

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD MAY 1, 2025 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, Michael Nelson, and Craig L. Rasmussen.

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

OTHERS PRESENT: City Planner Tony Ekins, City Engineer Matt Holmes, City Attorney Jon Jenkins, Power Superintendent Larry Coleman, Fire Chief Tony Stauffer, Assistant Fire Chief Luke Schmid, and forty-nine citizens. City Recorder Stephanie Fricke recorded the minutes.

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

PLEDGE OF ALLEGIANCE: Councilmember Rasmussen

INVOCATION: Councilmember James

APPROVAL OF MINUTES:

The minutes of a joint meeting with the Hyrum City Council and Planning Commission on March 20, 2025 were approved as written.

ACTION

Councilmember James made a motion to approve the minutes of a joint meeting with the Hyrum City Council and Planning Commission held on March 20, 2025 as written. Councilmember James seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

The minutes of a regular meeting on March 20, 2025 were approved as written.

ACTION

Councilmember Clawson made a motion to approve the minutes of a regular meeting held on March 20, 2025 as written. Councilmember Rasmussen seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and

Rasmussen voted aye. The motion passed.

The minutes of a joint meeting with the Hyrum City Council and Planning Commission on April 24, 2025 were approved as written.

ACTION

Councilmember Clawson made a motion to approve the minutes of a joint meeting with the Hyrum City Council and Planning Commission held on April 24, 2025 as written. Councilmember Nelson seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

The minutes of a special meeting on April 24, 2025 were approved as written.

ACTION

Councilmember James made a motion to approve the minutes of a regular meeting held on April 24, 2025 as written. Councilmember Clawson 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 Adams made a motion to approve the agenda for March 20, 2025 as written. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

9. SCHEDULED DELEGATIONS

- A. Kaylie Arnold - To request approval of a Home Occupation Business License for Kaylie Arnold Nail Studio at 811 West 20 North.
- B. Jesse Elsmore, Jardine Builders, LLC - To request site plan approval for Market 1860 for two (2) two-story mixed-use buildings located at 139 West Main Street & 127 West Main Street, consisting of 0.96 acres.
- C. Cory Waddoups, Unreasonable Capital Hyrum - 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.

- D. Luke Schmid, Assistant Fire Chief - To discuss Hyrum City authorizing a fire truck to be deployed on wildland fires.
- 10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES
 - A. Resolution 25-10 - A resolution amending the Design Standards and Construction Specifications for Power and Light Construction in Hyrum City.
 - B. Resolution 25-11 - A resolution amending Section XVI.5. Retirement and Section XVI.6. Cell Phone Reimbursement of the Personnel Policies and Procedures Manual for Hyrum City Corporation to provide a maximum of 2.5% 401k match for all benefited employees, and to set a stipend for city cell phone use.
 - C. Resolution 25-12 - A resolution declaring certain Hyrum City equipment as surplus and ordering the sale or disposal thereof.
- 11. OTHER BUSINESS
 - A. Presentation of the 2025-2026 Operating Budgets.
 - B. Set date for a Budget Workshop.
 - C. Budget Report.
 - D. Mayor and City Council reports.
- 12. ADJOURNMENT

PUBLIC COMMENT:

Mayor Miller read the Rules of Order and Procedures for City Meetings 4.3 General Participation in Public Items C. Public Comment Section for Agenda and Non-Agenda items. Mayor Miller asked if a citizen had a question or comment to please keep it under three minutes and that public comment section was limited to twenty minutes total.

Dan Soloman said he lives at 153 West Main and is adjacent to the proposed Market 1860 development. He has filed a lawsuit against the owners of the property due to a dispute over an existing fence and the survey lines not matching property boundary lines. He gave the City Council a copy of the Notice of Pendency of Action that was filed with the First Judicial District Court in Cache County, Utah. He asked the City Council to not approve a development when ownership of the property is being contested.

Ryan Smith said he lives at 256 East 100 North and his house borders the north side of Harvest Valley Court. He has addressed the flooding issues on his property due to the development of Harvest Valley Court with the Hyrum City Council, and developers

of Harvest Valley Court. His property is still continuing to be flooded with water from Harvest Valley Court and nothing has been resolved. He wanted the City Council to be aware that he was filing a lawsuit against Harvest Valley Court and its developers to resolve the flooding issues to his property that are still taking place.

