

# Town of Leeds

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## Agenda Town of Leeds Town Council Wednesday, June 24, 2020

**PUBLIC NOTICE** is hereby given that the Town of Leeds Town Council will hold an electronic **PUBLIC MEETING** on Wednesday, June 24, 2020 at 7:00 PM. This is will be an electronic Town Council meeting.

Wayne Peterson is inviting you to a scheduled Zoom meeting.

Topic: Leeds Town Council

Time: Jun 24, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85865376663?pwd=cjJONWJsYkVhdzErTHNRWjFheFhzQT09>

Meeting ID: 858 6537 6663

Password: 391066

One tap mobile

+12532158782,,85865376663#,,,,0#,,391066# US (Tacoma)

+13462487799,,85865376663#,,,,0#,,391066# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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### **Regular Meeting 7:00pm.**

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
  - a. Tonight's Agenda
  - b. Meeting minutes of June 10, 2020
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
  - a. Fourth of July Town Festivities Cancelled
7. Public Hearing: Resolution 2020-03, Capital Improvement Plan
8. Action Items:
  - a. Discussion and possible action on Resolution 2020-03, Capital Improvement Plan
  - b. Discussion and possible action on Washington County Solid Waste Agreement,

Ordinance 2020-03

9. Discussion Items
  - a. Community Impact Board (CIB) Loan Offer
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
11. Staff Reports:
12. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
13. Roll Call Vote to Close Electronic Meeting
14. Adjournment

The Town of Leeds will make 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 June 18, 2020 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.leadstown.org](http://www.leadstown.org).



Peggy Rosebush, Clerk/Recorder

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# Town of Leeds

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## Electronic Town Council Meeting for Wednesday, June 24, 2020

1. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7 PM on Wednesday, June 24, 2020. This was an electronic meeting.

**ROLL CALL:**

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____

2. Pledge of Allegiance: Mayor Peterson

3. Declaration of Abstentions or Conflicts:

Councilmember Hunsaker said I have a potential conflict in regard to action item 8c the possible appointment of a hearing officer. The residence that I live in will be requesting a variance in the near future. I just wanted to let you know.

4. Approval of Agenda:

Councilmember Roberts moved to approve tonight's agenda and meeting minutes of June 10, 2020. 2<sup>nd</sup> by Councilmember Wilson. Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

5. Citizen Comments:

Roger New said I had inquired about the availability of water through the Washington County Conservancy District. I talked to Brie Thompson with the Conservancy District and she said that Leeds has not yet signed the regional water supply amendment and it is something that needs to be ratified by Town Council before they could contract to wholesale water to the Town of Leeds. I wanted to bring this to your attention as a possible action item at some point. I do not know if I will be needing it right now, but there is a possibility in the future that we may want to do that. She said in this process the Town would have to contact her and make arrangements to sign the amendment.

Mayor Peterson said we signed the original agreement, but because we have not been taking water, they have not had us sign any of the amendments that have taken place up to this point. You are raising the issue that this might be the case. I will contact them, and we will get the necessary documents for Town Council's review and discussion.

Sharon Johnson said I would like to address the Town Council regarding the current animal ordinance. On the opening page of the Town of Leeds General Plan it states the goal of the Town is to preserve agricultural lands. On Page 6 it states that Leeds would like to promote the continuation of agriculture, teaching of animals and maintenance of farms and gardens. The ordinance we have is arbitrary. It makes no sense. You can have 1 unit for every half acre. I was told by the Mayor that a unit consists of 2 small animals or 1 large animal. Small animals include dogs, cats, chickens, etc. Large animals include pigs, goats, sheep, cows, horses, etc. Animals are separated by species rather by weight. Most of the agricultural animals fall into the large animal group. We all know that there are dog breeds that are equivalent or larger than goats, pigs or sheep. I was originally told by the Mayor that you can have only 2 dogs. Yesterday, I was informed by the Mayor that he was incorrect, and you can have 3 dogs without a kennel license. This means you could own 3 Great Danes or 3 St. Bernards, but only 1 goat. If you are going to put a number on the animals to be owned, they should be separated by weight, not species. Also, as many of you are aware, farm animals are herd or flock animals. It is inhumane to keep a herd animal by itself. They are much louder, and they will frequently try to escape to find companionship. Bottom line, they do better in groups. 4H and FFA are amazing programs for kids. They help teach responsibility and work ethic. If you can raise only 1 animal, how do you choose which child gets to participate in these programs? These programs are essential in keeping agriculture alive. We have the resources, why not use them? We have seen how quickly the store shelves can be emptied. Isn't it nice we live in an area where we can become more self-sufficient? While listening to the opposition to this proposed change, I would ask that you take into consideration where the individual lives and if the law would directly affect them. This is a problem that continues to surface and will continue to surface. Most people in the Town who own agricultural animals are out of compliance, but the only ones prosecuted are the ones the neighbors complain about. These very few individuals feel upset and discriminated against. They do not understand why several homes around them are out of compliance, but the law is not being enforced across the board. I propose the law be changed to a nuisance ordinance. That way, if a neighbor complains the Town Council could visit the site and decide whether or not that constitutes a nuisance. This would allow the law to be enforced equally across the board. I just want to let you know that we have been doing our due diligence in trying to get this law changed. We have been through the rural residential areas and we have gotten a lot of signatures. The people really want this law changed and I appreciate your time. Thank you.

