

**CITY OF NEW MEADOWS CITY COUNCIL MEETING MINUTES
HELD MONDAY, JANUARY 24, 2022 AT 6:30 P.M.
IN CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS**

Welcome / Roll Call / Pledge of Allegiance

Present at City Hall were Council Members Kaytlyn Gilliam, Shiloh Ryker and Mayor Julie Good. Present via Zoom was Council Member Jeff Parnett.

Staff present at City Hall were Kyla Gardner and Angie Mettie. Present via Zoom was City Attorney Dick Stubbs.

Public present at City Hall were Curtis & Stacy Blum and Kayrene Brown. Public present via Zoom were Susan Wilson and Drew Dodson.

Mayor Good opened the meeting at 6:30 P.M. and led the Pledge of Allegiance. City Clerk Gardner read the city mission statement.

Public Input

There was no public input.

Reports

Mayor's Report

Mayor Good reported that ICRMP will be holding training in Council on Wednesday if any council members are able to attend. She also reported that illegal dumping is still occurring.

Park Heater Update

Kyla Gardner reported that the heater for the park restroom will cost \$130. Mayor Good stated that the heater should be installed after the painting is complete.

Personnel Policy Review

Kyla Gardner provided a summary page of items for the Council to review. The Council will bring suggestions to the next meeting.

Public Hearing

Opening of Public Hearing

Mayor Good opened the Public Hearing at 6:36 P.M. for the East Park Subdivision Rezone Application submitted by Curtis & Stacy Blum.

Governing Body Disclosures

City Clerk Gardner asked the attached disclosure questions of the Council & Mayor prior to the public hearing. All Council Members and Mayor answered "no" to all questions except:

- Council Member Parnett disclosed that he taught with Curtis Blum years ago at Meadows Valley School.
- Mayor Good stated that she had a conversation with Blum's attorney, Susan Wilson regarding what steps should be taken in completing the application. Good stated that she did not make any promises or decisions about next steps. She told Wilson that the city is interested in housing

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possibilities in our community. Good also stated that she drove by the property and noted the public hearing notice but did not stop and look.

The Council agreed that they could make an unbiased decision and that none of the council members were required to recuse themselves from the decision making process.

Introduction

Kyla Gardner stated that an application had been received from Curtis & Stacy Blum, who were represented by Attorney Susan R. Wilson, regarding the East Park Subdivision, located on East Virginia Street / Highway 55. The applicants would like to change the zone from Central Business District to Residential 3. This decision requires the City Council to conduct a quasi-judicial hearing, which means the Council must find facts and base the decision on the application of city ordinances and criteria along with the evidence received only during the hearing.

Applicant Presentation

Curtis Blum stated that they purchased the property with the intention of building four 4-plexes on the property. This is not a permitted use within the current Central Business District. He stated that the southern lots along Highway 55 are smaller than the two northern lots. Therefore, he would like to adjust the lot lines to make the lots more even in size. He also stated that removing the shared private drive would mean that a turn lane into the property would no longer be required by ITD.

Governing Body Questions to the Applicant

Council Member Gilliam asked how the 4-plexes would be divided. There would be two on the first story and two on the second story.

Mayor Good asked how close the southern units would be to the highway. Blum was unsure, but said that they would meet the setback requirements.

Mayor Good asked about ITD's approval letter. Blum stated that the decision is based on whether they can remove the private drive. Attorney Wilson stated that approving the Land Change Request Form was the first step in getting approval from ITD.

Staff Report

A staff report was provided for review, which shared the history of the East Park lots, their location, zoning, and other pertinent information. The report stated that a small strip of land on each of the two northern lots was zoned Business Residential, and would also be part of the zone change, if approved.

Governing Body Questions to Staff

There were no questions to staff members.

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Testimony in Favor of the Applicant

Steve Berry, residing at 3761 Columbine Drive in New Meadows, stated that he was in favor of the residences. He owns the lot next to East Park and also the Battery Universe building. He wanted to ensure that the egress and ingress of his property would not be affected.

Neutral Testimony

There was no neutral testimony.

