

Mayor Leak called to order a regular Cornish Town Council meeting on August 21, 2024, at the Cornish Town Hall, located at 4788 W 14300 N Cornish, Utah 84308 at 7:01 p.m.

Attendance:

Mayor Matt Leak, Councilmember Chris Buxton, Councilmember Colton Creech (Zoom), Councilmember Brad Fisher, Councilmember John Forsgren, Lauren Draney, Town Clerk

Absent:

Citizens: Nick Creech, Landon Hansen, Tierra Hansen, James Merckley, Tycen Sigler, John Morris, Jennifer Morris, Bob Kent, Luann Kent, Cherie Pierce, Max Pierce, Dyer Pitcher, Hilary Pitcher, Matt Veil, Julie Buxton, Natalie Forsgren (Zoom), Jennifer Birchell (Zoom)

Staff Report:

Lauren reported that she had printed out the bank statements for review. She also said that she had looked into what it would take to find the last 7 years of zoning clearances and said that it looked like all of them were here in the Town Hall. Creech said that he thinks the person requesting the zoning clearances might not need them. Mayor Leak asked if they had transferred anything out of the PTIF account. Lauren said that they had not. She commented that there should be a check from the CDBG grant coming soon. Mayor Leak asked what invoices she sent for the reimbursements. Lauren said that it was a few of them from the construction on the well house.

Lauren reported that everyone on the shut off list paid in full except for the Barbers. She said that they made a small payment and tried to make another payment which failed but have not yet paid in full. Mayor Leak said that he will talk to them. Mayor Leak asked if Lee paid. Lauren said he did.

Lauren said that she got an email from the guy running the bike race that is using the Town Hall parking lot as a stop. He asked if there was a water source they could use. Councilmember Creech said they could use the water faucet on the west side of the building.

Minutes:

Lauren mentioned that she had changed line 49 from Mayor Leak moved to pay the bills to Mayor Leak entertained a motion to approve the bills.

29 Mayor Leak entertained a motion to approve the amended minutes for the regular council
30 meeting on August 7, 2024.

31 Councilmember Forsgren - Motioned; Councilmember Fisher - Seconded

32 Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Aye;
33 Councilmember Forsgren – Aye; Mayor Leak – Aye

34 The minutes were approved unanimously.

35 **Cornish Minute:**

36 Councilmember Fisher said that the first original ward house was at the park and was moved to
37 Trenton and is still there. They looked on google maps and found the old building.
38 Councilmember Fisher explained how they ran the meetings in the old building. Councilmember
39 Creech asked what the original finish was. Councilmember Forsgren said it was tongue and
40 groove wood. Councilmember Fisher continued to explain that the church on the sugar alley is
41 built on quicksand, and they expect it to sink.

42

43 **Bills:**

44 Total = \$107,873.57

45 They discussed the invoices from DWA and CRS. Councilmember Creech asked if they had
46 enough money to pay the invoice from DWA. Lauren said that they do not but that she thinks
47 that there is a check in the mailbox with the CDBG grant money. She said that once they have
48 that deposited, they will have enough. Mayor Leak asked if it was for \$200,000. Lauren said that
49 it was not the full amount. Councilmember Creech explained that they had not had enough
50 expenses to claim the full amount but that they will get the rest of it after they submit the next
51 invoice. Lauren explained that they can wait until the CDBG funds come in or they can wait until
52 they get reimbursement from the State. Mayor Leak said that they could transfer money from
53 the PTIF to keep the balance in the Alta account up. Mayor Leak said that he does not think
54 they need to start paying back the loan until the project is finished. Councilmember Creech
55 suggested that they wait to send the check until they get reimbursed.

56 Mayor Leak explained that different funding they received for the water project and the
57 process they went through to get that funding.

58 Mayor Leak asked Lauren to contact DWA to explain that it is going to take longer to send out
59 the check because it is going to take a while to get reimbursed.

60 Mayor Leak entertained a motion to approve the bills.

61 Councilmember Creech - Motioned; Councilmember Forsgren – Seconded

62 Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Aye;
63 Councilmember Forsgren – Aye; Mayor Leak – Aye

64 The bills passed unanimously.

65 **Action Items:**

66 *Colden Glen – Golden Steps Recovery – Conditional Use Permit-*

67 Mayor Leak said that they have not discussed Golden Steps as a council, but he is pleasantly
68 surprised with how things are going. He said that it is a night and day difference from the boys'
69 home that was there before. He explained to the council that Colden was here to renew his
70 conditional use permit.

