

AGENDA FOR SALINA CITY CORPORATION
at the Salina City Hall
370 West Main Street, Salina, Utah
Work Meeting
6:00 P.M. May 13, 2026

COUNCIL AND STAFF PRESENT:

Mayor Brent Beach
Earl Taylor 6:09pm.
Kevin Mickelsen
Randy Christiansen
Allen Tietjen 6:12pm.
Tammy Hales

Ashlee Larsen, City Recorder

Visitors: Yancy & Mindy Snyder

Work Meeting-Discuss water outside city limits, Mayor Beach called a work meeting to order to discuss water service outside city limits with the Snyders.

Yancy Snyder stated that they were attending the meeting to seek clarification regarding decisions made by the Mayor and Council concerning water connections granted to certain residents outside city limits. **Snyder** explained that they had been attempting to obtain water service for more than four years and had been denied at every level. They said they were seeking a better understanding of the policies and reasons why some applicants are approved while others are denied. **Snyder** referenced a recent water connection granted to CG Heath, noting that Heath's property is also located outside city limits. **Tammy Hales** asked Snyder where the property was located. Snyder responded that he owns approximately 14 acres located off the highway behind the storage units across from Butch Cassidy Campground. **Snyder** stated that they purchased the family farm property in 2022 with plans to develop an RV park. After purchasing the property, they learned that Love's RV Park was coming to town, so they decided instead to construct their forever home.

Snyder met with Mayor Jed Maxwell at the farm and explained that they wanted to build a home on the parcel. Mayor Maxwell stated that nobody could stop them because they had an active water meter and had been paying for it. **Snyder** explained that, in 2022, construction costs were too high to begin building, so the project was placed on the back burner.

In mid-2024, they decided to revisit construction plans. **Snyder** again spoke with Mayor Maxwell, who then stated that they could not receive water service because the ordinance had been changed in 2023 and the property had not been annexed into the city.

Snyder responded that he could annex into the city limits. Mayor Maxwell then stated that Snyder's mother-in-law should have annexed the parcel years ago because Salina City was not accepting annexations at this time.

Later that same day, Snyder spoke with Kathy Maxwell and asked why Salina City was not accepting annexations. **Kathy Maxwell** called Jed Maxwell, on speaker phone, to ask about the issue. Unaware that he was on speaker phone, Jed Maxwell stated that if Snyder annexed into the city limits, "he's going to subdivide his property."

Snyder stated that the only thing they had requested was water service and that no discussion had occurred regarding development or subdivision of the property. Snyder received the annexation papers.

Snyder stated that when he spoke with Mayor Maxwell, he was informed that he would need to obtain a well permit in order to construct a home because the existing water line is considered too small. **Snyder** stated that the line should be "grandfathered in." He explained that the line runs through the county road, across the creek, and supplies water to the city park. Fire hydrants are located on State Street and within the city park.

Snyder also stated that he spoke with Brad Allen Maintenance Supervisor regarding the concern that the line was too small. According to Snyder, Allen advised him that the water line is large enough and that he should be able to construct a home. Snyder expressed frustration over receiving conflicting information and stated that they continue to be told no. **Snyder** noted he has been monitoring the agenda regarding CG Heath's connection. **Mayor Beach** clarified that the CG Heath agreement was established with Chet Crane and remains tied to the property. While Mr. Snyder mentioned that he purchased his land from his mother-in-law with the understanding that it had an active meter, **Mayor Beach** specified that it is classified as a livestock meter. Mr. Snyder has requested documentation for this classification, as his own research did not yield these details.

Mayor Beach explained that the classification is documented in the water report with the State of Utah, which requires the city to distinguish between livestock and residential connections. He further noted that constructing a home would require switching to a residential connection via an Equivalent Residential Connection (ERC), and Salina City has a limited number of units available.

Snyder's asked why CG Heath received water when others have not, **Mayor Beach** explained that a prior agreement from 2016 exists between Gary Carlisle and Chet Crane. **Snyder** asked **Mayor Beach** if he has a copy of this agreement. **Mindy Snyder** asked if CG Heath also has livestock water.

Kevin Mickelsen stated that he was not on the City Council at that time, but in his opinion, Salina City made a mistake 10 years ago when Gary Carlisle and Chet Crane requested livestock water. Mr. Crane needed water for his cows. The only way Salina City would allow him to receive water was if he complied with the city code. **Mickelsen** questioned why Salina City required them to install a water line in the county to code standards when it was not located within Salina City limits. Carlisle and Crane were required to place the line on their property at their own expense. **Mayor Beach** stated that Crane and Carlisle were asked to install the line at their own expense, which cost approximately \$200,000. **Snyder** stated that he understood and had listened to the meeting minutes. He said that if the property is grandfathered to CG Heath, then the same should apply to him.