Vicky Smith said she lives at 45 North 200 West and has lived in this area for over 70 years. She comes before the City Council not just as a resident but also as a voice for the heart of the community. She is against the proposed development of Market 1860 and a hotel type structure in the middle of residential homes even though the property is zoned Commercial. Being zoned Commercial should not give a green light for anything and everything. It is the City Council's job, our local government's job, to weigh the intent of the ordinances against current reality. Reality is there is no demand for this type of use. This is not wanted by the community, she has spoken to neighbors, local business owners, parents, and seniors and no one has asked for this type of development and Hyrum doesn't need it. There will be costs to the city since a motel adds pressure to infrastructure that is already strained. It creates more traffic on the roads, more water, and also emergency services. The residents opposing this development are not anti-growth they are pro-community and there is a difference. When a project like this is threatening our community and neighborhood it is time for our elected officials to say no. She asked the City Council to lead with wisdom not just legality.

Amber Wiedmeier said she lives at 26 South 100 West and she operates a preschool at her house. She is very concerned about the Market 1860 project and having a hotel in her backyard. A 2021 Federal Study on human trafficking reported that 80% of all trafficking cases take place in hotels. This hotel will be situated in the middle of two preschools with only a six foot fence separating the properties. There are three public schools that are within walking district: an elementary school less than a block away; a middle school 3 blocks away; and a high school 10 blocks away. There are small children that walk to elementary school everyday, and she is greatly concerned about their safety. Hotels and short-term rentals do not require background checks. There is no way of preventing a sex offender from staying in the proposed facility. This facility and its parking lot property touches six residential neighbor's properties. It is proposed to have two stories with the top floor being the hotel. Anyone staying in the hotel will be able to look into these six property owners back

yards and watch the children walking to school each day. Hyrum City Code states that building design shall respect the context of the adjacent residential neighborhood including height scale form and character surrounding development. This development does not fit in this residential area. How is she supposed to feel her kids are safe when there will be complete strangers looking into her backyard that can arrive anytime during the day or night. She has a preschool, and she worries about the safety of not just her kids but her students also.

Kenzley Thornley said she lives in Hyrum and does not want a hotel that is close to her elementary school. She wouldn't feel safe walking to school nor to her grandma's house having a hotel that she had to walk by. There will be a lot of strangers at the hotel and there is stranger danger. The people staying at the hotel will be able to walk to the school and be at the playground while the kids are playing. Having a hotel next to her school doesn't sound safe.

Dan Scott said he lives at 242 North 575 West and he is in favor of the Market 1860 development. This is not a hotel it is an Airbnb. Hyrum City needs short-term rentals and he is looking forward to having a place for friends and family to stay when they come to Hyrum to visit rather than staying at his house. The developers are only proposing a two story not a five-story building. He asked the City Council about the trail behind his house because there are weeds along it that need to be taken care of.

Margaret Pettis said she lives in Hyrum and the Market 1860 proposal seems to be happening really quickly. She researched Jardine Builders, LLC and the project it is proposing isn't what its website states. This project doesn't align with Hyrum City and its neighboring properties. The developers of this project are realtors and there is no local feel. She urges the City Council to think about the big changes that a hotel on Hyrum's Main Street would create. She has compassion for those living right next to it and she doesn't believe this a good location for a hotel.

Sara Roberts said she lives at 166 West Main in the historic "The House that Eggs Built" house. She is passionate about appropriate growth. She urged the City Council to recognize the community and it's residents' needs. She loves Hyrum and loves the safety and quietness of it. She is worried about increased traffic on Main

Street if Market 1860 is approved. Main Street is a busy road with a lot of traffic and she already has a difficult time pulling in or out of driveway. The residents of Hyrum have developed a website to save Hyrum from this type of development. The residents are asking the City Council to hear what they have to say. The residents of Hyrum are the ones who take pride in the community, it is their home, they want to stay here. When citizens aren't heard but developers are it's the citizens who leave. Citizens make a community. They are willing to fight to make things safe and keep their family and friends safe. They are not antigrowth, they are appropriate growth and this is not appropriate for this area.