71 Councilmember Creech asked Colden to share how things are going for them. Colden said that
72 there have been a few hiccups, but most things have been going well. He did ask if they would
73 be able to increase the number of people to twenty. The current limit is sixteen. He explained
74 that insurance has increased the number of days that they can stay from 60 days to 90 days. He
75 said that it would help for the times when there are a lot of people, and they need the extra
76 allowance for transition periods. Councilmember Creech asked how many people they have
77 there on average. Tycen said that they have had an average of 12 – 13 people staying there.
78 Councilmember Creech asked if it was male only. Colden said it was coed. Councilmember
79 Creech said that he would be fine with increasing the number of people. Councilmember Fisher
80 agreed. Colden asked if they need a permit for a fire pit. Mayor Leak said no. Colden asked if
81 they would need to do anything to build a pavilion. Mayor Leak said that they would need to do
82 a zoning clearance. Mayor Leak commented that he had heard of one problem about the park.
83 Colden said that it was about firewood and that they had rectified the situation.
84 Councilmember Creech said that he had seen something in the Sherriff's report. Colden said
85 that they had to call to get someone to help them turn the fire alarm off. Councilmember
86 Creech asked about a trailer that was in the parking lot. Mayor Leak and Colden said that the
87 trailer was gone. Colden said that it was temporary and explained the reason it was there.

88 Councilmember Creech explained that if they need to do it again, they can get a conditional use
89 permit that lasts for 90 days.

90 Councilmember Buxton thanked them for using the park and for using it respectfully. Mayor
91 Leak commented that they are putting in a new parking lot. He also commented that if they are
92 willing to help in the alley, they could use it, but they do not want to abuse their help.

93 Councilmember Forsgren commented about the single mom who has a bunch of branches in
94 the back yard. Colden said that a problem they have is that the worst yard there is a young
95 person who can do it themselves. Tycen said that it is not necessarily a service for the person
96 but service for the community. He said that they would like to have more service projects. He
97 explained that it helps the people there feel good when they can give back to the community.
98 Councilmember Buxton asked if they are available Saturday morning. Tycen said they are.

99 Councilmember Creech asked how many people have gone through the program in Cornish.
100 Mayor Leak asked if people who graduated come back. Colden said that sometimes they do.
101 They talked about some of the current residents. Tycen said that there have been fifty-six
102 people who have started and finished the program in Cornish. Councilmember Creech said that
103 there is a fall festival at the park on Saturday and invited them to come.

104 Mayor Leak asked if there were any more questions.

105 Mayor Leak entertained a motion to approve a conditional use permit for Colden Glen at
106 Golden Steps Recovery.

107 Councilmember Creech made a motion to approve a conditional use permit for Colden Glen at
108 Golden Steps Recovery for another twelve months with an amendment to increase the
109 occupancy from 16 to 20.

110 Councilmember Creech – Motioned; Councilmember Forsgren - Seconded

111 Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Aye;
112 Councilmember Forsgren – Aye; Mayor Leak – Aye

113 The conditional use permit for Colden Glen at Golden Steps Recovery was approved
114 unanimously.

115 *Nick Creech – Silversage Dairy – Zoning clearance –*

116 Nick said that they are planning to expand their barn at the dairy. They pulled up a picture of
117 where the expansion is going to be. Mayor Leak asked if the setbacks are good. He said that
118 Nick had been through planning and zoning and there were no issues there.

119 Mayor Leak entertained a motion to approve a zoning clearance for Nick Creech at Silversage
120 Dairy.

121 Councilmember Fisher – Motioned; Councilmember Buxton - Seconded

122 Councilmember Buxton – Aye; Councilmember Creech – Abstained; Councilmember Fisher –
123 Aye; Councilmember Forsgren – Aye; Mayor Leak – Aye

124 The zoning clearance for Nick Creech at Silversage Dairy was approved unanimously.

125 **Executive Session:**

126 **Business Items:**

127 *Neighborhood Discussion* – Mayor Leak expressed appreciation for those who came for the
128 neighborhood discussion. He explained that the purpose of the discussion is how they can help
129 the alley neighborhood. He said that there had been talk of ordinances or other things that
130 would need to be policed. He explained that they do not want to do that so they wanted to
131 have a discussion to find out what could be done.

