

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD SEPTEMBER 3, 2015
AT THE CIVIC CENTER, 83 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 p.m.

CONDUCTING: Mayor Stephanie Miller

ROLL CALL: Councilmembers Scot M. Allgood, Jared L. Clawson, Martin L. Felix, and Paul C. James were present.

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

OTHERS PRESENT: City Administrator Ron Salvesen and approximately 21 citizens were present. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Miller welcomed everyone in attendance.

PLEDGE OF ALLEGIANCE: Councilmember Clawson led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Councilmember Felix

APPROVAL OF MINUTES:

The minutes of a special joint meeting on August 6, 2015 were approved as written.

ACTION Councilmember Clawson made a motion to approve the minutes of a special joint meeting with the City Council and Planning Commission on August 6, 2015 as written. Councilmember James seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

The minutes of August 6, 2015 were approved as written.

ACTION Councilmember James made a motion to approve the minutes of a regular City Council Meeting on August 6, 2015 as written. Councilmember Clawson seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

The minutes of a special joint meeting on August 13, 2015 were approved as written.

ACTION Councilmember Felix made a motion to approve the minutes of a special joint meeting with the City

Council and Planning Commission on August 13, 2015 as written. Councilmember Clawson seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was faxed to The Herald Journal, posted on the Utah Public Notice Website, mailed to each member of the governing body, and posted at the Civic Center more than forty-eight hours before meeting time.

Mayor Miller said agenda item "9.A. Aubrey Taylor - To request waiving the rental fee for use of the Hyrum Civic Center for the Hyrum Community Choir practice." needs to be removed from the agenda.

ACTION

Councilmember Allgood made a motion to approve the agenda for August 6, 2015 as amended by removing item "9.A. Aubrey Taylor - To request waiving the rental fee for use of the Hyrum Civic Center for the Hyrum Community Choir practice.". Councilmember Clawson seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

AGENDA

8. PUBLIC COMMENT.

9. SCHEDULED DELEGATIONS:

- A. ~~Aubrey Taylor - To request waiving the rental fee for use of the Hyrum Civic Center for the Hyrum Community Choir practice.~~
- B. Kelly Johnson, AA Access Storage - To request site plan approval for AA Access Storage to build an additional 94 storage units at 295 West Main.
- C. Jake Thompson, Direct Homes - To request Concept Plan approval for Green Meadow Villas a Planned Unit Development at approximately 291 West Main Street (44 condominiums on 3.80 acres).
- D. Ryan Reeves, Blacksmith Fork Villas - To request Site Plan and Final Plat approval for Phase II of Blacksmith Fork Villas Assisted Living Center at 680 East Main Street (two story - 36 living units).
- E. Ryan Reeves, Blacksmith Fork Villas - To request Final Plat approval for Phase III of Blacksmith Fork Villas Assisted Living Center at 680 East Main Street (two story - 36 living units).
- F. Jami VanHuss, Hyrum Museum Director - To present the feasibility study for structural improvements to the Elite Hall.

10. OTHER BUSINESS:

- A. Consideration and approval of the Carbon Free Power Project Study Phase Siting Agreement with UAMPS and Hyrum City.
- B. Consideration and approval of the Second Amendatory Power Sales Contract between Intermountain Power Agency and Hyrum City.
- C. Mayor and City Council reports.

11. ADJOURNMENT

PUBLIC COMMENT:

Mayor Miller said if a citizen has a question or would like to make a comment to please keep it under three minutes.

Dustin Larsen said he is there again tonight with concerns about Blacksmith Fork Villas Assisted Living Center. The plan that was originally presented and approved didn't have a two story building. The proposed assisted living center will border the north and west side of his home and property. There is only an 8' setback from the property line and he will not have any privacy with a two story building that close. He asked if the building could be moved to the south border of the property. There are no houses on the south property line. Even if mature trees are planted in the winter when the leaves fall he will still be able to be viewed on two sides of his property by the double story building. He is not against the project but thinks there is a better spot on the property for the assisted living center.

Mayor Miller thanked Mr. Larsen for his comments.

SCHEDULED DELEGATIONS:

KELLY JOHNSON, AA ACCESS STORAGE - TO REQUEST SITE PLAN APPROVAL FOR AA ACCESS STORAGE TO BUILD AN ADDITIONAL 94 STORAGE UNITS AT 295 WEST MAIN.

