

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, January 24, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, January 24, 2024, at 7:00 pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00pm

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda of January 14, 2024
 - b. Meeting Minutes of January 10, 2024
6. **Citizen Comments:** No action may be taken on a matter raised under this agenda item. (Three minutes per person)
7. **Monthly External Reports:** LDWA/HVFSSD/County Sherriff's Office
8. **Announcements:**
 - a. Update on the 2024 County Fair project
8. **Public Hearings:** None
9. **Action Items:**
 - a. Resolution 2024-02, Appointing a representative to SW Mosquito Abatement & Control Board
 - b. Discussion and Action Regarding Election for Mayor pro tem
 - c. Discussion possible Action on B&B Conditional Use Permit, 281 Boulder Way-Ruth Ann Beardsley
10. **Discussion Items:**
 - a. Discussion Regarding Culverts and Ditches on Valley Road
 - b. Discussion Regarding Leeds 2024 Fourth of July order from Lantis Fireworks and Lasers
 - c. Discussion Regarding open positions for Beautification & Leeds Outreach Committee (BLOOM)
 - d. Discussion Following the Work Session Cemetery Dialogue
 - e. Discussion Regarding Results of Town Survey
11. **Citizen Comments:** No action may be taken on a matter raised under this agenda item. (Three minutes per person).
12. **Staff Reports:**
13. **Closed Meeting-** A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
14. **Adjournment**

The Town of Leeds will provide reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting. The Town of Leeds is an equal opportunity

provider and employer. **Certificate of Posting:** The undersigned Clerk/Recorder does hereby certify that the above notice was posted January 22, 2024 at these public places being at **Leeds Town Hall**, **Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** www.leedstown.org.


Aseneth Steed, Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, January 24, 2024

Regular Meeting 7 PM

1. Call to Order/Roll Call: 7:00

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	<u>X</u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>X</u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>X</u>	<u> </u>
COUNCILMEMBER: BRIAN HANSEN	<u>X</u>	<u> </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u> </u>

Town Planner Scott Messel: Present

Town Attorney Craig Hall : Present

2. Invocation: Brian Hansen

3. Pledge of Allegiance:

4. Declaration of Abstentions or Conflicts: None

5. Approval of Agenda and Minutes Tonight's Agenda

a. Approval of Agenda of January 24, 2024

Councilmember Stirling moved to approve tonight's agenda Second by Councilmember Cundick.

Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: BILL HOSTER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: DANIELLE STIRLING	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: BRIAN HANSEN	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

b. Approval of meeting minutes of January 10, 2024

Councilmember Furley moved to approve meeting minutes of January 10, 2024, Second by Councilmember Cundick. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	X	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: BRIAN HANSEN	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

6. Citizen Comments:

Lynn Potter asked to discuss organizing a Princess Pageant and seeking sponsorship from Chris Connor, the owner of a Farm Stead Bakery. However, since Chris Connor's philanthropy budget has been exhausted for the year, we are considering approaching Matt from Matt's Off-Road Recovery, who is known for his community contributions. Matt, being a busy YouTuber, might have some questions regarding the event's details and his potential involvement, though it's uncertain if he'll have the time to participate actively. Given Matt's busy schedule and the need for quick decisions, you suggest forming a fair committee to handle the situation efficiently and fairly. This committee could provide timely responses and potentially secure sponsorship from Matt or others in the community.

Mayor Hoster replied It seems like you're navigating the complexities of organizing an event and seeking sponsorship effectively. Consulting the fair committee and addressing Matt's concerns about the event's logistics and his involvement could lead to a successful partnership.

Ruth Ann Beardsley discusses the Princess Pageant committee's progress and the urgent need to finalize details. They have proposed a date for the Pageant event on the 15th of February, aligning with the deadline for submissions to the county on the 16th. Despite the tight schedule, Ruth Ann is confident that working with the committee will ensure everything falls into place.

Ruth Ann also mentions the upcoming meeting with sponsors, where they will address all the necessary details. She appreciates everyone's efforts and thanks them for stepping up to support the event.

It seems like they're making progress and taking proactive steps to ensure the success of the Princess Pageant despite the time constraints.