132 Dyer Pitcher said that one thing that should be addressed is safety on the street. He said that
133 there should not be any parking on the road because of kids playing and the snowplow. He also
134 said that the big tree needed to be taken down because of the water lines and other problems
135 that could be made worse by the tree.

136 Mayor Leak said that they had talked about both of those issues. He explained that from the
137 Town’s perspective the two biggest issues with the tree are the water line and the road. He said
138 that if the waterline were to break it would be difficult to repair. Jenyfer Morris said that the
139 tree is on their property, and they have drained their savings just trying to get it trimmed. She
140 said that she had gotten a bid for \$4950 to remove it. Mayor Leak explained that the tree is the
141 responsibility of the property owner but that it could be beneficial if the neighbors and the
142 town could pitch in a little to help with expenses. Mayor Leak asked if anyone was opposed to
143 removing the tree. No one was. Julie Buxton asked if the \$4900 was for the removal. Jenyfer
144 said that it was for the removal of the tree and stump it. Julie Buxton asked if there is an
145 amount that the Town could help with. Mayor Leak said that they have discussed the situation,
146 but they have not discussed what they have in reserves to help. Julie said that if the Town could
147 chip in and the neighbors were willing to chip in it would help the whole neighborhood. Matt

148 Veil commented on a possible way to kill the tree and prevent the roots from growing more.
149 Landon Hansen said that he could do take it down. Councilmember Creech asked if the tree
150 north of Dyer Pitcher's house is also a problem. Dyer said that it is, but it is not by a water line.
151 Julie Buxton asked if the Town could come up with an amount they are willing to come up with
152 and then go to the neighborhood to get more funds to help with the rest. Mayor Leak said that
153 they would discuss it, look at the budget, and see where they could take some money from.
154 Councilmember Creech said that they should be concerned about both trees. Mayor Leak asked
155 who owns the other tree. Bob Kent said that John Riebeek owns it and has been working on
156 trimming it. Mayor Leak said that the council will discuss what the Town can do to help. Colden
157 Glen said that he would also be willing to help as they are part of the community now. He said
158 that if they could keep some of the wood for firewood, they could help with the clean-up.
159 Councilmember Creech asked Jenyfer if she could get a bid for the other tree.

160 Mayor Leak addressed the second concern of parking on the road. He said that he has driven
161 around the ally road several times to check it out. He said that it is nearly impossible to plow
162 the road in the winter. He asked if everyone has room to park on their property. Jenyfer said
163 that they do but that there are several people who have multiple cars. Luann Kent said that
164 most of the homes have long driveways that can fit more than one car. Hilary Pitcher said that
165 there are several cars that are not registered and are just sitting there. Mayor Leak said that
166 they had discussed as a council putting in ordinances to enforce not parking on the road, but
167 they do not want to have to enforce it. Tierra Hansen asked how many people use their front
168 lawn. Hilary said that most people use it as a driveway. Luann said that there is one house that
169 has a trailer and several cars, and no one lives there. She said that there is one car that she
170 thinks might be parked on Town' property. Tierra said that the enforcement would not have to
171 go on too long. Jenyfer said that a concern she has is emergency vehicles being able to get
172 through in an emergency. Julie asked how many cars are unregistered. Luann said that there is
173 one that has not been registered since 2002. Mayor Leak said that it sounds like the council
174 might need to put in an ordinance. Councilmember Fisher said that Conrad Naegle had gone
175 door to door to see if people would be willing to cooperate without being forced.
176 Councilmember Forsgren said that he did that this winter while he was trying to plow the road,
177 and no one knew who the cars belonged to. Landon commented that the first step should be to
178 go and tell people what the problem is and try to get cooperation before forcing them to do
179 something. Mayor Leak said that they could do that.