City Administrator Ron Salvesen said Kelly Johnson was not in attendance at tonight's meeting. On August 13, 2015 the Planning Commission recommended approval of the site plan for AA Access Storage to build an additional 94 storage units at 295 West Main allowing the units to be built 25' from the west property line with the condition that he plant additional trees on Main Street and the West side of his property - with a minimum of six trees.

ACTION

Councilmember James made a motion to approve the Site Plan for AA Access Storage to build an additional 94 storage units at 295 West Main with the condition that the Kelly Johnson consults with City Staff and the City Arborist to determine how many trees are needed to make it aesthetically pleasing, and that all lights be dark sky lighting. Councilmember Clawson seconded the motion.

Councilmember Allgood recommended amending the motion to include that all trees have to be a maximum of 25' apart on the west boundary and more than six maybe necessary. Councilmembers James and Clawson accepted Councilmember Allgood's amendment. Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

JAKE THOMPSON, DIRECT HOMES - TO REQUEST CONCEPT PLAN APPROVAL FOR GREEN MEADOW VILLAS A PLANNED UNIT DEVELOPMENT AT APPROXIMATELY 291 WEST MAIN STREET (44 CONDOMINIUMS ON 3.80 ACRES) .

City Administrator Ron Salvesen said on August 13, 2015 the Planning Commission held a public hearing for the concept plan for Green Meadow Villas with the following conditions be: 1. Include drawing notes; 2. A copy of the proposed covenants, codes, and regulations; 3. Assess the legality of the CC&R rules to be placed on the recorded plat for the property; 4. Consider a privacy fence around perimeter of the property; 5. Present a plan on how the ground water and surface water will be drained and managed; 6. A landscaping plan including details on trees, especially on the Main Street frontage; 7. The existing event center building will be closed within 30 days of city council approval and closing on the property; 8. A more detailed phasing on the construction of the buildings; 9. Consideration to flip the site plan putting the playground on the other side, move to east side of property and require it be constructed along with the first building before occupancy; 10. CC&R's state a restricted percentage of units available to rent; 11. A snow removal plan; and 12. Consider the installment of a walking path along the west side of the property on city property at 300 west.

Rod Thompson said he is excited to start this project in Hyrum. There will 44 individually owned condominium units. Each unit will have a two car garage and there will be a Home Owner's Association.

Jake Thompson said the exterior units will have stone and hearty board. It is a Planned Unit Development and there will be a playground area. The building that is currently on the property will be used for storage until the development is complete and then it will be torn down.

City Administrator Ron Salvesen said there needs to a limited number of rental units and that number should be recorded on the plat. He also would like to see a trail to the City's Salt Hollow Park and the developer should have to build it since the developer doesn't have to build a road.

ACTION

Councilmember James made a motion to approve the Concept Plan for Green Meadow Villas at 291 West Main for a Planned Unit Development for 44 condominium units with the following conditions: : 1. Include drawing notes; 2. A copy of the proposed covenants, codes, and regulations; 3. Assess the legality of the CC&R rules to be placed on the recorded plat for the property; 4. Consider a privacy fence around perimeter of the property; 5. Present a plan on how the ground water and surface water will be drained and managed; 6. A landscaping plan including details on trees, especially on the Main Street frontage; 7. The existing event center building will be closed within 30 days of city council approval and closing on the property; 8. A more detailed phasing on the construction of the buildings; 9. Consideration to flip the site plan putting the playground on the other side, move to east side of property and require it be constructed along with the first building before occupancy; 10. CC&R's state a restricted percentage of units available to rent; 11. A snow removal plan; 12. Consider the installment of a walking path along the west side of the property on city property at 300 west; 13. Build a trail to Salt Hollow Park; and 14. Limit the number of rental units and have that number approved by City Council and recorded on plat. Councilmember Allgood seconded the motion.

RYAN REEVES, BLACKSMITH FORK VILLAS - TO REQUEST SITE PLAN AND FINAL PLAT APPROVAL FOR PHASE II OF BLACKSMITH FORK VILLAS ASSISTED LIVING CENTER AT 680 EAST MAIN STREET (TWO STORY - 36 LIVING UNITS).

