

**CITY OF NEW MEADOWS CITY COUNCIL MEETING / PUBLIC HEARING MINUTES
HELD MONDAY, NOVEMBER 14, 2022 AT 6:30 P.M.
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS**

Roll Call / Pledge of Allegiance

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

Staff present at City Hall were Kyla Gardner and Angie Mettie. Dana Kautz and Dick Stubbs were present via Zoom.

Public present at City Hall were Kristi Scott, Troy & Dolly Black, Jack Hellbusch, Elaine Merritt, Sandy Schiffman, and Kayrene Brown. Present via Zoom were Drew Dodson and "Ashley."

Mayor Good opened the meeting at 6:30 P.M. and led the Pledge of Allegiance.

City Clerk Gardner read the City's mission statement.

Public Input

There was no public input.

Reports

Staff Reports

The Council reviewed staff reports. Mayor Good reported that Jessie and Shaydan have completed the first snow removal of the season. Hunter and Ivan are training, and were able to practice in the downtown area.

Mayor's Report

Mayor Good noted that the Skate Park project has raised over \$100,000 in the last month. She also shared about upcoming Christmas activities, and possible uses for the park during the winter season, including snowman building. She earned \$650 for the City by completing the Mayor's Walking Challenge, which will be used toward getting people out into the community. December 4th will be the date of the Community Christmas event.

Communications

The Council reviewed a letter from Perpetua, stating that the comment period is open for their revised plans, which are available at City Hall for review.

Discussion Items

Parking in the Right of Way Procedures

Mayor Good pointed out three concerns with parking. These included obstruction of view when semis park in the downtown corridor, snow removal issues, and blind corners when cars are parked in the right of way at intersections. Flyers will be created to direct truckers where to park, other than the downtown area. City Attorney Stubbs stated that the city can issue citations for

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parking violations. Flyers are available for residential parking violations, and public works will be handing them out as needed. The item will be revisited in January.

Public Hearing

Family Dollar Design Review

Mayor Good opened the public hearing at 6:49 P.M. Applicant, Rhy Lund, was not present, but submitted an updated plan and diagram from Idaho Power showing the placement of underground power lines across the south end of the property.

Mayor Good, referring to updated plans, stated that she had asked that the dumpsters not be placed on the Heigho side of the lot. Dumpsters were shown on the plan with enclosure. Mayor Good also stated that the 20' minimum driveway area is shown on the plan, if emergency services were needed.

Public Comment:

Jack Hellbusch, 306 Katherine Street

Mr. Hellbusch was concerned with the placement of the dumpsters. The plans did not show how far out the dumpster enclosure would be extended, and felt that if the dumpsters were located directly across from his shop, he would not be able to get his trailer in and out. He would like to know the exact location of the dumpsters. He also felt that the enclosure would take care of the trash issue.

Sandy Schiffman, 416 N Heigho

Ms. Schiffman, owning property adjacent to Family Dollar, asked for a timeline on the placement of the underground power lines. The diagram showed a new pole, which would require digging on her property. She would like to know the timeline of the project.

There was no other public testimony. The Public Hearing was closed at 6:57 P.M.

Zoning Code Amendment – Tiny Homes/Cottages/Park Models

Mayor Good opened the Public Hearing at 6:57 P.M.

Mayor Good stated that this zoning amendment will define tiny homes/cottages/ park models, which may be permitted via Conditional Use Permit in certain zones.

Elaine Merritt – 316 S Heigho

Ms. Merritt stated that if the homes look like the one that is currently sitting on South Heigho, then she would not like them in her neighborhood, as they were very ugly. She also heard that the tiny homes would be for overnighters.

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Jack Hellbusch – 306 Katherine

Mr. Hellbusch inquired about the requirement that cottages be on their own lot and individually owned. He also asked about the definition of permanent foundation.

Jake Howard – 416 Katherine

Mr. Howard provided written comment which was read by Kyla Gardner. He stated that he was in support of the amendment, as it allows property owners to provide affordable housing options.

There was no additional public comment. Mayor Good closed the public hearing at 7:01 P.M.

Action Items

Family Dollar Design Review Decision

The Council discussed the current state of Family Dollar as well as the updated plans. Council Member Ryker noted that the enclosed dumpsters would mitigate issues with garbage. Mayor Good referred to city code under design review guidelines, which states that it should not create noise or other nuisances. She felt that the grass, weeds, and garbage were never addressed. Design Review guideline #15 states that a continued plan for maintenance be in place. She stated that the property is unsanitary, and that dog feces is everywhere. Council Member Parnett requested tabling the decision until a representative could be present to address the Council concerns and answer questions from community members. The applicant will be contacted.

