

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD SEPTEMBER 18, 2025
AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Mayor Stephanie Miller

ROLL CALL: Councilmembers Jared Clawson, Paul James, Michael Nelson, and Craig L. Rasmussen.

EXCUSED: Councilmember Steve Adams

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, City Planner Tony Ekins, Recreation Manager Robert Stroud and sixteen citizens. City Recorder Stephanie Fricke recorded the minutes.

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

PLEDGE OF ALLEGIANCE: Councilmember James

INVOCATION: Councilmember Nelson

APPROVAL OF MINUTES:

The minutes of a regular meeting on August 19, 2025 were approved as written.

ACTION Councilmember James made a motion to approve the minutes of a regular meeting held on August 19, 2025 as written. Councilmember Rasmussen seconded the motion and Councilmembers Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

The minutes of a regular meeting on August 21, 2025 were approved as written.

ACTION Councilmember Clawson made a motion to approve the minutes of a regular meeting held on August 21, 2025 as written. Councilmember Nelson seconded the motion and Councilmembers 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 James made a motion to approve the agenda for September 18, 2025 as written. Councilmember Clawson seconded the motion and Councilmembers Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.**
9. SCHEDULED DELEGATIONS
- A. Tony Ekins, Hyrum City Planner - To discuss Short Term Rentals in Hyrum.
10. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES
- A. Resolution 25-25 - A resolution establishing credit card convenience fees.
- B. Resolution 25-26 - A resolution setting Commercial Sewer Service Rates with a Lift Station.
- C. Resolution 25-27 - A resolution establishing compensation for adult softball umpires, site supervisors, and scorekeepers in Hyrum City.
- D. Resolution 25-28 - A resolution establishing fees for the Hyrum City Recreation Parent/Daughter Dance.
- E. Resolution 25-29 - A resolution amending the Hyrum City Baseball Fields Rental Fee and Deposit Schedule.
- F. Resolution 25-30 - A resolution establishing fees and program details for the Hyrum City Youth Jr. Jazz Basketball Program.
- G. Ordinance 25-07 - An ordinance amending Hyrum City Code Title 17 Zoning, Chapter 12 Planning Commission and relocating the Ordinance amendment to Hyrum City Code Title 2 Administration and Personnel, Chapter 95 Planning Commission.
- H. Ordinance 25-08 - An ordinance amending Section 8.24.020 Nuisance Inspector Authority, of the Hyrum City Municipal Code to further define that the Nuisance officer is authorized to inspect and enforce all codes.
11. OTHER BUSINESS
- A. Consideration and appointment to the Hyrum City Museum Board.
- B. Consideration and approval of the Unreasonable Capital Hyrum LLC Development Agreement.
- C. Budget Report.

D. Mayor and 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.

Ryan Smith said he lives at 256 East 100 North and his property is adjacent to the Harvest Valley Court P.U.D.. He wanted the City Council to know that there has still been no resolution between the developer of Harvest Valley Court P.U.D. and himself on the flooding problems to his property created by Harvest Valley Court. The developer is not being responsive to him and he is worried about future flooding problems with fall and winter coming.

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

SCHEDULED DELEGATIONS:

TONY EKINS, HYRUM CITY PLANNER - TO DISCUSS SHORT TERM RENTALS IN HYRUM.

Hyrum City Planner Tony Ekins said he wanted to discuss with the City Council the changes to City Code he has been working on to address Short-Term Rentals (STR). He then reviewed - "Short-Term Rental" means the rental of any dwelling, or portion thereof, intended for a period of thirty (30) consecutive days or less, whether advertised or offered through online platforms or by other means. A short-term rental excludes a hotel or motel. Zone Designations: (consistent with residential areas within the City boundaries) 17.28.076 Short-term Rental Residential Zones R-1 and R-2, 17.30.076 Short-term Rental Residential Zone R-2A, 17.38.076 Short-term Rental Residential Agricultural Zone RA, 17.44.184 Short-term Rental Commercial Zone C-1, and 17.45.291 Short-term Rental Commercial Zone C-2. The purpose is to provide short-term rental (STR) options in residential and commercial zones to ensure they will be compatible with surrounding uses and they won't unreasonably reduce housing opportunities. To qualify a STR the property owner shall submit with the license and permit applications an affidavit of property ownership and include property deeds or Cache County tax information demonstrating property ownership. To qualify an STR the property must be the primary residence of the property owner who may operate the STR