Michelle Scott said she lives at 242 North and 575 West and is in favor of the Market 1860 project. She is excited to have commercial business on Main Street again. She doesn't think it will be as bad as residents are trying to make it. She understands and totally respects concerns about sex offenders living in their neighborhood; however, she doesn't believe this is the type of use that will attract those types of people. There can be a lot of good things that come from having a hotel and commercial businesses in Hyrum. A hotel will provide a place for people to stay who are visiting family or the State Park. This project is not going to make Hyrum City be the armpit of the valley. The people involved with this project are local developers that want to make something great in Hyrum.

Scott Bushman said he lives at 362 South Center and was on the original Hyrum Historical Preservation Committee. The vision for Main Street then was to maintain a mixed use community in downtown Hyrum. The property the City Library and Office are on use to have multiple buildings that provide locations for a drug store, barbershop, laundromat, arcade, antique store, butcher shop, and a sandwich shop. He is not sure a hotel is appropriate for this area, but it would be nice to have a restaurant or a coffee shop again.

Elyse Jimenez said she lives at 115 West Main and the Market 1860 would be adjacent to her home. Her heart is torn because she does not strive to be contentious, however, she has four children and operates a preschool in her home. She is concerned about the safety of the children in her home as well as the children who walk to and from school everyday. She doesn't believe Airbnb will bring value to her neighborhood and she is scared what type of people this may bring into her neighborhood.

Following the Rules and Order of Procedures set by the City Council, Mayor Miller moved to the next agenda item since there had been twenty minutes of public comment.

SCHEDULED DELEGATIONS:

KAYLIE ARNOLD - TO REQUEST APPROVAL OF A HOME OCCUPATION BUSINESS LICENSE FOR KAYLIE ARNOLD NAIL STUDIO AT 811 WEST 20 NORTH.

Kaylie Arnold requested a Home Occupation Business License at 811 West 20 North a nail studio. She moved to Hyrum four years ago and is looking for an opportunity to work from home.

ACTION

Councilmember Clawson made a motion to approve a Home Occupation Business License for Kaylie Arnold at 811 West 20 North for a nail studio. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

JESSE ELSMORE, JARDINE BUILDERS, LLC - TO REQUEST SITE PLAN APPROVAL FOR MARKET 1860 FOR TWO (2) TWO-STORY MIXED-USE BUILDINGS LOCATED AT 139 WEST MAIN STREET & 127 WEST MAIN STREET, CONSISTING OF 0.96 ACRES.

Jesse Elsmore with Jardine Builders, LLC. said he is representing the developers for this project. The developers are requesting site plan approval for Market 1860 for two (2) two-story mixed-use buildings located at 139 West Main Street and 127 West Main Street. On March 27, 2025 Hyrum City's Planning Commission recommended approval of the site plan. The developers of this project are local and two live in Hyrum and one lives in Park City. They do have local interests and want to bring something to Hyrum that will benefit the City and its residents. The intent of this project was to provide a place for people to stay, and shops and restaurants to bring residents together. The first level will be a commercial space consisting of possibly space for cooking and art classes, an icecream shop, a small restaurant, a coffee shop, etc. with the second level being short term rentals similar to an Airbnb. This is not a hotel, but it falls under Hyrum City's Code as a hotel type of business. The owners live in Hyrum and will maintain the building.

Councilmember Clawson asked if the commercial classroom space will be used for private party rentals. If the classroom was going to

be provided as a rental then additional parking would be needed.

Jesse Elmore said the owner's are not using the classroom for private parties or gatherings. This space is for a classroom to be used for crafts and cooking classes. This is not going to be a reception hall.

Councilmember Rasmussen asked how the City could have confidence that this property would be maintained and uses on this property would be controlled. If the buildings are being used for commercial restaurant space, they will need to comply with building regulations that govern commercial restaurants. There will need to be some modification for kitchen hoods and ventilation.

Jesse Elmore said the Market 1860 buildings will have two sets of stairs in each building. The owners of the property do not have a clear plan of what to do with the commercial property yet but are looking at numerous options. Once the use for commercial properties have been determined they will have the buildings built with the fire suppression and all other requirements to meet code.

