer of Wapiti Bluff Estates took advantage of the City and residents including future residents of Wapiti Bluff by not installing infrastructure to the City's standards. He asked if the City would continue with snow removal in Wapiti Bluff Estates like it did last year.

Mayor Miller said the City will continue to plow snow in Wapiti Bluff Estates like it did last year.

**RESOLUTION 24-44 - A RESOLUTION SETTING SOLID WASTE COLLECTION AND GREEN WASTE FEES.**

Mayor Miller said Resolution 24-44 sets the solid waste collection and green waste fees. Hyrum City is a member of the

Cache Waste Consortium and currently Waste Management is the provider for solid waste services. The Consortium entered into an agreement with Waste Management of Utah on Mar 22, 2023 and approved Resolution 24-04 on February 15, 2024 setting solid waste collection and green waste fees. Hyrum City charges its residents five percent above the amount charged to Hyrum City by Waste Management. As per Section 6.b. of the Service Agreement between Waste Management and Cache Consortium, Waste Management notified Cache Consortium on September 16, 2024 of the increase in rates for solid waste collection effective October 1, 2024. The proposed resolution will set solid waste collection fees for Hyrum customers at the rate Waste Management is charging plus five percent.

Councilmember Rasmussen asked if the new rates went into effect October 1, 2024 why did the City not have the new rates sooner so that Hyrum City's rates could be increased before October 1, 2024.

Mayor Miller said the Consortium is meeting with Waste Management to discuss giving proper notice for rate adjustments and possibly a credit.

**ACTION**

Councilmember Adams made a motion to approve Resolution 24-44 a resolution setting solid waste collection and green waste fees. Councilmember Clawson seconded the motion and Councilmembers Adams voted aye, Councilmember Clawson voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

**RESOLUTION 24-45 - A RESOLUTION DECLARING CERTAIN HYRUM CITY EQUIPMENT (LOWREY PARADE ORGAN) AS SURPLUS AND ORDERING THE SALE OR DISPOSAL THEREOF.**

Mayor Miller said Resolution 24-45 declares certain Hyrum City equipment, a Lowrey Parage Organ, as surplus and ordering the sale or disposal thereof. The organ is at the Hyrum Senior Center and the Senior Center does not have use of the organ and would like to surplus it.

**ACTION**

Councilmember Clawson made a motion to approve Resolution 24-45 a resolution declaring certain Hyrum City equipment (Lowrey Parade Organ) as surplus and ordering the sale or disposal thereof. Councilmember Adams seconded the motion and Councilmembers Adams

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

**ORDINANCE 24-12 - AN ORDINANCE ADDING CHAPTER 17.70 FENCE REGULATIONS TO TITLE 17 THE ZONING ORDINANCE OF THE HYRUM CITY MUNICIPAL CODE.**

Mayor Miller said Ordinance 24-12 adds Chapter 17.70 Fence Regulations to Title 17 the Zoning Ordinance of the Hyrum City Municipal Code. The Hyrum Planning Commission held a public hearing and has recommended approval of the proposed changes.

Councilmember Clawson said when permission is being granted for a fence to be installed, he wants to make sure that all irrigation easements and type of fence (installed along irrigation ditches and/or canals) is being reviewed to ensure that it meets the requirements of City code.

Councilmember Rasmussen said he has mixed feelings about the City requiring a fence permit. He understands that there would be a value in having fence clearance along irrigation easements, but he wants to ensure that no fee will be charged for the permit.

**ACTION**

Councilmember Rasmussen made a motion to adopt Ordinance 24-12 an ordinance adding Chapter 17.70 Fence Regulations to Title 17 the Zoning Ordinance of the Hyrum City Municipal Code with the following amendment under 17.70.020 A.3. delete "with". Councilmember Clawson seconded the motion and Councilmembers Adams voted aye, Councilmember Clawson voted aye, Councilmember Nelson voted nay, and Councilmember Rasmussen voted aye. The motion passed.

**ORDINANCE 24-13 - AN ORDINANCE AMENDING CHAPTER 10.18, VEHICLE WEIGHT AND OTHER TRAFFIC RESTRICTIONS, OF TITLE 10 OF THE HYRUM CITY MUNICIPAL CODE.**

Mayor Miller said Ordinance 24-13 amends Chapter 10.18, Vehicle Weight and other Traffic Restrictions, of Title 19 of the Hyrum City Municipal Code. All traffic restricted roads will be listed in the ordinance rather than approved by individual resolution. By listing the restricted roads in the code, it will allow for the same sign to be used on all road restrictions

rather than a sign specifically listing the resolution that restricted traffic.

**ACTION**

Councilmember Clawson made a motion to adopt Ordinance 24-13 an ordinance amending Chapter 10.18, Vehicle Weight and other Traffic Restrictions, of Title 10 of the Hyrum City Municipal Code with the following amendment to Section 10.18.010 A.6. change "1300 South between 300 North and 300 South" to "1300 East between Highway 101 and 300 South. Councilmember Adams seconded the motion and Councilmembers Adams voted aye, Councilmember Adams voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

***OTHER BUSINESS:*****BUDGET REPORT.**

Mayor Miller reviewed the 2024-2025 General Fund and Enterprise Funds budgets expenditures and revenues in detail. The City is in great financial condition and all budgets are on track for the year.

**MAYOR AND CITY COUNCIL REPORTS.**

Mayor Miller said the Hyrum City Employee Christmas Party is December 4, 2024 at 6:30 p.m. in the Hyrum Civic Center. UAMPS Christmas Party is in Salt Lake on December 17, 2024. A special City Council meeting will need to be held Tuesday, December 10, 2024 at 5:00 p.m. for the Audit Report. Wreaths Across America is a great program and wreaths will be put on veterans' graves by donations on December 14.

Councilmember Rasmussen said Hyrum City's Christmas Celebration will be held on Friday, December 6 from 5:00 p.m. to 9:00 p.m. and Saturday, December 7 from 10:00 a.m. to 3:00 p.m. at the Elite Hall. Santa will visit Saturday from 12:00 p.m. to 2:00 p.m. There will be a Christmas Tree and Gingerbread House Decorating Contest, and the winner will receive a credit on their utility account. The New York New Years Eve Party at the Elite Hall is scheduled for New Years Eve and will be similar to previous years.

Councilmember Nelson said the final class for this round of CERT Training is this Saturday. Tuesday night there was a special



emergency training on servicing pets after an emergency. This training has been extremely beneficial, and it is helping Hyrum City be prepared for an emergency. He asked if there were any tests conducted on the Little Feeder Ditch using pressurized irrigation while the dam is being rebuilt.

Councilmember Clawson said the Bureau is now thinking it will be able to provide irrigation water to the Little Feeder Ditch. More information will be known over the next couple of months. The spillbowl road will be closed for at least three years during the renovation of the dam.

**ADJOURNMENT:**

**ACTION**

**There being no further business before the City Council, the Council Meeting adjourned at 8:25 p.m.**

ATTEST:

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Stephanie Miller  
Mayor

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Stephanie Fricke  
City Recorder

Approved: December 10, 2024  
As Written