180 Luann said that Rocky Mountain Power came and trimmed trees and left them in the yard. She
181 said that that person is not home often, and it is becoming a fire hazard. Mayor Leak asked
182 Councilmember Fisher who he thinks would be the best person to go door to door and talk to
183 people. Councilmember Fisher said that he would take someone else and talk to them.

184 John Morris said that he is concerned about a trailer that is parked next door that kids were
185 living in for three years and is now connected to services which is against the Utah code. Mayor

186 Leak said that there is an ordinance for that, and they have been working on taking care of that
187 problem.

188 Luann said that she is concerned about a yellow house. Dyer said that they do mechanic work
189 there. Luann asked if they have an ordinance for renting rooms in a single-family home. Mayor
190 Leak said he does not think they have an ordinance for renting out a room. Councilmember
191 Creech asked if the owner lives there. Luann said she thinks he does. Councilmember Creech
192 asked if they work on cars there or if they are just parked there. John said that that they were
193 just sitting there. Mayor Leak asked for clarification about who is living there and who is
194 renting. Luann said that she thinks the owner and his mother lives there. She said that she
195 talked to the mother, and she has been trying to get her son to clean up the property.
196 Councilmember Creech looked up the Town ordinance on rentals. Luann asked if the State and
197 the Town has a code for something which one is followed. Mayor Leak said that the Town code
198 is followed. Luann asked if they could follow the County code if the Town does not have
199 anything. Mayor Leak said no because County code only covers unincorporated areas. Luann
200 said that the state of the ally now is devaluing the homes of the people who do take care of
201 their homes. Mayor Leak asked if there was any kind of incentive that would work.

202 Councilmember Fisher commented that the neighborhood could create an HOA and set rules.
203 Jenyfer said that they do not want to be in an HOA. Mayor Leak agreed. Councilmember
204 Forsgren said that because the ally is zoned differently, they could create rules for that area as
205 a council. Dyer said that he liked Councilmember Fisher's idea to reach out to the neighborhood
206 first before making any kind of rules or ordinances. Matt Veil said that it would be helpful for
207 the flyer they take around to be a different shape or color, so it is noticed easier. Mayor Leak
208 said that they would go and try talking to people not just leave a flyer. Landon asked what the
209 community could do to help with the parking problems for people who may have more people
210 who drive than parking spaces. They asked about an area on the east side of the alley. Jenyfer
211 commented that people do not even think about the emergency vehicles coming around when
212 they park on the road.

213 Mayor Leak asked if there were any other things they wanted to discuss. Matt Veil said that it
214 could be a good idea to do seasonal reminders to clean up their yard, stay off the road in the
215 winter or other things that could help with the appearance. He suggested that Golden Steps
216 could come and help. Colden Glen said that they would be happy to help in the community and
217 so some service. Max Pierce said that as they go around the alley, they may not catch everyone
218 so they could have the neighbors who do know share what they know. He also said that they
219 could provide resources to help move cars or other things. Mayor Leak told Colden that they
220 could talk about doing service. Councilmember Fisher said that they cannot legislate people to
221 take pride in their property, but they can encourage.

222 Councilmember Creech said that they have had complaints about animals. He asked if anyone
223 had any comments about that. Max is the animal control person for Cornish, and he said that
224 most of the calls he gets are from the alley. Councilmember Fisher asked if Luann had talked to
225 the people. She has not, she said that they will not talk to her. Councilmember Creech asked if
226 it is a stray animal problem or if it is people's pets getting out. Hilary said that it is mostly
227 people's pets getting out.

228 Mayor Leak shared his screen and showed where they can find all the ordinances on the
229 website that they can look at and review if they wanted. He said that the current ordinance was
230 adopted on August 3, 2023, and is all up to date. He went through the ordinance and showed
231 where they can find different things.

232 John Morris mentioned that he has had problems with BillPay on the website. Lauren said that
233 BillPay changed their forms, and she has had a lot of people have had problems since the
234 change.

235 Mayor Leak asked if there were any more questions. Luann asked about leaving garbage cans
236 on the street. Mayor Leak said that they can look into that.

237 Mayor Leak asked if they had more questions. There were none. He said that the council will
238 come up with a number for how much they can put towards the tree. They will also put
239 together flyers and hand them out in person if possible.

