

HATCH TOWN BOARD MEETING

May 19, 2021

Town Board: Mayor Kevin Eldredge, Tony Dinges, Jon Spendlove, Kurt Sawyer & Melissa Poulsen

Staff: Dave Barnhurst & Jacie Torgersen

Public: Mike Rudolph, Andrea & Hannah Barney, Russ Riggs, Kaden Figgins & John Stanton. Raquel Thompson came at 7:30 pm. Kerri Justus came at 8pm.

1. Meeting Called to Order

1.1 Invocation by Invitation & Pledge of Allegiance

The meeting began at 7pm with Jacie Torgersen offering the opening prayer and Mayor Eldredge leading those present in the pledge.

2. Approval of April 21, 2021 Minutes

Councilor Sawyer motioned to approve the minutes and Councilor Dinges 2nd the motion, the vote was unanimous.

3. Review April Invoices, checks & financial report

Councilor Spendlove motioned to approve the expenditures and Councilor Sawyer 2nd the motion, the vote was unanimous. The only extra invoice was \$1,165.82 for the three new lights that Garkane installed.

4. Public Hearings

5. Petitions, Remonstrations and Communications

5.1 Subdividing Lots – Kaden Figgins, Garfield County Planner

Kaden Figgins reviewed some of the new legislation that will take effect July 1st regarding subdivisions. If one parcel of land is divided into two it is a subdivision. The correct terminology is to subdivide a lot instead of using the term lot split.

Mr. Figgins has a private company on the side and he is helping some neighboring communities re-write some of their land use ordinances. He would be willing to help the town do this for a small fee. It would be much cheaper than using an engineering firm. The council would like to get his help in the future. It will be on the agenda next month so it can be voted on.

The process that the county goes through for subdivision is as follows:

- *Sketch Phase
- *Hire Surveyor
- *Notify property owners within 500 feet
- *Public Hearing and rezoning if required
- *Agenda/Approval
- *Deeds
- *Plats filed & recorded

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Russ Riggs said that if this process is followed it protects the buyer to know that they have purchased buildable ground. The council has authority to make these decisions looking at future roads and growth of the town. Mr. Figgins said that to have a compliant parcel there needs to be appropriate frontage, it needs to meet zoning requirements, go through the proper steps and be presented to the recorder's office.

Councilor Dinges wanted to know what recourse the town has if they did not go through the process. It is state law that it shall be null and void if the steps are not followed. The town should not grant any building permits until the property has been surveyed, re-zoned and recorded.

Councilor Sawyer brought up some questions about the town's annexation plan. His interpretation is that if the town annexes property in to the limits, then they are required to provide the utilities for that property. He is concerned about water and sewer capacity for the town. If all the property were rezoned in town right now, would the town have enough water to service them? There is a lot of property right now that is zoned agricultural. This is something that the town should consider in the lots splits and rezoning.

Russ Riggs said that when the Sunset Cliffs subdivision was going to happen, they were bringing surplus water with them and were going to provide a second storage tank for the town's system. Kurt Sawyer has sold 3 lots of his approximately 75 acres. Mr. Riggs suggested that the town only allow hook-ups on residential lots already not breaking off more lots from agricultural ground into residential. Councilor Sawyer is also concerned about the zoning and the density, concerned that the town has enough water to service everyone.

Mr. Figgins said that when issues are being reviewed it is not a popularity contest. If 9 people are opposed to the zone change or lot split you still don't have to pass it. The town should also have an appeal authority in place if it is needed and they do have a 3-member board.

Raquel Thompson had some questions about lots that are grandfathered in. If the lot is a non-conforming lot and it changes owners, could it still be built on as a legal non-conforming lot. Mr. Figgins said if there was a home on it and it burnt down, the same home would not be able to be built again in its place if it didn't meet the requirements. If the lot changes property owners it would have to meet new requirements. A request for a variance could be made and it would need to meet set back requirements and pass the septic test before the variance could be granted.

Mike Rudolph had a concern about a water line going through his property. There is a 3-inch water line that goes to Riverside that goes through his property. This is a private line, not the town's water line. Mr. Rudolph was informed that his septic system is on Gene Wilson's property. Russ Riggs who put in the most recent water lines out there said that all the water line are east of the fence.

Mr. Rudolph also had a concern about the Airbnb's in town not being ADA compliant. He asked if there was a law requiring them to be compliant. Mr. Figgins said that vacation rentals are private homes being rented out so they do not have to be ADA compliant. It is noted on the website what amenities they have. Motels/hotels have to have a certain number of their rooms that are ADA compliant so it was suggested to look there when Mr. Rudolph has friends visiting again who need those amenities.