Councilmember James said he is concerned about the dumpsters being located at the rear of the property and there not being a place for a garbage truck to turn around. A garbage truck will not back out onto Main Street.

Jesse Elmore said there is 26' space in the parking lot for larger vehicles like the garbage truck and fire equipment to get around.

Councilmember James said it is not safe to have a second story structure with residential units that fire trucks would only be able to access one side.

Jesse Elmore said the building will have fire sprinklers in it which will reduce fire suppression requirements.

Councilmember Rasmussen asked if the patio adjacent to the classroom would be used for outdoor parties.

Jesse Elmore said there will not be music outside that the classroom and patio are not reception areas.

Councilmember Rasmussen asked if there would be onsite staff that would ensure there was no music outside and that the classroom would only be used for classroom type activities and not for

private parties.

Jesse Elsmore said there will be residential short term rental units above the classroom and patio areas so loud noises or large gatherings would not be a conducive use. When the patio and/or classroom is being used there will be time restrictions on how late these rentals could go. There will not be a property manager or staff on site all the time.

Councilmember James asked what the property owner would do with upstairs if the short-term rentals weren't successful.

Jesse Elsmore said the rooms are not being built for long term housing. The rooms will not have kitchens in them. Initially, it was going to be Airbnb type of rental since it falls under the hotel type use. This is not a hotel nor will it be long term housing. In the scope narrative document it refers to it as a hotel type use because it's not a boarding house. This is being marketed as an Airbnb. The owners want an Airbnb

Councilmember Nelson asked if it was a hotel or an Airbnb. If there are no kitchens in the short-term housing units then how can it be expected that these will be used as Airbnb's. The application stated it was a hotel and now tonight he is hearing that it is going to be used as an Airbnb.

Jesse Elsmore said an Airbnb can be any type of overnight housing that provides short term rentals. Each room will have its own bathroom. There will be a shared laundry facility in each building. The owners are local and they will be there as needed. The owners are community friendly and will be respectful of the site.

Councilmember Nelson said he is concerned that there will be no one on site. Usually, an Airbnb is for one rental unit, there will be multiple rental units on site and there should be a full time manager on site. He asked if the developer of this project has looked at other areas that are more conducive to this type of use. He understands the neighbors' concerns of having constantly new people coming and going from this property when this property is adjacent to their property. There are preschools next to this property, and he understands the adjacent neighbors' concerns with transient housing next to them.

Jesse Elsmore said Hyrum City's zoning ordinance allows for this

type of development on the property. The property has been zoned Commercial since 2008 and they are only asking for approval of a use that is allowed in the commercial zone.

Councilmember Rasmussen said he would like to see some architectural adjustments on the building. He would rather have more of a residential front entry that was more conducive to the neighborhood. He doesn't want the two buildings to look the same. A hotel use is allowed in the Commercial Zone but the City can put design stipulations and address safety issues.

Jesse Elmore said the drawings of the building is a very rough draft and the building design could be changed.

Councilmember James asked if there would be an elevator in the building.

Jesse Elmore said due to the costs of an elevator the buildings would not have an elevator.

City Planner Tony Ekins said this property is zoned Commercial C-2 and a hotel is a permitted use. When the project was first submitted to the City it said it was hotel type use. The Planning Commission recommended approval of the site plan for a hotel type use. The scope narrative for this project changed at this meeting from a type of a hotel to a short term Airbnb. Hyrum City's code does not specifically define or permit Airbnb, or hospitality boutique units as permitted use. He is concerned that the downstairs classroom, kitchen, and outdoor patio area will be used as a rental space for private parties and gatherings. While the Code separates commercial and residential use by main and upper levels. The code does allow commercial and residential mixes, but the application submitted by the developer doesn't define the separate uses of each other.

Hyrum City Attorney Jon Jenkins said the current City Mayor and City Council inherited the zoning problem with this property. If Hyrum City's code allows this use in a commercial zone and the applicant has met the conditions for the use, then the City has an obligation to approve it. During future approval stages the City can try to mitigate some of the problems that have been discussed.

Councilmember Nelson said if there are legal proceedings between two property owners should the City move forward with approval on the site.

