

## Regular Meeting Minutes

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*Town Council Members Present: Mayor Doug Clements- Presiding, Don Sant-, Scott Solum-, Jim Brown-, Michael Bauer.*

*Staff: Planner-Brian Preece, Clerk-Karen Mair, Public Works-Justin Hooper, Dave Hendricksen-Cemetery.*

**Public:** Lynn Fautin, Bob Kowallis, John Taylor, Luke Searle, Jim and Amy Steele, Layne Kabonic, Natalie Taylor, Jan Wilson, Addie Taylor, Alan Brown, Brent Haight, Jessica Shepherd..

**Meeting called to order:** 7:00 p.m.

**Pledge of Allegiance:** All

**Opening Prayer:** Scott Solum

### **Approval of the Meeting Minutes for March 5, 2026:**

Mayor Clements asks if all the members have had a chance to read through the minutes and if so, he will accept a motion. Scott Solum makes a motion to approve the minutes for February 5, 2026. Michael Bauer seconds the motion. Voting is unanimous. The minutes are approved as written.

### **Approval of the Financials for March 2026:**

Mayor Clements asks the council to postpone the approval of the March 2026 financials until they receive the reports from Dave Sanderson, the town's accountant. March 2026 financials will be approved on May 7, 2026, Town Council Meeting.

### **Public Comment:**

Bob Kowallis feels that the council should take the time to refurbish the maintenance shed instead of spending the funds to build a new one.

Brenda Gemmel stated that the turnout for the survey was rather disappointing and wonders if we should go door to door since our dynamic is of the elderly generations. She states that a lot of seniors are unfamiliar with the internet and how to do the QR codes.

### **Scheduled Agenda Items:**

#### **A- Wasatch County Fire Ordinance:**

##### **Ordinance 2026-01 The Wildland Urban Interface Requirements (WUI)**

Brain Preece stated that he has done a lot of research on some of the templates, the state's wildland website, Troy Morgan with WCF and a few other Fire Chiefs. With the bill that Governor Cox signed into law, they have asked that the 2006 World Wildland Urban Interface Code be

amended to the 2024 law, to the 2024 Code which will be in effect soon. There is a website so you can see where your property is located and see exactly where your property is located and see if you are in the low, moderate, high, or very high. We had the WCF officials here in last month's meeting in which they designated everything south of HWY 189 as part of our wildfire interfacing area. The downside is that if we don't adopt this ordinance, if there is a fire, as a town, we are responsible for it. If it is designated, certain things must happen in that area. They may have to have a home inspector come and assess their home for fire hazards. This could include trees around the main house, overgrown grassy fields, or anything that can act as fuel near the home. The WCF department are working on being certified to do the inspections without charging the homeowners. Mayor Clements asks who is responsible for making sure preventative maintenance is done. Brian states that it would include the inspectors, making sure that the right materials are used as the home is being built, and the fire department for the surrounding areas, including the landscaping.

A motion is made by Michael Bauer to adopt ordinance 2026-01, the Wildland Urban Interface Requirements. Don Sant seconded the motion. All in favor. Motion carried.

**Town Business:**

a. Discussion for the 100-acre Annexation.

Mayor Clement states that this is only for discussion. He feels that we need to be aware as a town about the decision that we are or are not making about the annexation. The previous Town Council made the decision to cancel the sewer agreement with Heber City at the end of last year. Brian states the cancellation only affected the sewer, not the annexation agreement.

The mayor indicated that he has had an opportunity to talk to the landowners and a few developers. He states that if we give up the opportunity to develop there, there isn't a lot of opportunity to develop elsewhere. He feels that if the town decides to let that opportunity go, we have given away any chance of creating a tax base and the town will have to survive on property taxes and monthly sales tax. The downside to that is raising property taxes which will affect a lot of the residents that are on a fixed income. The mayor feels that with the right agreement that would protect the town and limit the liability. If the owners of those properties come up with the right agreement, there are ways to make it work.

Scott Solum states that he has been trying to get this to happen for the last 5 years and feels that it is the right thing to do. He feels that there is a lot to be gained if we are careful.

Jim Brown feels that we should annex it in.

Michael Bauer asks Brian if once those properties are annexed in, would we be allowed to put any special stipulation on those developers to only develop the way the town specifies, such as limit how many families are allowed to reside and how much or what kind of commercial can be developed? Could we even develop a special service district for that area? Brian states that we do have the ability to create new zones. If the owner likes the zoning they can agree to the current zones they can annex into the Charleston, if not they could refuse to annex. Once they are annexed in, they become citizens of the town. They could develop however they want as long as the zone allows it and it is permitted use. They are also responsible for putting in the utilities and infrastructure. Once that is done, it is the town's responsibility to maintain them. The mayor feels that there is a way to have a sewer system without the town being responsible. Brian indicates that the issue in the last agreement was that the Health Department would not allow it without the town being the responsible backing. He states that things can always change.