5.2 Bid Proposals for Town Website

Councilor Poulsen likes option#1 SU Webagency for the website. They built Circleville's website and she really likes it. Her second choice would be for the bid from Scot Young. Councilor Spendlove would go with options #1-#3. He feels that the SU Webagency's monthly fees are a little high so he would like to negotiate possible a yearly lump sum that wasn't as much. Councilor Dinges motioned to negotiate the annual lump sum to be around \$500/year and go with SU Webagency to create the town's website and Councilor Poulsen 2nd the motion, the vote was unanimous.

5.3 Porta Potties for summer season

Raquel Thompson thought that the porta potties were a good thing last year and well used. She would send people out there to use them. The county helped pay for them last year. The county told the town to look into getting a grant for some permanent bathrooms in the future. Councilor Poulsen motioned to just get one this year instead of two since the town is paying for them on their own and Councilor Spendlove 2nd the motion, the vote was unanimous.

5.4 Paunsaugunt Cliffs Lease

Paunsaugunt Cliffs lease is up at the end of June. Councilor Poulsen motioned to keep the lease the same at \$700 a year and \$25 a meeting and Councilor Sawyer seconded the motion; the vote was unanimous.

5.5 Garfield County Jr Livestock Show Donation

Councilor Dinges motioned to sponsor a ½ page ad for the Garfield Livestock show and Councilor Poulsen 2nd the motion, the vote was unanimous.

5.6 Mainstreet Planter Boxes

The council would like to go ahead with the planter boxes for main street. They suggested seeing if people would adopt a planter and water, it for the summer. Whoever is willing to adopt a planter box would have a box placed where they could take care of it and water it for the summer. Hopefully businesses and individuals will take care of them for the summer. They will have to be placed behind the sidewalk on the property side of the road. The council can do the planter boxes in correlation with town clean up. Council Sawyer motioned to go ahead with getting 6 galvanized planter boxes to be planted at town clean up and Councilor Spendlove 2nd the motion, the vote was unanimous. Jon Spendlove suggested putting perennials in the boxes so they would come back every year.

5.7 Town Drainage off of highway 89

Councilor Sawyer is concerned about the amount of water draining off of highway 89 to the east down to his property. They put in a 30-inch culvert when they diverted some water from the middle of the block to center street. He does not think the current culverts that are in place will hold the water and that homes will be flooded. When he has his irrigation water in that ditch it will not hold all the town's drainage water at the same time. Russ Riggs, Tony Dinges, Kevin Eldredge and UDOT representatives met and made a verbal agreement in diverting the drainage water under the highway and into the irrigation ditch that is currently in place. There is not an agreement in writing. It is the town's responsibility to go away from the edge of the road and the run-off has always gone to the east. Councilor Sawyer said that law says he has to accept the drainage that is historically there but he doesn't have to accept all the new water that will come from the new culvert. He could refuse the water; he does not have to accept it. The ditch is not big enough. The culvert at the bottom is only an 18-inch culvert. He is getting a grant from NRCS for gated pipe to flood irrigate his fields. With his grant Councilor Sawyer could do \$9/foot to go towards a new culvert. He suggested that the town put in a 30-inch culvert going next to the street at an estimated \$35/foot.

Russ Riggs suggested that a parallel system put in. The irrigation ditch could be left in to take care of the drainage and Councilor Sawyer could put his gated pipe in to hold his irrigation water. Mr. Riggs also suggested that a box be put in to separate drainage and the piped system. This box could help catch garbage and keep it from clogging Councilor Sawyer's ditches also. The town could grant a right of way for the pipe. UDOT prepared for 100-year flood with that big culvert, it is not something that would need to be dealt with often. Andrea Barney felt like it would overflow the banks first before it came close to flooding her home.

Mr. Riggs asked Councilor Sawyer why he wanted to pipe the water that far. He could just have the gated pipe in his fields and let the water go down the ditch and then have a box after the culvert to catch his irrigation water. A small ditch could be cut to the river to get rid of the drainage water if needed. There are currently 3 ditches left in town that serve as drainage.

Dave Barnhurst said when he flushed the fire hydrants the water spread out and then ran down Proctor Road. He assumes that flood water would do that same sort of thing. There would be plenty of elevation to help with the pressure, so that would not be a problem. Councilor Sawyer just wanted to put money towards a bigger culvert to make it better for everyone. The Burrows home could get flooded because it is located below the road. Councilor Sawyer just wanted to try and prevent homes from being flooded.