Mayor Peterson said with respect to the dogs, we have a bit of inconsistency in our ordinances. In the Land Use Ordinance, when it refers to large and small animals it indeed does list dogs as a small animal as an example. We do have an animal control ordinance that supersedes it with regard to dogs, which is where the 3 come into play. That is where the 3 come in regardless of the size of the property and the 4 or more requiring a Conditional Use for a commercial kennel permit. This type of thing is a land use ordinance. I think the appropriate process would be for it to first go through the Planning Commission in order for them to be able to review that particular ordinance. Ultimately, they would need to hold a Public Hearing so I think it would be at least a 2 meeting process. One to discuss it and decide if any changes would make sense. Then hold a Public Hearing on it and then vote after the Public Hearing on what they will be recommending forward to the Town Council for action. I ask Town Council if they agree with this.

Councilmember Roberts said I have a clarification on this. I was the one who directed Sharon to bring it to the Town Council first as far as the petition because it would be best that Planning Commission receive instructions from you, the Mayor, to revisit the documents that Sharon is referring to. Also, so the petition can be a part of the meeting minutes for tonight's meeting.

Mayor Peterson said that is a good point and I would certainly suggest that Sharon forward the petition to Town Hall tomorrow or first of next week. We will then have it on record.

Sharon Johnson said how would I submit that?

Mayor Peterson said you can scan it and then email it, or you can drop it off at Town Hall between the hours of 9 AM and 2 PM, Monday thru Thursday. If none of that works, give me a call and we can make arrangements for me to get it from you.

Sharon Johnson said I can do that. Thank you.

Susan Roberts said I just wanted to say that I was with Sharon and we got many signatures for this petition. If we were not in a Zoom meeting, your Town Hall would be packed because the response we got from most of the homes was that they want the law changed so they can have what they would like to have. We all have property that we should be able to utilize. Sharon is right when she talked about herd animals. It is not right to have just 1 cow or 1 horse or 1 goat or 1 sheep. They do better in herds. The response to that petition was very well received and many people said when will this be at Town Hall because we want to be there.

Mayor Peterson said we will certainly look to move it forward. I would prefer not to wait until we are able to have public meetings again, but we can continue to move it forward. As I mentioned to Sharon, I would be happy to receive that petition in order to move it forward.

Mark Rosenthal said Sharon could also take a picture of the petition and send it to you as an email attachment.

Mayor Peterson said that is certainly another alternative. He gave his email address.

6. Announcements:

Mayor Peterson said as mentioned before, our 4<sup>th</sup> of July festivities have been cancelled. Across the County, all of the meals have been cancelled. There will be fireworks in Hurricane at Sand Hollow. They are encouraging people to spread out and view from their cars. There will also be fireworks in St George, but they will not have any congregation at the Sun Bowl or any DSU facility. The hope is things will improve between now and summer's end. Perhaps around Labor Day, we can have that Town breakfast that brings in about a quarter of the Town.

7. Public Hearings:

a. Resolution 2020-03, Capital Improvement Plan

Mayor Peterson said this was a discussion item at our last meeting. We added additional funds for the purchase of land. This allows us to set aside any accumulated surplus we may gather over the years and allows us to accumulate it until we have sufficient money or the opportunity arises for us to be able to take advantage of an opportunity in the market place when it comes to land available for sale. I ask for a motion to open the Public Hearing.

