



CITY COUNCIL MEETING

Thursday, November 19, 2020 at 6:30 PM

Electronically through Zoom Meeting ID: 894 2505 7575 and Passcode: 198810

AGENDA

Public notice is hereby given of a Hyrum City Council Meeting to be held in the Electronically through Zoom Meeting ID: 894 2505 7575 and Passcode: 198810 at 6:30 PM, November 19, 2020. The proposed agenda is as follows:

1. **ROLL CALL**
2. **CALL TO ORDER**
3. **WELCOME**
4. **PLEDGE OF ALLEGIANCE**
5. **INVOCATION**
6. **APPROVAL OF MINUTES**
 - A. November 19, 2020
7. **AGENDA ADOPTION**
8. **PUBLIC COMMENT**
9. **SCHEDULED DELEGATIONS**
 - A. [Dan Larsen, Kartchner Homes - To request final plat approval for Elk Mountain PUD Phase 13 located at 1150 East to 1280 East and 425 South to 500 South consisting of 19 single family lots and Phase 14 located at 1280 East to 1330 East and 425 South to 500 South consisting of 17 single family lots.](#)
 - B. [Rod and Jake Thompson, Cobble Creek Townhomes](#) - To present an update on Cobble Creek Townhomes at 285 North 800 East and to request occupancy permits.
10. **INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES**
 - A. [Resolution 20-14 – A resolution declaring certain Hyrum City equipment as surplus and ordering the sale or disposal thereof.](#)
 - B. [Resolution 20-1 - A resolution authorizing and appointing Judge Lee Edwards to serve as Judge Pro Tempore.](#)
 - C. [Resolution 20-16 - A resolution providing for the imposition of an Emergency Medical Services \(EMS\) Monthly Fee.](#)

- D. [Ordinance 20-05 - An ordinance amending the Municipal Zoning Map and annexing certain real property and extending the Corporate Limits of Hyrum City, Utah \(Mountain View Annexation\).](#)

11. OTHER BUSINESS

- A. [Discussion on Lewis Annexation Agreement](#)
- B. Update on Electric Department projects.
- C. [Consideration and approval of the Moderate Income Housing Plan.](#)
- D. Mayor and City Council reports.

12. ADJOURNMENT

ELECTRONIC MEETING INFORMATION

Hyrum City will be holding this meeting electronically in compliance with Utah Governor Gary Herbert's Executive Order to suspend the enforcement of provisions of Utah Code 52-4-207, and related State Agency Orders, Rules and Regulations, Due to Infectious Disease COVID-19 Novel Coronavirus.

Any member of the public may remotely observe the meeting or comment during the public hearing electronically through ZOOM Video Communications with the following link: <https://us02web.zoom.us/j/89425057575?pwd=UEhWV05MWjJJSFFZV2swSSt6RmRvZz09>

The Meeting ID: 894 2505 7575 and Passcode: 198810 If you have any questions please contact the Hyrum City Recorder at 435-245-6033 before 5:00 p.m. on November 19, 2020.

Stephanie Fricke
City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, 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, 60 West Main, Hyrum, Utah, this 12th day of November, 2020. Stephanie Fricke, MMC, City Recorder.

ELK MOUNTAIN P.U.D., PHASE 13
KARTCHNER HOMES
1170 EAST & 480 SOUTH
CITY COUNCIL MEETING
NOVEMBER 19, 2020

Summary: Kartchner Homes is seeking Final Plat approval for Phase 13 of Elk Mountain. This phase contains nineteen (19) single family lots zoned as R-2. Lots range from 9,824 to 12,238 square feet. This phase is part of the Elk Mountain Planned Unit Development. This phase is located between 1150 East and 1280 East, and 425 South and 500 South.

ZONING: R-2, Planned Unit Development

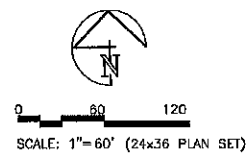
UTILITIES:

Power:	By Developer
Culinary:	By Developer
Sewer:	By Developer
Irrigation:	Not Proposed

PARKING & ROADS: By Developer

NOTES – Minor changes to be made to plat:

- Plat title to be changed to Elk Mountain P.U.D., Phase 13
- Lot 317 address on 480 South to be changed to 1255 to match numbering standards
- City Council acceptance block to add “Attest” line for City Recorder
- Legend does not show street monument symbol
- Street monuments need to be shown on plat



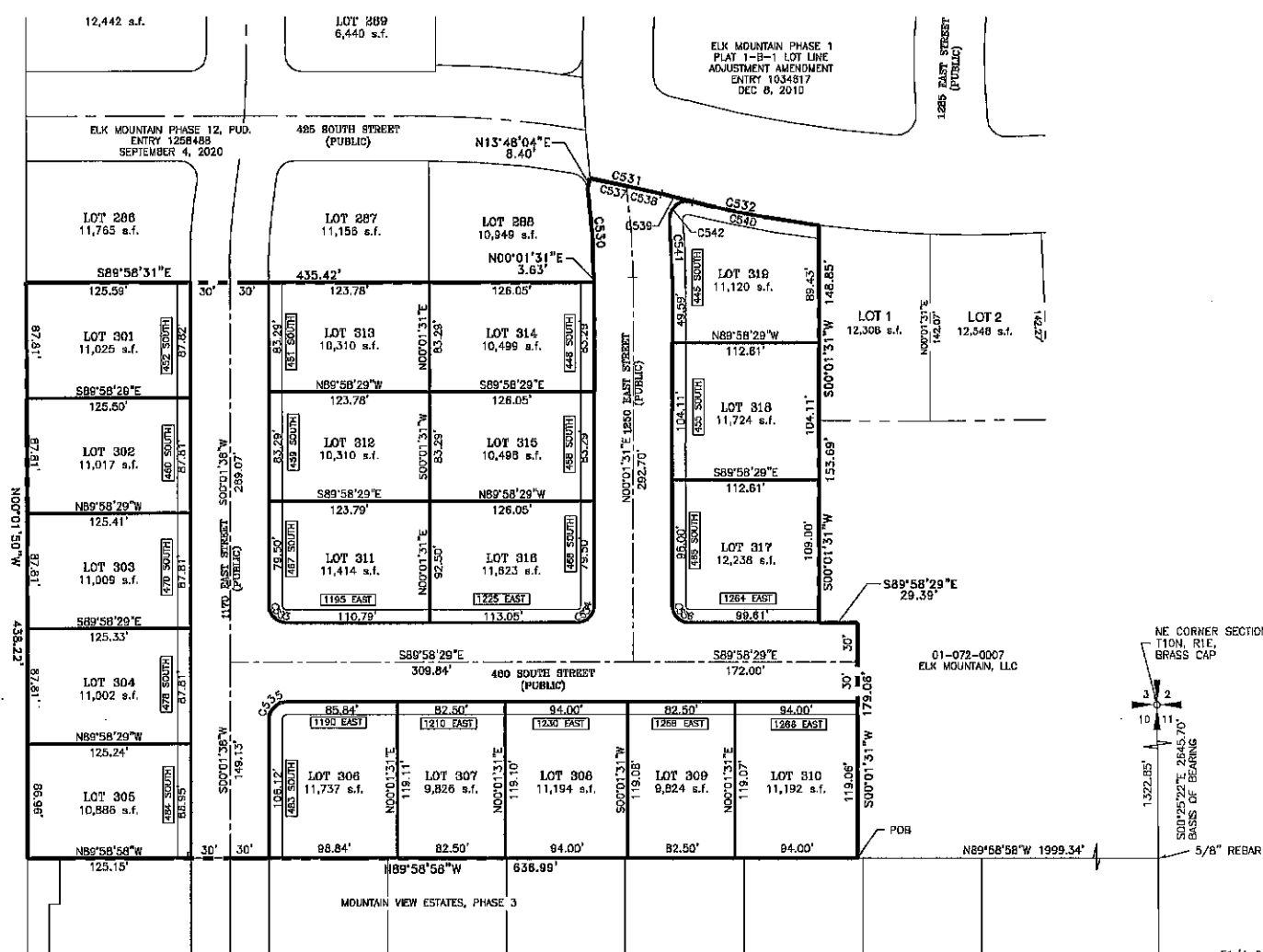
ELK MOUNTAIN, PHASE 13
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

- LEGEND
SUBDIVISION BOUNDARY LINE
EASEMENT
STREET MONUMENT
ADDRESS BLOCK

- NOTES:
1. OWNER: KARTCHNER HOMES
2. ZONING: R-2 MULTI FAMILY RESIDENTIAL
3. TOTAL ACRES: 6.47
4. NUMBER OF LOTS: 18
5. MIN. LOT SIZE: 0.826 a.c.
6. SETBACKS PER CURRENT ZONING REQUIREMENTS
7. PUBLIC UTILITY EASEMENTS
8. THE BASIS OF BEARING IS S 00°23'22" E BETWEEN THE NORTHWEST CORNER CORNER AND EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN. THIS IS A COUNTER CLOCKWISE ROTATION OF 00°08'32" FROM THE ELK MOUNTAIN PHASE 1 PLAT.
9. 5/8" REBAR SET AT ALL INTERIOR PROPERTY CORNERS, CURB PINS SET AT PROPERTY LINE PROJECTS AT FRONT OF LOTS
10. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, FOTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIGNALLS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
11. TWO TREES PER LOT, (4) PER CORNER LOT, ARE REQUIRED BY HYRUM CITY SPECS.
12. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SMOKES, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENCES SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

BOUNDARY DESCRIPTION
Part of the Northeast Quarter of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:
Commencing at the Northeast Corner of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S00°23'22" E 1322.85 feet along the east line of the Northeast Quarter of said Section 10 to a 5/8" rebar; thence N89°58'58" W 1899.34 feet along the south line of Elk Mountain Phase 10 and 11 to the POINT OF BEGINNING and running
thence N 89°58'58" W 636.99 feet (N 89°57'56" W, By Record) along the boundary of Mountain View Estates Phase 3;
thence N 00°01'31" W 438.22 feet;
thence along the boundary of Elk Mountain Phase 12, PUD the next four courses:
1) thence S 89°58'51" E 435.42 feet;
2) thence N 00°01'31" E 3.63 feet;
3) thence Northerly, a distance of 67.43 feet along a curve to the left, with a radius of 459.83 feet, having a central angle of 08°13'18" and a chord that bears N 04°05'06" W 87.37 feet;
4) thence N 13°48'04" E 8.40 feet;
thence Easterly, a distance of 65.87 feet along a non tangent curve to the right of which the radius point lies S 10°04'30" W, with a radius of 673.00 feet, having a central angle of 04°45'22" and a chord that bears S 77°32'49" E 55.85 feet;
thence Easterly, a distance of 123.25 feet along a reverse curve to the left having a radius of 627.82 feet and a central angle of 07°35'40" and a chord that bears S 78°58'28" E 123.16 feet to the Northwest Corner of Lot 1, Elk Mountain Phase 2;
thence S 00°01'31" W 148.85 feet along the west line of said Lot 1;
thence S 00°01'31" W 153.69 feet;
thence S 89°58'29" E 29.39 feet;
thence S 00°01'31" W 179.06 feet to the point of beginning, containing 6.47 acres, more or less.

CURVE TABLE
CURVE LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH
C530 67.43 469.93 8°13'18" N04°05'06"W 67.37
C531 55.87 673.00 4°45'22" N77°32'49"W 55.85
C532 123.25 627.82 7°35'40" S78°58'28"E 123.16
C533 20.42 13.00 90°00'07" S44°58'26"E 18.39
C534 20.42 13.00 90°00'00" N45°01'31"E 18.38
C535 20.42 13.00 89°59'53" S45°01'34"W 18.38
C536 20.42 13.00 90°00'00" S44°58'29"E 18.38
C537 28.48 673.00 2°25'30" N78°42'45"W 28.48
C538 27.38 673.00 2°19'52" N78°20'04"W 27.38
C539 24.69 627.82 1°31'29" S78°53'53"E 24.69
C540 98.56 627.82 8°05'11" S79°44'13"E 98.51
C541 43.91 630.00 4°44'49" N02°20'54"W 43.90
C542 26.13 13.22 113°13'22" S52°22'48"W 22.08



REVISIONS table with columns for DATE, SCALE, and DRAWN BY.