Councilor Sawyer also attended the CIB meeting for the town and the Catch Basin was put as #2 on the list for projects this year. He changed the amount to \$160,000 for the project. He said he would give the town an easement to put the catch basin on his property.

5.8 Fraud Risk Assessment

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The fraud risk assessment has to be uploaded each year and turned in to the Utah.gov website. Councilor Dinges went through each item and discussed with the council the assessment. It was reviewed and scored.

5.9 Review 2021 Budget

The 2020 budget was reviewed line by line to see what amendments need to be paid and the numbers looked at for 2021 budget. Jacie Torgersen will prepare these numbers in the budget from

6. Ordinances

7. Report of Officers – boards – committees

7.1 Water Department – Water Usage

April water usage was 662,000 gallons from well #4. Mr. Barnhurst left on well #4 again for this month. He will switch to well #5 at the end of the month. He will pump it out at the end of the month into the field. Councilor Dinges asked when he flushes the fire hydrant again not to hit the road out again with the water. Mayor Eldredge asked about all the testing and Mr. Barnhurst said they are all current. He is waiting for the test cooler from some to do more.

7.2 Fire Department-

There was not a meeting held this last month for the fire department and there have not been any applicants for the fire chief position.

7.3 Road Department-

On the CIB grant application, we had a generator and they said they will not pay for a generator. Tropic also had a generator on their application. They said to use the stimulus money when it is received to buy a generator. We do not know what amount we will receive yet for the stimulus money. There will be another meeting in June that Councilor Sawyer will attend.

7.4 Parks & Recreation-

7.4.a Hatch Town Clean-up

Councilor Poulsen would like to do a contest to design the t-shirt for the July celebrations. She would like to give \$50 to the winning design for the t-shirt and then give them a free shirt. She will advertise the contest and then the council can decide at the next meeting.

Town clean-up will be June 11th – June 18th. Town clean-up will be on June 12th at 10AM. Dumpsters will be available for people to clean out. Jacie Torgersen will get some large trash bags for people to split up in groups and clean up around town Saturday morning. She will also have everything available to do the planter boxes Saturday. A lunch will be held at noon for all those who help!

Mayor Eldredge applied for a Utah Heritage and Art Grant for \$7500 for the town celebrations. They are offering this grant since it is the 125th anniversary of the State of Utah. If the grant is approved then the town would need to display some information on the state and then they could use the money for their celebrations. The 4th & 24th celebrations were discussed. On the 4th there will be breakfast and a parade. On the 24th

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there would be a breakfast, parade, games, dinner and a movie in the park instead of fireworks.

7.5 Grants-

7.5.a CIB Update

7.6 Planning & Zoning Commission

7.7 Cemetery

7.7.a Cemetery procedures and expenses

The new cemetery board is Melissa Poulsen, Dave Barnhurst, Mayor Kevin Eldredge, Raquel Thompson & Russ Torgersen. Dave Barnhurst will serve as the chairman. The board decided to pay \$750 a month for 5 months to the maintenance person. It will be approximately \$200 to get the cemetery into the system to track with Pelorus. The only problem with having them in the same accounting system is that there are two different year end fiscal dates. The special service district ends on December 31st and the town ends June 30th. The rates for plots are \$100 for a resident and \$300 for non-resident. There will be a transfer fee to transfer to another owner. The Pelorus program will not be a mapping system, it will just be an accounting system so we will have to look at mapping it in the future. Mayor Eldredge did not want to raise the rates at this time so it didn't look like as soon as the town took over, they raised the rates. It would be nice for the town and cemetery to be able to purchase a backhoe together so it would be available to dig graves when needed.

8. Public Input

John Stanton bought 5 acres of ground here in 1976. When he purchased his ground, it was in the county and since then it has been annexed into the town. He asked where the current city limits of the town were. He would like the speed limits to be slower in town. He would like the speed to coincide with the town boundaries. He has a problem getting in and out of his driveway because of people going by so fast. The council told him that it is something that he will have to take up with UDOT, they are who decides the speed limit on highway 89. They have a formula for calculating the speed, so Mr. Stanton would need to contact them.

There was a concern brought up about Kevin Mackaben's shed that has been placed on the town's right of way. Planning & Zoning Chairman, Kerry Barney has talked to him regarding the shed and he said he would move it. Mayor Eldredge also sent a letter to him asking him to move it. If the town does not get a response, then they would like to contact Barry Huntington, county attorney to see how to proceed.

The next meeting will be held on June 16th.

9. Unfinished or New Business

10. Adjournment

Councilor Sawyer motioned to adjourn at 11:10pm and Councilor Poulsen 2nd the motion, the vote was unanimous.

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