Hyrum City Attorney Jon Jenkins said if the City was a named party in the lawsuit then no the City should not be moving forward with approval of the site plan. However, the City is not named in the lawsuit and Hyrum City has to continue to proceed with the review of the site plan.

Councilmember Rasmussen said only 46 parking stalls are provided when 54 parking stalls are required based on building use. The original layout of the parking lot was to provide a buffer space between the parking lot and residential lots that would also serve a snow bank.

Jesse Elsmore said they redesigned the parking lot and 46 stall should meet the parking requirements.

Councilmember Rasmussen said parking on Main Street is dangerous since the curb and gutter is so deep. Due to safety concerns the gutter needs to be transitioned to the same as Yeidi's, a 6" curb and gutter, to the west end of the property. Also, the bridge going into Dan Solomen's property needs to be replaced.

Jesse Elsmore said if the City would help with the burden of the cost of changing the Main Street curb and gutter then the owners would be receptive of improvements that front its property.

Councilmember Rasmussen said he was concerned about trailers or boat parking for guests staying in the short-term rentals. There is not room for parking lot to take a boat and turn around to go back to the street.

City Attorney Jon Jenkins said he wanted to clarify his earlier comments that the City Council does not have to approve it tonight. He doesn't know if the City Council considers this an action item for tonight's approval or if this is a study session for review. But once it meets the conditions at that time then the City Council has to approve it but it doesn't have to be approved as is.

Councilmember Adams said he understands why the residents do not want this next to them. There will be additional traffic and people will be coming and going all night long. He doesn't know how to mitigate the impact of the traffic lights and noise on the neighboring residents. The City Council needs to figure out how to reduce the impact on the existing residents and listen to the residents concerns.

Jesse Elsmore said the owners are local and they don't want there to be problems or issues for the neighbors around this project.

Councilmember Clawson said the current owners may be local but the owners won't always be local and this property could be sold at any time. We can't base decisions on owner's being local. Decisions have to be made for what is best for Hyrum.

Councilmember Rasmussen said the lighting needs to be reviewed to ensure it is dark sky lighting and there can not be a beacon light as shown on the site plan to illuminate the entryway. There are other light fixtures that won't transfer light pollution to neighboring properties.

ACTION

Councilmember Rasmussen made a motion to continue the site plan approval discussion for Market 1860 for two (2) two-story mixed-use buildings located at 139 West Main Street and 127 West Main Street with the following conditions: 1. Applicant review floor plan to ensure that kitchen hoods installed where applicable will not vent onto the sides of the building units and they will continue through the second floor; 2. The City Council has an opportunity to review and approve the buildings street fronts when the project advances to the construction plan stage to ensure the buildings are more compatible with the surrounding area; 3. The Code be reviewed regarding an ADA Unit being requested to be put on the ground level because the code doesn't allow it and only allows commercial property on the ground unit; 4. Applicant work with Hyrum City and UDOT to remove and replace the curb on Main Street to a standard 6 inch curb instead of the deep gutter; 5. Applicant and Hyrum City petition UDOT to narrow access to this property and that when the applicant gets to the point of writing rental agreements that the rental agreement includes no trailer parking is permitted; and 6. South side of site where the snow storage area is to be located it be adjusted to provide a landscape strip trees can be planted between the residential property. There being a lack of a second the motion failed.

ACTION

Councilmember Clawson made a motion to deny the site plan for Market 1860 for two (2) two-story mixed-use buildings located at 139 West Main Street and 127 West Main Street.

Councilmember Rasmussen asked what grounds Councilmember Clawson was denying the approval on.

Councilmember Clawson said he wants to know more about what the developer is proposing with the classroom with a warming kitchen. This is being used as a front for some other use. He is concerned that this will be built and it will be sold, which is their legal right, but that it will become a problem for the surrounding neighbors.

ACTION Councilmember Clawson withdrew his motion.

ACTION Councilmember Rasmussen made a motion continue his motion and to modify his motion by adding: 7. Applicant provide additional information, review, and provide limiting conditions that can be legally binding for the mixed use space of buildings that clarifies the use of the space and provide verification that the concerns of the City will be suitably mitigated. Councilmember Clawson seconded the motion.

Councilmember James asked for clarification that this motion was not approving that it was only continuing the discussion.