during their absence or be present on site. Commercial Zones. The STR may be licensed to either the property owner or agent. No dwelling shall be occupied or rented as an STR without first obtaining a Hyrum City Conditional Use Permit. No dwelling shall be occupied or rented as an STR without first obtaining a Hyrum City Short-Term Rental Business License. The commission shall, insofar as practical, give notice of the first meeting at which the development plan will be considered to all contiguous properties and those properties across the street from the subject property's frontage, or frontages, in the case of a corner lot. These property owners will be invited to express their reaction to the proposal. The planning commission may also hold a public hearing as may be deemed necessary. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Approval shall consider the following items: A. That the proposed use is necessary or desirable and will contribute to the general well-being of Hyrum City; B. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; C. That the proposed use will comply with the regulations of this title as may be applicable; D. That the proposed use is in harmony with the intent of the zone in which it is located; E. That the infrastructure will support the new facility; and F. In setting conditions, the Planning Commission shall show relationship to the broad area of concern to which each condition applies. These areas include: 1. Traffic; 2. Noise; 3. Odor; 4. Pollution; 5. Hours of operation; 6. Design criteria; 7. Lighting; 8. Visual blight; and 9. Safety conditions not related to one of these broad areas may not be imposed. Appeals of any decisions of the Planning Commission shall be made to the Administrative Appeals Hearing Officer. Appeals shall be filed in writing with the City Recorder within ten (10) calendar days of the decision of the commission as per provisions of HCC 17.16. A Site Plan that includes property lines, location of all building structures including setbacks from property lines, entrances, and designated off-street parking. A Floor Plan drawn to scale with labels on rooms indicating the proposed uses and include the square feet clear floor space area of each room. Not more than **two** (2) STRs are permitted per 1,000 of the Hyrum City total population as

estimated by the current U.S. Census Bureau Population.
U.S. Census Bureau Population Estimates Hyrum City, July 1, 2024,
(V2024) = 11,043
 $11,043 / 1000 = 11.043 \times 2 = 22$ allowable licenses. (1 STR per
1000 = 11 allowable licenses)

No more than one (1) STR shall be permitted in a Multi-Family Dwelling. For Example: If the Multi-Family dwelling is a fourplex only one (1) unit may be permitted as a STR). In Residential Zones, Not more than one (1) STR is permitted per city block and must be spaced at least 660 feet apart, as measured from the midpoint of the platted front property line to the midpoint of the platted front property line to any other licensed and STR. Measurements are made from City plats following front property lines and includes distances to cross streets at right angles as required. In Commercial Zones, No STR shall be located upon any lot or parcel adjacent to a residential single-family dwelling. No STR shall be permitted within 750 feet as measured from property line to property line of a school that is owned or operated by the Cache County School District.

The STR maximum occupancy shall be no more than one occupant per 200 square feet of open floor space area within the residential dwelling. For Example: If the open floor space area is 2,400 square feet, the maximum occupancy shall be no more than twelve (12) occupants. International Fire Code 2021 and 2024. The STR maximum occupancy shall be no more than two (2) occupants per sleeping room plus two (2) additional occupants. For Example: Five (5) sleeping rooms allows for ten (10) occupants plus an addition **of** two (2) occupants with a maximum occupancy of no more than twelve (12) occupants. The STR may not be rented for multiple contracts by separate individuals or groups of individuals for the same period of night or nights. The STR may not be rented for a period of more than thirty (30) consecutive days to the same individuals or groups of individuals for more than two thirty (30) day rental contacts in a six (6) month period. The STR is subject to Hyrum City Zoning and Business License Ordinance. The STR is subject to Hyrum City nuisance ordinances regarding garbage collection and disposal, weed control, noise disturbance, and offenses against public peace, morals, and welfare. The STR exterior lighting shall prevent glare onto adjacent properties and shall be dark-sky sensitive. The STR sleeping rooms will allow emergency egress. The STR sleeping rooms will be equipped with smoke detectors. The STR is limited to the number of allowed pets for a residential dwelling. The STR signage is limited to one (1) non-internally

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illuminated sign, no larger than three (3) square feet, and shall only be mounted to the wall of the building.

