

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD NOVEMBER 6, 2008
AT THE CIVIC CENTER, 83 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 p.m.

CONDUCTING: Mayor W. Dean Howard

ROLL CALL: Councilmembers Paul C. James, Martin L. Felix, Stephanie Miller, and Craig Rasmussen present.

EXCUSED: Councilmember Thomas C. LaBau

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

OTHERS PRESENT: City Administrator D. Brent Jensen, Zoning Administrator Ron Salvesen and six citizens. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Howard welcomed everyone in attendance.

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

INVOCATION: Councilmember Rasmussen

APPROVAL OF MINUTES:

The minutes of October 16, 2008 were amended as follows: Page 1, Paragraph 10 change "Invocation: Councilmember Rasmussen" to "Invocation: Councilmember James".

ACTION Councilmember James made a motion to approve the minutes of October 16, 2008 with the above amendment. Councilmember Rasmussen seconded the motion and all four councilmembers present voted aye.

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

ACTION Councilmember Miller made a motion to approve the agenda as written. Councilmember James seconded the motion and all four councilmembers present voted aye.

AGENDA

8. PUBLIC HEARING:
 - A. To receive public comment regarding a proposal to amend the Choke Cherry Planned Unit Development to include

two additional building lots.

9. SCHEDULED DELEGATIONS:

- A. Andy Beutler - To report on Tree City USA and to request approval of an Arbor Day Proclamation.
- B. Doug Salvesen - To request an amendment to Choke Cherry Estates Planned Unit Development to allow two new lots at approximately 1825 East Highway 101.
- C. Kelly Lindsey - To request site plan approval for a used car lot for Utah Carzz at the corner of 800 East Main Street.

10. INTRODUCTION AND ADOPTION OF RESOLUTIONS:

- A. Resolution 08-30 - A resolution renewing a Recycling Market Development Zone program.

11. OTHER BUSINESS:

- A. Camp sites for CCC Camp and Left Hand Fork.
- B. Mayor and City Council reports.

12. ADJOURNMENT

PUBLIC HEARING:

TO RECEIVE PUBLIC COMMENT REGARDING A PROPOSAL TO AMEND THE CHOKE CHERRY PLANNED UNIT DEVELOPMENT TO INCLUDE TWO ADDITIONAL BUILDING LOTS.

ACTION Councilmember Miller made a motion at 6:35 p.m. to open the public hearing regarding a proposal to amend the Choke Cherry Planned Unit Development. Councilmember James seconded the motion and all four Councilmembers voted aye.

There being no public comment, Mayor Howard called for a motion to close the public hearing.

ACTION Councilmember James made a motion at 6:36 p.m. to close the public hearing regarding a proposal to amend the Choke Cherry Planned Unit Development. Councilmember Rasmussen seconded the motion and all four Councilmembers voted aye.

SCHEDULED DELEGATIONS:

ANDY BEUTLER - TO REPORT ON TREE CITY USA AND TO REQUEST APPROVAL OF AN ARBOR DAY PROCLAMATION.

Andy Beutler said this is the fifth year in a row that Hyrum City has earned this award. In order for Hyrum City to be designated as a Tree City the City has to meet four conditions: 1. Have an active Tree Committee; 2. Adopt a Tree Care Ordinance; 3. Have an annual budget of at least \$2 per Capita for the planting and maintenance of trees; and 4. Observe Arbor Day and pass the Arbor Day Proclamation. He recommended that the City Celebrate

Arbor Day and its Tree City status during the 4th of July Celebration.

Councilmember James said he contacted Sam Dahle and he was willing to serve on the Tree Committee. He recommended Andy Beutler contact him with information on the Committee.

Mayor Howard read and signed the Proclamation Declaring the Celebration of Arbor Day.

DOUG SALVESEN - TO REQUEST AN AMENDMENT TO CHOKE CHERRY ESTATES PLANNED UNIT DEVELOPMENT TO ALLOW TWO NEW LOTS AT APPROXIMATELY 1825 EAST HIGHWAY 101.

Raylyne Salvesen said her husband Doug was not able to attend tonight's meeting. She said the proposed amendment to the Choke Cherry Estates Planned Unit Development will create two new lots by dividing lots 1 and 4 and creating lots 10 and 11. All of the property owners in Choke Cherry Estates of property in the PUD have signed a statement in favor of the amendment to the plat.