Councilmember Rasmussen confirmed that it was a motion to continue the discussion not approval.

Councilmember Nelson said in the time he has been on the City Council he has received more phone calls, emails, and personal interactions on this agenda item. He has only heard from two people that they want this and the rest of the community is saying no. The residents of Hyrum came tonight to defend their homes and neighborhood. Every family should be able to feel safe and secure in their home. Every child should be able to feel safe to walk to school. The families of Hyrum is the City's biggest investment, and they deserve to be heard and have a safe neighborhood. Businesses should not come before our residents.

Mayor Miller called for a vote on the motion.

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

COREY WADDOUPS, UNREASONABLE CAPITAL HYRUM - TO REQUEST 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.

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. Since the last meeting the plat has been amended to include: 1. Lot lines and building envelopes for lots 24-28 have been adjusted to make the lines and building areas consistent with each other; 2. Property boundaries for Lots 23 and 24 have been adjusted to exclude the sidewalk along 260 East; 3. Lot lines have been reduced to the building envelope to put more land in open area; and 4. A new landscape exhibit has been provided.

Ryan Smith said he has lived at 256 East 100 North for 18 years and never had a problem with flooding until construction of Harvest Valley Court started. He has dug trenches around his property to divert the drainage water coming from Harvest Valley Court but it's not enough, he is still getting water. He has tried to be a good neighbor, but he has had to get an attorney. He wants the City Council to address the drainage problem in the approval of the final plat. He feels like he is being pushed out of his home and every time it rains he worries that his house will flood and his sump pump won't be able to handle the water. The developers need to take responsibility and fix the problem.

Councilmember Adams said it is not fair for the residents bordering Harvest Valley Court to have flooding issues that are not being addressed by the developer.

A short discussion ensued to the various times that City Staff, and City Council has addressed water drainage from Harvest Valley that is causing flooding has been addressed with the developer of this property and instructed the developer to take care of the problem.

Councilmember Rasmussen asked about the dividers on the back of each unit so that each person could have a private space.

Elliot Able said that the back patio dividers will be shown on the civil and landscaping plan.

Councilmember Rasmussen said the easement for the water line on 30 North is no longer on the plat and it needs to be put back on. The landscaping plan has not been submitted. The City has discussed multiple times that there needs to be additional amenities including a pickleball court on the property. The code requires open space with amenities in exchange for higher density, however, there are no amenities other than a couple of benches and planter boxes. These are not amenities.

Elliot Able said the developers do not want to put in a pickleball court and do not think the property would be suitable to build one on it.

Councilmember Rasmussen said he has looked at the property and the grades of the property and the developers can build a pickleball on the southwest side of the property. There is room and it wouldn't take a lot of work to level the ground.

ACTION

Councilmember Rasmussen made a motion to continue the discussion on 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 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 units. Councilmember James seconded the motion. Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye.

LUKE SCHMID, ASSISTANT FIRE CHIEF - TO DISCUSS HYRUM CITY AUTHORIZING A FIRE TRUCK TO BE DEPLOYED ON WILDLAND FIRES.

Hyrum City's Assistant Fire Chief Luke Schmid said Hyrum City Fire Department has an opportunity to deploy its new fire truck for wildland fires and also send firefighters from Hyrum City. The benefits of sending Hyrum firefighters will provide training opportunities for certification and also experience that Hyrum City's volunteer firefighters would never have the opportunity to

do so. It also provides Hyrum City the opportunity to bring in additional money that can be used for future equipment for the fire department. Tonight Hyrum City is seeking approval and funding to send the fire engine out on fires out of our jurisdiction. Hyrum City has four brush trucks and will only send out its newest truck. All costs for the truck, PPE, and wages are reimbursed through the Wildland Fire Contracts.

The City Council requested that a resolution be provided at the next City Council Meeting to authorize the brush truck and firefighters be deployed on wildland fires.

INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:

RESOLUTION 25-10 - A RESOLUTION AMENDING THE DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR POWER AND LIGHT CONSTRUCTION IN HYRUM CITY.

Mayor Miller said Resolution 25-10 amending the Design Standards and Construction Specifications for Power and Light Construction in Hyrum City.