ELK MOUNTAIN, PHASE 13
PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

SURVEYOR'S CERTIFICATE
I, Brian G. Lyon, a Professional Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereafter known as ELK MOUNTAIN PHASE 13, and that the same has been surveyed and staked on the ground as shown on this plat.
Signed on this ___ day of _____, 20__.



OWNERS DEDICATION
Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots as shown on this plat and name said tract ELK MOUNTAIN PHASE 13, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the municipality harmless against any easements or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.
In witness whereof, we have hereunto set our hands this ___ day of _____, 20__.

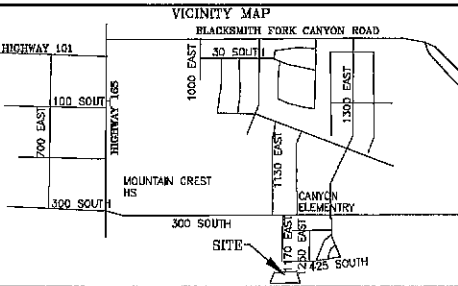
ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF CACHE)
On the ___ day of _____ A.D., 20__, personally appeared before me, _____ of Kartchner Land Management, Inc., a Utah Corporation, signers of the within instrument who declared to me, that they signed this instrument on behalf of the corporation pursuant to a resolution of the board of directors of said corporation.
My commission expires: _____
Notary Public: _____
Residing at: _____

COUNTY SURVEYOR'S CERTIFICATE
I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and further it meets the minimum standards for plats required by county ordinance, and state law.
Date _____ County Surveyor _____

CITY COUNCIL PLANNING COMMISSION
Presented to the Hyrum City Council this ___ day of _____ A.D., 20__, at which time this subdivision was approved and accepted.
Mayor _____ Date _____

ENGINEER'S CERTIFICATE
I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.
Date _____ City Engineer _____

UTILITY COMPANY APPROVALS
The utility easements shown on this plat are approved:
Hyrum City Power _____
Gambition Energy _____
Comcast Cable _____
Century Link Communications _____
Hyrum Sewer _____
Hyrum Water _____



ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH, SUITE P
LOGAN, UTAH 84321
(435) 755-5121

SHEET 1 OF 1 SHEETS

ELK MOUNTAIN P.U.D., PHASE 14
KARTCHNER HOMES
1170 EAST & 480 SOUTH
CITY COUNCIL MEETING
NOVEMBER 19, 2020

Summary: Kartchner Homes is seeking Final Plat approval for Phase 14 of Elk Mountain. This phase contains seventeen (17) single family lots zoned as R-2. Lots range from 9,817 to 17,055 square feet. This phase is part of the Elk Mountain Planned Unit Development. This phase is located between 1280 East and 1330 East, and 425 South and 500 South.

ZONING: R-2, Planned Unit Development

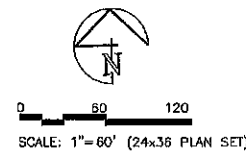
UTILITIES:

Power:	By Developer
Culinary:	By Developer
Sewer:	By Developer
Irrigation:	Not Proposed

PARKING & ROADS: By Developer

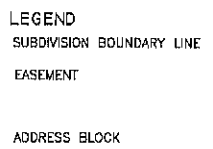
NOTES – Minor changes to be made to plat:

- Plat title to be changed to Elk Mountain P.U.D., Phase 14.
- Lot 320 address on 480 South to be changed to 1265 to eliminate doubled address.
- City Council acceptance block to add “Attest” line for City Recorder.
- Legend does not show street monument symbol.
- Street monuments need to be shown on plat.
- Bearing and distance data at east end of 480 South needs to be cleaned up. Line table needs to be added if data is too congested.
- Easement linetype in drawing to be changed to meet legend.



ELK MOUNTAIN, PHASE 14

PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT



- NOTES:**
- OWNER: KATICHNER HOMES, 801 WEST 1700 SOUTH SUITE A, LOGAN, UTAH 443-720-7080
 - ZONING: R-2 MULTI FAMILY RESIDENTIAL
 - TOTAL ACRES: 6.79
 - NUMBER OF LOTS: 17
 - MIN. LOT SIZE: 8,816 S.F.
 - SETBACKS PER CURRENT ZONING REQUIREMENTS
 - PUBLIC UTILITY EASEMENTS
 - FRONT AND REAR - 10 FT (WHERE SHOWN)
 - THE BASIS OF BEARING IS S 00°25'22" E BETWEEN THE NORTHWEST CORNER CORNER AND EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASELINE AND MERIDIAN. THIS IS A COUNTER CLOCKWISE ROTATION OF 00°08'32" FROM THE ELK MOUNTAIN PHASE 1 PLATS.
 - 5/8" REBAR SET AT ALL INTERIOR PROPERTY CORNERS. CURB PINS SET AT PROPERTY LINE PROJECTS AT FRONT OF LOTS
 - ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, PORTABLE WATER LINES, IRRIGATION SYSTEM, CURBS AND GUTTERS, MONUMENTS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY THE SUBDIVIDER. THE DEVELOPER'S PROPOSED METHOD OF SATISFYING THE SECURITY OF PERFORMANCE IS A LETTER OF CREDIT.
 - TWO TREES PER LOT, (4) PER CORNER LOT, ARE REQUIRED BY HYRUM CITY SPECS.
 - THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRI-CULTURAL, LIFESTYLE, FUTURE RESIDENCES SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 10, Township 10 North, Range 1 East of the Salt Lake Base and Meridian monument with a Brass Cap; thence S00°25'22"E 1322.85 feet along the east line of the Northeast Quarter of said Section 10 to a 5/8" rebar; thence N89°58'58"W 1262.08 feet along the south line of Elk Mountain Phase 10 and 11 to the POINT OF BEGINNING and running

thence N 89°58'58" W 736.36 feet (N 89°57'58" W, By Record) along the boundary of Mountain View Estates Phase 3;

thence along the boundary of Elk Mountain, Phase 13 the next 3 courses:

- 1) thence N 00°01'31" E 178.06 feet;
- 2) thence N 89°58'29" W 82.50 feet;
- 3) thence N 00°01'31" E 153.89 feet;

thence along the boundary of Elk Mountain, Phase 2 the next five courses:

- 1) thence S 89°58'29" E 85.00 feet;
- 2) thence N 89°58'29" E 91.51 feet;
- 3) thence N 89°29'51" E 247.97 feet;
- 4) thence N 72°35'21" E 68.21 feet;
- 5) thence N 22°09'04" W 170.26 feet;

thence N 71°47'12" E 50.13 feet;

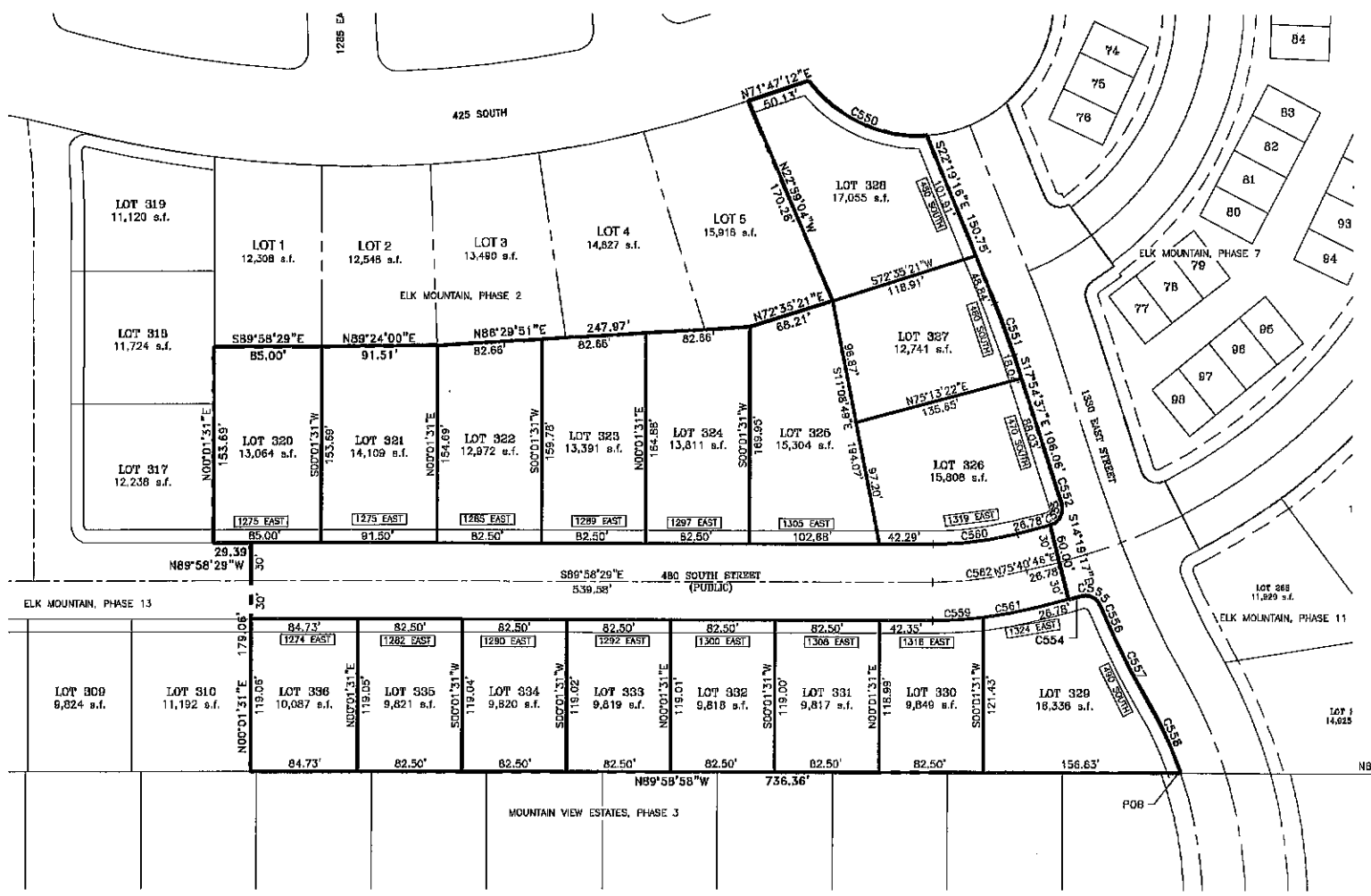
thence along the west right of way line of boundary 1330 East Street the next six courses:

- 1) thence Southwesterly, a distance of 107.18 feet along a non tangent curve to the left of which the radius point lies N 52°52'37" E, with a radius of 108.00 feet, having a central angle of 56°51'47" and a chord that bears S 65°33'17" E 102.84 feet;
- 2) thence S 22°18'16" E 160.75 feet;
- 3) thence Southerly, 35.87 feet along a curve to the right having a radius of 466.00 feet, a central angle of 04°24'39" and a chord that bears S 20°08'57" E 35.87 feet;
- 4) thence S 17°54'37" E 106.06 feet;
- 5) thence Southerly, 15.20 feet along a curve to the left having a radius of 1,034.00 feet, a central angle of 00°50'33" and a chord that bears S 18°19'34" E 15.20 feet;
- 6) thence Southwesterly, a distance of 21.43 feet along a reverse curve to the right having a radius of 13.00 feet and a central angle of 84°28'57" and a chord that bears S 28°27'46" W 16.09 feet;

thence S 14°19'17" E 60.00 feet;

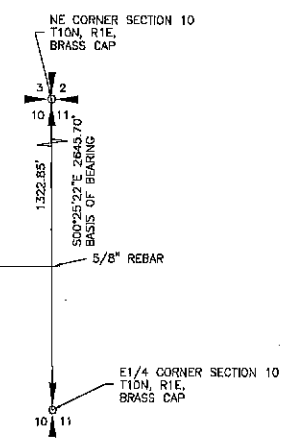
thence along the west right of way line of boundary 1330 East Street the next six courses:

- 1) thence Easterly, a distance of 9.98 feet along a non tangent curve to the left of which the radius point lies N 14°19'17" E, with a radius of 466.17 feet, having a central angle of 01°10'52" and a chord that bears N 75°05'30" E 9.88 feet;
- 2) thence Southeasterly, a distance of 18.81 feet along a reverse curve to the right having a radius of 13.00 feet and a central angle of 82°00'28" and a chord that bears S 64°29'32" E 17.06 feet;
- 3) thence Southeasterly, a distance of 27.36 feet along a reverse curve to the left having a radius of 1,034.00 feet and a central angle of 01°30'59" and a chord that bears S 24°14'46" E 27.36 feet;
- 4) thence Southeasterly, a distance of 54.83 feet along a compound curve to the left having a radius of 534.20 feet and a central angle of 05°53'05" and a chord that bears S 27°58'48" E 54.82 feet;
- 5) thence Southeasterly, a distance of 63.89 feet along a reverse curve to the right having a radius of 316.00 feet and a central angle of 11°25'04" and a chord that bears S 25°05'48" E 63.78 feet to the point of beginning, containing 5.79 acres, more or less.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C580	107.18	108.00	56°51'47"	S65°33'17"E	102.84
C591	35.87	466.00	4°24'39"	N20°06'57"W	35.87
C552	15.20	1034.00	0°50'33"	S18°19'34"E	15.20
C553	21.43	13.00	84°28'57"	N28°27'48"E	19.08
C554	9.98	466.17	1°10'32"	N25°05'30"E	9.98
C555	18.81	13.00	82°00'28"	N64°29'32"W	17.06
C556	27.36	1034.00	1°30'59"	S24°14'46"E	27.36
C557	54.83	534.00	5°53'05"	S27°58'48"E	54.82
C558	63.89	316.00	11°25'04"	N26°05'48"W	63.78
C559	40.25	330.00	8°59'18"	N86°31'52"E	40.22
C560	82.60	270.00	14°20'45"	N82°51'08"E	67.43
C561	42.38	330.00	7°21'27"	N79°21'30"E	42.35
C562	75.11	300.00	14°20'45"	N82°51'08"E	74.92



SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Professional Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereafter known as ELK MOUNTAIN PHASE 14, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 20____.

