

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD JULY 17, 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, Power Superintendent Larry Coleman, Recreation Manager Robert Stroud, and sixteen citizens. Deputy Recorder Bethany Sproul recorded the minutes.

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

PLEDGE OF ALLEGIANCE: Mayor Miller

INVOCATION: Councilmember Clawson

APPROVAL OF MINUTES:

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

ACTION

Councilmember James made a motion to approve the minutes of a regular meeting held on June 20, 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 Nelson made a motion to approve the agenda for July 17, 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. Ale Ledesma - To request a Home Occupation Business License for a beauty salon at 357 North 200 West.
- B. 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.
- C. Larry Coleman, Hyrum Power Superintendent - To update the city council on UAMPS projects.

11. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES

- A. Resolution 25-22 - A resolution establishing fees for adult softball leagues in Hyrum City.
- B. Ordinance 25-06 - An ordinance amending sections 17.70.010, and 17.70.020 of Title 17 (the Zoning Ordinance) of the Hyrum City Municipal Code to define retaining walls, establish retaining wall requirements, establish maximum fence height and location requirements, and restructure general requirements.

12. OTHER BUSINESS

- A. Consideration and appointment of Administrative Appeal Officer.
- B. Budget report.
- C. Mayor and City Council reports

13. ADJOURNMENT

PUBLIC COMMENT:

Mayor Miller asked if anyone had questions or comments to keep it under 3 minutes.

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

SCHEDULED DELEGATIONS:

ALE LEDESMA - TO REQUEST A HOME OCCUPATION BUSINESS LICENSE FOR A BEAUTY SALON AT 357 NORTH 200 WEST.

Ale Ledesma requested a Home Occupation Business License at 357 North 200 West for a beauty salon.

ACTION

Councilmember James made a motion to approve the request for a home occupation business license for a beauty salon at 357 North 200 West. Councilmember Adams seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

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.

City Planner Tony Ekins said at that at the City Council meeting held on June 19th, 2025, a motion was made for three items, surface restoration on private property, mitigation of storm drain issues on 100 North, and mitigation of open hazards to be implemented. City staff met with the applicants on June 25th at the site to further discuss all issues. The fence surrounding the site was put up in time for the 4th of July parade and the trenches were filled in. New drawings for the final plat were turned in, but city staff was unable to give a detailed review of the plan.

Mayor Miller asked for clarification on the staff comment regarding the landscaping for units 18-28.

City Planner Ekins said those units are in the middle of the development. In the plan that was turned in, units 18-28 backyard patios have gravel, while the rest of the units have turf.

Councilmember Rasmussen said the development should be able to maintain turf for all the units.

Cory Waddoups said he is fine with using turf instead of gravel for those units. The landscape architect was trying to incorporate multiple codes into the project.

Councilmember Rasmussen said that Hyrum City did not adopt the new landscaping code the State of Utah was trying to implement on the Wasatch Front. There were some components that they liked; however, the wording made the code very restrictive. He thinks that it is better for there to be grass in the backyard rather than gravel.

Councilmember Clawson asked the timeline for the pressure tests for lines and checking the underground infrastructure was.

Cory Waddoups said they would like to start as soon as possible. They would like approval so they can start working on it. An issue they were having was communication with the public works departments regarding inspections.

Councilmember Rasmussen asked if Waddoups had received any of the comments regarding the plat.

Cory Waddoups said he was able to see them before the meeting started.

Councilmember Rasmussen said that the plat is not ready for approval. There are many items left unaddressed or incomplete. The lots on the plats and construction drawings are not reflective of each other. He liked that the immediate hazards were addressed. Councilmember Rasmussen said he still thinks this development is something the city needs, however, there are still some concerns that need to be addressed.

Cory Waddoups said they are willing to do what needs to be done and wants to work with city staff to make sure it is done correctly. He thinks that a lot of the items are easy fixes. Waddoups said that when the subdivision had shifted by five feet, based upon the legal description, they were able to take five feet from some of the adjacent property owners.