Ordinance TBD-2022

The Council reviewed Ordinance TBD-2022, amending the zoning code to allow smaller homes from 400-800 square feet in certain zones with a conditional use permit. The Council chose to create a definition for permanent foundation, which will be added to Title 10, Chapter 2, *Definitions*. They also chose to add the design review process to 6(f) of Ordinance TBD-2022.

- Council Member Goodwin moved to introduce Ordinance TBD-2022, amending New Meadows Zoning Code to allow smaller home sizes in certain districts, and suspend the rules requiring three separate readings on three separate days and read by title only once; Council Member Parnett seconded the motion; Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

City Clerk Gardner read the Ordinance by title only.

- Council Member Goodwin moved to approve Ordinance TBD-2022, adding 6(f), Design Review; Council Member Parnett seconded the motion. Roll Call Vote: Parnett – yes, Carr – yes, Goodwin – yes, Ryker – yes. Motion carried.

104 W Taylor Street Application - Bartlett

The Council reviewed the application from the Bartlett's for 104 W Taylor Street.

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104 W Taylor Street Application – Black

The council reviewed the application from the Black's for 104 W Taylor Street. Troy and Dolly Black were present, along with representative Christi Scott. Scott stated that the Black's would like to have a Refrigeration and HVAC business in the building. They were aware of the maintenance of the building and would be able to repair and restore the building. They would like to keep the small walk-in freezer to help customers in storing food if their freezers go down, and would like to use the large walk-in cooler for storage. They would like to create an office area in the front. They would be willing to trade work on the building for rent. The Black's stated that they love the community, volunteer with the fire department and are excited about living and working in the community.

After review of both applications, the Council chose to lease the building to Troy & Dolly Black.

- Council Member Goodwin moved to approve the application from Troy and Dolly Black with All Seasons Refrigeration and HVAC and draw up a lease agreement; Council Member Carr seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Dogs at Large Fine

Mayor Good stated that dogs running at large is a big problem. As there is no animal control officer, the only way to stop the problem is to have a fine that hurts enough that owners will keep the dogs on their own property. She suggested a \$150 fine for the first offense, \$200 fine for the 2nd offense, and \$250 fine for the 3rd offense. All Council Members agreed with the increase. City Attorney Stubbs noted that citations for animal control fines can be given out by the animal control officer or law enforcement officer. Mayor Good would like to review the ordinance at the next meeting to possibly allow the mayor to issue citations.

Building Services Agreement

- Council Member Goodwin moved to approve the Building Services Agreement for fiscal year 22/23; Council Member Parnett seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Copier Lease

The Council reviewed a new quote for a copier for City Hall. The current lease agreement expires in January 2023.

- Council Member Parnett moved to approve the new copier lease; Council Member Goodwin seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Holiday Lights Budget

Mayor Good stated that the city will not be using the Dorsey Warr tree this year for the Christmas lighting. It will be requested that businesses be involved with downtown lighting, with festivities

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taking place at the park this year. There is currently \$15,150 in the parks and recreation fund, and Mayor Good stated that it could be used for lights in the park. She asked the Council to approve spending of up to \$15,000 on Christmas lights for the park. She also completed the Mayor's Walking Challenge and the city will receive \$650. She would like to use this as well to get people out and moving in the winter. Ideas for the park included a photo op statue of snowmen, an arched entryway, 3-4 lighted trees, and lights on the fence around the booster station. The park could have paths to walk down, and snowmen could be built in the interior of the park.

- Council Member Parnett moved to spend up to \$15,000 for holiday lights for the park; Council Member Carr seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Park Restroom Hours

The park restrooms have been open 8am-8pm. Now that it is getting dark earlier, Mayor Good suggested they be open 8am-6pm. She noted that there has been no vandalism with these limited hours in place. The Council agreed with the suggested hours.

Consent Agenda

The Consent Agenda included October 24, 2022 meeting minutes, paid and pending claims, and October Payroll.

Kyla Gardner polled the Council and all members stated that they had read the minutes.

- Council Member Carr moved to approve the Consent Agenda; Council Member Gardner 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 the lease for 104 W Taylor, Family Dollar decision, definition for permanent foundation, skate park MOU, and review of the animal control ordinance.

Adjournment

Mayor Good adjourned the meeting at 8:02 P.M.

Julie A. Good, Mayor

ATTEST: _____
Kyla Gardner, City Clerk