(Professional Land Surveyor Seal: 275617, BRIAN G. LYON, 10-6-20, STATE OF UTAH)

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots as shown on this plat and name said tract ELK MOUNTAIN PHASE 14, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the municipality harmless against any easements or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this _____ day of _____, 20____.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF CACHE }

On the _____ day of _____, A.D., 20____, personally appeared before me, _____, of Katichner Land Management, Inc., a Utah Corporation, signers of the within instrument who declared to me, that they signed this instrument on behalf of the corporation pursuant to a resolution of the board of directors of said corporation.

My commission expires: _____

Notary Public _____

Residing at: _____

COUNTY SURVEYOR'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and further it meets the minimum standards for plats required by county ordinance, and state law.

Date _____ County Surveyor _____

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of _____

Date _____ Time _____ Fee _____

Entry _____

Index _____

Filed In: File of plats _____ County Recorder _____

CITY COUNCIL PLANNING COMMISSION

Presented to the Hyrum City Council this _____ day of _____, A.D., 20____, at which time this subdivision was approved and accepted.

Mayor _____ Date _____

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Hyrum City Council this _____ day of _____, A.D., 20____, at which time this subdivision was approved and accepted.

Mayor _____ Date _____

ENGINEER'S CERTIFICATE

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office and the city ordinance.

Date _____ City Engineer _____

APPROVAL AS TO FORM

Approved as to form this _____ day of _____, A.D., 20____.

City Attorney _____

UTILITY COMPANY APPROVALS

The utility easements shown on this plat are approved:

Hyrum City Power _____

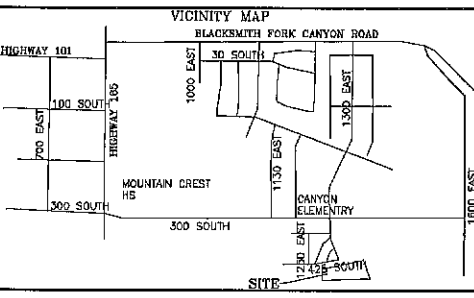
Dominion Energy _____

Comcast Cable _____

Dentary Link Communications _____

Hyrum Sewer _____

Hyrum Water _____



ELK MOUNTAIN, PHASE 14

PART OF THE NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 10 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
HYRUM, UTAH
FINAL PLAT

ALLIANCE CONSULTING ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

REVISIONS: _____

DATE: 1-23-2020

SCALE: 1"=60'

DRAWING BY: ELKMTN PH17 v99

DRAWN BY: BCL

PROJECT: ELK MOUNTAIN, PHASE 14

SHEET 1 OF 1 SHEET

RESOLUTION 20-14

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

WHEREAS, Hyrum City Corp. owns personal property for which it has no further use; and

WHEREAS, in accordance with State regulations, the City Council has determined to declare the items listed on the sheet attached hereto as "Exhibit A" as surplus and desires to dispose of them in the method as prescribed by current law; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Hyrum City, Cache County, State of Utah, the items listed on "Exhibit A" are hereby declared surplus property and that said property shall be listed and sold on KSL classifieds and/or Facebook Marketplace; however, the City shall have the right to accept or reject any or all offers, to establish minimum offer amounts, and to waive any informalities.

PASSED by the City Council of Hyrum City, Cache County, Utah, this 19th day of November, 2020.

HYRUM CITY CORP.

By: _____
Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

EXHIBIT "A"

Chain Link Fencing Material
Fuel Tank
Lawnmowers (2)
Chainsaws
Chairs
Snowblower

RESOLUTION 20-15

A RESOLUTION AUTHORIZING LEE EDWARDS TO AUTOMATICALLY SUCCEED TO THE POSITION OF JUDGE PRO TEMPORE.

WHEREAS, the City Council desires to appoint an individual to automatically succeed to the position of Judge Pro Tempore whenever the Hyrum City Judge is absent, conflict of interest, etc.; and

WHEREAS, Utah State Code section 78A-7-207 authorizes the Governing Body to appoint a Judge Pro Tempore to automatically succeed to the position of Judge Pro Tempore; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyrum City, Cache County, State of Utah, that Judge Lee Edwards shall automatically succeed to the position of Judge Pro Tempore in the absence, and/or need of the Judge through 2021.

This resolution shall be effective upon adoption.

ADOPTED AND PASSED by the Hyrum City Council this 19th day of November, 2020.

HYRUM CITY

BY: _____
Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

RESOLUTION 20-16

A RESOLUTION PROVIDING FOR THE IMPOSITION OF AN EMERGENCY MEDICAL SERVICES (EMS) MONTHLY FEE.

WHEREAS, on October 15, 2020 Hyrum City entered into an agreement with Cache County for Emergency Medical Services (EMS); and

WHEREAS, such agreement becomes effective January 1, 2021; and

WHEREAS, Cache County will provide Hyrum City businesses and residents ground transport ambulance services and will also maintain the ambulance license from the Utah Bureau of Emergency Medical Services and Preparedness; and

WHEREAS, Hyrum City will continue to maintain and operate its fire department and first responder unit and will ensure such personnel maintain licensure; and

WHEREAS, to provide ambulance service from January 1, 2021 through June 30, 2021 Cache County is charging a \$7.50 fee per capita, based on current U.S. Census for persons living in the incorporated area of the City through June 2021; and

WHEREAS, on July 1, 2021 Cache County will charge a \$15.00 fee per capita, per year with an increase of 3% per year; and

WHEREAS, Hyrum City Staff is recommending imposing a monthly fee of \$4.00 per month per residential household with an automatic rate increase of 3% a year; and

WHEREAS, Hyrum City Staff is recommending imposing a monthly fee of \$4.00 per month per business with the exception of two businesses which have an extreme call rate the following rate is being proposed: JBS be charged \$228 per month; and Blacksmith Fork Assisted Living Center be charged \$492 per month with an automatic rate increase of 3% a year for all businesses; and

WHEREAS, after careful consideration and review of the financial requirement of providing EMS Services the Hyrum City Council has determined it both necessary and proper to charge for EMS services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyrum City, Cache County, State of Utah, hereby imposes an EMS fee as follows:

Residential Rate Per Household	\$4.00 per month
Business Rate Per Business	\$4.00 Per month
JBS USA	\$268.00 per month
Blacksmith Assisted Living Center	\$492.00 per month

BE IT FURTHER RESOLVED that all EMS Rates will automatically be increased July 1 of each year by 3% for two years when the call numbers for EMS Services are revaluated.

BE IT FURTHER RESOLVED that this resolution shall become effective on January 1, 2021.

ADOPTED AND PASSED by the Hyrum City Council this 19th day of November, 2020.

HYRUM CITY

BY: _____
Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

ORDINANCE 20-05

(Mountain View Annexation - Mitchell V. and Mary Kay Olsen; and Chet W. and Jurene D. Olsen)

WHEREAS, the owners of certain real property, described below, desire to annex such real property to the corporate limits of Hyrum City, Utah; and

WHEREAS, said real property is located within the area proposed for annexation and covers a majority of the private land area within the area proposed for annexation; and

WHEREAS, said real property is equal in value to at least one-third (1/3) of the value of all private real property within the area proposed for annexation; and

WHEREAS, said real property is a contiguous, unincorporated area contiguous to the boundaries of Hyrum City and the annexation thereof will not leave or create an unincorporated island or peninsula; and

WHEREAS, said property is undeveloped and covers an area that is equivalent to less than five percent (5%) of the total land mass of all private real property within Hyrum City; and

WHEREAS, said owners have caused a Petition for Annexation to be filed with the city, together with an accurate plat of the real property which was made under the supervision of a competent, licensed surveyor; and

WHEREAS, on October 1, 2020, the Hyrum City Council received the required Notice of Certification from the City Recorder certifying that the annexation petition meets the requirements of State law; and

WHEREAS, the City Council published and mailed notice of the certification as required by law; and

WHEREAS, no timely protests have been filed in accordance with the provisions of Section 10-2-407, Utah Code Annotated, 1953, as amended; and

WHEREAS, the City Council on November 5, 2020 held the required public hearing after giving notice as required by law, and has determined annexation of said property is appropriate and desirable.

Ordinance 20-05

Page 2

NOW, THEREFORE, pursuant to Section 10-2-407, Utah Code Annotated 1953, as amended, the City Council of Hyrum City, Utah, hereby adopts, passes, and publishes the following:

AN ORDINANCE AMENDING THE MUNICIPAL ZONING MAP AND ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF HYRUM CITY, UTAH (*MOUNTAIN VIEW ANNEXATION*).

BE IT ORDAINED, by the City Council of Hyrum City, Cache County, State of Utah, as follows:

SECTION 1. That certain real property, more particularly described in Section 2 below is hereby annexed to Hyrum City, Utah, and the corporate limits of said city are hereby extended accordingly.

SECTION 2. That the real property which is the subject of this Ordinance is described as follows:

A Part of the North Half of Section 16, Township 10 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 25 & Lot 32 of said School Section 16

Beginning at the Southeast Corner of said Lot 25 and RUNNING THENCE South 89°17'04" West 741.04 Feet (West 738 Feet by Record) Along the South Line of said Lot 25; Thence South 89°30'52" West (South 89°20'06" West by Record) 581.56 Feet Along said South Lot Line to the Southeast Corner of said Lot 32; Thence North 00°34'16" East (North 00°23'32" East by Record) 335.53 Feet Along the East Line of said Lot 32; Thence South 89°33'59" West (West by Record) 648.53 Feet to the West Line of said Lot 32; Thence North 00°12'19" East 334.52 Feet (North 330 Feet by Record) Along said West Line to the Southeast Corner of Cooper Subdivision, Entry Number 955,812, and the Northwest Corner of said Lot 32; Thence North 89°40'11" East (North 89°29'25" East by Record) 650.65 Feet Along the North Line of said Lot 32 to the Northeast Corner of said Lot 32; Thence North 89°51'29" East (North 89°41'01" East by Record) 333.28 Feet; Thence South 01°15'07" West (South 01°04'21" West by Record) 88.47 Feet; Thence South 89°30'32" East (South 89°41'18" East by Record) 249.03 Feet; Thence South 00°32'55" West (South 00°22'09" West by Record) 270.33 Feet; Thence North 89°17'04" East 745.22 Feet (East 738 Feet by Record) to the East Line of said Lot 25; Thence South 01°20'05" West (South by Record) 304.00 Feet Along the East Line of said lot 25 to the Point of Beginning. Containing 18.553 Acres.

Ordinance 20-05

Page 3

SECTION 3. That the real property described in Section 2 above shall be zoned as specified in each annexation agreement with special conditions as set forth in the annexation agreement and the zoning map of Hyrum City shall be amended to include the real property described above.

SECTION 4. A certified copy of this ordinance, an original plat describing the property, and the annexation agreement shall be filed with the Cache County Recorder within thirty (30) days after the date this ordinance is adopted.