Hello everyone, my name is Kayla Kober. It's a pleasure to finally meet you after my return from Ireland. I'm a resident of Eldorado Hills in Leeds, and I'm here to seek your help. First and foremost, I want to express my gratitude for the work you do. I understand it's not for the sake of recognition. Having served in some public offices, including the Planning Commission, I deeply appreciate the dedication, especially from Aseneth, whom I've interacted with over the past year and a half. She truly does a remarkable job, and I'm immensely grateful.

I've been a resident here for almost 28 years, so I feel quite connected to the community. Despite that, I've never found it necessary to file a complaint, preferring to resolve issues amicably with my neighbors. However, last October, while introducing myself to some new neighbors, including Mayor Huster who has been supportive, I discovered there's an Airbnb rental directly in front of my house. This rental accommodates up to 14 people, and while I respect private property rights, this situation has become concerning.

I've made efforts to stay informed about short-term rental regulations, ordinances, and the work being done by the Planning Commission. I understand it's a complex issue. I did file a complaint, but unfortunately, the rental persisted, and another one emerged behind my house. Despite efforts to engage the code enforcement officer, who seems overwhelmed, I haven't received a response. Consequently, I understand I may need to rely on your assistance in the interim.

What troubles me most is the erosion of respect for rules and regulations. Over the years, it seems fewer people believe they need to abide by them. This disregard for rules, especially in cases like these short-term rentals, concerns me deeply. Living close to what I now call the "fentanyl freeway," I-15, safety is a paramount concern. I simply seek the peace of mind and safety that I've always associated with living here in Leeds.

I've witnessed the diligence of those who follow the rules, such as the "pickleball palace" that went through the proper channels to establish a bed and breakfast. It's commendable. However, it's those who flout the rules that worry me. I implore you to assist me and my neighbors in addressing these illegal short-term rentals. Any support you can provide would be greatly appreciated.

Thank you all for your time and consideration.

7. Monthly External Reports: LDWA/HVFSSD/County Sheriff's Office

Mayor Hoster began by expressing this new agenda item concerning monthly external reports from the LDWA, Hurricane Valley Fire Special Service District, and the County Sheriff's Office as well as other partner entities. Mayor Hoster noted that this was a discussion item brought forward by Councilman Stirling, who proposed inviting representatives from each office to provide brief updates during the second meeting of every town council. Councilmember Stirling emphasized the importance of the Council and Planning Commission staying informed about ongoing and upcoming issues for the benefit of local citizens. Mr. Fossen from LDWA was present and willing to offer a brief overview of their report. The Mayor expressed appreciation for Councilmember Stirling initiative and agreed on the significance of maintaining open communication among the Council and LDWA.

Don Fawson provided updates on several key matters. Firstly, he mentioned the recent sanitary survey conducted every three years, where their system scored zero deficiency points, a significant improvement from the previous survey's 44 points. He also discussed the progress on the Water Conservancy District and the Leeds pipeline, noting potential delays due to challenges with rocks in the hill area.

Regarding water infrastructure, Fawson highlighted completed upgrades to pumping capacity and plans to drill a second well for backup. He mentioned the installation of a propane generator for power outages and the need for permits from the BLM and

Forest Service for various projects, including upgrading old pipelines and adding fire hydrants.

Furthermore, he addressed the process of aligning Main Street for two-way traffic during pipeline construction and affirmed LDWA's replacement of old piping with larger lines. Additionally, he mentioned the Water Conservancy's agreement to install fire hydrants in critical areas, enhancing fire protection for the community. The current size of the line is four inches, and the plan is to upgrade it to an eight-inch line. Don Fawson explained that the main cost associated with upgrading the pipeline includes permitting, engineering, and excavation. He emphasized that it wouldn't make sense to install a pipeline larger than necessary given the sizes are determined by the flow from the spring.

Councilmember Furley questioned Fawson regarding lone capacity and source. Dawson responded that while they currently don't exceed the line's capacity, Fawson noted that they could potentially pump more water if they had the rights to do so. However, they don't own all the spring water rights at the moment. He mentioned the possibility of transferring rights from LWCF in the future as they convert farmland or undergo other changes.

Additionally, Fawson mentioned the installation of a fire hydrant at the bottom of the hill near the bridge for additional fire protection.

