

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD FEBRUARY 20, 2014
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, Paul C. James, and Aaron Woolstenhulme present.

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

OTHERS PRESENT: City Administrator Ron Salvesen and twenty three citizens. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Miller welcomed everyone in attendance.

PLEDGE OF ALLEGIANCE: Boy Scout Nathan Lewis led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Councilmember James

APPROVAL OF MINUTES:

The minutes of February 6, 2014 were approved as written.

ACTION Councilmember Felix made a motion to approve the minutes of February 6, 2014 as written. Councilmember Allgood seconded the motion and all five councilmembers 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 James made a motion to approve the agenda for February 20, 2014 as written. Councilmember Clawson seconded the motion and all five councilmembers voted aye.

AGENDA

8. PUBLIC COMMENT
9. SCHEDULED DELEGATIONS:
 - A. Ryan Reeves, Interstate Commercial Property - To request approval of a concept plan for a Hyrum Senior Retirement Community, Planned Unit

Development, consisting of nine town homes (total 26 units) and 36 bed assisted rooms located at approximately 650 East Main Street.

10. OTHER BUSINESS:
 - A. Comcast Cares Day.
 - B. Budget Report.
 - C. Mayor and City Council reports.
11. ADJOURNMENT

PUBLIC COMMENT:

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

No public comment was given.

SCHEDULED DELEGATIONS:

RYAN REEVES, INTERSTATE COMMERCIAL PROPERTY - TO REQUEST APPROVAL OF A CONCEPT PLAN FOR A HYRUM SENIOR RETIREMENT COMMUNITY, PLANNED UNIT DEVELOPMENT, CONSISTING OF NINE TOWN HOMES (TOTAL 26 UNITS) AND 36 BED ASSISTED ROOMS LOCATED AT APPROXIMATELY 650 EAST MAIN STREET.

City Administrator Ron Salvesen said the Planning Commission held a public hearing on February 13, 2014 to discuss the proposed senior retirement development. Most everyone at the hearing was in favor of the development, however, there were a few that had concerns or were against it. The homeowner that borders the southeast side of the assisted living center is concerned about losing privacy in his backyard with the center being two stories high. Another neighbor was concerned about sixteen foot right-of-way that bordered the side of his property being used as an access road into the development. The Planning Commission recommended approval of the Concept Plan for the Hyrum Senior Retirement Community with the following conditions: 1) Increase number of parking spaces at the assisted living center; and 2) Provide landscaping, a fence, and possible increased distance to the property line on the south side of the assisted living center.

Trevor Kyle said Ryan Reeves was unable to be at tonight's meeting and asked him to come in his stead. Ryan is having his engineer review the plans to include additional parking at the assisted living center. Also Ryan is trying to purchase the vacant field to the south of the development and has it under contract. They will probably build the assisted living center first and then the townhouses. They are hoping to start and have the entire project completed in 24 months.

Councilmember Woolstenhulme asked Trevor if the development had plans to use the sixteen foot right-of-way on the southwest side of the property.

Trevor Kyle said the sixteen feet is not a right-of-way that it is actually part of the property that was purchased for this development. He does not know of any plans to use the sixteen foot strip.

The Planning Commission recommended approval of the Concept Plan for the Hyrum Senior Retirement Community with the following conditions: 1) Increase number of parking spaces at the assisted living center; and 2) Provide landscaping, a fence, and possible increased distance to the property line on the south side of the assisted living center.

ACTION

Councilmember James made a motion to approve the Concept Plan for the Hyrum Senior Retirement Community with the following conditions: 1) Increase number of parking spaces at the assisted living center; and 2) Provide landscaping, a fence, and possible increased distance to the property line on the south side of the assisted living center. Councilmember Allgood seconded the motion and all five councilmembers voted aye.

OTHER BUSINESS:**COMCAST CARES DAY.**

City Recorder Stephanie Fricke said City staff met with Comcast employees on February 13 and reviewed the list of projects and the materials needed to complete projects. Comcast will print the registration fliers and the City will include them in the utility bills at the end of February and middle of March.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember Woolstenhulme said Hyrum City's Arborist Preston Colver is hosting a Fruit Tree Workshop on Saturday, March 8 at 9:00 a.m. at the Elite Hall located at 98 West Main. This is a free workshop to educate home owners, gardeners, and citizens on selection of fruit trees, proper planting, care and insecticides and proper fruit tree trimming techniques that will create a strong enduring tree while maintaining its ability to produce fruit.

Councilmember James said softball and baseball registration will take place in March.

Councilmember Allgood said John Huntsman Jr. was unable to speak at Hyrum City's Patriotic Program he asked the City Council for suggestions on a speaker. The Hyrum Business Breakfast will be held Saturday, March 15.

Councilmember Clawson said the Hyrum Princess Pageant is March 14 and he is sending out letters inviting girls to participate next week.

Mayor Miller said the cities on the southend of the Valley have asked Hyrum City if it was interested in a Regional Wastewater Treatment Facility. They are currently meeting with Logan City about connecting to Logan's sewer system but if Hyrum City was interested in letting the other communities buy into its plant they would consider connecting to Hyrum's sewer lines rather than Logan's. The Youth Council is going to the State Capital next week to have a day with the legislature.

ADJOURNMENT:

ACTION

There being no further business before the City Council, the Council Meeting adjourned at 6:50 p.m.

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: March 6, 2014
As written