Councilmember Rasmussen asked if the lot sizes were adequate to meet the Bear River Health Departments requirements for a septic tank and distance requirements from a river. On the Plat under Notes and Restrictions item #5 should state "Lots 2, 3, and 5 are subject to common space as shown on this plat."

Zoning Administrator Ron Salvesen said the Bear River Health Department is requiring the lots to be between 12,000 and 20,000 square foot for the installation of septic tanks. An elevation bench mark is being set by the surveyor for foundation levels as required by the Cache County Building Inspector. Water and electricity are already installed in front of the lots. Fire Officials are requiring the installation of a fire hydrant. A 20 foot wide private road with a 120 foot hammerhead, 60 foot Y, or a 96 foot cul-de-sac will need to be built. The Fire Department has also asked that an identification sign listing the name of the P.U.D. and addresses be installed at the entrance. City Staff is recommending a street light be installed where the intersection "T's".

ACTION

Councilmember James made a motion to approve the amendment to Choke Cherry Estates Planned Unit Development by allowing two new lots at approximately 1825 East Highway 101. Councilmember Felix seconded the motion.

Councilmember Rasmussen recommended amending Councilmember James' motion to include the following conditions recommended by the Planning Commission: 1. A street light be installed at the intersection of the

four lots; 2. A sign listing the name of the P.U.D. and addresses in the P.U.D. be installed at the entrance of the P.U.D.; 3. At the time of the lot division, a hammerhead or cul-de-sac be installed at the developers discretion; and 4. A fire hydrant be installed. Councilmembers James and Felix accepted Councilmember Rasmussens amendment to the motion. Mayor Howard called for a vote on the motion and all four councilmembers present voted aye.

KELLY LINDSEY - TO REQUEST SITE PLAN APPROVAL FOR A USED CAR LOT FOR UTAH CARZZ AT THE CORNER OF 800 EAST MAIN.

Kelly Lindsey said Utah Carzz wants to open a used car lot in the north east corner of Reed's Pharmacy Parking lot located at approximately 800 East Main. Utah Carzz will bring in a 10' x 32' modular building for its office space. The building will have restroom facilities and meet the requirements of the Cache County Building Inspector. Utah Carzz will landscape the planting strips this coming spring by installing a sprinkler system, planting grass, and other decorative landscaping in the area on the east side. Utah Carzz will meet with the Planning Commission at a later date to receive approval for a permanent sign. There will be between 60 to 70 cars on-site. Utah Carzz will provide parking for the employees and customers on the south end of the office building.

ACTION Councilmember Miller made a motion to approve the site plan for Utah Carzz to be located at the corner of 800 East Main. Councilmember James seconded the motion and all four councilmembers present voted aye.

INTRODUCTION AND ADOPTION OF RESOLUTION:

RESOLUTION 08-30 - A RESOLUTION RENEWING A RECYCLING MARKET DEVELOPMENT ZONE PROGRAM.

ACTION Councilmember Rasmussen made a motion to approve Resolution 08-30 renewing a Recycling Market Development Zone Program with the following amendment on Page 4, Paragraph 8, Item 1 change "water materials" to "waste materials". Councilmember Miller seconded the motion and all four councilmembers present voted aye.

OTHER BUSINESS:

CAMP SITES FOR CCC CAMP AND LEFT HAND FORK.

Councilmember Miller said she has drawn plans to provide individual camp spaces at the CCC Camp and the Left Hand Fork

Canyon lower parcel of property. The City has been renting the CCC Camp and Left Hand property for \$10 a night plus \$1 per person for groups over 20. Both of these properties are large enough to provide individual camp spaces. By having designated camp spaces it will allow more families to use the properties. She will present her final recommendations for the properties and rental fees at the next City Council Meeting.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Felix asked if a the City would send Dean Harrison, Ivan Miller, and Bruce Leishman a Thank You letter for their service on the New Library Committee.

Mayor Howard said he is working with City Staff on preparing a resolution that will allow the City to help people who can't afford heat in the winter with their utility bills.

ADJOURNMENT:

ACTION **There being no further business before the Council, the Council Meeting adjourned at 7:10 p.m.**

W. Dean Howard
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: November 20, 2008
 As Written