Mayor Hoster, as the chair of the Hurricane Valley Fire Special Service District, provided an update on legislative efforts concerning House Bill 392 and the proposed modification. He mentioned engaging in numerous discussions with key figures such as Sean Guzman, Devin Snow, and Gus (whose last name he couldn't recall), along with Senator Vickers, regarding the sales tax funding for fire departments and EMS organizations in southern Utah.

Mayor Hoster emphasized the importance of securing sales tax funding to alleviate the burden on property taxes and ensure adequate support for the fire district. He encouraged individuals to reach out to him for further information and assistance, offering contact details for legislators involved in the process. He stressed the critical nature of passing this legislation to maintain the district's high-quality services and retain skilled personnel. Lastly, he invited Kohl Furley to contribute some additional insights on the matter. Councilmember Furley said he covered the information well.

Mayor Hoster expressed appreciation for the recent Silver Alert incident that occurred and highlighted the crucial role played by the fire department, emphasizing the potential need for it to become a full-time station in the near future, particularly given the town's location along I-15. He noted that while there were no updates from the County Sheriff's Office at present, discussions with the sheriff about ongoing activities were ongoing. He mentioned a proposed county-wide effort, possibly involving a tax increase, to address drug-related issues, emphasizing that drug activity affects communities like Leeds.

Announcements:

- a. Update on the 2024 County Fair project

Mayor Hoster acknowledged Lynn's efforts regarding the 2024 county fair, noting that Leeds had been designated as the spotlight town for the event.

Ruth Ann Beardsley shared updates on the fair preparations, including the need for committee chairs and volunteers. They discussed the upcoming meeting on Monday and the urgency of finalizing details like the Grand Marshal and the beauty pageant.

Action Items:

Resolution 2024-02, Appointing a representative to SW Mosquito Abatement & Control Board

The first action item on the agenda is resolution 2024-01 which pertains to appointing a representative to the Southwest Mosquito Abatement and Control Board. Mayor Hoster confirmed that the resolution is available in the council's packets. He recommended appointing Peter Mills to this position, noting his extensive experience and familiarity with the role. Mayor Hoster clarified that this appointment would be a formality as Peter Mills has served in this capacity for a considerable period. He requested a motion and a second from the council to proceed with the reappointment of Peter Mills.

Councilmember Cundick made a motion to approve Resolution 2024-01, Reappointing Peter Mills to the Southwest Mosquito Abatement and Control. Seconded by Councilmember Stirling. Motion passed in a Roll Call Vote:

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	X	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: BRIAN HANSEN	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

Discussion and Action Regarding Election for Mayor pro tempore

Mayor Hoster proposed selecting Councilmember Kohl Furley as the Mayor Pro Tem. He opened the floor for discussion and motion. Emphasizing that Councilmember Furley had the option to decline the nomination. With no additional discussion forthcoming.

Councilmember Stirling made a motion to appoint Councilmember Kohl Furley as Mayor Pro tempore. Mayor Hoster Seconded the motion.

Motion passed in a Roll Call Vote:

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	X	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____

COUNCILMEMBER: BRIAN HANSEN

X

COUNCILMEMBER: KOHL FURLEY

X

Discussion possible Action on B&B Conditional Use Permit, 281 Boulder Way-Ruth Ann Beardsley

Mayor Hoster introduced the next action item, which concerned a discussion and potential action on a bed and breakfast conditional use permit at the address of 201 Boulder Way, owned by Ruth Ann Beardsley. He provided context, mentioning that the issue was raised during a previous council session due to concerns voiced by neighbors. As a result, the item was tabled and subsequently reintroduced at the mayor's direction. Ruth Ann Beardsley and Scott Messel were available to address any questions or concerns from the council.

Mayor Hoster confirmed that there were no changes to the conditional use permit since the last review. He mentioned concerns about CC&Rs (Covenants, Conditions, and Restrictions) raised by adjacent property owners and stated that while the town does not enforce CC&Rs, they usually do not entertain proposals that violate them. He invited Ruth Ann Beardsley to provide any clarifications regarding the CC&Rs.