A total of one (1) additional off-street parking space will be provided per two (2) rooms. Parking stalls are to be nine (9) feet by twenty (20) feet and of a hard surface such as asphalt, cement or brick. Gravel, road base, etc., are not considered hard surfaces. All required STR parking must provide adequate provision of ingress and egress by standard-sized automobiles. All required STR off-street parking and the parking of trailers, boats, ATVs, or similar vehicles associated with the guest use shall be contained on the lot or parcel of the licensed STR. No on-street parking or parking within the public right of way is permitted for vehicles associated with the guest use. The STR application shall be referred for approval to Hyrum City Fire Department for investigation and inspection as to whether or not all ordinances and codes pertaining to fire and safety compel compliance prior to the issuance of a license for the STR. More than three (3) violations of the Hyrum City Code within a calendar year may result in the revocation of the STR Conditional Use Permit and STR Business License. The Short-Term Rental Conditional Use Permit may be revoked upon failure to comply with requirements imposed when the permit was originally approved or as thereafter revised pursuant to Title 17 Zoning of the Hyrum City Code. The Short Short-Term Business License may be revoked upon the failure of the licensee or applicant to comply with the conditions and requirements of the Business License code or any ordinance of the municipality; or Unlawful activities conducted or permitted on the premises where the business is conducted pursuant to Title 5 Business Licenses and Regulations of the Hyrum City Code.

Councilmember Rasmussen asked if a homeowner was going on a vacation and were not going to be home for several months if it could be rented as an STR.

City Planner Tony Ekins said the property owner would need to make the application for an STR.

Councilmember James asked if who ever applied first would be issued the license until the maximum number was reached. Will the licenses be automatically approved and reissued if there are no violations or issues with the STR?

City Planner Tony Ekins said STR licenses would be considered in the order they are received. Licenses would be automatically

renewed unless there was a violation and the STR wasn't compliant with the Ordinance.

INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES:

RESOLUTION 25-25 - A RESOLUTION ESTABLISHING CREDIT CARD CONVENIENCE FEES.

Mayor Miller said Resolution 25-25 establishing a credit card convenience fee. This resolution will require customers electing to pay City bills, fees, or charges that are over a set amount by the City Council to pay a convenience fee equal to 3% of total charge. Currently a developer or builder can pay impact fees, development fees, etc. by credit card. Credit card companies charge Hyrum City 3% of the total charges. The City Council can choose the maximum amount with no credit card fees that it will accept. City Staff is recommending setting credit card convenience fees for charges over \$500. This amount is high enough that it will not affect most utility account customers.

ACTION Councilmember James made a motion to approve Resolution 25-25 a resolution establishing credit card convenience fees for charges over \$500. Councilmember Nelson seconded the motion and Councilmembers Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

RESOLUTION 25-26 - A RESOLUTION SETTING COMMERCIAL SEWER SERVICE RATES WITH A LIFT STATION.

Mayor Miller said Resolution 25-26 will set commercial sewer service rates with a lift station. Cache County is the only commercial utility account that requires a sewer lift station. Hyrum City staff have reviewed costs of services for Cache County's lift station including: weekly audits, yearly audit, pump replacement, pump out wet well costs, etc. Hyrum City does not provide power nor backup power to Cache County's lift station and therefore no costs associated with power are included in the proposed rate.

Councilmember Rasmussen asked if Cache County paid for the lift station. It might be easier and create less liability if Cache County takes ownership and responsibility for the lift station. If Cache County was responsible for the lift station then Hyrum

City wouldn't have to charge Cache County.

ACTION Councilmember Rasmussen made a motion to table Resolution 25-26 a resolution setting commercial sewer service rates with a lift a station until the City can explore its options of having Cache County own its lift station rather than Hyrum City. Councilmember Clawson seconded the motion and Councilmember Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

RESOLUTION 25-27 - A RESOLUTION ESTABLISHING COMPENSATION FOR ADULT SOFTBALL UMPIRES, SITE SUPERVISORS, AND SCOREKEEPERS IN HYRUM CITY.

Mayor Miller said Resolution 25-27 is a resolution establishing compensation for adult softball umpires, site supervisors, and scorekeepers in Hyrum City.

Recreation Manager Robert Stroud said the compensation rate ranges between \$8.00 and \$25.00 per game. This gives a pay range that will allow him to pay highly qualified umpires or site supervisors more than a side umpire or scorekeeper.

