Hyde Park City Council Meeting

113 East Center Street

Hyde Park, Utah

April 22, 2020

**City Council**

**Electronic Meeting**

The Hyde Park City Council meeting began at 7:00 and was conducted by Mayor Flint.

**City Officials Present:**  Mayor Flint, Council members; Stephanie Allred, Charles Wheeler, Karl White, Gerald Osborne, and Brandon Buck, City Recorder; Donja Wright, Police Chief; Ulysses Black

**Others Present Electronically**: Mark Lynne and Julie Latvoski

**Thought / Prayer**: Council Member White

**Adoption of Agenda:** Council member White made a motion to approve the agenda for April 22, 2020. Council member Osborne seconded the motion. Council members Allred, Wheeler, White, Osborne and Buck voted in favor. The motion carried 5/0.

**Minutes:** Council member White made a motion to approve the minutes from March 25, 2020 as amended. Council member Wheeler seconded the motion. Council members Allred, Wheeler, White, Osborne and Buck voted in favor. The motion carried 5/0.

Council member White made a motion to approve the minutes from April 1, 2020 as presented. Council member Wheeler seconded the motion. Council members Allred, Wheeler, White, Osborne and Buck voted in favor. The motion carried 5/0.

**Citizen Input:** Council member Allred informed the Council that the Citizenry is upset about Reed Elder’s Pine Meadows PUD. She recommended that Ordinances be changed so all PUD developments come before the City Council. Mark Lynne informed the Council that P&Z will review all of the concerns and see if any of them conflict with Hyde Park City Ordinances. Council member Wheeler informed Ms. Allred that the prior Council felt that the best way to deal with affordable housing was to spread the increased density throughout the City rather than have townhouses and apartments located in one area. Council member Wheeler said that some of the concerns, specifically the existing agricultural land could be addressed in the HOA bylaws. The Council discussed that Citizens are never excited about a development going in their backyard but over the years it usually ends up being a positive thing.

**Consider Resolution 2020-07 – A Resolution authorizing the Municipal Water Planning for Hyde Park City:** Brett Knight, Public Works Director, informed the Council that he is also a waste water certified operator. Moses Herrera will become certified in water and sewer as soon as classes start up again. Council member Wheeler made a motion to approve resolution 2020-07; A Resolution authorizing the Municipal Water Planning for Hyde Park City. Council member Buck seconded the motion. Council members Allred, Wheeler, White, Osborne and Buck voted in favor. The motion carried 5/0.

**Consider request to vacate road on east canyon road by the Winborg property:** The Mayor informed the Council that this has been before the Council on numerous occasions. The Council reviewed the property, the location of the road and the survey. They discussed the different options for the road on the north side of the Winborg property. The Winborg and Davis lots currently conform because they do have frontage. According to the City Attorney, if the road is vacated they will have nonconforming legal lots. The Council discussed prescriptive use of the road. If the City vacates the road, it may change the prescriptive use for the access road. Council member Wheeler recommended that they continue using the access so that they will maintain the prescriptive use. The Council had a lengthy discussion about the driveway, and how much land the City would be donating for the driveways. Council member White recommended tabling the discussion for a year until Jack Nixon decides what he is going to do with his property adjacent to the Winborgs. Council member Allred made a motion to move to the next step in vacating the road. There was no second. The motion failed. Council member White made a motion to table the discussion for at least 6 months until Jack Nixon decides what he is doing. Council member Wheeler seconded the motion. The Council has a discussion about a temporary closure. Council member White withdrew his motion. Council member White made a motion to temporarily close the road for 11 months for safety reasons and add a sign to indicate the temporary closure except for emergency vehicles. Council member Osborne seconded the motion. Council members Allred, Wheeler, White, Osborne and Buck voted in favor. The motion carried 5/0.

**Consider adopting resolution 2020-08 a water and sewer rate directive for “Apartments” and “Accessory Apartments:”** The Mayor informed the Council thatthe City does not allow apartments within the City. Some apartments are grandfathered in but there is not an ordinance outlining the requirements for an apartment. A few years ago when the City created an Ordinance for Accessory Apartments, the City Council decided to charge each unit a base rate of $20.00 for water for 10,000 gallons per unit per month. Council member Buck made a motion to approve resolution 2020-08; a water and sewer rate directive for “Apartments” and “Accessory Apartments” with the addition of the words “per unit”. Council member White seconded the motion. Council members Allred, Wheeler, White, Osborne and Buck voted in favor. The motion carried 5/0.

**Budget discussion and direction:** Donja informed the Council that she sent them 2 different tentative budgets, the one that they have previously seen and one that decreases the overall General Fund budget by 10% or $350,000.00. Donja discussed the items that were removed from the budget to achieve the reduction and requested that the Council look over the changes and be prepared to consider a tentative budget on May 13th.

**Consider Sunrise Engineering for an updated Impact fee and Break Even Point study:** City Engineer**,** Scott Archibald informed the Council that he is working with Smithfield City to build a model for their waste water system. The main pipe from Smithfield into Hyde Park will need to be updated within the next 10 years. Scott recommended looking at the utility impact fees to see if they need to be increased to be prepared to replace this line. The Council requested that Scott prepare a list of impact fees that the City charges and the date they were last reviewed. The Mayor informed the Council that at the same time Scott is working on updating the impact fees, he could look at what the breakeven point is for the number of houses per acre. The Council recommended that this be added to the next City Council agenda

**Departments:**

**Parks:** Council member Wheeler gave the Council an update on the new park: they built a rock wall, spread topsoil, and started on the sprinkling system.

Council member Wheeler informed the Council that the 200 North bridge and trail have been engineered. The project will be covered in part by a grant.

**P&Z:** Council member Buck informed the Council that P&Z discussed Pine Meadows Retirement Community preliminary plat, Neiderhauser Commercial Subdivision Preliminary Plat, and setbacks on corner lots in PUDs. He informed the Council that the public hearing for the water bond has been postponed so it can be held in person, rather than an electronic meeting.

**Roads:**  Council member Osborne gave an update on 3100 North; the upper bridge has been installed and they are working on the pipe in the canal below 250 east. There have been some complaints about dust in the area so they took water trucks through the area today. The City has signed off and paid the first payment. They will need to shut down 250 East next week to set a crane in. They will open 100 West during that time for an alternate route.

**Admin:** The Mayor informed the Council that Ilene Christensen did not accept either of the offers so the imminent domain issues will need to be resolved in court.

**City Celebration:**  Council member Allred informed the Council that she will send a list of possible City Celebration names to each Council member. She requested that they pick 5 favorites and send them to her. The Council discussed holding off on cancelling the celebration until they know a little more.

Adjourn: 9:25

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Donja Wright – City Recorder

Council member White made a motion to approve the minutes from April 22, 2020 as presented. Council member Osborne seconded the motion. Council members Wheeler, White, Buck, and Osborne voted in favor. The motion carried 4/0.