Ruth Ann Beardsley responded by stating that she had obtained copies of the CC&Rs from the title company, with recordings dating back to 2002 and revisions in 2006. She indicated that the CC&Rs did not mention anything about nightly rentals. Mayor Hoster encouraged the council to review the CC&Rs and asked if there was anything in them that would be violated by the proposed bed and breakfast.

After Ruth Ann Beardsley's explanation, Mayor Hoster expressed appreciation and suggested taking a moment to review the CC&Rs, seeking clarification on any potential violations. He also mentioned the council's practice of not considering proposals that would violate CC&Rs.

Ruth Ann Beardsley expressed gratitude to the Planning Commission for guiding her through the guidelines for an owner-occupied bed and breakfast in accordance with the city's zoning ordinances. She outlined her intentions for the property, explaining that she wanted to utilize it for nightly rentals. The property, featuring two bedrooms, one bathroom, a dry bar, a hallway, small fridge, and microwave, was attached to her house. Beardsley clarified that the rental space would have a private entrance, locked doors to prevent access to her residence, and guests would not have access to her backyard or pool.

She emphasized her commitment to following the rules and respecting the City Council's decision regarding the conditional use permit. Addressing concerns about noise and maximum occupancy, she assured the council that she would set clear guidelines for guests and ensure that the property remained within the permitted limits. Beardsley also mentioned her availability to address any questions or concerns raised by neighbors.

Council members discussed potential issues, including noise regulations and adherence to occupancy limits. They sought clarification on Beardsley's vacation plans and affirmed

the requirement for her to be on the property while guests were staying., pending Beardsley's facilitation with the CNRs and completion of necessary inspections and permits.

Councilmember Cundick made a motion to approve the approve of the bed and breakfast conditional use permit for 281 Boulder Way pending Beardsley's facilitation with the CNRs and completion of necessary inspections and permits. Councilmember Hansen seconded the motion.

Motion passed in a Roll Call Vote:

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: BILL HOSTER	X	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	X	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: BRIAN HANSEN	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

10. Discussion Items:

a. Discussion Regarding Culverts and Ditches on Valley Road

Mayor Hoster initiated the discussion concerning culverts and ditches on Valley Road, which arose during our work meeting. The suggestion was put forward for the town to potentially assist in financing culverts for property owners, spreading the cost over monthly payments to alleviate their financial burden. However, it's imperative to acknowledge the town's responsibility for managing the ditches within the easement. Simply installing culverts without proper drainage infrastructure, like catch drains, poses liability risks. This additional infrastructure incurs costs for the town, approximately 40 sections of 40-foot catch drains between each culvert. Council, I invite further discussion on this matter.

Before proceeding, I believe it's essential to gauge the community's sentiment on this proposal. It's crucial to consider their willingness to participate in such financing arrangements. Additionally, it's important to address the issue of property transfer and the responsibility for culvert maintenance. It's been observed that some property owners covered the ditches, only for the town to later clean them out due to liability concerns when the property changes hands. We understand the challenges faced by residents in such situations and are actively seeking solutions.

I encourage anyone with alternative solutions or perspectives to communicate them to the town. You can either email me directly or contact the clerk, who will share your input with the council. Following Councilman Cundick's suggestion, it seems prudent to engage directly with concerned parties to assess their interest in a financing option.

b. Discussion Regarding Leeds 2024 Fourth of July order from Lantis Fireworks and Lasers

Moving on to the second discussion item, regarding the 2024 4th of July fireworks and lasers order from Lantus, the budget allocation for this has been increased from \$1000 to \$2000. It's worth noting that there's flexibility to potentially raise this budget further. Councilmember Kohl, would you like to share your thoughts on this matter?

Certainly. Last year, I ordered fireworks about a month before the 4th of July, and while they managed to fulfill the order, it was a bit of a scramble. Typically, these fireworks are sourced from Mexico and other overseas locations. However, the vendor recommended placing orders at least six months in advance, especially considering factors like inflation, transportation, and storage costs. Given the type of show we aim to put on, it's suggested to substantially increase our budget. Although I might have painted a grand picture, I conveyed our past experiences in Leeds, and the vendor agreed that doubling our budget would be more realistic for our needs. If this is the direction we choose, we can accommodate it. I personally believe aiming for an impressive display is warranted.