240 Mayor Leak thanked everyone for coming. Dyer commented that he appreciates the work that
241 the Mayor and Council are doing. He said that unless someone has been in their position they
242 do not realize the amount of work it takes to do what they do for the Town.

243

244 *Roads-* Councilmember Forsgren said that FSA has a weed program, so he is working with them
245 to get some weed spray. He also said that he is working with BRAG to get funding to look at the
246 feasibility of Cofed Spring. He commented that he talked to Joe Hansen and West Nile Virus has
247 been detected in Lewiston and Newton. Mayor Leak said that they can put something about it
248 in the newsletter.

249 Councilmember Creech said that he filled out a form with UDOT. They did not finish mowing
250 the road on the highway.

251 *Planning & Zoning* – Councilmember Creech did not have anything to report.

252

253 *Parks/Town Hall/Finance* – Councilmember Buxton said that Ausitn Veibell has an excavator
254 available and is planning on starting to take out the trees Friday and Saturday. He asked if they

255 could get a side dump. Mayor Leak said he could do that. They talked about where they would
256 dump the trees. Councilmember Forsgren asked if they could give some wood to Golden Steps
257 for firewood. Councilmember Creech asked if they would be able to get people back there for
258 the fall festival. Councilmember Buxton said that if they can get it all loaded up, they could
259 smooth it all out with a tractor. Councilmember Buxton asked Landon where he is planning on
260 doing his car show. Landon said next to the ball field. They decided to meet at the park at 7:00
261 AM on Saturday to pick up the trees. Councilmember Creech called Austin Veibell to plan for
262 the tree removal but got his voicemail. Councilmember Creech asked about blue staking.
263 Landon said that if the call tomorrow they should be able to get it done Thursday or Friday.
264

265 Councilmember Forsgren asked about the rocks at Lee Blacks house. Mayor Leak said that
266 Councilmember Creech talked to him. Councilmember Creech said that he was willing to move
267 all except the ones around his mailbox.
268

269 Councilmember Buxton said that he went to the park with Jorgen Smith, and they staked out
270 where the parking lot will be. They also used a laser to find the slope. Councilmember Creech
271 asked if he knew how much dirt would come out of it. Councilmember Buxton did not know. He
272 said that they are planning to bring the topsoil to the Town Hall. They might also try to save the
273 sod. Councilmember Creech said that there are three trees that Landon wants. Councilmember
274 Buxton asked how Landon wants to get the trees. Landon said that he will dig them up and take
275 them to his house. Councilmember Buxton said Jorgen was worried about how big the holes
276 would be. Landon explained how big they might be and said that he has dirt at his house that
277 he can bring to fill the holes if needed. Councilmember Creech said that Austin texted and said
278 that he will be able to start work around 4 or 5 Friday night. He also asked if they could park the
279 side dump there Friday night. Landon asked when Jorgen was going to start work.
280 Councilmember Buxton said that they are planning to start next week.
281

282 Councilmember Buxton said that he did more shopping for the lawnmower. He said that he did
283 not find any better deals. He explained what the warranties are. Councilmember Fisher said
284 that if they do not need a new mower this year they should wait. (Councilmember Creech took
285 a call during this discussion.) Mayor Leak said that the current one needs to be replaced at
286 some time. Councilmember Fisher said that he saw Jay mowing and he was doing just fine.
287 Councilmember Buxton said that they will have to find some way to store the new one for the
288 winter, but new mowers get more expensive each year. Mayor Leak asked what the final price
289 was. Councilmember Buxton said \$18,630. Councilmember Fisher said that he does not think it

290 needs to be done. Mayor Leak explained to Councilmember Creech what they were discussing.
291 Mayor Leak asked if there was any more discussion on the lawn mower. Councilmember Creech
292 said that they decided to buy a new mower this fiscal year and that it does not matter if they
293 buy it now or in the spring. He asked if Jay Williams is still willing to buy the old mower. Mayor
294 Leak said that he is.

295 Mayor Leak entertained a motion to buy the lawnmower.

296 Councilmember Forsgren – Motioned; Councilmember Creech - Seconded

297 Councilmember Buxton – Aye; Councilmember Creech – Abstained; Councilmember Fisher –
298 Nay; Councilmember Forsgren – Aye; Mayor Leak – Aye

299 The motion to buy the lawnmower passed with majority vote.

300 *Water* – Councilmember Fisher reported that the nitrates are at .82 and the bacteria test came
301 back good.