Councilmember Rasmussen said that they don't need to take property from any of the neighbors. The property boundaries had already been established in the preliminary plat.

Cory Waddoups said they did not want to cause any issues with adjacent property owners or move any of their fences. The shift in boundaries was to match the current fence lines. So that is why the legal acreage is off from the site plan.

Councilmember Rasmussen said that the legal description needs to be adjusted so it matches what they are doing.

Cory Waddoups said that they can get a new legal description. He said that they met with the neighbor who was having issues with flooding and reached an agreement with him. They will pay for contractors to redo his yard.

Councilmember Nelson said he had spoken to Water and Roads Superintendent Kade Maughan concerning the shift of five feet.

Maughan said that the shift could throw off the utility lines and roads by five feet. Their next step should be to make sure all the lines are matching.

Councilmember Rasmussen said that was what the developers had proposed to do. They want to go back and survey the utility lines and adjust them as needed.

Cody Waddoups said that resurveying the lines is the first thing they plan to do. Those types of fixes are how they want to move forward with the project.

Councilmember Rasmussen said that he did not have a problem with them doing investigative excavations so they can figure out where lines are versus where they need to be and if it has been installed correctly.

Cory Waddoups said that his biggest concern is time on this project. It takes a lot of time for engineers to make adjustments. He is worried that there is going to be too much back and forth between attorneys. He asked if there is any way to expedite the process.

Councilmember Rasmussen suggested that the city staff and his staff meet to discuss what needs to be included in the development agreement. Some of the items that should be discussed are potential risks, liabilities, or future items that may become a concern. He said that attorneys should have templates for agreements they write, and so he does not see that the process should be that long.

Mayor Miller asked if there would be any problem with them doing any demolition and survey work.

Councilmember Rasmussen replied that that would be great so they can have more information to work with to create the development agreement.

Councilmember Nelson said that 300 East needed repair before the winter months last year, so the city paid for a company to fix it. However, there are still issues with the road. He asked how they should go about working with the developers to make sure the road gets fixed.

City Engineer Matt Holmes said the curb and gutter will need to be adjusted to show the new crown. They may need to saw, cut, and

grind portions for the crown to match correctly. We had done work with the understanding that the developers would finish it. Asphalt had to be put down so snow removal would be more feasible.

Councilmember Rasmussen said that this issue is a great example of something that needs to be put in the development agreement. That way it can be clearly understood by all parties and gets incorporated into the construction plans. It is not efficient for the city to hire out the work.

Mayor Miller said that one of the biggest concerns was the retention pond. It has been redesigned; does it still need to be completed?

City Engineer Holmes said yes, it still needs to be completed. He recommended that a certified installer should put in the pond.

Councilmember Rasmussen said they should be able to start working on the fixes, however before too much happens, they need to make sure the plans are complete.

Cory Waddoups said that this meeting has been helpful. It helps them to be able to move forward. He wants this development to be a lasting legacy in Hyrum and is willing to meet with city staff to make sure things are done correctly.

LARRY COLEMAN, HYRUM POWER SUPERINTENDENT - TO UPDATE THE CITY COUNCIL ON UAMPS PROJECTS.

Power Superintendent Larry Coleman said that the site modifications to the natural gas generation plant should be completed in August. The sound wall will be delivered in September and will be installed by the power department. The concrete wall is four feet high, and the sound wall will be ten feet on top of that. Most of the sound comes from the radiators. The exhaust staves have mufflers that mitigate the sound from them.

Councilmember Nelson asked if there is a target sound level for the sound barrier to reach.

Power Superintendent Coleman said there was a sound study performed, and the noise level was already within an acceptable range. They just wanted to mitigate the noise further to be considerate to the nearby neighbors.