I don't foresee any issues with the timing, and there's no urgency in increasing the budget at this moment. So, let's proceed with this decision. Councilmembers, any additional thoughts, or discussions on this matter?

Right, it's something we'll have to address further down the line, but taking action now will likely save us money in the long run. That's a positive outcome.

c. Discussion Regarding open positions for Beautification & Leeds Outreach Committee (BLOOM)

Mayor Hoster said our next discussion item concerns the open positions within the Beautification and Outreach Committee, also known as BLOOM, an acronym. We currently have several vacant positions. The BLOOM has been an invaluable asset for our town, as discussed earlier during the work session. This group comprises dedicated volunteers striving to enhance our community for the benefit of all residents. We extend our gratitude to Julie for her past contributions, and we are now seeking individuals to fill these vacancies. Kohl, who has been leading this committee as part of his staff responsibilities, what are your thoughts on this matter?

Councilmember Kohl Furley, firstly wanted to express my sincere appreciation to Larry and Julie Bruley. Your contributions have been invaluable, and we truly couldn't have achieved what we have without your dedication. We wish you all the best in your future endeavors and hope you enjoy your well-deserved time off and holidays. We are seeking volunteers who can offer their insights and efforts to ensure our events and organization reach their full potential. We're continually learning and evolving, aiming to improve with each event based on our past experiences. Any assistance, whether it's helping with setup, donating resources like decorations or candy for parades, is immensely valuable. If you're interested, you can reach out to Aseneth or contact me directly to get involved.

Mayor Hoster: Thank you, Kohl, for your remarks. One of the great aspects of this committee is that the town's role is primarily to ensure legal compliance to mitigate any potential legal issues. Aside from that, participants have the freedom to unleash their creativity and have fun. Last year's Halloween event was a testament to this, with various innovative concepts such as zombie themes that were highly appreciated by the community. It's a fantastic opportunity to enjoy ourselves while ensuring everything remains within legal bounds. Thank you, Kohl, for your dedication to this initiative.

d. Discussion Following the Work Session Cemetery Dialogue

During the meeting, Mayor Hoster provided updates on the ongoing discussion regarding the cemetery. He mentioned that the confusion surrounding the cemetery perimeter and the deeds had been resolved, with John Zoetmulder having signed his part and the mayor approved by the Counsel to sign the remaining documents that evening. The mayor then shifted the focus to the aesthetic improvement of the cemetery, expressing his vision of it becoming a central and beautiful spot in the town. He noted volunteer efforts and forthcoming donations aimed at enhancing its appearance, emphasizing the importance of making it truly picturesque.

Furthermore, Mayor Hoster expressed his personal distaste for chain-link fences, suggesting that such a significant site deserved better. He highlighted the historical and emotional significance of the cemetery to the town, underscoring the need to preserve and beautify it accordingly.

The conversation then turned to the formation of a cemetery committee, with the mayor recommending Doris McNally as the chairperson due to her proactive involvement in facilitating various ideas. He commended her efforts and expressed gratitude for her contributions to the project. The council supported the proposal, acknowledging the importance of having an organized committee to oversee the maintenance and improvement of the cemetery. Mayor Hoster concluded by officially appointing Doris McNally as the chairperson of the cemetery committee, expressing optimism about the future enhancements to the cemetery's appearance and function.

e. Discussion Regarding Results of Town Survey

During the meeting, Mayor Hoster revisited the results of the town survey, highlighting its purpose as a means to gather feedback on the community's sentiments and desires. He acknowledged the challenge of engaging residents who may not typically attend town council meetings, emphasizing the importance of soliciting input from all stakeholders.

However, Mayor Hoster expressed frustration with some of the feedback received, citing instances of misinformation and rumors regarding the town's intentions, such as alleged plans to take over the water company or initiate large-scale development projects like a Walmart or airport. He clarified that while discussions with developers are necessary, no decisions are made without thorough consideration and consultation with the community.

The mayor emphasized the commitment of the town council to prioritize the interests of current residents and property owners, ensuring that development occurs in a manner

that respects the community's wishes and zoning regulations. He also mentioned ongoing efforts to engage with neighboring municipalities, such as Toquerville, to address shared concerns about potential developments like a proposed Disneyland project.