ACTION Councilmember Rasmussen made a motion to approve Resolution 25-27 a resolution establishing compensation for adult softball umpires, site supervisors, and scorekeepers in Hyrum City with an amendment to 1 B. after "Compensation shall be funded" add "entirely". Councilmember James seconded the motion and Councilmember Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

RESOLUTION 25-28 - A RESOLUTION ESTABLISHING FEES FOR THE HYRUM CITY RECREATION PARENT/DAUGHTER DANCE.

Mayor Miller said Resolution 25-28 establishes fees for the Hyrum City Recreation Parent/Daughter Dance.

Recreation Manager Robert Stroud said he has been making arrangements to hold a parent/daughter dance in the Elite Hall. He is hoping it will provide a memorable experience for a parent and a daughter. He wants to charge a small fee to cover the basic

costs of the dance. In addition to the dance there will be stations to make friendship bracelets, photo opportunities, and desserts.

Councilmember Rasmussen said for this type of an activity there shouldn't be a resident and non resident rate. The rate should be the same for anyone wanting to attend.

ACTION Councilmember James made a motion to approve Resolution 25-28 a resolution establishing fees for the Hyrum City Recreation Parent/Daughter Dance with the amendment of deleting "(Resident Rates)". Councilmember Clawson seconded the motion and Councilmember Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

RESOLUTION 25-29 - A RESOLUTION AMENDING THE HYRUM CITY BASEBALL FIELDS RENTAL FEE AND DEPOSIT SCHEDULE.

Mayor Miller said Resolution 25-09 amends the Hyrum City Baseball Fields Rental Fee and Deposit Schedule.

Recreation Manager Robert Stroud said he is proposing reducing the rental rates for the Pony League and Commercial Field that the Hornets play on. Current rental rates are \$300 per day and \$55 per hour. The proposed rental rates are \$200 per day and \$40 per hour. These rates are designed to encourage increased use of Hornet Field, which is currently the only field with 80-foot and 90-foot bases. This makes it the only suitable option for older youth and adult leagues, which do not have access to other appropriately sized fields.

Councilmember Rasmussen said reducing costs will likely increase field rentals and make the space more accessible for community use. Fields one through five are smaller fields that are not turf and have different rental rates than the Pony League and Commercial Field, which maintains its own pricing structure due to its unique turf field.

Councilmember Nelson asked about the cost of lighting for nighttime use.

Robert responded that there is a separate fee associated with field lighting.

ACTION

Councilmember Rasmussen made a motion to approve Resolution 25-29 a resolution amending the Hyrum City Baseball Fields Rental Fee and Deposit Schedule with an amendment to the Practice table to include the following statement after "Practice" add "For Fields 1 through 5". Councilmember James seconded the motion and Councilmember Clawson voted aye, Councilmember James voted aye, Councilmember Nelson voted aye, and Councilmember Rasmussen voted aye. The motion passed.

RESOLUTION 25-30 - A RESOLUTION ESTABLISHING FEES AND PROGRAM DETAILS FOR THE HYRUM CITY YOUTH JR. JAZZ BASKETBALL PROGRAM.

Mayor Miller said Resolution 25-30 establishes fees and program details for the Hyrum City Youth Jr. Jazz Basketball Program.

Recreation Manager Robert Stroud said effective January 1 Logan City will no longer host Jr. Jazz basketball for residents outside of Logan. This change will leave many youth, particularly from the south end of the valley, without access to a recreational basketball program. He has been working with Mountain Crest High Schools Athletic Director Kevin Anderson regarding providing a basketball program during the winter months. Mountain Crest has a Jr. Mustang Program and Athletic Director Kevin Anderson would like Hyrum to take it over if it decides to hold a Jr. Jazz Basketball Program. Originally, Hyrum City was going to offer a Jr. Jazz program from January through March, complementing the existing Jr. Mustang program, which runs from October through December. The intent was not to compete with Jr. Mustang but to provide additional opportunities for youth who would otherwise be excluded due to Logan's changes. Mountain Crest's Athletic Director Kevin Anderson would prefer that Hyrum take over the basketball program and handle the Jr. Mustang program as well. There are an estimated 523 youth from the south end of the valley and 100 from Hyrum who may not have a place to play without this program. A non-resident fee would help offset costs for those outside of Hyrum City. He will manage registration through the existing recreation platform. Robert will handle recruitment for referees, supervisors, scorekeepers, and other game-day staff. Staff will be compensated per game or hourly for setup, takedown, and cleanup. The goal is to ensure taxpayer dollars are not subsidizing non-resident participants, while maintaining inclusive access for all youth.

