

**NEW MEADOWS CITY COUNCIL MEETING MINUTES**  
**HELD MONDAY, September 25, 2023 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 Jeff Parnett, Josh Carr, Troy Black and Mayor Julie Good. Shiloh Ryker was present via zoom.

Staff present at City Hall were Kyla Gardner, Brianna Hoxie And Kirk Kundrick. City Attorney Dick Stubbs and Dana Kautz was present via zoom.

Public Present at City Hall were Kristie Scott, Ann Dechambeau, Tracy Peterson, Elaine Merritt, Daniel D’lerma, Ken Crogh, Bill & Donna Brown, Westford Marshall, Traci Foster, Jacob Rhodes, Staci Albers, Kayrene Brown, Joe & Olivia Sullivan, DeeDee Mathews, And Chris Peterson. Drew Dodson was present Via Zoom.

Mayor Good opened the meeting at 6:32 P.M. Troy Black led the Pledge of Allegiance.

**PUBLIC INPUT**

There was no public input.

**REPORTS**

Mayor’s Report

See Attached

Kirk Kendrick spoke on the city’s water smell. Sulfur is a substance in the ground that when met with air makes a rotten egg smell. This is not harmful. Once the well station is up and running it will have time to mix and eliminate the bad sulfur smell.

**DISCUSSION ITEMS**

Park Trees Blocking Reader Board

- Mayor Good expressed her concern about the trees in the park being a nuisance, She suggested the trees be trimmed and to take out the one tree that is leaning. MV School indicated that they would fix the reader board if the trees were addressed. The city will have to find someone to take the trees down.

Delinquent Utility Accounts

- The Council reviewed the changes to the Water/Sewer billing policy. A letter will be sent out to all accounts of changes after being approved at the next meeting.

**PUBLIC HEARINGS**

Public Hearing – 309 S Heigho- Conditional Use Permit & Design Review

Opening of the Hearing

Mayor Good opened the hearing at 6:56 P.M.

Applicant Presentation

Bill & Donna Brown presented that the four lots will be divided in half, making four plots of 78.5’ X 60’. The tiny homes will sit within all setbacks. The front two plots will have driveways off Heigho and the back two will have driveways off of the alley between Benedict and Cedric. The tiny homes will set close to centered lengthwise to make an equally sized front and back yard with the driveway coming in on the outside of each plot. They will sit on piers with skirting to the ground and decks built around them.

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Neutral Testimony

Chris Peterson 400 S Heigho has mixed feelings about the tiny homes and would like to see more plans.

Testimony Opposed to the Application

Daniel D'Lerma 317 S Heigho opposed approval in consideration to where snowfall is going, how it will affect neighboring properties, and alternative routes to driveways.

Tracy Peterson 400 S Heigho Opposed approval in consideration of timeline of lease, storage, parking, trash, occupancy and emergencies. She was also concerned about stray cats.

Elaine Merritt 316 S Heigho opposed approval due to potential neighborhood changes;

Ken Crogh 217 Peterson appeared on behalf of his father in law who was opposed to the project.

Traci Foster 308 S Morgan Opposed approval in consideration to rent, landscaping, and snowfall.

Final Questions from Governing Body

Council Member Parnett asked about water/sewer.

Council Member Carr was concerned with the timeline of construction of these tiny homes. Carr would like them to actually look like houses not trailers. He is also concerned with the occupancy.

Council Member Black is concerned with emergency access by fire and ems.

Mayor Good went over the tiny home ordinance. She asked about landscaping, parking, storage usage and if insurance was to cover them. She also asked about the timeline of when each unit would be put in. Bill responded with one a year.

Close of the Public Hearing

Mayor Good Closed the Public Hearing at 7:49 PM

**ACTION ITEMS**

Lot Line Adjustment- Design Review & Conditional Use Permit - 309 S Heigho

- Mayor Good expressed that the council would need to see solid foundations, landscaping, propane tank's location and where parking will be and how they are going to provide storage.
- The City will give a list of things for the applicant to present at a rescheduled Public Hearing on October 23, 2023.

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Hunter Brown – CDL Course

- Council Member Ryker moved to approve paying for Hunters CDL course Council member Parnett seconded. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Park Community Christmas Tree

- Council Member Parnett Moved to approve buying a Christmas tree to be installed in the park. Council Member Carr seconded. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Bike Park Lease Amendment

- New changes of a 10 year lease to a 5 year lease and a 60 day notice to be made by tenant or landlord was discussed. The City Council will request first right of refusal if the property ever comes up for sale. Mayor Good tabled the vote till next City Council Meeting

Surplus Property Declaration and Sale

- Council Member Carr moved to declare the Red Iron from the old meat shop as surplus property and to be sold to Kristie Scott for \$300. Council Member Parnett seconded. Roll Call Vote Parnett- yes, Carr- yes, Ryker- yes Black- yes. Motion carried.

Ordinance TBD-2023 Official Newspaper

- Council Member Carr moved to introduce Ordinance TBD-2023 Official Newspaper, and suspend the rules requiring three separate readings on three separate days and read by title only once. Council member Parnett Seconded. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.
- City Clerk Gardner Read by Title only.
- Council Member Carr moved to approve Ordinance TBD-2023 Official Newspaper. Council Member Parnett Seconded. Roll Call Vote Ryker- yes, Black- yes, Parnett-yes Carr-yes. Motion carried.

Ordinance TBD-2023 Variance Interim Moratorium

- Council Member Black moved to introduce Ordinance TBD-2023 Variance Interim Moratorium, and suspend the rules requiring three separate readings on three separate days and read by title only once. Council Member Parnett seconded. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.
- City Clerk Gardner Read by Title only.
- Council Member Black moved to approve Ordinance TBD-2023 Variance Interim Moratorium. Council Member Parnett seconded. Roll Call Vote Ryker- yes, Black- yes, Parnett-yes Carr-yes. Motion carried.

Letter of support- Meadows Valley Rural Fire District

- Council Member Parnett moved to approve the letter of support for the Meadows Valley Rural Fire District. Council Member Carr seconded. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

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**CONSENT AGENDA**

City clerk Gardner polled the City Council to confirm they had reviewed the minutes. The Consent Agenda included August 28<sup>th</sup> and September 11<sup>th</sup>, 2023 meeting minutes, Paid & Pending Claims, and August 2023 Financials.

- Council Member Carr moved to approve the Consent Agenda; Council Member Black 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 RV ordinance, Water Rate Review, bike park lease, fence ordinance, Back up operator contract, rezone Crossroads lots, Hunter Brown presentation, Bid for park trees, billing policy resolution and letter, Industrial Pak sign new location.

**ADJOURNMENT**

The meeting was adjourned at 8:30 P.M.

\_\_\_\_\_  
Julie A. Good, Mayor

ATTEST: \_\_\_\_\_  
Kyla Gardner, City Clerk