SECTION 5. This ordinance shall become effective upon the posting of three (3) copies in each of three (3) public places within the corporate limits of Hyrum City.

ADOPTED AND PASSED by the Hyrum City Council this 19th day of November, 2020.

HYRUM CITY

BY: _____
Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Posted:

MOUNTAIN VIEW ANNEXATION
MITCHELL AND MARY KAY OLSEN AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2020 by and between Hyrum City, a Utah municipal corporation, and Mitchell and Mary Kay Olsen, husband and wife, owners of real property adjacent to the municipal limits of Hyrum City, and sponsors of the petition to annex said property (collectively referred to as "APPLICANT")

WITNESSETH:

WHEREAS, APPLICANT is the owner of 13 and 39/100 (13.39) acres of real property, which property bears Cache County Tax Numbers 01-080-0098, 01-080-0050, 01-080-0039, and 01-080-0009 and is more particularly described hereafter; and

WHEREAS, on September 22, 2020, APPLICANT filed a petition and map pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (UCA), requesting annexation of said parcel into the municipal limits of Hyrum City; and

WHEREAS, on October 1, 2020, said petition was accepted by resolution of the Hyrum City Council; and

WHEREAS, on October 1, 2020, said petition and map were certified by the municipal attorney and city recorder as meeting the requirements of submission; and

WHEREAS, on November 5, 2020, after providing proper notice to the public as required by Section 10-2-407 UCA, the Hyrum City Council held a public hearing to consider annexation of said property; and

WHEREAS, the Hyrum City Council has concluded that said property is an unincorporated area contiguous to the boundaries of Hyrum City and as such qualifies under law for annexation into Hyrum City; and

WHEREAS, the Hyrum City Council has also determined that this annexation will not adversely impact the community and creates an opportunity for the city to increase its tax base and provide municipal utility services to said property.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. SUBJECT PROPERTY. The subject property of this annexation agreement is described as follows:

MOUNTAIN VIEW ANNEXATION
MITCHELL AND MARY KAY OLSEN AGREEMENT

01-080-0098 - BEG AT N/4 COR SEC 16 T 10N R 1E & TH S0*22'14''W
1341.63 FT TO N LN OF 16.5 WIDE R/W TH N89*20'06''E 353.09 FT TO
TRUE POB TH N89*20'06''E 221.09 FT TH N0*22'10''E 574.21 FT TH
N89*41'18''W 249.03 FT TH S0*31'03''W 423.05 FT TH S10*15'31''E
157.61 FT TO TRUE POB CONT 3.25 AC M/B

01-080-0039 - BEG AT N/4 COR SEC 16 T 10N R 1E & TH S0*22'14''W
1341.63 FT TO N LN OF 16.5 FT WIDE R/W TH N89*20'06''E 185.09 FT
TO TRUE POB TH S89*20'06''W 192.47 FT TO E LN OF LOCKHART PARCEL
01-080-0010 TH N0*23'32''E 668.93 FT TH N89*41'01''E 333.28 FT
TH S1*04'21''W 88.47 FT TH S0*31'02''W 362.44 FT TH S89*20'06''W
141.36 FT TH S0*14'04''E 216.01 FT TO TRUE POB CONT 4.39 AC M/B

01-080-0009 - THE N/2 OF LOT 32 SEC 16 T 10N R 1E CONT 5 AC

01-080-0050 BEG AT N/4 COR SEC 16 T 10N R 1E & TH S0*22'14''W
1341.63 FT TO N LN OF 16.5 WIDE R/W & TH N89*20'06''E 185.09 FT
TO TRUE POB TH N89*20'06''E 168 FT TH N10*15'32''W 157.61 FT TH
N0*31'02''E 60.61 FT TH S89*20'06''W 141.36 FT TH S0*14'04''E
216.01 FT TO TRUE POB CONT 0.75 AC M/B

2. DEVELOPMENT. Upon annexation, the subject property shall become part of Hyrum City and all development or improvements of any nature shall comply with the applicable ordinances, standards, regulations, procedures, and policies established by Hyrum City.

3. ZONING. Zoning of subject property shall be:

Residential R-3:

01-080-0098 - BEG AT N/4 COR SEC 16 T 10N R 1E & TH S0*22'14''W
1341.63 FT TO N LN OF 16.5 WIDE R/W TH N89*20'06''E 353.09 FT TO
TRUE POB TH N89*20'06''E 221.09 FT TH N0*22'10''E 574.21 FT TH
N89*41'18''W 249.03 FT TH S0*31'03''W 423.05 FT TH S10*15'31''E
157.61 FT TO TRUE POB CONT 3.25 AC M/B

01-080-0039 - BEG AT N/4 COR SEC 16 T 10N R 1E & TH S0*22'14''W
1341.63 FT TO N LN OF 16.5 FT WIDE R/W TH N89*20'06''E 185.09 FT
TO TRUE POB TH S89*20'06''W 192.47 FT TO E LN OF LOCKHART PARCEL
01-080-0010 TH N0*23'32''E 668.93 FT TH N89*41'01''E 333.28 FT
TH S1*04'21''W 88.47 FT TH S0*31'02''W 362.44 FT TH S89*20'06''W
141.36 FT TH S0*14'04''E 216.01 FT TO TRUE POB CONT 4.39 AC M/B

01-080-0009 - THE N/2 OF LOT 32 SEC 16 T 10N R 1E CONT 5 AC

01-080-0050 BEG AT N/4 COR SEC 16 T 10N R 1E & TH S0*22'14''W
1341.63 FT TO N LN OF 16.5 WIDE R/W & TH N89*20'06''E 185.09 FT

MOUNTAIN VIEW ANNEXATION
MITCHELL AND MARY KAY OLSEN AGREEMENT

TO TRUE POB TH N89*20'06''E 168 FT TH N10*15'32''W 157.61 FT TH
N0*31'02''E 60.61 FT TH S89*20'06''W 141.36 FT TH S0*14'04''E
216.01 FT TO TRUE POB CONT 0.75 AC M/B

Commercial C-1:

01-080-0050 BEG AT N/4 COR SEC 16 T 10N R 1E & TH S0*22'14''W
1341.63 FT TO N LN OF 16.5 WIDE R/W & TH N89*20'06''E 185.09 FT
TO TRUE POB TH N89*20'06''E 168 FT TH N10*15'32''W 157.61 FT TH
N0*31'02''E 60.61 FT TH S89*20'06''W 141.36 FT TH S0*14'04''E
216.01 FT TO TRUE POB CONT 0.75 AC M/B

4. WATER SHARES. As required by Section 16.20.070 of the Hyrum City Municipal Code, the APPLICANT agrees, upon approval and acceptance of this agreement, to provide water in the amount and under the terms and conditions established by Section 16.20.070, or submit payment in lieu thereof as allowed by law at the City's sole discretion.

Hyrum City is not requiring any water rights and/or irrigation shares to be provided to the City upon annexation. The City before and upon any development of this property requires APPLICANT/Developer/Landowner to submit water rights, irrigation shares, and/or purchase water, if available, from Hyrum City at the rate established at that time of development. Hyrum City's current ordinance requires the Applicant/Developer/Landowner to submit to Hyrum City 3 acre feet of water per acre of ground. The amount of water required may exceed the 3 acre feet of water per acre of ground if determined necessary by the City Council based on projected use for a manufacturing, and/or commercial business, housing, etc.

5. ENVIRONMENTAL CONCERNS. Said real property lies proximate to a mixture of urban and rural uses (including a mink ranch, feed yard, etc.). Applicant and future owners should be aware of associated odors, flies, noises, and other activities affecting the environment. The APPLICANT hereby agrees to include a statement on the recorded plat as well as provide any other documents necessary to give actual notice to any potential buyers of these conditions and their impact on residential neighborhoods. All development in this area will conform with dark sky lighting regulations.

6. UTILITY SERVICE EXTENSION AND IMPACT FEES. With respect to the development of said property, APPLICANT agrees to comply with City ordinances and regulations for extension of utility services, including payment of impact, connection, extension of lines to the end of the property line, and other fees currently in effect or as amended.

7. CULINARY WATER. APPLICANT and/or developers will be responsible (including all costs) to install culinary water mains connecting development on this property to the municipal distribution lines.

Applicant and/or developers of the site will be responsible to install culinary water mains extending from a point of junction with the main line to the property at a size and depth to be specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

8. WASTEWATER COLLECTION. APPLICANT and/or developers will be responsible (including all costs) to install sewer mains connecting development on this property to the municipal collections lines including lift stations if necessary.

Sewage from this property ultimately will flow into the sewer main on 300 South. The city will analyze the potential capacity of the sewer main on 300 South to determine a timetable for enlargement and cost recovery measures. Development of this property will not be approved until the sewer main lines have been accurately assessed to determine the City's current and future needs.

Applicant and/or developers of the site will be responsible to install wastewater mains extending from a point of junction with the main line to the property at a size and depth to be specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

Hyrum City will allow one single family home located at approximately 465 East 1300 South (375 West 6800 South - County Address) to be built without connecting to the Hyrum City Municipal Wastewater System. Applicant and/or developer of such home will be required and agrees to pay for all costs to extend and connect to the wastewater collection line once the collection line comes within 300' of the property 465 East 1300 South.

9. IRRIGATION. Hyrum City reserves the right to limit the area served by the Municipal Piped Irrigation System and has the right to restrict outside watering to service provided through the municipal culinary distribution system.

Applicant and/or developers of the site will be responsible to install pressurized irrigation water mains extending from a point of junction with the main line to the property at a size and depth to be specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

10. STORMWATER. Applicant and/or developers of the site agree to comply with Hyrum City's regulations governing stormwater runoff.

11. ELECTRIC. APPLICANT and/or developers will be responsible (including all costs) to install electrical main lines, transformers, etc. connecting and servicing development on this property to the municipal distribution lines.

Applicant and/or developers of the site will be responsible to install electrical distribution lines extending from a point of junction with the main line to the property as specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

Hyrum City will allow one single family home located at approximately 465 East 1300 South (375 West 6800 South - County Address) to be built without connecting to the Hyrum City Electrical System and instead connect to Rocky Mountain Power.

12. TRANSPORTATION. Applicant agrees that upon annexation of this property a road dedication from parcels 01-080-0039 and 01-080-0050 along 1300 South (6800 South County Address) will be required to widen the 1300 South road to 60' and half of the road dedication shall be provided by property on each side of

the street. The road dedication will need to be made to Hyrum City Corporation.

APPLICANT agrees that upon development of parcel #01-080-0098 the applicant and/or developers will be responsible, including all costs for improving, widening, or building roads to Hyrum City's specifications for a 60' road going east and west at on 1300 South (6800 South - County Address).

Applicant and/or developers of the site will be required to have ingress/egress access locations as required by Hyrum City's engineer. APPLICANT agrees that upon development of this property that the applicant and/or developers will be responsible, including all costs for improving, widening, or building roads to Hyrum City's specifications.

13. FIRE & EMERGENCY SERVICES. Hyrum City will allow one single family home located at approximately 465 East 1300 South (375 West 6800 South - County Address) to be built with the installation of one fire hydrant located along 1300 South (6800 South - County Address). Exact location of such fire hydrant will be determined by the Hyrum City Fire Chief and Hyrum City's Water Department Superintendent. Applicant and/or developer of such home will be required and agrees to pay for all costs to install one fire hydrant. Upon development applicant and/or developers of this property must also deed Hyrum City a temporary right-of-way for a turn around for emergency vehicles. The temporary right-of-way must be at least 40' in length with a width of 20' and be a hard surface. This temporary right-of-way maybe deeded back to property owner upon future development providing a emergency vehicle turn around.

APPLICANT and/or developer agrees that upon further development of this property that the applicant and/or developers will be responsible, including all costs for installation of additional fire hydrants as required and deemed necessary by Hyrum City.

14. AGREEMENT. The parties hereto acknowledge that they have both participated in the preparation of this AGREEMENT and, in the event that any question arises regarding its interpretation, no presumption shall be drawn in favor of or against any party hereto with respect to the drafting hereof.

15. GOVERNING LAW. This AGREEMENT, and all matters relating hereto, including any matter or dispute arising out of the AGREEMENT, shall be interpreted, governed, and enforced according to the laws of the State of Utah, and the parties hereto consent to the jurisdiction of any appropriate court in the State of Utah to resolve such disputes.