Councilmember Rasmussen said it is important that the registration costs cover all of the fees including gym rentals, equipment, coaches, shirts, etc. There should be a non resident fee since Robert will be overseeing this program and his time is paid by Hyrum City.

Councilmember Nelson expressed support for a basketball program, highlighting the importance of sports for youth development. He referenced his own children's experiences in recreation leagues, high school, and college sports. He understands Logan has discontinued Jr. Jazz for residents south of Logan. However, Mountain Crest Jr. Mustang Program is a great program and Mountain Crests Athletic Director Kevin Anderson told him that Mountain Crest would continue to provide the Jr Mustang program if Hyrum City didn't take it over. He does not see a need for Hyrum City to take over a successful operating program. Mountain Crest has the gyms, referees, basketballs, etc. It would be very expensive for Hyrum City to take it over. He supports recreation opportunities for youth but he feels that it would be better for Hyrum and the participants of Jr. Mustang to continue to have Mountain Crest run the program.

Recreation Manager Robert Stroud said Hyrum's program was not meant to interfere with Mountain Crest's Jr. Mustang program. It was meant to fill the gap left by Logan during from January through March. The Jr. Jazz program is purely recreational and is not part of a competitive high school program.

Councilmember Nelson reiterated that Mountain Crest's decision was based on Hyrum's interest in running the Jr. Mustang Program. Mountain Crest will still offer the Jr. Mustang program if Hyrum does not approve this resolution. In Cache Valley High Schools offer these Jr. sporting programs and they are usually not city recreation programs.

ACTION

Councilmember James made a motion to approve Resolution 25-30 a resolution establishing fees and program details for the Hyrum City Youth Jr. Jazz Basketball Program with the following amendments: 1. Add "for residents and non residents" after "Late Registration Fee"; and 2. Add "All program costs must be covered by participant fees and no Hyrum City funds shall subsidize the program, except for the Recreation Manager's salary." after "All fees collected shall be used to offset the costs of equipment, jerseys, referees, facility rentals, program

administration, and other necessary expenses to operate the Jr. Jazz Basketball Program. Councilmember Rasmussen seconded the motion and Councilmember Clawson voted Nay, Councilmember James voted aye, Councilmember Nelson voted Nay, and Councilmember Rasmussen voted aye, due to a tie Mayor Miller voted aye. The motion passed.

ORDINANCE 25-07 - AN ORDINANCE AMENDING HYRUM CITY CODE TITLE 17 ZONING, CHAPTER 12 PLANNING COMMISSION AND RELOCATING THE ORDINANCE AMENDMENT TO HYRUM CITY CODE TITLE 2 ADMINISTRATION AND PERSONNEL, CHAPTER 95 PLANNING COMMISSION.

Mayor Miller said Ordinance 25-07 amends Hyrum City Municipal Code Title 17 Zoning, Chapter 12 Planning Commission and relocating the ordinance amendment to Hyrum City Code Title2 Administration and Personnel, Chapter 95 Planning Commission.

City Planner Tony Ekins said the Planning Commission has discussed the proposed amendments and are recommending approval. The Planning Commission currently has five members. There have been several meetings where more than one member has not been able to be present and other instances where Planning Commission Members have resigned and the alternate member has not served long and is not familiar with the ordinances and processes. The proposed changes would allow for the appointment of two alternate members to serve on the Planning Commission and set term limits. The last time a Planning Commission Member needed to be replaced many Hyrum residents responded with interest. Applicants came from all areas of the city. This year two Planning Commission meetings had to be canceled due to lack of quorum, emphasizing the need for more members to ensure consistent operation. The proposed ordinance includes: Alternates may serve temporarily, then move into full commission positions as they become available; Terms would begin February 1 annually; Members serve staggered terms; and the governing body may remove any member of the Planning Commission as needed. This adjustment would help maintain a functioning commission even during transitions or vacancies.