Councilmember Hunsaker moved to open the Public Hearing on Resolution 2020-03, Capital Improvement Plan. Councilmember Wilson. Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

Mayor Peterson said if anyone from the public would like to comment on the Capital Improvement Plan, they may do so now.

Mayor Peterson said hearing none, may I have a motion to close the Public Hearing?

Councilmember Stirling moved to close the Public Hearing on Resolution 2020-03, Capital Improvement Plan. Councilmember Roberts seconded. Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

**8. Action Items:**

**a. Discussion and possible action on Resolution 2020-03, Capital Improvement Plan**

Mayor Peterson said under normal circumstances, I prefer when we have a Public Hearing to allow until the next meeting for anything that may have been brought up be digested, but given the idea that this could involve acquiring land and one never knows exactly when the availability will be there or will be there again, I would suggest that Council, since there was no public comment during the Hearing, take action on Resolution 2020-03 this evening. Therefore, I would entertain a motion from Council. If the preference is to move it to the next meeting, we could do that as well.

Councilmember Roberts moved to approve Resolution 2020-03, Capital Improvement Plan. Councilmember Hunsaker seconded. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	x	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	x	_____	_____	_____

b. Discussion and possible action on Washington County Solid Waste Agreement

Mayor Peterson said this is something that Alan Roberts brought to my attention. It is my understanding that perhaps they have not finalized that agreement. Alan, would you pick-up discussion on this item at this point?

Councilmember Roberts said they have come up with a 10-year agreement with Republic Services. At the District level, they approved it. Keep in mind that every municipality that is a part of the District, even though the District has approved it, it has to go through each municipality and be ratified by the municipalities. If the municipality does not agree with that, it still comes down to democratic percentage that says you may not have ratified it, but if the majority ratifies it, it is a solid agreement. This is where we are at. At the time we met, they did not have the full language all spelled out. They had some modifications that they had made on a separate page that were included. This is for the collection. What we are looking at is the collection of waste. Recycling is included. It is a 10-year contract that was agreed on by the District and now it comes back to the municipalities. The previous contracts have been 10 years. I personally have a hard time with a 10-year contract. I would rather see us revisit contracts more often. Of course, Republic wants a longer contract. They say they will give us better rates if we do a longer contract. For this particular contract, there will be a period of time for opting out on the recycling. There are rate increases that will trigger every 2 years.

Mayor Peterson said we finished a 10-year contract at the end of last year. They extended it for 1 year while they go through this process. I share your view that 10 years is a very long time for a contract. It is beneficial that every resident in Washington County will be paying the same for pick-up.

Councilmember Roberts said each municipality has the ability to charge whatever the citizens would allow their elected officials to charge. Each municipality is charged the same amount by Republic.

Mayor Peterson said there is a request from the Solid Waste District to make a presentation to us. I will look to get that scheduled for our July meeting.

Councilmember Hunsaker said is it possible to get a copy of that contract?

Mayor Peterson said they did send something to Peggy. I suggested that we forward it out first thing tomorrow so we can all have it for a couple of weeks. We will get it to everyone tomorrow.

Councilmember Roberts said this agreement is for collection only. The District did pass another agreement for Republic to continue to operate the landfill. I was the only one who voted no on that

particular agreement. I did have heart burn on this collection one because of the length of it, but it is probably the best we can get. He discussed the operation of landfill.

Councilmember Wilson said Alan, with this new agreement, does it stay the same for people who go directly to the landfill?

Councilmember Roberts said yes.

Mark Rosenthal said what is the projected year that our landfill will no longer be serviceable?

Councilmember Roberts said it has another 25 years on the particular fill spot that they are in right now.

Mark Rosenthal said do they have a second location within Washington County identified?

Councilmember Roberts said they do not. They have properties adjacent to the existing landfill, but these have not been approved by the State as of yet.

Councilmember Roberts said another thing on this new contract, it still remains where each municipality will get an allotment of dumpsters each year.

Mayor Peterson said Peggy, please make sure we have this on the July 8 agenda.