Ryan Reeves said the Blacksmith Fork Villas development is coming along great. They are almost finished with Phase I of the development and are looking forward to starting Phase II. Phase II has the assisted living center and consists of a two story 36

living unit.

Councilmember Clawson asked if the site plan was different from the original plan that was submitted. He didn't think the original plan shown the assisted living center wrapping around both sides of Dustin Larsen's property. He asked if the assisted living center could be moved to the south property line as Dustin had suggested earlier.

Ryan Reeves said the plan has not changed from the original one that was approved. The assisted living center can't be moved to the south property line because of safety concerns with traffic going through the residential part of the development.

Councilmember James said the southend of the building drops down on the south end to a single level and if there are trees that should help with the privacy issue.

ACTION

Councilmember James made a motion to approve the Site Plan and Final Plat for Phase II of Blacksmith Fork Villas Assisted Living Center at 680 East Main Street (two story - 36 living units) with recommendations from Planning Commission. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

RYAN REEVES, BLACKSMITH FORK VILLAS - TO REQUEST FINAL PLAT APPROVAL FOR PHASE III OF BLACKSMITH FORK VILLAS ASSISTED LIVING CENTER AT 680 EAST MAIN STREET (TWO STORY - 36 LIVING UNITS).

Ryan Reeves said Phase I of Blacksmith Fork Villas is almost finished and more housing units are needed. Phase III will provide additional units.

ACTION

Councilmember Allgood made a motion to approve the Final Plat for Phase III of Blacksmith Fork Villas Assisted Living Center at 680 East Main Street with recommendations from the City Engineer. Councilmember Felix seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

JAMI VANHUSS, HYRUM MUSEUM DIRECTOR - TO PRESENT THE FEASIBILITY STUDY FOR STRUCTURAL IMPROVEMENTS TO THE ELITE HALL.

Museum Director Jam VanHuss said the Feasibility Study for Structural Improvements to the Elite Hall is finished. She read through the study and presented different ideas on how to

renovate the Elite Hall and make it a place people want to come to again. She spoke about grants and funding for different parts of the renovation and how the renovation could be done in phases. The Elite Hall is a historical building and has historical significance to Hyrum and she and the Hyrum Historical Committee would like the opportunity to promote, preserve, and renovate the Elite Hall.

Councilmember James said he was concerned about getting people to use the building when he tried for over three years. He tried dances, live bands, and dinners and the City even spent money on advertising. There were never more than a few people at the dances.

Jami VanHuss said if the building is renovated people will want wedding and events in there. The Elite Hall doesn't have to be restored all at once but at least give the committee permission to look for funding sources and grants to help with the costs.

The City Council agreed to fund \$10,000 a year towards the renovation of the Elite Hall and to review the progress and use of the building on an annual basis.

OTHER BUSINESS:

CONSIDERATION AND APPROVAL OF THE CARBON FREE POWER PROJECT STUDY PHASE SITING AGREEMENT WITH UAMPS AND HYRUM CITY.

Hyrum City Electrical Superintendent Matt Draper reviewed the Carbon Free Power Project Study Phase Siting Agreement with UAMPS and Hyrum City.

ACTION Councilmember James made a motion to approve the Carbon Free Power Project Study Phase Siting Agreement with UAMPS and Hyrum City. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed

CONSIDERATION AND APPROVAL OF THE SECOND AMENDATORY POWER SALES CONTRACT BETWEEN INTERMOUNTAIN POWER AGENCY AND HYRUM CITY.

Hyrum City Electrical Superintendent Matt Draper reviewed the Secondary Amendatory Power Sales Contract between IPA and Hyrum City.

ACTION Councilmember Felix made a motion to approve the Carbon Free Power Project Study Phase Siting Agreement with UAMPS and Hyrum City. Councilmember Allgood seconded the motion and Councilmembers Allgood,

Clawson, Felix, and James voted aye. The motion passed.

MAYOR AND CITY COUNCIL REPORTS.

Mayor Miller said an appraisal is still being conducted of the City's Wastewater Treatment Plant. The ULCT Conference is September 16 through September 18; and the employee luncheon is on September 30.

ADJOURNMENT:

ACTION There being no further business before the City Council, the Council Meeting adjourned at 8:35 p.m.

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: October 1, 2015
 As written