MOUNTAIN VIEW ANNEXATION
MITCHELL AND MARY KAY OLSEN AGREEMENT

16. AMENDMENTS. This AGREEMENT may be amended at any time upon mutual agreement of the parties hereto, which amendment(s) must be reduced to writing and signed by all parties in order to become effective.

17. ENTIRE AGREEMENT. This AGREEMENT, and the exhibits thereto, constitute and represent the entire agreement of the parties hereto with respect to the subject matter hereof, and all other prior agreements, covenants, promises and conditions, verbal or written, between these parties are incorporated herein. No party hereto has relied upon any other promise, representation or warranty, other than those contained herein, in executing this AGREEMENT.

18. FURTHER INSTRUMENTS. The parties hereto agree that they will execute any and all other documents or legal instruments that may be necessary or required to carry out and effectuate all of the provisions hereof.

19. ASSIGNMENT. No assignment by a party hereto of any rights under or interests in the AGREEMENT will be binding on another party hereto without the written consent of the party sought to be bound. Hyrum City and APPLICANT each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in this AGREEMENT.

20. ATTORNEY FEES. The parties herein each agree that should they default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorneys fees which may arise or accrue from enforcing this AGREEMENT, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such costs and expenses are incurred with to without suit or before or after judgment.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT as of the day and year first above written.

HYRUM CITY

By _____
Stephanie Miller
Mayor

ATTEST:

MOUNTAIN VIEW ANNEXATION
MITCHELL AND MARY KAY OLSEN AGREEMENT

Stephanie Fricke
City Recorder

APPLICANTS:

Mitchell Olsen

Witness:

Mary Kay Olsen

MOUNTAIN VIEW ANNEXATION
CHET & JURENE OLSEN AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2020 by and between Hyrum City, a Utah municipal corporation, and Chet & Jurene Olsen, husband and wife, owners of real property adjacent to the municipal limits of Hyrum City, and sponsors of the petition to annex said property (collectively referred to as "APPLICANT")

WITNESSETH:

WHEREAS, APPLICANT is the owner of 5 and 15/100 (5.15) acres of real property, which property bears Cache County Tax Numbers 01-080-0096 and is more particularly described hereafter; and

WHEREAS, on September 22, 2020, APPLICANT filed a petition and map pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (UCA), requesting annexation of said parcel into the municipal limits of Hyrum City; and

WHEREAS, on October 1, 2020, said petition was accepted by resolution of the Hyrum City Council; and

WHEREAS, on October 1, 2020, said petition and map were certified by the municipal attorney and city recorder as meeting the requirements of submission; and

WHEREAS, on November 5, 2020, after providing proper notice to the public as required by Section 10-2-407 UCA, the Hyrum City Council held a public hearing to consider annexation of said property; and

WHEREAS, the Hyrum City Council has concluded that said property is an unincorporated area contiguous to the boundaries of Hyrum City and as such qualifies under law for annexation into Hyrum City; and

WHEREAS, the Hyrum City Council has also determined that this annexation will not adversely impact the community and creates an opportunity for the city to increase its tax base and provide municipal utility services to said property.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. SUBJECT PROPERTY. The subject property of this annexation agreement is described as follows:

MOUNTAIN VIEW ANNEXATION
CHET & JURENE OLSEN AGREEMENT

01-080-0096 - BEG AT SE COR LT 25 SEC 16 T 10N R 1E & TH W 738.0 FT ALG LT LN TO FENCE LN TH N 304.0 FT ALG FENCE TH E 738.0 FT TO FENCE LN & E LN OF LOT 25 TH S 738.0 FT ALG FENCE LN TO BEG CONT 5.15 AC M/B

2. DEVELOPMENT. Upon annexation, the subject property shall become part of Hyrum City and all development or improvements of any nature shall comply with the applicable ordinances, standards, regulations, procedures, and policies established by Hyrum City.

3. ZONING. Zoning of subject property shall be:

Residential R-3:

01-080-0096 - BEG AT SE COR LT 25 SEC 16 T 10N R 1E & TH W 738.0 FT ALG LT LN TO FENCE LN TH N 304.0 FT ALG FENCE TH E 738.0 FT TO FENCE LN & E LN OF LOT 25 TH S 738.0 FT ALG FENCE LN TO BEG CONT 5.15 AC M/B

4. WATER SHARES. As required by Section 16.20.070 of the Hyrum City Municipal Code, the APPLICANT agrees, upon approval and acceptance of this agreement, to provide water in the amount and under the terms and conditions established by Section 16.20.070, or submit payment in lieu thereof as allowed by law at the City's sole discretion.

Hyrum City is not requiring any water rights and/or irrigation shares to be provided to the City upon annexation. The City before and upon any development of this property requires APPLICANT/Developer/Landowner to submit water rights, irrigation shares, and/or purchase water, if available, from Hyrum City at the rate established at that time of development. Hyrum City's current ordinance requires the Applicant/Developer/Landowner to submit to Hyrum City 3 acre feet of water per acre of ground. The amount of water required may exceed the 3 acre feet of water per acre of ground if determined necessary by the City Council based on projected use for a manufacturing, and/or commercial business, housing, etc.

5. ENVIRONMENTAL CONCERNS. Said real property lies proximate to a mixture of urban and rural uses (including a mink ranch, feed yard, etc.). Applicant and future owners should be aware of associated odors, flies, noises, and other activities affecting the environment. The APPLICANT hereby agrees to include a statement on the recorded plat as well as provide any other documents necessary to give actual notice to any potential buyers of these conditions and their impact on residential

neighborhoods. All development in this area will conform with dark sky lighting regulations.

6. UTILITY SERVICE EXTENSION AND IMPACT FEES. With respect to the development of said property, APPLICANT agrees to comply with City ordinances and regulations for extension of utility services, including payment of impact, connection, extension of lines to the end of the property line, and other fees currently in effect or as amended.

7. CULINARY WATER. APPLICANT and/or developers will be responsible (including all costs) to install culinary water mains connecting development on this property to the municipal distribution lines.

Applicant and/or developers of the site will be responsible to install culinary water mains extending from a point of junction with the main line to the property at a size and depth to be specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

8. WASTEWATER COLLECTION. APPLICANT and/or developers will be responsible (including all costs) to install sewer mains connecting development on this property to the municipal collections lines including lift stations if necessary.

Sewage from this property ultimately will flow into the sewer main on 300 South. The city will analyze the potential capacity of the sewer main on 300 South to determine a timetable for enlargement and cost recovery measures. Development of this property will not be approved until the sewer main lines have been accurately assessed to determine the City's current and future needs.

Applicant and/or developers of the site will be responsible to install wastewater mains extending from a point of junction with the main line to the property at a size and depth to be specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

9. IRRIGATION. Hyrum City reserves the right to limit the area served by the Municipal Piped Irrigation System and has the right to restrict outside watering to service provided through the municipal culinary distribution system.

Applicant and/or developers of the site will be responsible to install pressurized irrigation water mains extending from a point of junction with the main line to the property at a size and depth to be specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

10. STORMWATER. Applicant and/or developers of the site agree to comply with Hyrum City's regulations governing stormwater runoff.

11. ELECTRIC. APPLICANT and/or developers will be responsible (including all costs) to install electrical main lines, transformers, etc. connecting and servicing development on this property to the municipal distribution lines.

Applicant and/or developers of the site will be responsible to install electrical distribution lines extending from a point of junction with the main line to the property as specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

12. TRANSPORTATION. Applicant and/or developers of the site will be required to have ingress/egress access locations as required by Hyrum City's engineer. APPLICANT agrees that upon development of this property that the applicant and/or developers will be responsible, including all costs for improving, widening, or building roads to Hyrum City's specifications.

13. FIRE & EMERGENCY SERVICES. APPLICANT and/or developer agrees that upon further development of this property that the applicant and/or developers will be responsible, including all

costs for installation of additional fire hydrants as required and deemed necessary by Hyrum City. Also applicant and/or developer will be responsible for providing fire access as required by Hyrum City Building and Improvement Standards.

14. AGREEMENT. The parties hereto acknowledge that they have both participated in the preparation of this AGREEMENT and, in the event that any question arises regarding its interpretation, no presumption shall be drawn in favor of or against any party hereto with respect to the drafting hereof.

15. GOVERNING LAW. This AGREEMENT, and all matters relating hereto, including any matter or dispute arising out of the AGREEMENT, shall be interpreted, governed, and enforced according to the laws of the State of Utah, and the parties hereto consent to the jurisdiction of any appropriate court in the State of Utah to resolve such disputes.

16. AMENDMENTS. This AGREEMENT may be amended at any time upon mutual agreement of the parties hereto, which amendment(s) must be reduced to writing and signed by all parties in order to become effective.

17. ENTIRE AGREEMENT. This AGREEMENT, and the exhibits thereto, constitute and represent the entire agreement of the parties hereto with respect to the subject matter hereof, and all other prior agreements, covenants, promises and conditions, verbal or written, between these parties are incorporated herein. No party hereto has relied upon any other promise, representation or warranty, other than those contained herein, in executing this AGREEMENT.

18. FURTHER INSTRUMENTS. The parties hereto agree that they will execute any and all other documents or legal instruments that may be necessary or required to carry out and effectuate all of the provisions hereof.

19. ASSIGNMENT. No assignment by a party hereto of any rights under or interests in the AGREEMENT will be binding on another party hereto without the written consent of the party sought to be bound. Hyrum City and APPLICANT each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in this AGREEMENT.

20. ATTORNEY FEES. The parties herein each agree that should they default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses,

MOUNTAIN VIEW ANNEXATION
CHET & JURENE OLSEN AGREEMENT

including reasonable attorneys fees which may arise or accrue from enforcing this AGREEMENT, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such costs and expenses are incurred with to without suit or before or after judgment.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT as of the day and year first above written.

HYRUM CITY

By _____
Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

APPLICANTS:

Chet Olsen

Witness:

Jurene Olsen



Mayor: Stephanie B. Fricke
Council: Section 10. Item D.
Staff:
Jared L. Clawson
Paul G. James
Vicky McCombs
Craig Rasmussen
City Administrator
Ron W. Salvason
Recorder
Stephanie B. Fricke
Treasurer
Todd Parkins

October 2, 2020

To Whom It May Concern;

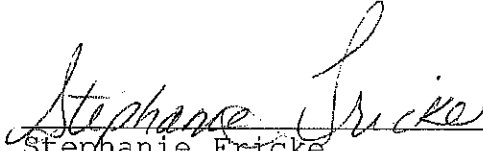
A Petition for Annexation has been filed in the office of the Hyrum City Recorder for the purpose of requesting annexation by Mitchell V. and Mary Kay Olsen, and Chet W. and Jurene D. Olsen (to be known as the Mountain View Annexation) more specifically described as follows:

A Part of the North Half of Section 16, Township 10 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 25 & Lot 32 of said School Section 16

Beginning at the Southeast Corner of said Lot 25 and RUNNING THENCE South 89°17'04" West 741.04 Feet (West 738 Feet by Record) Along the South Line of said Lot 25; Thence South 89°30'52" West (South 89°20'06" West by Record) 581.56 Feet Along said South Lot Line to the Southeast Corner of said Lot 32; Thence North 00°34'16" East (North 00°23'32" East by Record) 335.53 Feet Along the East Line of said Lot 32; Thence South 89°33'59" West (West by Record) 648.53 Feet to the West Line of said Lot 32; Thence North 00°12'19" East 334.52 Feet (North 330 Feet by Record) Along said West Line to the Southeast Corner of Cooper Subdivision, Entry Number 955,812, and the Northwest Corner of said Lot 32; Thence North 89°40'11" East (North 89°29'25" East by Record) 650.65 Feet Along the North Line of said Lot 32 to the Northeast Corner of said Lot 32; Thence North 89°51'29" East (North 89°41'01" East by Record) 333.28 Feet; Thence South 01°15'07" West (South 01°04'21" West by Record) 88.47 Feet; Thence South 89°30'32" East (South 89°41'18" East by Record) 249.03 Feet; Thence South 00°32'55" West (South 00°22'09" West by Record) 270.33 Feet; Thence North 89°17'04" East 745.22 Feet (East 738 Feet by Record) to the East Line of said Lot 25; Thence South 01°20'05" West (South by Record) 304.00 Feet Along the East Line of said lot 25 to the Point of Beginning. Containing 18.553 Acres.