Acknowledging both constructive criticism and unfounded rumors within the survey feedback, Mayor Hoster expressed gratitude for the input received, recognizing the limitations of the volunteer-based council and the importance of leveraging resources like Roger, an appointed representative, to assist with project funding and management.

Regarding the survey process, Mayor Hoster outlined plans to analyze the feedback, remove personal identifiers, and publish summarized results on the town's website. While noting the possibility of discontinuing such surveys in the future, he viewed the initiative as a valuable tool for community engagement.

11. Citizen Comments:

Lynn Potter raised concerns about SB 174 and its impact on local government processes. She highlighted the need for the town to update its hillside ordinance, describing it as antiquated, subjective, and poorly defined. Lynn directed her question to Scott Messel regarding the county's progress on updating the hillside ordinance in alignment with SB 174.

Scott Messel responded, indicating that the county is continuously updating its ordinances, including those related to hillside regulations, in response to legislative changes like SB 174. He mentioned recent updates to the hillside ordinance and referred to it as a "living document" that undergoes periodic revisions.

Lynn Potter then suggested improvements to the hillside ordinance, emphasizing the importance of clearly defining methods for measuring slope and advocating for a simple, transparent approach using basic tools like pencil, paper, and ruler. She argued that with modern engineering capabilities, it's possible to build on slopes with proper planning and technology.

Drawing an analogy, Lynn likened development to riding a bear, suggesting that proactive control and understanding are necessary to prevent losing control of the situation. She thanked the council for the opportunity to share her thoughts and concluded her remarks.

Chris Harvey, a resident of Valley Road, began by inquiring about the election for Mayor Pro Tem, seeking clarification on the role and its significance in the event of the mayor's absence. The mayor explained that the Mayor Pro Tem assumes the mayoral duties when the mayor is unavailable.

Expressing gratitude for the town's efforts to ensure access to water, Chris then shifted the discussion to concerns about Valley Road, particularly regarding water management. He commended the recent work done to address water issues on Valley Road, specifically mentioning improvements made by Mark and expressing satisfaction with the outcome.

Chris raised questions about the distinction between culverts and ditches, seeking clarification on their implementation and maintenance responsibilities. He discussed the option provided to residents for culvert installation, with the town covering labor costs while residents paid for the culverts themselves. Chris expressed appreciation for the

proactive approach taken by the town to address water runoff issues and ensure resident safety.

The discussion touched upon the importance of understanding property rights and easements, as well as the responsibility of property owners to maintain culverts and ditches. Chris inquired about community involvement in debris removal from culverts, to which the mayor clarified that property owners are responsible for maintenance, while the town handles weed management.

In conclusion, Chris thanked the council for their efforts and sought further clarification on community involvement in culvert maintenance. The mayor expressed appreciation for Chris's engagement and invited any additional public comments before proceeding.

Staff Reports:

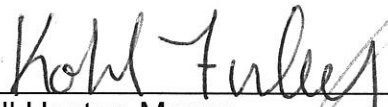
Councilmember Stirling discussed plans for the cemetery project, mentioning the initiation of engineering work for runoff, grading, and drainage. She highlighted the importance of incorporating architectural design early in the process to ensure the cemetery's aesthetic appeal. Ron's recommendation to engage an architect before proceeding with grading and drainage was noted, emphasizing the desire for a cohesive and visually pleasing outcome.

Councilmember Stirling sought recommendations for architects from fellow council members and mentioned providing a business card for a potential firm to Scott. She expressed eagerness to move forward with contacting an architect while also urging Scott to finalize the land acquisition process with UDOT and the county.

Scott assured that various architect firms, including landscape architects, might offer their services, potentially even pro bono to establish future collaborations. Councilmember Stirling agreed with this approach and pledged to begin reaching out to architects promptly. She emphasized the importance of completing the land acquisition process to ensure progress on the project.

Adjournment: 8.12 pm

Approved this 14th Day of February 2024.



~~Bill Hoster, Mayor~~
Kohi Furley Mayor Pro-Tem

ATTEST:



Aseneth Steed, Clerk/Recorder