City Engineer Matt Holmes said there was consensus on the need for more community members to serve, to avoid lack of quorum issues. Training is required for all members, and while it does not need to be held at a state level, it must meet state training requirements.

ACTION

Councilmember Rasmussen made a motion to adopt Ordinance 25-07 an ordinance amending Hyrum City Code Title 17 Zoning, Chapter 12 Planning Commission and Relocating the Ordinance amendment to Hyrum City Code Title 2 Administration and Personnel, Chapter 95 Planning Commission recognizing that there are two alternate members in Section 2.95.010 Created - Compensation; and Section 2.95.020 after "The governing body may remove any member of the Planning Commission for cause" replace "and after a public hearing." with "after appropriate administrative discussions with the Planning Commission Member and the Planning Commission Member may address the City Council if they choose." Councilmember Clawson seconded the motion and Councilmember Clawson voted aye, Councilmember Nelson voted aye, Councilmember James voted aye, and Councilmember Rasmussen voted aye. The motion passed.

ORDINANCE 25-08 - AN ORDINANCE AMENDING SECTION 8.24.020 NUISANCE INSPECTOR AUTHORITY, OF THE HYRUM CITY MUNICIPAL CODE TO FURTHER DEFINE THAT THE NUISANCE OFFICER IS AUTHORIZED TO INSPECT AND ENFORCE ALL CODES.

Mayor Miller said Ordinance 25-08 is an ordinance amending Section 8.24.020 Nuisance Inspector Authority, of the Hyrum City Municipal Code to further define that the Nuisance Officer is authorized to inspect and enforce all codes. Hyrum City's Attorney has reviewed the proposed ordinance to ensure there is consistency with State Law and to ensure all areas of the code were up to date for legal enforcement.

Councilmember Rasmussen said Title 8 of the Hyrum City Municipal Code addresses nuisances and designates a nuisance inspector to enforce all city codes. However, Section 10.24 specifically gives the police chief authority to enforce infractions. There is also the authority to condemn buildings and address safety issues which is given to the building inspector and not code enforcement officer. There is a significant difference between the Nuisance Inspector responsibilities and the responsibilities of a Code Enforcement Officer, Building Inspector, etc. But the proposed changes causes inspection and enforcement issues and the ordinance should be looked at collectively and instead of a Nuisance Inspector it should be written as a Code Enforcement Officer. The

nuisance inspector should not have enforcement authority over all city ordinances.

ACTION

Councilmember Rasmussen made a motion to continue the discussion and review of Ordinance 25-08 an ordinance amending Section 8.24.020 Nuisance Inspector Authority, of the Hyrum City Municipal Code to further define that the Nuisance Officer is authorized to inspect and enforce all codes and to find all the sections of code that are impacted by this ordinance. Councilmember Nelson seconded the motion and Councilmember Clawson voted aye, Councilmember Nelson voted aye, Councilmember James voted aye, and Councilmember Rasmussen voted aye. The motion passed.

OTHER BUSINESS:**CONSIDERATION AND APPOINTMENT TO THE HYRUM CITY MUSEUM BOARD.**

Mayor Miller said Councilmember Rasmussen is recommending the appointment of Alyssa Weller to serve on the Hyrum City Museum Board.

ACTION

Councilmember Rasmussen made a motion to appoint Alyssa Weller to the Hyrum City Museum Board. Councilmember Clawson seconded the motion and Councilmembers Clawson, James, Nelson, and Rasmussen voted aye. The motion passed.

CONSIDERATION AND APPROVAL OF THE UNREASONABLE CAPITAL HYRUM LLC DEVELOPMENT AGREEMENT.

City Engineer Matt Holmes reported that the proposed Development Agreement with Unreasonable Capital had been reviewed and modified by the developer's attorney and then was sent to the Hyrum City attorney for final legal review and approval and has not been approved yet. There needs to be coordination by all city employees to generate a unified punch list for final inspection. The agreement also addresses irrigation infrastructure, and exposed manholes.

Councilmember Rasmussen said he questioned whether Paragraph 10 adequately addresses manholes or irrigation lines that are left protruding in the roadway, which presents both aesthetic and safety concerns. He requested that construction drawings include more

detail to prevent issues like exposed pipes or manholes. There shouldn't be a manhole sticking up out of the ground that needs to be addressed in the construction drawings."