#### c. Discussion and possible action regarding appointment of Hearing Officer

Mayor Peterson said a resume was included in the packet that was sent to Councilmembers. Meg Ryan is the person I am putting forward. She has a master's in planning, and she has also worked for decades with Utah League of Cities & Towns. She is the person who heads up the land use training that they do. She serves as a Hearing Officer for a variety of municipalities elsewhere and she has offered the rate of \$50 per hour to do that function for Leeds. With that, we did modify our appeal authority to be a Hearing Officer. As mentioned, there is the possibility of a variance request coming in. This would be a multi-year appointment of 3 years; I believe it was. Approving this Hearing Officer does not preclude us from obtaining other Hearing Officers to have available if we become aware of them. Lorrie Hunsaker did declare she does have a conflict with this. Utah Law requires that a member of Town Council or Planning Commission declare any conflict in advance. It does not prohibit them from participating in the discussion, but they cannot participate in the vote.

Councilmember Roberts said I have had interaction with this individual in trainings and she is a very competent individual. I personally give my full support.

Councilmember Stirling said if this is actually a paid position, did we put this out for the rest of the general public to provide their own resumes? Or did we have just have one resume come in and we put it on our agenda?

Mayor Peterson said this fits into the professional services which are exempt from doing on a competitive bidding basis. But as I did mention, we can bring in other people at other rates and when the time comes to assign a Hearing Officer and at that time, we would look to factor it in. They never would sit as multiple Hearing Officers. They would be assigned by Town Council by a vote to hear a specific appeal or specific variance. If we were to approve Meg Ryan this evening, we could seek others as well. Is that satisfactory, Danielle?



Councilmember Stirling said yes. Could you give an example of a situation in which we would need her?

Mayor Peterson said all variances go immediately to a Board of Appeal. A variance in the State of Utah has specific requirements that must be met by the variance application in order for it to be approved. Variances go directly to that Appeal Authority, not Town Council or Planning Commission. The other instances would be if the Planning Commission made a recommendation to Town Council, the Town took action in either supporting the recommendation or disagreeing with the recommendation, then the next step in the process is the Appeal Authority and this person would hear the appeal and the appeal would be based on the record to that point in time. They would review what was done and there would be a presentation made to them by the applicant who is seeking the appeal. There would also be a presentation by the Town showing the process that they followed. They would then render an opinion. That opinion is available by either party for an appeal to the Court system. The Appeal Authority is there to try to reduce the cost of these types of disputes in the State of Utah. Those are the 2 functions of the Hearing Officer – one is hearing it directly for a variance application and the other is the appeal of a decision of land use made by the Town of Leeds.

Councilmember Stirling said so the individual who appeals pays the \$50 or do the taxpayers pay the \$50 per hour?

Mayor Peterson said the Town would be required to compensate the Hearing Officer.

Councilmember Stirling said what do other municipalities do who do not have Hearing Officers?

Mayor Peterson said that they have up to a 5-member Appeal Authority appointed by the Town Council from members of the public. Those members of the public meet and hold a public meeting with the appeal or the variance request. When we made the modification, Council thought at that time it would be difficult to find residents who really understood the land use ordinances and laws within the State of Utah. We did make this change earlier in the year from the 5-member Appeal Authority, all members of the Town, to the Hearing Officer approach which would require us to have a paid professional.

Councilmember Roberts said Danielle, in the past we had what we called Board of Adjustments. We would have a hard time filling the Board of Adjustments with 5 individuals. It has been very difficult through the years. Every municipality has to have an Appeal Authority. It makes more sense to bring in someone and it does not have to be one individual. We can have numerous Hearing Officers, but they do not collectively hear each individual appeal.

Councilmember Stirling said if you have multiple ones, how would you choose which one for each case?

Mayor Peterson said Town Council would vote on who we assign it to when an appeal or variance application came in.

Councilmember Hunsaker said wouldn't we also be able to have them on a rotation to make it so it is not biased?

Mayor Peterson said the Town Council seated at the point could decide how they wish to approach it.

Mayor Peterson said if we were to approve this tonight, we would have a contract drawn up specifying they would serve actively for \$50 per hour. If we got a future application it would have to be approved by Town Council to appoint that person as a Hearing Officer for that particular variance application or an appeal brought forward to the Town Council.

Councilmember Wilson said it does go through Town Council? It is not something they just do and send us a bill?

Councilmember Roberts said a Hearing Officer has to be assigned by Town Council.

Mayor Peterson said they have to be assigned if it is a single Hearing Officer. They do not have to do it at a public meeting. However, the municipality can state that they would like it to be so. That would be my preference. I think it would make sense for it to be done with a public meeting. It does not mean it would be a Public Hearing with the public weighing in with their opinions on it. It would be cleaner and safer not to have them do so. This is something as Town Council we would be stipulating.

