

**CITY COUNCIL PUBLIC HEARING & MEETING MINUTES
HELD MONDAY, JUNE 13, 2022 AT 6:30 P.M.
IN CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS**

Roll Call / Pledge of Allegiance

Present at City Hall were Council Members Josh Carr, Jeff Parnett, Shiloh Ryker, and Mayor Julie Good. Kaytlyn Gilliam was excused.

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 Traci Foster, Rory Mehen, Kayrene Brown, and Jerrod Warner. Present via Zoom were Ken Rider, Ashley Baker, Drew Dodson, and Robert Looper.

Mayor Good opened the meeting at 6:31 P.M. and Kyla Gardner led the Pledge of Allegiance.

Public Input

There was no public input.

Reports

Mayor's Report

Mayor Good stated that she has hired Hunter Brown for a part-time position with public works. He will be maintaining the park and helping Jessie as needed. Community Service was completed by a person who mowed the park, painted the park restrooms, and cleaned the bathrooms. Also, when the expected funds are received from Knife River, gravel will be applied to build the roads up. Brown's Mountain Recycling was found to be out of compliance with the Conditional Use Permit and also with DEQ best practices. Ricky Brown is working to remedy this situation, which includes hooking up to water/sewer services, rebuilding the site-obscuring fence, and not receiving any more vehicles at this time. Thirty days were given to comply.

Staff Reports

The Council reviewed staff reports and had no questions for staff.

Public Hearing

A public hearing was held to review an application received from Brundage Mountain Resort, LLC to change the zone at 520 Virginia from Central Business to Business Residential.

Mayor Good opened the public hearing at 6:38 P.M.

Governing Body Disclosures

See the attached list of questions and Council / Mayor responses.

Introduction

An Application has been received from Brundage Mountain Resort LLC, regarding 520 Virginia Street, located on East Virginia / Highway 55. The applicants wish to change the zone of the southern strip of the property from current Central Business District to Business-Residential. This

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matter requires the New Meadows City Council to conduct a quasi-judicial hearing, which means the Council must find facts and base its decision only upon the application of the ordinance standards and criteria, and the competent, substantial and material evidence received during this hearing. All testimony must be competent and not repetitious. Speculative opinions and general expressions of fear of potential increases in crime, traffic or impacts on property values do not constitute competent evidence.

Presentation by Applicant

Jerrold Warner, Director of Projects for Brundage Mountain, gave a presentation regarding their plan to use the old school / church as dormitory-style housing for their employees. Their request was to change the southern portion of the lot from Central Business District to Business Residential. Warner stated that this aligns with the City's Comprehensive Plan in that it will provide housing opportunities for employees and will enhance the community through design and potential transportation opportunities in the future. Brundage is interested in being an engaged community partner in New Meadows. Their plan is to renovate the current building and have living space available by November 2022. They also would like to eventually have four tiny homes behind the building for couples or families who would like more privacy than a dormitory would offer. He also stated that they are working with ITD on requirements for an access point.

Governing Body Questions to Applicant

Mayor Good asked about the status of the sidewalk. Warner stated that the sidewalk is in the plan, and that his engineers would have the details.

Mayor Good asked how many restrooms would be available in the dormitory, as the City will need to determine the number of EDUs for the building. Warner stated that there will be one restroom per room, which is meant for two people. Mayor Good also stated that according to code, more than 15 dwelling units are not permitted. Warner did not believe that they would exceed 15 dwelling units.

Staff Report

The Council and Mayor reviewed the staff report and Mayor Good read portions of the staff report to the Council.

Governing Body Questions to Staff

There were no questions to staff.

Testimony in Favor of the Applicant

There was no testimony in favor of the applicant.

Neutral Testimony

There was no neutral testimony.

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Testimony Opposed to the Applicant

There was no testimony opposed to the applicant.

Rebuttal from the Applicant

There was no rebuttal.

Final Questions from the Governing Body

There were no questions from the governing body.

Close of Public Hearing

Mayor Good closed the public hearing at 7:02 P.M.

Action Items

Brundage Mountain Resort Rezone Request

The Council discussed any conditions that might be considered. The Council chose to place no conditions on the rezone.