Matt Holmes responded that the irrigation company's main requirement is that any box or lid must be solid and lockable.

ACTION

Councilmember Rasmussen made a motion to approve the Unreasonable Capital Hyrum LLC Development Agreement with the following conditions: 1. The agreement be approved by Hyrum City's Attorney; 2. Paragraph 10 be specifically reviewed by the City's Attorney with respect to the substantial completion of individual units of development. Councilmember James seconded the motion and Councilmember Clawson voted aye, Councilmember Nelson voted nay, Councilmember James voted aye, and Councilmember Rasmussen voted aye. The motion passed.

Councilmember Nelson asked the developer to address concerns regarding ongoing flooding and stormwater drainage issues related to the development project and surrounding neighbors.

Councilmember Rasmussen explained the updated design includes a waterproof liner intended to channel water into the stormwater piping system, preventing infiltration into the development and surrounding properties. This system is meant to ensure pond water does not seep into the soil and cause additional flooding.

Ryan Smith expressed serious concerns about water rising from underground, not just from surface runoff. His property borders the retention pond, and since the development he has had flooding problems at his house. His lot is downhill from the development, any groundwater or overflow runs onto his property. He has ongoing flooding in his basement. The yard and lawn have become consistently saturated and squishy. Prior to the development, there had never been standing water or flooding issues in his backyard. He rejected the developer's proposal to resolve the issue, stating it would not stop the flooding.

Councilmember Rasmussen said the original public input received when the development system was approved residents warned the developer of water able and the hardpan soil layer slightly below the surface. If the hardpan is broken, water that would typically remain underground may rise to the surface.

BUDGET REPORT.

Mayor Miller reviewed the 2025-2026 General Fund and Enterprise Funds budgets expenditures and revenues in detail.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Rasmussen said the bid for the Elite Hall Addition is out for bid and hopefully will be ready to be awarded by the City Council in October. There is large donor that is ready to contribute once there is additional funding in place. Grant funding was applied for to improve windows and doors in the existing Elite Hall entrance. Unfortunately, the grant was not approved due to federal government delays.

Councilmember Nelson said cable needs to be installed in the Sheriff's office in the Hyrum City Office Building for emergency radio equipment. The cost of the cable installation should not be more than \$5,000. He is concerned about safety issues with the frisbee golf course at the mouth of Blacksmith Canyon. There has been as person who has held two tournaments since the original rental agreement was made. The agreement clearly states that misuse of the facility may result in revocation of rental privileges. Concerns were raised about violations of that agreement, including safety protocols not being followed. The City Council recommended posting signs about renting the course and also contacting the City Attorney about consequences and fines charged to the person who has held two tournament already, and to ask the attorney if the City can tell him that he needs to cancel the third tournament.

Mayor Miller recommended that a sign be installed at the Disc Golf Course stating that official permission is required to host tournaments. The Trust is conducting a site safety inspection.

Councilmember Clawson reported the following updates from the Hyrum Library: Summer Reading Program included 647 families, showing strong community participation. The closing party drew over 400 attendees. The Library is actively running adult and children's programs. The Sheriff's Office participated in story time, which was well received by families.

Mayor Miller said Councilmember Rasmussen and City Wastewater Reclamation Manager Angela Pritchett have been meeting with Millville City's representatives regarding the Inter City Agreement with Millville City for Wastewater Treatment Services.

Millville rejected the initial proposal to purchase 20% ownership of the Hyrum sewer plant.

Millville has requested to become a customer of Hyrum City rather than an owner. Multiple meetings and discussions have led to a draft agreement, which needs to be reviewed and approved by the City Council. Millville is scheduled to start sending wastewater to Hyrum's sewer system on October 13. This agreement must be reviewed and approved before the end of the month, likely requiring a special City Council meeting. Charges would be calculated based on total plant treatment costs and measured flow from Millville. Discussions are ongoing about Metering station, Impact fees, and Connection costs. Millville will not be a plant owner and therefore will not be buying in at \$700,000.

Councilmember James expressed his concerns about Millville residents paying the same rate as Hyrum residents. He said it doesn't seem right that they are paying the same rates as Hyrum residents when Hyrum residents have paid for the plant. We have a huge investment in our sewer plant, and it's not equitable for outside customers to pay the same rate without that investment.

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: October 16, 2025
As Written