302

303 **Old Business:**

304 **Mayor's Report:** Mayor Leak asked if Councilmember Creech had heard from Jen about the
305 construction meeting. Mayor Leak said that CRS was purchased by Horrocks Engineering. He
306 said that Max Pierce said that they should have all the same people with whom they are
307 working. Mayor Leak said that if they wanted to get out of the contract at this point in the
308 transition, they could but they will stay. Councilmember Forsgren asked if they have paid for
309 the engineering for the water project. Mayor Leak said that they have. Councilmember
310 Forsgren commented that they should keep an eye on any changes with the people they are
311 working with in engineering. Mayor Leak said that he signed a contract to keep working with
312 them. Councilmember Fisher left the meeting at 9:12 pm. Mayor Leak said that they need to
313 decide what colors to paint the doors, frames, and ceilings. They decided to do white on the
314 ceiling, gray doors, and the same color for the frames. Councilmember Creech said that he
315 texted Max about the meeting and will let Mayor Leak know what he hears.

316

317 Mayor Leak asked what they should put towards the tree. He mentioned that Max said that
318 \$4900 is a great deal and they should take it. Councilmember Creech said that they need to
319 think about setting a precedent for others who might want to do work in the Town's right of
320 way. Councilmember Buxton said that they would have to show what impact it has on Town
321 infrastructure. They said that the other tree is not causing problems with any Town

infrastructure. Mayor Leak said that they could put \$2500 towards the one tree. Councilmember Forsgren agreed. Mayor Leak said that he will talk to Jenyfer and see what the community and them can come up with to help pay for it. Mayor Leak said that they are helping take out the tree on the Morris's property because of the impact it has on the water system there. The other tree is not affecting the water system or the road, so he does not think they should help with that one.

Councilmember Creech asked about the Fall Festival. Mayor Leak said that Lorie Naegle texted and asked for more funds. He thinks that it is for a good cause. Councilmember Forsgren said that he does not think that the Town should be paying anything. He said that he thinks people are selling stuff there and making money off it. Councilmember Creech said that he does not like the way the fall festival is run and does not like that they come to the Town and the Church for support. He commented that they want to contribute to it more in the future they should have control over it. He said that they could get a committee put together and run it the way the Council wants. He also suggested doing something else in place of the fall festival or making the 24th of July celebration bigger. Mayor Leak asked who is in charge. Councilmember Creech said that Wendy Hansen and Karen Mouritsen are making it happen. Mayor Leak asked how Lorie got into it and who else was involved. Councilmember Creech said that they asked Lorie, and that Jennifer Birchell is also helping. He said that if the people running it want to keep it going, they can have people pay to set up booths and other things to help fund it. He explained that if they want the Town to keep contributing to it, they need to plan it around budget time and decide if the Town wants to keep doing the festival or if they want to do something else. Councilmember Forsgren said that this is a lot like what Horse Days was, that his family did, but he did not feel comfortable taking from the Town or the Church. Councilmember Creech said that he likes the event, but he does not like how it is run and does not think the Town should continue contributing unless it is run differently. Mayor Leak said that he told Lorie that they will need to work it into the budget next year and they need to come to council meeting to discuss it. Councilmember Buxton said that they need to talk to Karen and Wendy about how things are run not just Lorie. Mayor Leak asked what the fee is to rent the park. Lauren said it is \$50 plus a \$150 deposit.

Councilmember Buxton asked about when they should meet to work on the flyer for the alley. Mayor Leak said that they cannot meet as a quorum unless it is noticed. Mayor Leak asked if anyone wanted to work on the flyer. Councilmember Creech said that he will work on it.

357

358 **Citizen comments:**

359 **Next Meeting:**

360 **Adjourn:**

361 Mayor Leak entertained a motion to adjourn.

362 Councilmember Buxton – Motioned; Councilmember Creech - Seconded

363 Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Absent;

364 Councilmember Forsgren – Aye; Mayor Leak – Aye

365 Ended at 9:42 p.m.

366 Lauren Draney, Town Clerk