Mayor Peterson said the motion I am looking for this evening is to arrange for a contract to be entered into with Meg Ryan to serve as a Hearing Officer for the Town of Leeds for a term of 3 years.

Councilmember Stirling moved to approve Meg Ryan as a Hearing Officer for a term of 3 years. Councilmember Roberts. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: ALAN ROBERTS	x			
COUNCILMEMBER: DANIELLE STIRLING	x			
COUNCILMEMBER: LORRIE HUNSAKER			x	
COUNCILMEMBER: STEPHEN WILSON	x			

9. Discussion Items:

a. Community Impact Board (CIB) Loan Offer

Mayor Peterson said Karl Rasmussen, our engineer, who has been working on the project, and I went before the CIB and they were in a mode of very much pushing things toward loans primarily and exclusively in many cases. They have funds available for loans and very limited funds available for grants. This is a revised project from UDOT. The original proposal was to put in storm sewers. In discussing the funding of that, UDOT came back and suggested another alternative which would involve the raising of the sidewalks, the closing off of certain driveway entrances and replacing them with a ramp so that the curbing would continue straight through and then there would be a ramp to get up over the curbing on the south end of Town. It worked up to where we would have been looking at a 40% contribution. UDOT would have been looking for \$132,000. We were suggesting that we could put up \$12,000. CIB came back and said no to the grant but is offering to loan us \$120,000 on a 10-year basis at one-half of 1%. This would need to be paid back at roughly \$12,000 a year plus the half percent interest on the remaining balance each year. CIB wants the municipality to be the borrower. Before we move forward with a Public Hearing which would need to be held if we were going to take on this debt, I just

wanted to bring this up tonight to find out if Council has an appetite to investigate taking on a loan for \$120,000 over 10 years.

Councilmember Roberts said I am not opposed to investigating that.

Councilmember Wilson said it sounds like something we should look into.

Mayor Peterson said what I would suggest as a next step is going back to UDOT to see if we can get them to step up the amount, they would be willing to participate. Back to the 78% again.

Councilmember Roberts said I like that idea. I would remind them that it was some of their previous work that caused some of the issue and they should step up to the plate.

Mayor Peterson said I will follow-up with UDOT and our engineer and make the suggestion that we would be interested in pursuing this if they could come up with more. A loan of \$60,000 would have a much lower payment over 10 years.

#### 10. Citizen Comments:

#### 11. Staff Reports:

Councilmember Stirling said I have a question. Has anyone on Town Council had conversations or meetings with anyone in the not for profit Silver Reef Museum group concerning a zone change to historical which I understand is in reference to Chapter 19 in the Land Use Ordinance 2008-04? And does anyone know who is in charge of completing Chapter 19?

Mayor Peterson said I can tell you that I have worked on drafting something and have consulted with the County on it and it has been shared with the museum board President. The County is interested in reviewing it from a legal standpoint. Their view on this issue is that they did not see it as a residentially zoned property. They saw it as having been dedicated to the County as a public park, which records from the 1970s did indicate. They had asked me if we could look to figure a way to try to officially document that within the Town of Leeds. Once the County is comfortable with it then I would bring it to the Town Council for their review and discussion to see if they think it is something appropriate to do as a Town.

Councilmember Stirling said since Chapter 19 is a land use ordinance, shouldn't it start with the Planning Commission first?

Mayor Peterson said as we have done with, for example, short term rentals, I think it is entirely appropriate for the Council to generate some initial thoughts on it. It would ultimately go to Planning Commission for a Public Hearing.

Councilmember Stirling said what is the timeline at this point for Town Council to be able to see what Chapter 19 has come to at this point in way of the documents provided to the County?

Mayor Peterson said the County is reviewing it. They have been very involved with other issues, but it is my hope that we would get something back and be able to share it by July.

Councilmember Stirling said after they look at it then Town Council can look at?

Mayor Peterson said you have to start somewhere with a document. Instead of us hashing it out first, I would rather make sure they are in agreement with the general ideas behind it and then I think Council can certainly modify it and then send it to Planning Commission, have the public input during the Public Hearing process and then bring it to Town Council for action.

Councilmember Stirling said is there a way that Town Council, at this point, can at least see the paperwork that is being given to the County so we can have time to research what the basis of it is before it comes back? We really do not know what the County has taken out or added. I would like to see the basis of it.