The Hyrum City Council received the Notice of Certification on October 1, 2020. The complete annexation petition is available for inspection at the office of the Hyrum City Recorder. I have enclosed a copy of the Notice of Certification, the Resolution accepting the Annexation Petition, and the Annexation Petition.

Hyrum City may grant the petition and annex the area described in the petition unless a written protest to the annexation is filed with the Cache County Boundary Commission c/o Janeen Allen, Secretary 199 North Main, Logan, Utah, 84321 and a copy of the protest delivered to the Hyrum City Recorder by November 2, 2020. A protest to the annexation petition may be filed by the legislative body or governing board of an affected entity. Should you have any questions regarding this, please contact Hyrum City Recorder Stephanie Fricke at 435-245-6033 or sfricke@hyrumcity.com.


Stephanie Fricke
City Recorder

cc: Cache County
Cache County School District
Cache County Mosquito Abatement District
Cache Valley Transit District

RESOLUTION 20-10

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY UNDER THE PROVISIONS OF SECTION 10-2-405, UTAH CODE ANNOTATED, 1953, AS AMENDED (*Mountain View Annexation - 18.553 acres*).

WHEREAS, on September 22, 2020, the owners of certain real property (petitioners) Mitchell V. and Mary Kay Olsen, and Chet W. and Jurene D. Olsen filed a petition with the city recorder of Hyrum City, Cache County, State of Utah requesting that such property be annexed to the corporate boundaries of Hyrum City; and

WHEREAS, said petition contains the signatures of the owners of private real property that is: 1) located within the area proposed for annexation; 2) covers a majority of the private land area within the area proposed for annexation; 3) covers 100% of rural real property as that term is defined in Section 17B-2a-1107 within the area proposed for annexation; 4) covers 100% of the private land area within the area proposed for annexation if the area is within an agriculture protection area, or a migratory bird protection area; and 5) is equal in value to at least one-third of the value of all the private real property within the area proposed for annexation; and

WHEREAS, the petitioners certify that said property proposed for annexation lies contiguous to the present boundaries of Hyrum City as provided in the legal description and does not lie within the boundaries of any other incorporated municipality; and

WHEREAS, the petitioners have caused an accurate plat of the real property proposed for annexation to be prepared by a licensed surveyor and have filed said plat with the city recorder; and

WHEREAS, said petition appears to comply with all of the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyrum City, Cache County, State of Utah, that the annexation petition, attached hereto as Exhibit "A", is hereby accepted for consideration under the provisions of Utah State annexation law and is hereby referred to the municipal attorney and city recorder for review pursuant to Section 10-2-405, Utah State Code Annotated, 1953, as amended.

BE IT FURTHER RESOLVED that this resolution shall become effective upon adoption.

ADOPTED AND PASSED by the City Council this 1st day of
October, 2020.

HYRUM CITY

BY: Stephanie Miller
Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
Stephanie Fricke
City Recorder

PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL OF HYRUM CITY, CACHE COUNTY, STATE OF UTAH:

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Hyrum City hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (UCA);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Hyrum City;
3. That the signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation;
 - c. covers 100% of rural real property as that term is defined in Section 17B-2a-1107 within the area proposed for annexation;
 - d. covers 100% of the private land area within the area proposed for annexation if the area is within:
 1. an agriculture protection area created under Title 17, Chapter 41, Agriculture, Industrial, or Critical Infrastructure Materials Protection Area; or
 2. a migratory bird protection area created under Title 23, Chapter 28, Migratory Bird Production Area.
 - e. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;
 - f. is described as follows:

A Part of the North Half of Section 16, Township 10 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 25 & Lot 32 of said School Section 16

Beginning at the Southeast Corner of said Lot 25 and RUNNING THENCE South 89°17'04" West 741.04 Feet (West 738 Feet by Record) Along the South Line of said Lot 25; Thence South 89°30'52" West (South 89°20'06" West by Record) 581.56 Feet Along said South Lot Line to the Southeast Corner of said Lot 32; Thence North 00°34'16" East (North 00°23'32" East by Record) 335.53 Feet Along the East Line of said Lot 32; Thence South 89°33'59" West (West by Record) 648.53 Feet to the West Line of said Lot 32; Thence North 00°12'19" East 334.52 Feet (North 330 Feet by Record) Along said West Line to the Southeast Corner of Cooper Subdivision, Entry

Number 955,812, and the Northwest Corner of said Lot 32; Thence North 89°40'11" East (North 89°29'25" East by Record) 650.65 Feet Along the North Line of said Lot 32 to the Northeast Corner of said Lot 32; Thence North 89°51'29" East (North 89°41'01" East by Record) 333.28 Feet; Thence South 01°15'07" West (South 01°04'21" West by Record) 88.47 Feet; Thence South 89°30'32" East (South 89°41'18" East by Record) 249.03 Feet; Thence South 00°32'55" West (South 00°22'09" West by Record) 270.33 Feet; Thence North 89°17'04" East 745.22 Feet (East 738 Feet by Record) to the East Line of said Lot 25; Thence South 01°20'05" West (South by Record) 304.00 Feet Along the East Line of said lot 25 to the Point of Beginning. Containing 18.553 Acres.

4. That up to five of the signers of this petition have been designated as sponsors, one of whom is designated "contact sponsor", with the mailing address of each sponsor being indicated;

5. That this petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;

6. That this petition does not propose annexation of an area that includes some or all of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 UCA or a petition under Section 10-2-125 UCA if:

- a. the request or petition was filed before the filing of the annexation petition; and
- b. the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;

7. That the petitioners have caused an accurate plat of the above described property to be made by a competent, licensed surveyor, which plat is filed herewith; and

8. That the petitioners request the property, if annexed, be zoned as follows:

Zoned Residential R-3:

01-080-0096 - BEG AT SE COR LT 25 SEC 16 T 10N R 1E & TH W 738.0 FT ALG LT LN TO FENCE LN TH N 304.0 FT ALG FENCE TH E 738.0 FT TO FENCE LN & E LN OF LOT 25 TH S 738.0 FT ALG FENCE LN TO BEG CONT 5.15 AC M/B

01-080-0098 - BEG AT N/4 COR SEC 16 T 10N R 1E & TH S0*22'14''W 1341.63 FT TO N LN OF 16.5 WIDE R/W TH N89*20'06''E 353.09 FT TO TRUE POB TH N89*20'06''E 221.09 FT TH N0*22'10''E 574.21 FT TH

N89*41'18''W 249.03 FT TH S0*31'03''W 423.05 FT TH S10*15'31''E
157.61 FT TO TRUE POB CONT 3.25 AC M/B

01-080-0039 - BEG AT N/4 COR SEC 16 T 10N R 1E & TH S0*22'14''W
1341.63 FT TO N LN OF 16.5 FT WIDE R/W TH N89*20'06''E 185.09 FT
TO TRUE POB TH S89*20'06''W 192.47 FT TO E LN OF LOCKHART PARCEL
01-080-0010 TH N0*23'32''E 668.93 FT TH N89*41'01''E 333.28 FT TH
S1*04'21''W 88.47 FT TH S0*31'02''W 362.44 FT TH S89*20'06''W
141.36 FT TH S0*14'04''E 216.01 FT TO TRUE POB CONT 4.39 AC M/B

01-080-0009 - THE N/2 OF LOT 32 SEC 16 T 10N R 1E CONT 5 AC

Zoned Commercial C-1:

01-080-0050 BEG AT N/4 COR SEC 16 T 10N R 1E & TH S0*22'14''W
1341.63 FT TO N LN OF 16.5 WIDE R/W & TH N89*20'06''E 185.09 FT TO
TRUE POB TH N89*20'06''E 168 FT TH N10*15'32''W 157.61 FT TH
N0*31'02''E 60.61 FT TH S89*20'06''W 141.36 FT TH S0*14'04''E
216.01 FT TO TRUE POB CONT 0.75 AC M/B

9. That the petitioners agree to pay the City upon request and before the annexation process is completed for all expenses it has incurred due to the annexation. The petitioners understand if payment has not been made to the City by specified dates it could delay the annexation process.

WHEREFORE, the Petitioners hereby request that this petition be considered by the governing body at its next regular meeting, or as soon thereafter as possible; that a resolution be adopted as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

DATED this 22 day of September, 2020.

CONTACT SPONSOR INFORMATION:

Name: Jamie Olsen
Address: PO BOX 489
City, State Zip: Paradise, UT 84328
Phone: 435-757-3196



Signature:

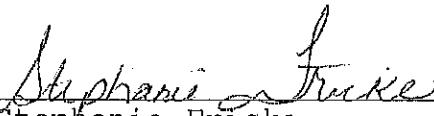
Witness:

CERTIFICATE

STATE OF UTAH)
 :ss
COUNTY OF CACHE)

I, Stephanie Fricke duly appointed and acting City Recorder for Hyrum City, Cache County, State of Utah, do hereby certify that the foregoing is a true copy of a Resolution duly adopted and passed by the City Council of Hyrum City, Utah, at a regular meeting thereof, held the 1st day of October, 2020 which appears of record in the City Recorder's office. I further certify that a quorum was present and acting throughout said meeting and that this Resolution is in full force and effect in the form so adopted and that it has not been subsequently modified, amended or rescinded.

In witness whereof, I have hereto set my hand this 2nd day of October, 2020.


Stephanie Fricke
City Recorder

(SEAL)

Resolution 20-10

A resolution accepting a petition for annexation of certain real property under the provisions of section 10-2-405, Utah Code Annotated, 1953, as amended (Mountain View Annexation-18.553 acres).

NOTICE OF CERTIFICATION OF ANNEXATION PETITION

Pursuant to Section 10-2-406, U.C.A., Hyrum City, Utah, hereby gives notice as follows:

1. On September 22, 2020 a petition proposing the annexation of real property located between approximately 1200 South to 1300 South between 400 East to 650 East (Cache County Address 6700 South to 6800 South between 250 West to 500 West) approximately 18.553 acres has been filed by Mitchell V. and Mary Kay Olsen, and Chet W. and Jurene D. Olsen.
2. On October 1, 2020, the Hyrum City Council approved Resolution 20-10 accepting the Petition to be further considered and authorizing the Petition to be certified.
3. On October 1, 2020, the Hyrum City Council received the required Notice of Certification from the City Recorder certifying that the Petition meets the requirements of State Law.
4. The area proposed for annexation in the petition is described as follows:

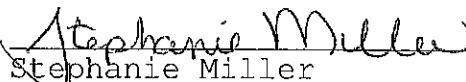
A Part of the North Half of Section 16, Township 10 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 25 & Lot 32 of said School Section 16

Beginning at the Southeast Corner of said Lot 25 and RUNNING THENCE South 89°17'04" West 741.04 Feet (West 738 Feet by Record) Along the South Line of said Lot 25; Thence South 89°30'52" West (South 89°20'06" West by Record) 581.56 Feet Along said South Lot Line to the Southeast Corner of said Lot 32; Thence North 00°34'16" East (North 00°23'32" East by Record) 335.53 Feet Along the East Line of said Lot 32; Thence South 89°33'59" West (West by Record) 648.53 Feet to the West Line of said Lot 32; Thence North 00°12'19" East 334.52 Feet (North 330 Feet by Record) Along said West Line to the Southeast Corner of Cooper Subdivision, Entry Number 955,812, and the Northwest Corner of said Lot 32; Thence North 89°40'11" East (North 89°29'25" East by Record) 650.65 Feet Along the North Line of said Lot 32 to the Northeast Corner of said Lot 32; Thence North 89°51'29" East (North 89°41'01" East by Record) 333.28 Feet; Thence South 01°15'07" West (South 01°04'21" West by Record) 88.47 Feet; Thence South

89°30'32" East (South 89°41'18" East by Record) 249.03 Feet; Thence South 00°32'55" West (South 00°22'09" West by Record) 270.33 Feet; Thence North 89°17'04" East 745.22 Feet (East 738 Feet by Record) to the East Line of said Lot 25; Thence South 01°20'05" West (South by Record) 304.00 Feet Along the East Line of said lot 25 to the Point of Beginning. Containing 18.553 Acres.