The conduit installation going through Blacksmith Fork Canyon to Hardware Ranch is about 25% installed. The power department will be putting in the conductor behind the contractors doing the work as the project goes along. The tentative completion time for the project is December. This project will help mitigate fire hazards as the power will be underground instead of overhead. This will also help reduce the risk of power outages from trees taking out the lines. A backup generator has been purchased for the hydro, house, and well, just in case power does go out for those necessary items.

Councilmember Adams asked if the pipe coming from the dam has been fixed yet.

Power Superintendent Coleman said they are working on that now. They have received a bid from a company that does that type of work. It is in the budget for that section of the line to be fixed.

They are finalizing the contract with Asplundh Tree Service to help with tree trimming around the power lines. This is to help reduce power outages.

Councilmember Nelson said that he had neighbors that had their tree trimmed but were not notified by the company about it. He recommended that there is communication between Asplundh and the residents.

Power Superintendent Coleman said that they have told them to communicate with homeowners. Maintenance is necessary so there needs to be a balance between notification and the work getting done. Fliers are supposed to be put on doors if they are unable to contact the homeowner.

Hyrum City is a participant of UAMPS, which is a joint action agency that helps with resource management and development. There are two natural gas projects going on, one plant will help with peak loads and the other with base loads. They are currently working on a securing transmission route.

Councilmember Clawson asked how big the base load plant will be.

Power Superintendent Coleman said it will be a 200-megawatt facility. They currently have an 85% subscription, which was their target. There is a three-way agreement between UAMPS, Idaho Power and Utah Municipal Power Authority, where UAMPS retains most of

the ownership.

Councilmember James asked what the target electric price per megawatt is.

Power Superintendent Coleman answered it is \$140 per megawatt but it should go down.

Rocky Mountain Power is starting the Public Safety Power Shutoff initiative. The company has been facing a lot of lawsuits for wildfires, and so to mitigate risks from weather events they would give about a 48-hour notice for possibly turning a transmission line off. Since Hyrum is more isolated, the only area we have to worry about is from the Green Canyon substation in North Logan out to here. Coleman has informed the local businesses about this and said he would communicate with them as much as possible if the situation were to occur. A notice to inform residents will be put in the newsletter.

UAMPS is currently a member participation joint action agency, which allows members to decide which projects they want to be a part of. They are considering switching to an all-requirements approach which every member would have to take part in all projects. Coleman said there are pros and cons to both types. He would like to meet with each council member to discuss this possible change and get input that he can give back to UAMPS.

Other projects that have been going on are Code 42, Horse Butte 2 and Fremont Solar. They are dependent on the new bill that cuts on renewable energy.

Councilmember Nelson asked about the Southern Utah Salt Mines project.

Power Superintendent Coleman said it is called IPP Renewed. They are phasing out the coal generation part of the plant and making it a natural gas plant. They will be burning the hydrogen mix, which they use salt mine deposits to store the hydrogen. This makes it renewable source.

Councilmember Nelson asked if that is a major source that we are purchasing power from.

Power Superintendent Coleman answered that we do have shares with them.

Amended
08/07/25

Councilmember James said that most of the power gets sold to Los Angeles.

Power Superintendent Coleman said that we do receive reimbursement from the Los Angeles Water and Power District for our shares.

INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:

RESOLUTION 25-22 - A RESOLUTION ESTABLISHING FEES FOR ADULT SOFTBALL LEAGUES IN HYRUM CITY.

Recreation Director Robert Stroud was requesting to set fees for adult softball leagues, \$315 for Fall 2-Pitch per team and \$415 for Standard Slow Pitch per team.

Councilmember James asked if the prices are comparable to Logan.

Recreation Director Stroud answered yes.

Councilmember Clawson asked the purpose of the 2-pitch.

Recreation Director Stroud said that 2-pitch games are about 45 minutes long whereas standard would be about an hour long.

Councilmember James asked if there has been a lot of interest.