Mayor Peterson said I would be happy to share with you what we shared with the County.

Councilmember Stirling said who at this point has seen the first initial document?

Mayor Peterson said I drafted it. It was reviewed by our Town Attorney. It was shared with the County and they requested it be shared with the Museum President.

Councilmember Roberts said part of the misunderstanding is what do we truly designate it as? What was it really zoned at when it came in? Ultimately, the County, since they are the owner of it, has to petition for a zone change. If the Town decides this is what the zone is going to be, then if the County is not in favor of that, they can challenge it.

Councilmember Stirling said in reference to Chapter 19, it states Residential – Commercial – Historical. Do you know what originally that was supposed to be? At the bottom it says Residential – Commercial – Historical – Mixed Use. Is this the original mixed use that we took out of the Grapevine Wash or is this something completely different?

Councilmember Roberts said it is something different. It never got fully drafted.

Mayor Peterson said I think that other chapter is Chapter 23, not 19.

Councilmember Stirling said for Chapter 19 are we also looking at residential as well as commercial and as well as historical? Or are you only looking at the historical section? What part are you in the process of working through on Chapter 19?

Mayor Peterson said it is the historical and it would cover both the County property up there as well as the Town owned property at the CCC Camp.

Councilmember Stirling said does anyone have a time when we would be able to see the documents that have been provided to everyone else?

Mayor Peterson said you say everyone else. I told you who it is. I will forward it out and request that it stay within the 5 members of Council until we have heard back from the County. I will forward it out tomorrow along with the solid waste agreement.

Mayor Peterson said at this point the County has not made any changes.

Councilmember Roberts said ultimately, Danielle, this will go to Planning Commission. It has to follow the process of land use law. No matter what gets drafted or presented to the County, it still has to go through Planning Commission and then the Public Hearing happens. This will not happen very rapidly.

Mayor Peterson said I agree. You do need a starting point in this process. The County was interested in resolving after hearing the disputes and belief by some that this was meant to be a residence, and only a residence. The owner of the property said they had never approved any change in its use from what it was when dedicated to them which was a public park.

Councilmember Stirling said I totally agree with what you are saying, but I would have liked to have been involved in the ground floor of what was presented to the County. As a Councilmember, I would like to understand where it started from instead of coming in halfway and not knowing ...

Councilmember Roberts said you are on the ground floor. The document you will get is the ground floor.

Councilmember Stirling said have you already seen it, as well?

Councilmember Roberts said I have not seen it.

Mayor Peterson said this will follow the process. It will be taken to Planning Commission and there will be a Public Hearing. At which point, there will be a draft for the residents to read over before the Public Hearing and they can share their views on it at that point. They will also be able to share their views at Town Council.

Councilmember Stirling said at our last meeting there was a gentleman who was upset about the parking up at Silver Reef because they bought into residential. Are we going to have some type of community board who can give us some ideas?

Mayor Peterson said as I did respond at our last meeting, I will be including something in the newsletter that will be going out at month-end offering people the opportunity to share input. We can have a meeting with those folks. I am not opposed to people getting together to hash through some ideas. I will follow through and include it in the newsletter.

Councilmember Hunsaker said Danielle, have you talked to LDWA or anyone else about their area for parking as you mentioned before?

Councilmember Stirling said I spoke with the gentleman who originally brought this up and he said he was in the process of talking to a few people. I left it at that because I wanted to make sure that there is an opportunity for everyone to be able to know when and where to voice their opinion. No, I did not talk to LDWA.

Mayor Peterson said UDOT did the resurfacing at Exit 16. It will be better driving in rain.

Mayor Peterson gave an update on Covid-19.

12. Closed Meeting: None

13. Roll Call Vote to Close Electronic Meeting

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<u>x</u>	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	<u>x</u>	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	<u>x</u>	_____	_____	_____
COUNCILMEMBER: LORRIE HUNSAKER	<u>x</u>	_____	_____	_____
COUNCILMEMBER: STEPHEN WILSON	<u>x</u>	_____	_____	_____

13. Meeting was adjourned at 8:48 PM.

APROVED ON THIS 8<sup>th</sup> DAY OF July, 2020



\_\_\_\_\_  
Mayor, Wayne Peterson

ATTEST:

  
\_\_\_\_\_  
Peggy Rosebush, Clerk/Recorder