Power Superintendent Larry Coleman said the Power Department has been working with Active Power Engineering to review and update Hyrum City's Design Standards and Construction Specifications for the design and installation of power improvements. The proposed amendments meet current National Electric Code.

ACTION

Councilmember James made a motion to approve Resolution 25-10 to amend the Design Standards and Construction Specification for Power and Light Construction in Hyrum City. Councilmember Adams seconded the motion and Councilmembers Adams voted aye, Clawson voted aye, James voted aye, Nelson voted aye, and Rasmussen voted aye. The motion passed.

RESOLUTION 25-11 - A RESOLUTION AMENDING SECTION XVI.5. RETIREMENT AND SECTION XVI.6. CELL PHONE REIMBURSEMENT OF THE PERSONNEL POLICIES AND PROCEDURES MANUAL FOR HYRUM CITY CORPORATION TO PROVIDE A MAXIMUM OF 2.5% 401K MATCH FOR ALL BENEFITED EMPLOYEES, AND TO SET A STIPEND FOR CITY CELL PHONE USE.

Mayor Miller said Resolution 25-11 amending Section XVI.5. Retirement and Section XVI.6. Cell Phone reimbursement of the Personnel Policies and Procedures Manual for Hyrum City

Corporation to provide a maximum of 2.5% 401k match.

ACTION

Councilmember Clawson made a motion to approve Resolution 25-11 to amend Section XVI.5. Retirement and Section XVI.6. Cell Phone reimbursement of the Personnel Policies and Procedures Manual for Hyrum City Corporation to provide a maximum of 2.5% 401K match for all benefited employees and to set a stipend for City Cell Phone Use with the following amendment to delete elected officials receiving a cell phone stipend. Councilmember Clawson seconded the motion and Councilmembers Adams voted aye, Clawson voted aye, James voted aye, Nelson voted aye, and Rasmussen voted aye. The motion passed.

RESOLUTION 25-12 - A RESOLUTION DECLARING CERTAIN HYRUM CITY EQUIPMENT AS SURPLUS AND ORDERING THE SALE OR DISPOSAL THEREOF.

Mayor Miller said Resolution 25-12 declaring certain Hyrum City equipment as surplus and ordering the sale or disposal thereof.

ACTION

Councilmember Rasmussen made a motion to approve Resolution 25-12 declaring certain Hyrum City equipment as surplus and ordering the sale or disposal thereof. Councilmember Clawson seconded the motion and Councilmembers Adams voted aye, Clawson voted aye, James voted aye, Nelson voted aye, and Rasmussen voted aye. The motion passed.

OTHER BUSINESS

PRESENTATION OF THE 2025-2026 OPERATING BUDGETS.

Mayor Miller presented a copy of the proposed 2025-2026 Operating Budgets. This budget includes numerous projects and several new employees. She asked the City Council to review it in depth and if there are any questions to contact herself or City Treasurer Todd Perkins.

SET DATE FOR A BUDGET WORKSHOP.

Mayor Miller and the City Council set the date for the Budget Workshop on May 15, 2025 at 5:00 p.m.

BUDGET REPORT.

Mayor Miller reviewed all budgets 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 is busy working on the arrangements for National Night Out Against Crime

Councilmember Rasmussen said in preparation for Hot Wheels he asked if the Parks Department would make sure all lower hanging branches on the City Square were trimmed and that all outlet boxes are working.

Councilmember James has been working on the 4th of July Celebration. The Patriotic Program this year will be amazing and he is looking forward to working with Hyrum City's New Recreation Manager Robert Stroud.

Councilmember Nelson said there was a great turnout for the State's Shake Out Drill on April 17. The communication system was tested that night and there was new technology that worked amazing. He also attended a class at the Utah League of Cities and Towns on Emergency Response Communication.

Councilmember Clawson thanked the Youth Council for its help with the Easter Egg Hunt. Hyrum Irrigation Company has been busy cleaning canals and Hyrum City should have water for its pressurized irrigation system by the middle of May.

ADJOURNMENT:

ACTION

**There being no further business before the City Council,
the Council Meeting adjourned at 9:58 p.m.**

ATTEST:

Stephanie Miller
Mayor

Stephanie Fricke
City Recorder

Approved: _____

As Written