Recreation Director Stroud said there has been a lot of interest. He had talked to someone who already had a team set up and is ready to register. He has talked with about another dozen people who were interested in it as well. He is planning on creating a free agent list so people can be brought together and split up the team fees.

Recreation Director Stroud said he would like to be able to make adjustments to fee schedules without always having to come into City Council for approval. He suggested a \$10 increase/decrease leeway in case there is need for any adjustments to cover costs.

Councilmember Craig Rasmussen asked if this is a change that would only occur once a year.

Recreation Director Stroud answered yes.

Councilmember Rasmussen said that this resolution is only for softball fees. Adding Section 4 onto this resolution would not apply to all fees.

Recreation Director Stroud said he can come back to City Council another time for that approval.

Councilmember Rasmussen said he sees value in Section 4. He wondered though how this was any different from building and park reservations.

Recreation Director Stroud said he was fine with coming into City Council each time a price adjustment was needed, however, he was looking to save time for the council.

Councilmember James said it would be nice to have that flexibility in case other cities changed their fees.

ACTION

Councilmember James made a motion to approve Resolution 25-22 - A resolution establishing fees for adult softball leagues in Hyrum City. With the exclusion of Section 4. Which would grant authority over fee adjustments for all programs. 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 nay. The motion passes.

ORDINANCE 25-06 - AN ORDINANCE AMENDING SECTIONS 17.70.010, AND 17.70.020 OF TITLE 17 (THE ZONING ORDINANCE) OF THE HYRUM CITY MUNICIPAL CODE TO DEFINE RETAINING WALLS, ESTABLISH RETAINING WALL REQUIREMENTS, ESTABLISH MAXIMUM FENCE HEIGHT AND LOCATION REQUIREMENTS, AND RESTRUCTURE GENERAL REQUIREMENTS.

City Planner Tony Ekins said that city staff updated the proposed fence ordinance based on the recommendations made by City Council in the last meeting. The section focused on fencing requirements in specific zones was removed. Each zone already has fencing requirements included in their ordinance. Ekins thinks that it would be better to adjust the fencing requirements listed in the zoning ordinance.

Councilmember Rasmussen said he provided some suggestions to the proposed ordinance. He suggested that they do not take any action tonight to allow Ekins to go through the comments and incorporate

them into the ordinance.

Councilmember Nelson asked if razor wire fencing is addressed in the fencing code.

City Planner Ekins said no, it had been left out. There are some facilities that need that level of protection. It will allow for when the developers come in for site plan approval, it can be discussed then.

Councilmember Rasmussen asked for some clarification. He said that fences that do not border a property line do not require a permit; so, if people wanted to make a pallet fence, would it be acceptable as an interior fence that goes around a garden or dog run?

City Planner Ekins answered yes.

ACTION

Councilmember Rasmussen made a motion to continue Ordinance 25-06 amending sections 17.70.010, and 17.70.020 of Title 17 (the Zoning Ordinance) of the Hyrum City Municipal Code to define retaining walls, establish retaining wall requirements, establish maximum fence height and location requirements and restructure general requirements so that comments can be incorporated. Councilmember James 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.

OTHER BUSINESS:**CONSIDERATION AND APPOINTMENT OF ADMINISTRATIVE APPEAL OFFICER.**

Mayor Miller said John Hulbert is the new judge for Hyrum City. He needs to be appointed as the Administrative Appeal Officer.

ACTION

Councilmember Rasmussen made a motion to approve the appointment of Judge John Hulbert as the administrative appeal officer. Councilmember Clawson seconded the motion and Councilmembers Adams, Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

BUDGET REPORT:

Mayor Miller said the numbers for the general fund will be adjusted when the city receives money back for the RAPZ Grant, sales tax contribution and the B and C Road funds. The electric utility fund was down but will increase once the city receives reimbursement for materials purchased for the spillway and the Hardware Ranch underground power line.

The departments were able to stay within their budgets. Only two of them went barely over.