Mayor Beach stated CG Heath will need to annex his parcel once he hits Salina City. Snyder stated yes,

Snyder stated that the line had been disconnected for more than 10 years and that he had been paying for his water line for over 40 years. **Snyder** said that, according to the recorded minutes, Chet Crane used the line for one and a half years and then shut it off. He then sold the property to Kevin Rasmussen, who never used the line. Now, the line has been turned back on after CG Heath purchased the property.

Earl Taylor stated that the City Council would need to consult with Kathy Maxwell regarding the dates. **Snyder** said he had reached out to Kathy Maxwell and that the last payment she received from this meter was in 2019.

Kevin Mickelsen stated that even if the agreement was a handshake deal or verbal agreement, 10 years ago the ordinance prohibiting water service outside the city without annexation was not in place. **Mickelsen** stated that they should have installed only a 2-inch line instead of an 8-inch line. **Snyder** mentioned that an 8-inch line was placed for a livestock water service.

Earl Taylor stated that the reason it was an 8-inch line was because two fire hydrants were also installed. **Snyder** stated that he also has an 8-inch line on his property. **Mayor Beach** stated that there are several other properties with 8-inch lines, but the moment those lines connect to Salina City property, the property owners must annex into Salina City. **Snyder** said this will never happen. He stated that he does not understand Salina City policies because some people living near the county line are provided with water by Salina City. **Mayor Beach** stated that this was a one-time agreement based on a handshake made 10 years ago. **Snyder** stated that the agreement applied to the prior owner and not to CG Heath.

Mayor Beach stated that the agreement transfers with the property, not with the homeowners. **Snyder** stated that the line has been disconnected for more than 10 years and that he has been paying for his water line for over 40 years. **Snyder** said that, according to the recorded minutes, Chet Crane used the line for one and a half years and then shut it off, he then sold it to Kevin Rasmussen who never used the line and now the water gets turned back on when CG Heath purchases the property. **Earl Taylor** stated that City Council will need to visit with Kathy Maxwell on the dates. **Snyder** said he reached out to Kathy Maxwell and that the last payment she received from this meter was in 2019.

Kevin Mickelsen asked why Snyder does not want to annex into Salina City. Snyder stated that Salina City is not accepting any annexations, and his water line is not large enough; they would also need to place a well on their property. **Mayor Beach** stated that if Snyder annexes into the city, he will not have any issues receiving water.

Snyder voiced concerns that if he annexes, his taxes will increase and he will have to surrender water rights. **Mayor Beach** stated that if he annexes, he will receive fire, police, and sanitation services. **Snyder** stated that residents outside the city currently receive those services for free. **Mayor Beach** agreed and stated that this is wrong. **Snyder** said that Salina City's policy is backwards. **Mayor Beach** responded that if he could annex those properties tomorrow, he would.

Mayor Beach stated that CG Heath was willing to annex into the city, but the parcels located between the city and the property do not want to annex. **Snyder** stated that those parcels would have annexed a long time ago if there had been any benefit to doing so. The Mayor and Council discussed the annexation process and water conversion. **Mayor Beach** stated that if Snyder wanted to annex, the process would be simple. **Snyder** expressed concerns that it would not be simple, noting that he has been dealing with the process for over four years.

Mindy Snyder asked what the City's policy is regarding cattle and the seasonal practice of turning water on and off during the winter. **Mayor Beach** stated that he believes this is allowed.

Yancy Snyder stated that he was told he needs to leave his water on during the winter months and it's difficult dealing with several water line breaks. He said he has spoken with Kathy Maxwell several times, and she told him that if Salina City turns a meter off, the city is not obligated to turn it back on. **Snyder** said he does not understand why some residents are allowed to turn their water on and off during the winter months while others are not.

Snyder stated that he spoke with Mayor Maxwell about moving their meter across the road. Mayor Maxwell suggested that he contact Salina City Maintenance, Brad Allen told him that moving the meter would be possible and beneficial for Salina City because it would reduce the amount of water line the city would need to maintain by approximately 40 feet. However, Allen said he would need to discuss the matter with Jorgen Mickelson.

Kevin Mickelsen asked who owns the road. **Snyder** stated that Sevier County owns it.