Testimony in Opposition to the Applicant

There was no testimony in opposition to the applicant.

Rebuttal from the Applicant

Curtis Blum stated that he felt the rental units would be good for the community. In response to Berry's concern, he stated that ITD would have control over Berry's egress and ingress, but by eliminating the private drive, Blum felt that Berry would have more options. Mayor Good stated that the zone change for the East Park lots would not affect Berry's lots.

Final Question from Governing Body

There were no other questions.

Close of the Public Hearing

Mayor Good closed the Public Hearing at 7:07 P.M.

Action Items

East Park Subdivision Zone Change Request

The Council discussed the zone change request. Council Member Gilliam voiced concern about having residences with children next to the highway. It was suggested that a buffer, either fence or bushes be placed along the sidewalk to separate housing from the highway. The Council also would like a letter from ITD approving the project.

- Council Member Ryker moved to approve the rezoning of the East Park Subdivision lots 1-4 located on Virginia Street, from Central Business / Business Residential to Residential-Three. The approval is based on the findings of fact that the rezone complies with the goals and objectives of the Comprehensive Plan and complies with the approval criteria as outlined in the staff report. The approval is subject to the following conditions, which will be memorialized in a Development Agreement.

--Condition 1: A barrier of three feet in height will be placed behind the five-foot-wide sidewalk to create a buffer between the residences and the highway.

--Condition 2: A letter of approval of the project from the Idaho Transportation Department will be provided to the City for their records.

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The motion was seconded by Council Member Parnett. Roll Call Vote: Parnett – yes, Ryker – yes, Gilliam – yes. Motion carried.

East Park Subdivision Land Change Request

Curtis & Stacy Blum submitted a Land Change Request Form to change the lot lines, removing a private drive from the center of the lots, and merging the drive into the existing lots. The purpose of this change was to even out the size of the four lots and to remove the drive so that a turn lane would no longer be required by ITD.

- Council Member Ryker moved to approve the East Park Subdivision Land Change Request; Council Member Gilliam seconded the motion. Roll Call Vote: Gilliam – yes, Ryker – yes, Parnett – yes. Motion carried.

Grant Administration Extension Agreement

Per the Grant Administration Agreement, CEDA will continue to be the administrator for the water project grant.

- Council Member Gilliam moved to approve the Grant Administration Extension Agreement; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Bank Signature Cards

The Bank Signature Cards must be resigned, removing previous Council Member Darla Weber.

- Council Member Ryker moved to approve the Bank Signature Cards with the removal of Council Member Weber; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Appointment of Salmon River Watershed Representative

Mayor Good requested that Kaytlyn Gilliam be appointed as Salmon River Watershed Representative for New Meadows.

- Council Member Ryker moved to approve the appointment of Kaytlyn Gilliam as New Meadows Representative for the Salmon River Watershed Collaborative; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Alcoholic Beverage Application Approval – Delish Catering

An application was received by Delish Catering for an Alcoholic Beverage License.

- Council Member Ryker moved to approve the 2022 Alcoholic Beverage License for Delish Catering; Council Member Gilliam seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

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Adopt A Hydrant Program

The Council reviewed the certificate to be presented to those who adopt a hydrant. Council Member Gilliam will talk with the senior class and see if they might adopt a hydrant.

January 10, 2022 City Council Minutes

The Council was individually polled and each confirmed that they had read the January 10, 2022 minutes, which included new and old business.

- Council Member Gilliam moved to approve the minutes of January 10, 2022, both new and old; Council Member Ryker seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Consent Agenda

The Consent Agenda included paid and pending claims, and December 2021 Financials.

- Council Member Ryker moved to approve the Consent Agenda of claims and financials; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Future Meeting Topics

Future meeting topics included review of the personnel policy, update on park restrooms, water project update, and a community cat program discussion. Adams County Health Center will be invited to the second meeting in February.

Adjournment

Mayor Good adjourned the meeting at 7:38 P.M.

Julie A. Good, Mayor

ATTEST: _____
Kyla Gardner, City Clerk