MAYOR AND CITY COUNCIL REPORTS:

Mayor Miller said she has met with Councilmember Rasmussen and Water Reclamation Superintendent Angela Pritchett to discuss fees for Millville Sewer. Millville asked what the prices would be if they were a 20% owner or if they were just a customer. The prices are still being worked on.

Councilmember Rasmussen said if Hyrum City maintains complete ownership over the sewer processes, it would simplify operational procedures. However, Hyrum City would also have full liability. He said that Millville does not believe they will grow as much as Hyrum will, 16% would probably be a more accurate percentage.

Councilmember Adams said that the 4th of July went great. Night Out Against Crime will be held on August 5th. There have been 10 commitments so far.

Councilmember Rasmussen thanked everyone who helped with the 4th of July events. He said that the Patriotic Program went well. Alonzo Staton, a World War I veteran, was recognized with a purple heart. His WWI uniform was donated to the museum. Councilmember Rasmussen said the Patriotic Flag Display went great. Many news stations reported on it. There was a fantastic turnout, about 900 people came in.

Councilmember Rasmussen said that the updated plans for the Elite Hall Annex, were received. The clubroom improvements will be bid out as a different project than the annex. We are still in need of additional funds, so the historic preservation committee created a music note program, where people can contribute an amount of money and a music note with their inscription will be added onto a wall.

Councilmember Rasmussen reported that two members of the museum

board need to be reappointed, and they need one new member as well. He said that one of the museum board members suggested a city sponsored yard sale.

Councilmember Rasmussen said that the 250th anniversary of the signing of the Declaration of Independence celebrations are currently being planned. He started looking into community programs or events that can be held for this once in a lifetime occasion.

Councilmember Rasmussen said the museum received a grant for a new exhibit that focuses on the Shoshone Tribe and the Box Elder Treaty. Less than 10 are awarded throughout the United States. It's a five-year program.

Councilmember James said the Patriotic Program went great. It was great to have a U.S. Congressman, and the children's choir performed well. The fireworks show was amazing, and he plans to use the same company for next year's show. He thanked everyone who helped with the 4th of July events. James said that JBS will be donating the meat for Night Out against Crime, and Bridgerland will be making it all into patties.

Councilmember James said he and Councilmember Clawson attended the South Cache Water Users meeting and received updates regarding the Hyrum Dam Spillway. They are planning the work, so it does not affect irrigation water. There has been a lot of planning for this project, and it will take about 4 years to complete.

There has been a lot of success at the Senior Center. Senior Center Director Jesse Walker has been doing a great job, and Robert Stroud has done well with helping out while Walker was out of town.

Councilmember Nelson thanked everyone for their great work with the 4th of July. He thinks there should be more open houses for the master plan. As it's a 50-year plan, it's important for everyone to be able to put in their input. He knows a survey is available, but it should be created by the steering committee.

Councilmember Nelson noticed that the Market 1860 property has been put up for sale. On one of the sites that have it for sale mentions the project has been approved.

Councilmember James had talked to the contractor who said that it had been put on hold.

Councilmember Rasmussen said that there were many issues with the neighboring property owners, so two of the owners backed out. There is one owner who is still planning on moving forward with the plan. He does not think that it will be sold based on conversations he has had.

Councilmember Clawson said the road on 6600/1100 South, where Matt Nielsen's development was, the shoulder needs to be fixed. It is a big hazard that needs to be resolved, especially before winter.

City Engineer Holmes said they have been reaching out to the developers. They had lost approval since it has been over a year. There are some people looking to purchase it.

Councilmember Clawson said that the issues with the irrigation have been resolved, the pond is full. He wants to have a meeting with Mayor Miller and Water Superintendent Kade Maughan to work out a schedule for delivering water.

ADJOURNMENT:

**ACTION There being no further business before the City Council,
the Council Meeting adjourned at 8:33 p.m.**

ATTEST:

Stephanie Miller
Mayor

Bethany Sproul
Deputy Recorder

Approved: _____
As Written