Snyder reviewed the location of the meter. He stated that he had spoken with Jorgen Mickelsen and Brad Allen about relocating the line but never received a response. As a result, he contacted Mayor Maxwell and Mickelson again regarding the matter. According to Snyder, Mayor Maxwell stated that because the property is located in the county, he did not care what Snyder did with it.

Snyder expressed frustration that information and direction previously provided had continually changed or was later contradicted.

Mayor Beach stated that, to his understanding, the meter can be turned on and off seasonally; however, if it remains disconnected for seven years, the connection must be reestablished.

Mayor Beach reported that he investigated the CG Heath water line and found that it had not been disconnected for longer than seven years. **Tammy Hales** stated that Salina City is attempting to move forward and follow the current ordinance, noting that the agreement with Crane and Carlisle was made prior to the ordinance being adopted. Salina City Council can't control what was promised to people in the past. **Snyder** said Salina City agreed to give CG Heath a connection because of what was promised in the past. **Tammy Hales** stated that the situation is different. **Mayor Beach** stated it was different because the cost of the line, meters, and hydrants were paid at their expense in the amount of around \$175,000. **Mayor Beach** reminded Snyder that the agreement goes with the property, not the people.

Mayor Beach presented a new agreement between Salina City and CG Heath that states he must annex in the city if his property ever touches the city.

Snyder brought up concerns about three homes being placed on a 2-inch water line.

Allen Tietjen stated he currently has a 2-inch line on his parcel and he knows he can't construct a home there, and he's fine with it. **Tietjen** stated outside city water users will start paying additional costs. **Snyder** is frustrated and does not understand why he has been paying for water for forty years while the other property owner has only been paying for water service for six months. City Council stated they would not have allowed Heath the connection if Crane and Carlisle had not paid for the line to be installed. **Snyder** stated that they lease out their property to help cover the water bill. **Mindy Snyder** said she does not understand why this is so difficult for them when it seems easier for others. **Earl Taylor** said he believes the system is set up so that even if a meter is turned off, a minimum fee must still be paid on the meter. City Council stated that this is something that needs to be investigated. **Mindy Snyder** asked what water shares would need to be turned over to the City if they annexed. **Mayor Beach** stated that it would be one share per acre. **Kevin Mickelsen** stated the property would be located in an A-1 Zone. He also noted that secondary water is handled differently than primary water. The Mayor and Council discussed the process of subdividing the parcel. Mayor Beach stated that Salina City follows the state law and he was not sure of the exact ordinance. He advised the Snyders to attend a Planning & Zoning meeting for more information. He further stated that subdivisions are governed by state law and regulations regarding how property may be divided. **Snyder** stated that they would like written clarification as to why they are disqualified while others are qualified, as well as clarification of the policies requiring them to pay their water bill seasonally when others are not. **Tammy Hales** stated that this is something that needs to be reviewed. The Mayor and Council discussed ERCs and how it works.

Mindy Snyder asked how much it would cost if they wanted to construct a home without giving up any water shares. **Mayor Beach** stated unfortunately this is no longer an option, as the City ordinance requires one water share per acre to be dedicated. Kevin Mickelsen said Salina City must receive something in return or it would not be financially sustainable. **Mayor Beach** added that Salina City does not have an unlimited water supply.

Snyder asked about the housing project coming to Salina City. It was stated that Salina City has approximately 600 ERCs. **Earl Taylor** said the new project would need to purchase water from Salina City.

Snyder asked whether there was an agreement regarding the CG Heath property. **Kevin Mickelsen** said that Mayor Deaton, Carlisle, and CG Heath had appeared before City Council regarding the matter. Snyder responded that Crane wanted the line installed for his cattle.

Snyder said he does not know where the matter will go from here, but they are not giving up. He maintains that there appear to be two different policies being applied and asked the Council to review the situation, determine why they are being denied while others are approved, and require payment of the water bill.

Mickelsen stated that the Council will definitely review the policies and make amendments if needed.

Mindy Snyder responded that issues cannot be fixed if no one knows what is broken.

Yancy Snyder stated he simply wants to be treated the same as everyone else.

Mayor Beach stated that they were out of time because of a public hearing scheduled for that evening but said the Snyders were welcome to return if they wished to discuss the matter further.

Tammy Hales thanked the Snyders for coming.

COUNCIL MEMBER BUSINESS

Earl Taylor

Kevin Mickelsen:

Randy Christiansen:

Allen Tietjen:

Tammy Hales:

Kevin Mickelsen motioned to adjourn the City Council at 6:54 p.m. **Randy Christiansen** seconded. Motion carried 5 to 0.

Date 6/10/26

Mayor *RLCB*

Date 6/10/2026

City Recorder *Abilee Lays*