5. The complete Annexation Petition is available for inspection and copying at the Hyrum City Recorder's Office, 60 West Main, Hyrum, Utah Monday through Friday during the hours of 8:00 a.m. and 5:00 p.m.
6. Hyrum City may grant the Petition and annex the above-described area unless a written protest to the Annexation Petition is filed with Cache County Boundary Commission c/o Janeen Allen, Secretary 199 North Main, Logan, Utah, 84321, by an authorized protestor (10-2-407 Utah Code), and a copy of the protest is delivered to the Hyrum City Recorder at the address noted above. Any protest must be filed as herein stated by no later than Monday, November 2, 2020.
7. If no protests are received, the Hyrum City Council will hold a public hearing on Thursday, November 5, 2020 at 6:30 p.m. in the Hyrum City Council Chambers 60 West Main, Hyrum, Utah to consider a request to annex this property.

Hyrum City


Stephanie Miller
Mayor

Publication dates: October 3, 10, and 17, 2020

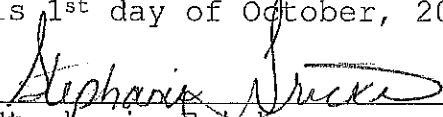
CERTIFICATION OF ANNEXATION PETITION
AND NOTICE TO CITY COUNCIL
CONTACT SPONSOR AND
CACHE COUNTY COUNCIL

STATE OF UTAH)
 : SS.
County of Cache)

I, Stephanie Fricke, the duly appointed and acting City Recorder of Hyrum City, Cache County, Utah, do hereby certify that I did, on September 22, 2020, receive the Petition for Annexation and attached Plat which was filed with the city by contact sponsor Jamie Olsen, which Petition was accepted by the Hyrum City Council for further consideration pursuant to Section 10-2-405, Utah Code Annotated, 1953 as amended, by Resolution 20-10 adopted and passed by the City Council on October 1, 2020.

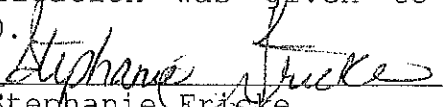
I hereby certify the Petition and state that I, Stephanie Fricke, and City Attorney Jonathan Jenkins have reviewed the referenced Petition for Annexation and have determined that the Petition meets the requirements of Subsections 10-2-403 (3), (4), and (5) of the Utah Code and I hereby give Notice to the Hyrum City Council, and the Contact Sponsor for said Petition Jamie Olsen, and the Cache County Council, of my Certification of said Petition as meeting the requirements of the referenced subsections of State law.

IN WITNESS WHEREOF, I have hereunto set my signature and affixed the official seal of Hyrum City Corporation in Cache County, State of Utah, this 1st day of October, 2020.

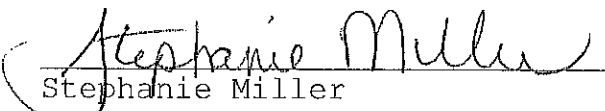


Stephanie Fricke
City Recorder

The foregoing Certification was given to the Hyrum City Council on October 1, 2020.



Stephanie Fricke
City Recorder



Stephanie Miller
Mayor

LEWIS ANNEXATION
ROBERT C. AND VIVIAN C. LEWIS AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2020 by and between Hyrum City, a Utah municipal corporation, and Robert C. and Vivian C. Lewis, husband and wife, owners of real property adjacent to the municipal limits of Hyrum City, and sponsors of the petition to annex said property (collectively referred to as "APPLICANT")

WITNESSETH:

WHEREAS, APPLICANT is the owner of 40 and 37/100 (40.37) acres of real property, which property bears Cache County Tax Numbers 01-070-0001, 01-070-0002, and 01-071-0001 and is more particularly described hereafter; and

WHEREAS, on July 2, 2020, APPLICANT filed a petition and map pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (UCA), requesting annexation of said parcel into the municipal limits of Hyrum City; and

WHEREAS, on July 16, 2020, said petition was accepted by resolution of the Hyrum City Council; and

WHEREAS, on August 6, 2020, said petition and map were certified by the municipal attorney and city recorder as meeting the requirements of submission; and

WHEREAS, on October 15, 2020, after providing proper notice to the public as required by Section 10-2-407 UCA, the Hyrum City Council held a public hearing to consider annexation of said property; and

WHEREAS, the Hyrum City Council has concluded that said property is an unincorporated area contiguous to the boundaries of Hyrum City and as such qualifies under law for annexation into Hyrum City; and

WHEREAS, the Hyrum City Council has also determined that this annexation will not adversely impact the community and creates an opportunity for the city to increase its tax base and provide municipal utility services to said property.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. SUBJECT PROPERTY. The subject property of this annexation agreement is described as follows:

LEWIS ANNEXATION
ROBERT C. AND VIVIAN C. LEWIS AGREEMENT

A PART OF THE OF SOUTH HALF OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE HYRUM CITY CORPORATE LIMITS LOCATED NORTH 89° 59' 51" WEST A DISTANCE OF 2004.56 FEET AND SOUTH 00° 51' 32" WEST, A DISTANCE OF 1.41 FEET FROM THE CACHE COUNTY ALUMINUM CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 9 FROM WHICH MONUMENT THE MAG NAIL MARKING THE SOUTHEAST CORNER OF SECTION 9 BEARS SOUTH 00° 36' 23" WEST A DISTANCE OF 2671.18 FEET; THENCE ALONG SAID CORPORATE LIMITS SOUTH 00° 25' 29" WEST, A DISTANCE OF 660.82 FEET; THENCE, SOUTH 89° 41' 12" WEST, A DISTANCE OF 649.04 FEET; THENCE, SOUTH 00° 36' 43" WEST, A DISTANCE OF 312.04 FEET; THENCE, NORTH 89° 20' 14" WEST, A DISTANCE OF 1348.91 FEET TO A POINT ON THE HYRUM CITY CORPORATE LIMITS; THENCE ALONG SAID CORPORATE LIMITS THE FOLLOWING FOUR (4) COURSES:

- (1) NORTH 00° 44' 48" EAST, A DISTANCE OF 982.78 FEET;
- (2) SOUTH 89° 32' 42" EAST, A DISTANCE OF 680.24 FEET;
- (3) SOUTH 89° 16' 20" EAST, A DISTANCE OF 666.21 FEET;
- (4) SOUTH 89° 17' 12" EAST A DISTANCE OF 646.95 FEET TO THE POINT OF BEGINNING. CONTAINING 40.37 ACRES.

2. DEVELOPMENT. Upon annexation, the subject property shall become part of Hyrum City and all development or improvements of any nature shall comply with the applicable ordinances, standards, regulations, procedures, and policies established by Hyrum City.

3. ZONING. Zoning of subject property shall be:

Residential R-2:

01-071-0001 - BEG AT NW COR SE/4 SEC 9 T 10N R 1E E 40 RDS S 40 RDS W 40 RDS N 40 RDS TO BEG 10 AC; 01-070-0001; and 01-070-0002 (Legal Description will be provided upon City Council's recommendation for zoning - PROPOSING ALL OF THE PROPERTY EXCEPT 600' ON THE WEST BOUNDARY LINE).

This property is Zoned Residential R-2 with the following restrictions:

- A. No multi-family units i.e. apartments, townhouses, twinhomes, condominium units, etc. will be allowed on this property.

Residential R-5:

LEWIS ANNEXATION
ROBERT C. AND VIVIAN C. LEWIS AGREEMENT

01-070-0001 and 01-070-0002 (Legal Description will be provided upon City Council's recommendation for zoning - PROPOSING 600' EAST FROM THE WEST BOUNDARY LINE).

This property is Zoned Residential R-5 with the following restrictions:

A.

4. WATER SHARES. As required by Section 16.20.070 of the Hyrum City Municipal Code, the APPLICANT agrees, upon approval and acceptance of this agreement, to provide water in the amount and under the terms and conditions established by Section 16.20.070, or submit payment in lieu thereof as allowed by law at the City's sole discretion.

Hyrum City is not requiring any water rights and/or irrigation shares to be provided to the City upon annexation. The City before and upon any development of this property requires APPLICANT/Developer/Landowner to submit water rights, irrigation shares, and/or purchase water, if available, from Hyrum City at the rate established at that time of development. Hyrum City's current ordinance requires the Applicant/Developer/Landowner to submit to Hyrum City 3 acre feet of water per acre of ground. The amount of water required may exceed the 3 acre feet of water per acre of ground if determined necessary by the City Council based on projected use for a manufacturing, and/or commercial business, housing, etc.

5. ENVIRONMENTAL CONCERNS. Said real property lies proximate to a mixture of urban and rural uses (including a mink ranch and milk processing plant) and Applicant and future owners should be aware of associated odors, flies, noises, and other activities affecting the environment. The APPLICANT hereby agrees to include a statement on the recorded plat as well as provide any other documents necessary to give actual notice to any potential buyers of these conditions and their impact on residential neighborhoods. All development in this area will conform with dark sky lighting regulations.

6. UTILITY SERVICE EXTENSION AND IMPACT FEES. With respect to the development of said property, APPLICANT agrees to comply with City ordinances and regulations for extension of utility services, including payment of impact, connection, extension of lines to the end of the property line, and other fees currently in effect or as amended.

7. CULINARY WATER. APPLICANT and/or developers will be responsible (including all costs) to install culinary water

mains connecting development on this property to the municipal distribution lines.

Applicant and/or developers of the site will be responsible to install culinary water mains extending from a point of junction with the main line to the property at a size and depth to be specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

8. WASTEWATER COLLECTION. APPLICANT and/or developers will be responsible (including all costs) to install sewer mains connecting development on this property to the municipal collections lines including lift stations if necessary.

Sewage from this property ultimately will flow into the sewer main on 300 South. The city will analyze the potential capacity of the sewer main on 300 South to determine a timetable for enlargement and cost recovery measures. Development of this property will not be approved until the sewer main lines have been accurately assessed to determine the City's current and future needs.

Applicant and/or developers of the site will be responsible to install wastewater mains extending from a point of junction with the main line to the property at a size and depth to be specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

9. IRRIGATION. Hyrum City reserves the right to limit the area served by the Municipal Piped Irrigation System and has the right to restrict outside watering to service provided through the municipal culinary distribution system.

Applicant and/or developers of the site will be responsible to install pressurized irrigation water mains extending from a point of junction with the main line to the property at a size and depth to be specified by the City necessary to serve future development.

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Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

10. STORMWATER. Applicant and/or developers of the site agree to comply with Hyrum City's regulations governing stormwater runoff.

11. ELECTRIC. APPLICANT and/or developers will be responsible (including all costs) to install electrical main lines, transformers, etc. connecting and servicing development on this property to the municipal distribution lines.

Applicant and/or developers of the site will be responsible to install electrical distribution lines extending from a point of junction with the main line to the property as specified by the City necessary to serve future development.

Applicant and/or developers are required to extend the main line (in accordance with the development plan and as approved by Hyrum City's engineer) to adjoining property line(s) of the applicant and/or developer's property for future connection to the utility.

12. TRANSPORTATION. Applicant agrees that upon annexation of this property a road dedication from parcels 01-070-0001 and 01-070-0002 along 300 East will be required to widen the 300 East road to ___' and half of the road dedication shall be provided by property on each side of the street. The road dedication will need to be made to Hyrum City Corporation.

APPLICANT agrees that upon development of this property that the applicant and/or developers will be responsible, including all costs for improving, widening, or building roads to Hyrum City's specifications for a _____' road going east and west at _____ East.

Applicant and/or developers of the site will be required to have ingress/egress access locations as required by Hyrum City's engineer. APPLICANT agrees that upon development of this property that the applicant and/or developers will be responsible, including all costs for improving, widening, or building roads to Hyrum City's specifications.

13. AGREEMENT. The parties hereto acknowledge that they have both participated in the preparation of this AGREEMENT and, in the event that any question arises regarding its interpretation,

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no presumption shall be drawn in favor of or against any party hereto with respect to the drafting hereof.

14. GOVERNING LAW. This AGREEMENT, and all matters relating hereto, including any matter or dispute arising out of the AGREEMENT, shall be interpreted, governed, and enforced according to the laws of the State of Utah, and the parties hereto consent to the jurisdiction of any appropriate court in the State of Utah to resolve such disputes.

15. AMENDMENTS. This AGREEMENT may be amended at any time upon mutual agreement of the parties hereto, which amendment(s) must be reduced to writing and signed by all parties in order to become effective.

16. ENTIRE AGREEMENT. This AGREEMENT, and the exhibits thereto, constitute and represent the entire agreement of the parties hereto with respect to the subject matter hereof, and all other prior agreements, covenants, promises and conditions, verbal or written, between these parties are incorporated herein. No party hereto has relied upon any other promise, representation or warranty, other than those contained herein, in executing this AGREEMENT.