The mayor states that the other reason he wants to discuss this currently is that it is an agenda item on the Heber City Council for them to consider. If Heber decides that they want to annex, we will not have any say in what is developed in that area. Don states that the reason that we terminated the last agreement is because the obligation was on the town's residents to back the sewer. That was not what the agreement was ever intended to do. The town has roughly about 450 people, once we reach 1000 people, we will then become a city. That will cause us to change how we will have to operate. I am not sure of all that will have to change. He wanted to make everyone aware that we are close to that happening. Mayor Clements states that he is passionate about keeping Charleston a town and is hoping to limit the number of doors in the 100-acres, so we don't jeopardize becoming a city. It could also allow enough people in that area to run for the council seats that could easily vote out our vision as a town. He feels that we should consider this with the right terms. Mr. Taylor states that he is working with one of the families that owns some of the 100-acres that the town is discussing. He is here to gather information for them. He states that HOA's will provide those services, but they do take the tax increments for about 20-30 years to pay back those services. He has been dealing with in state for some time now and if someone comes in with a proposal for high density and you reject it, the state is forcing towns by overriding the decision. He suggests having a plan in place of what you want to do with it and how you are going to service it before allowing them to annex into the town. The mayor feels that we need to really look at some options that the town can live with while allowing a tax base that can benefit everyone.

We will be having a General Plan Workshop on April 24, 2026, at 2:00 pm to go over the survey and start making decisions that the community would like to put in place.

b. Cemetery Cremation Burial Procedure: Charleston Resolution 2001-05

The resolution states that there is a 3-cremation allowance per lot. Unless someone wants to petition to change this resolution, we will leave it as it stands. If we get to a situation that we need more, we will reopen this at that time.

c. Website:

The website has not been going well. Duane is here to explain what has been going on with the situation with the virus that compromised the site. He has been working with the state to recover the site. The state was concerned with the malware that was installed. He states that attacks were random and unfortunately, they happen. Duane states that he and Derek Spencer have been able to get the site back online and it will be up by the end of the weekend.

d. Land Use Nuisance Ordinance 2003-02

The mayor states that he would like to address this since it is time for spring cleaning. Justin has been working extremely hard at the cemetery. If you haven't been up there lately, he has been edging all the headstones and has completed the lower section and halfway through the middle section. We are going to clean up the trees that were allowed to be dumped there and push down some of the dirt berms. He has met with Mel McQuary, and they are working on getting the trees in place that will act as a barrier installed.

He would like to address some of the issues in a public forum first. He feels everyone needs to take some time and clean up their property. This is part of the Land Use Ordinance that was adopted in 2003. Junk, rubbish, and debris seems to be a big one. There are a few with nonrunning vehicles and nonrunning items that are in the towns right-of-way. Justin has been cleaning around the shop and getting rid of anything that isn't being used. He has also cleaned the front gutter of the parking lot.

Scott states that a lot of cities do a cleanup where people can set their garbage out and the city will come along and clean it up for them. Scott states that the Heritage Committee is willing to step up and help.

### **Town Events:**

Heritage Committee- Jana states that there are a few important dates that they would like to remind everyone about. The first being their Springtime Festival, which will be held on June 1, 2026, for the BBQ at the park, and June 6, 2026, for the town cleanup. They will take flyers out to the residents as a reminder. Natalie and Addie Taylor state that they do have a flyer on their website that will take them to each event being held that will give them all the information that they need for each event as well as a zefe to do payment. The next Heritage Meeting will be April 8, 2026, at 5:30 pm. The mayor states that there is a grant that may help with everything that the committee is wanting to do. It is a grant worth \$200,00.00 with unmatched funds. It is a grant that is in the spirit of outdoors. The mayor has a rough draft of what the potential for the park could be. Jana states that Nancy O'Toole is doing this same grant for Midway and is willing to help with this for Charleston.

### **Town Property and Maintenance:**

- a. Cemetery Cleanup has been mentioned in earlier conversations.
- b. Shop Clean up- There is a dumpster at the shop and the cleanup is still ongoing.
- c. Town Hall- We have taken down most of the plastic around the building except for what cannot be reached without equipment. The water has ruined the stucco and the foundation along the bottom of the building. Pouring concrete around the building and moving the sprinklers away from the building would help a lot. Lighting in the parking lot would help with aesthetics and be safer. Scott would like to get a bid to turn the cover shed into salt storage. The mayor would like to take out some of the grass area that is sunken in and put asphalt in that could be used for rentals.
- d. Roads- We need to get moving on road maintenance if we stay within our budget. Don asks if there is any way to engage with UDOT to help maintain the roads that are being used more frequently than normal because of the construction. The mayor asks Karen to get in touch with UDOT and set a time for a meeting.

### **Town Equipment-Maintenance and Repair:**

- A- Possible sale of Town Equipment for surplus.
    - a. Toro Lawnmower and Snowplow- The mower is not being used and is basically taking up space. The snowplow was kept in case the town decided to purchase another truck. Since there are not any plans to purchase a second truck, the plow is just sitting out in the elements getting ruined.
- Scott Solum makes a motion to deem the Toro lawnmower and the Mad Dogg snowplow as surplus to sale. Michael Bauer seconded the motion. All in favor. Motion carried.

### **Town Projects:**

- A- 5-Year Capitol Projects Plan

We will be having a General Plan Workshop on April 24, 2026, at 2:00 pm to go over the survey and start making decisions that the community would like to put in place.

Don Sant makes a motion to close the Town council meeting. Jim Brown seconded the motion. All in favor. Motion carried

A motion to enter a closed session was made by Scott Solum. Don Sant seconded the motion. All in favor. Motion carried.

Don Sant makes a motion to adjourn Micheal Bauer seconds the motion.

Meeting adjourned at 10:30 p.m.

Submitted by Karen Mair – Clerk\Recorder

Approved 5-7-2026