17. FURTHER INSTRUMENTS. The parties hereto agree that they will execute any and all other documents or legal instruments that may be necessary or required to carry out and effectuate all of the provisions hereof.

18. ASSIGNMENT. No assignment by a party hereto of any rights under or interests in the AGREEMENT will be binding on another party hereto without the written consent of the party sought to be bound. Hyrum City and APPLICANT each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in this AGREEMENT.

19. ATTORNEY FEES. The parties herein each agree that should they default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorneys fees which may arise or accrue from enforcing this AGREEMENT, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such costs and expenses are incurred with to without suit or before or after judgment.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT as of the day and year first above written.

LEWIS ANNEXATION
ROBERT C. AND VIVIAN C. LEWIS AGREEMENT

HYRUM CITY

By _____
Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

APPLICANTS:

Robert C. Lewis

Witness:

Vivian C. Lewis

General Plan Chapter 7-6: Exhibit 7A Hyrum Moderate Income Housing Plan

Updated November 2020

I. Introduction

Housing affordability became a serious issue in Utah in the 1990's. In response, the Utah Legislature passed H.B. 295 in 1996 which required communities to include a plan for moderate income housing as an element in their General Plans. In 2019 the Utah Legislature passed HB 34 which requires communities to make the Moderate-Income Housing Plan be part of the General Plan. The plan for moderate income housing, must provide an assessment of the demand for moderate income housing within a community as well as the supply. If a need exists, the community must determine why the need exists and take steps to ensure a supply of moderate-income housing is provided within the community.

The State of Utah defines moderate income housing as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size. In other words, moderate income housing is a function of the particular circumstances and income levels of particular communities rather than a type of housing. The Area Median Income (AMI) is calculated at the county level. Therefore, housing and income information used in this analysis is from the U.S. Census for Cache County. In the 2018 U.S. Census ACS estimate, Cache County is shown to have a median gross household income of \$56,840 and an average household size of 3.12.

With the exception of property values (Table 6) and building permits (Table 11), all the statistics used in this document are based upon numbers provided by the 2018 Census for the City of Hyrum City and Cache County and are the most current available as of this writing. The data concerning building permits was provided by Cache County Developmental Services.

II. Existing Needs Analysis

Income

To determine the need for moderate income housing in a particular area, one must first determine the resources available to those in the community to pay for housing. According to ACS 2018 estimate, the median household income for Hyrum City is slightly higher than that for Cache County. In the 2018 U.S. Census estimate, Hyrum City is shown to have a median gross household income of \$61,802 while the median household income for the County is \$56,840. The State Statutes define moderate income housing as a function of the median gross household income for the MSA or County; therefore, a figure of \$56,840 has been used as the baseline

figure to calculate “moderate income”. The average household size for Hyrum City is 3.63.

Table 1 shows the breakdown of the moderate-income housing categories of 80%, 50%, and 30% of the median household income as well as the maximum purchase price of a dwelling and maximum monthly rent. According to the United States Department of Housing and Urban Development (HUD), housing costs should not exceed 30% of monthly income. (some formulas allow up to 49.9%) Maximum purchase price of a house is based upon a 30-year mortgage at 3.5% with 10% down, and includes payments for insurance, property taxes, and private mortgage insurance (PMI) equal to 20% of the maximum monthly housing payment. According to **Table 1**, housing available to moderate income households would have a monthly mortgage (including insurance & taxes) or rent payment of \$1137 or less. This translates to a house with a maximum purchase price of \$205,000.

Table 1 Income Limits and Moderate income housing Payments Based upon a median income of \$56,840			
Moderate income housing category	80%	50%	30%
Household income	\$45,472	\$28,420	\$17,052
Maximum purchase price	\$205,000	\$121,000	\$64,000
Maximum monthly housing payment	\$1137	\$711	\$426

Source: US Census Bureau; Census ACS 2018

Table 2 Household Income		
Income	Number	Percent
< \$10,000	30	1.3
\$10,000 to \$14,999	89	4.0
\$15,000 to \$24,999	140	6.3
\$25,000 to \$34,999	204	9.2
\$35,000 to \$49,999	349	15.7
\$50,000 to \$74,999	558	25.1
\$75,000 to \$99,999	457	20.5
\$100,000 to \$149,999	287	12.9
\$150,000 to \$199,000	110	5.0

TOTAL	2224	100
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Source: US Census Bureau, 2018 ACS

Table 2 provides a breakdown of income by household in Hyrum City.

According to this data, it is estimated that 707 households, or nearly 32% of all households in Hyrum City make less than 80% of the median income of \$56,840 and are considered moderate income.

Housing and Population

The 2018 ACS estimate lists the population of Hyrum City as 8065, a 5.9% increase from the 2010 census. Total housing for the city increased proportionately and was listed in the census at 2333 total housing units. The total occupancy for the city is 2224 occupied units or 95.3% of total housing. Of the 2224 units occupied, 1719 (77.3%) are owner-occupied and 505 (22.7%) are renter-occupied. A total of 398 of these rental units meet at least the 80% income level. (205-80%, 133-50%, & 60-30%)

Table 3		
Age of Housing Stock		
Year Built	Number	Percent
2010 to 2018	165	7.1
2000 to 2009	425	18.2
1990 to 1999	452	19.4
1980 to 1989	148	6.4
1970 to 1979	612	26.2
1960 to 1969	152	6.5
1940 to 1959	119	5.1
1939 or earlier	260	11.1
TOTAL	2333	100

Source: US Census Bureau, 2018 ACS

The housing stock in Hyrum City is overwhelmingly comprised of detached, single-family dwellings. In fact, 73.3% of all dwellings in the city fit this description. The other 26.7% of dwellings are divided between attached single family units (6.7%), multi-family units (14.6%) and mobile homes (5.4%).

Table 4		
Housing Building Permits Issued 2016-2018		
Year	Units	Valuation

2016	86	\$9,037,473
2017	133	\$18,983,695
2018	140	\$32,316,490
TOTAL		\$60,337,658
AVERAGE		\$168,071

As is shown by **Table 3**, nearly 45% of the total housing stock in Hyrum City has been built since 1990.

Source: City of Hyrum City, 2018

Recent Building

During the period of 2016 to 2018, building permits were issued for 359 new residential units in Hyrum. That works out to an average of about 120 new units per year or about 10 units per month. The total valuation of these permits issued over a three-year period is \$60,337,658 which averages to be \$168,071 per housing unit (see Table 4). This average falls below the threshold maximum purchase price of \$205,000 for units considered to be moderate income housing in Cache County. This would suggest that 50% of the new houses being built in Hyrum could meet the criteria for moderate income housing during that period. The 2018 Census median house value in Cache County is \$218,400 so using that required figure as a baseline for our plan it could be determined that at least 32% of housing would be considered affordable as required. There are still challenges to providing housing for those on the lower end of moderate-income households.

III. Future Needs Analysis

A study sponsored by Fannie Mae, the Olene Walker Housing Trust Fund, the Utah Housing Corporation, and Envision Utah estimated that 40% of all households in Utah are low to moderate income and therefore “. . . about 40% of new residential units should qualify as affordable.”

The above analysis indicates the city is currently fulfilling its obligation for affordability as defined by H.B. 295. About 32% of existing households in Hyrum City fall below the moderate-income threshold. Following the required County median housing value of \$ 218,400, it would still indicate that at least 32% will meet the affordable housing level. Also, possibly 50% of all housing built in Hyrum City, as per County Building Department values in the last three years, was valued at less than \$205,000 and is considered affordable. This will become more difficult to meet as official statistics are available reflecting the most recent accelerated home values. Income does not appear to be keeping pace with home values.

Hyrum City, like the rest of Cache County should expect continued growth over the next ten years. Population increased at an average rate of 2% per year between the 2000 and 2010 Census reports. According to the 2018 Census, the population of Hyrum City is quite young. The median age for the city is 26.1 years and 49% of the population is below 24 years of age. In addition, 6.7% of the population is over 65. Both of these numbers are significant because it is the young and old that comprise the bulk of the demand for non-traditional and moderate-income housing types.

Continued population growth, particularly in the young and old age categories, and a continued downward trend in household size, will require different housing choices than those traditionally offered in Hyrum City. First time renters and homebuyers typically require smaller houses and yards to fit their more limited budgets. Similarly, empty nesters and older homeowners simply no longer need a large house and yard to accommodate a family, nor do they want the responsibility, expense, and time commitment required to maintain larger properties. These population needs could be a challenge to meet in the future.

If we assume that the city will continue to grow for the next ten years at a pace higher than that which occurred between 2000 and 2010, it is reasonable to expect an increase of population of another 2000 people, which would mean about 600 additional households. Currently, about 32% of the households in Hyrum City are considered moderate income, meaning that about 192 of the new dwellings over the coming ten years or 19 dwelling units per year to meet the estimated affordability criteria. Neighborhood Solutions plans to build 24 affordable housing units each year for the next seven years. With 398 of the current 505 rental units meeting some level of moderate-income housing requirements, it would appear that rental properties should be on track to meet five year projections also.

IV. Survey of Total Residential Housing

Zone R-1:

Relatively small areas of Hyrum are currently zoned R-1. Areas that are designated R-1 are subdivisions that have been created with smaller lots. A minimum lot size requirement of 12,000 square feet has been reduced to 9900 square feet. No minimum house size is designated, and modular housing is permitted in this zone. Multi-family housing is permitted as a PUD in this zone.

Zone R-2:

Most of Hyrum is currently zoned R-2, which is single-family housing. A minimum lot size requirement of 12,000 square feet has been reduced to 9900 square feet. Although there are restrictions regarding the minimum lot size, variations in lot size are possible through the creation of PUDs. This zoning allows for many types of houses in any one block. No minimum house size is designated, and modular

housing is permitted in this zone. Several multi-family PUD's have been approved in the last few years.

R-2A:

This zone allows for smaller multi-family developments throughout town. It allows four multi-family units per block with 660 feet minimum spacing from one multi-family development to another.

Zone R-5:

This zone has been used for a small area of land bordering the Hyrum Reservoir. Minimum lot size is one acre. Manufactured housing is permitted.

Zone R-A:

This zone is considered the agriculture area of Hyrum. It is located mostly on the north side of town. Minimum lot size is 12,000 square feet. This zone does not allow major subdivisions or multi-family developments but does allow a dwelling to have an accessory apartment.

Zone C-1 & C-2:

These zones allow a mix of single-family dwellings, multi-family housing, and commercial developments. Planned Unit Developments and accessory apartments are allowed.

V. How Zoning Impacts Moderate Income Housing

Density is controlled by the minimum lot size in residential zones. Smaller lots (therefore higher density) are allowed through the creation of PUDs.

1. **Minimum Lot Size:**

Although smaller lots tend to make for less expensive homes, it has been shown through the 2012 General Plan Update process and previous surveys that the residents of Hyrum do not want small lot sizes throughout the whole city. The rural atmosphere of the city is one of Hyrum's most cherished attributes that the residents wish to maintain. Alternative lot sizes are possible through the creation of PUDs in Hyrum City. The desire for smaller lot sizes is growing due to economic conditions, changes in individual's needs and priorities, and environmental concerns. Housing in Hyrum has typically been less expensive than many other cities within Cache Valley.

2. **Planned Unit Developments:**

The City General Plan and Zoning Code allow for the creation of Planned Unit Developments (PUDs). PUDs can utilize smaller lots than standard subdivisions, which can help reduce the overall price of a home. We are also seeing a trend for larger or unique upscale architectural design for homes on smaller lots. The need for senior housing is increasing at a fast pace. We support the continuation of allowing PUDs, although with the continued guidance and approval of the Planning Commission and City Council.

VI. Program to Encourage Adequate Supply of Moderate-Income Housing

Recognizing that Hyrum City government has a responsibility to encourage affordable housing availability for families with moderate incomes, the Planning Commission and City Council will take the following actions:

1. Consider zoning changes for densities necessary to assure the economic viability of inclusionary developments either through mandatory set asides, density bonuses or easing of restrictions on currently unbuildable lots.
2. Review infrastructure expansion costs that are passed through to homeowners, consider alternate ways of funding so as to minimize individual homeowner burden.
3. Consider the development of accessory apartments and multi-family housing by minimizing some zoning restrictions.
4. Consider waiving construction related and/or impact fees for moderate income housing which meets Council approved criteria.