- Council Member Ryker moved to approve the rezoning of 520 Virginia Street, from Central Business District / Business-Residential to full Business-Residential. 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; Council Member Parnett seconded the motion. Roll Call Vote: Ryker – yes, Parnett – yes, Carr – yes. Motion carried.

Audit Approval F/Y 20-21

- Council Member Parnett moved to approve Fiscal Year 20/21 audit; Council Member Carr seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Brown's Mountain Recycling

City Attorney Stubbs will find the information on DEQ's Best Practices for automotive recycling.

May 9th and 23rd Meeting Minutes

City Clerk Gardner polled the Council Members and all members stated that they had read the May 9th and May 23rd meeting minutes.

- Council Member Ryker moved to approve the May 9th and May 23rd meeting minutes; Council Member Carr seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Budget Review FY 21/22

It was noted that City Hall's water/sewer amount should be increased for next year. It was set at \$350 and should be \$960. Money allocated for Planning & Zoning should be used for zoning

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public hearing costs such as postage and notice costs. Public Safety was not paid in 2020, so was paid twice in 2021. It was also noted that wages are down, but contract services are up, which will balance out. A new budget line item should be created for the Industrial Park for capital / infrastructure, and should contain \$10-15,000.

2022 New Meadows Comprehensive Plan Approval

- Council Member Ryker moved to approve the 2022 New Meadows Comprehensive Plan; Council Member Carr seconded the motion. Voice Vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Executive Session 74-206 1(b): To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

- Council Member Ryker moved to go into Executive Session at 7:26pm per Idaho Code 74-2061(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student; Council Member Parnett seconded the motion. Voice vote indicated no opposition to the motion with all members signifying yes. Motion carried.

Executive Session ended at 7:38 P.M. Roll was called and Parnett, Carr, Ryker, and Good were present.

Consent Agenda

The Consent Agenda included May 2022 payroll, April 2022 Financials, and the Claims Approval List.

- Council Member Ryker moved to approve the Consent Agenda; 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 budget, Brown's Recycling, EDUs, Will-Serves, grass & weed report, parking, Hale cleanup update, and speed limit signs with quote.

Adjournment

Mayor Good adjourned the meeting at 7:42 P.M.

Julie A. Good, Mayor

ATTEST: _____
Kyla Gardner, City Clerk

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Quasi-Judicial Disclosure Questions

1. Do you know the applicant? If so, how? (Length of time, type or relationship, etc.)

Jeff Parnett: I know Traci Foster. She was my student.

Josh Carr: no

Shiloh Ryker: I have no ties to leadership of Brundage.

Julie Good: I know the applicants, met with them several times to give information so they could present a complete application to the city.

2. What information do you know about the applicant's proposal? Any information received, even if true, and not received from the city must be disclosed.

Jeff Parnett: Only the application.

Josh Carr: Only the application.

Shiloh Ryker: Only the application.

Julie Good: More information than the application. There is nothing that I know about the proposal that would be beneficial to City Council based on the rezone.

3. Did you visit the property site for this hearing?

Jeff Parnett: No – just viewed it from the highway.

Josh Carr: No – just viewed it from the highway.

Shiloh Ryker: No.

Julie Good: No.

4. Have you spoken to anyone before this meeting / public hearing regarding the application or the property to which it refers? Any comments regarding the application or property must be disclosed.

Jeff Parnett: No

Josh Carr: No

Shiloh Ryker: No

Julie Good: No

5. Do you have any specialized knowledge relevant to this hearing?

Jeff Parnett: No

Josh Carr: No

Shiloh Ryker: No

Julie Good: No

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6. Do you have a fixed opinion that is not susceptible to change based on what you learn at this hearing?

Jeff Parnett: No

Josh Carr: No

Shiloh Ryker: No

Julie Good: No

7. Do you have a financial interest in the outcome of this decision?

Jeff Parnett: No

Josh Carr: No

Shiloh Ryker: No

Julie Good: No

8. Do you have any other relevant information that would cause a conflict of interest in your decision?

Jeff Parnett: No

Josh Carr: No

Shiloh Ryker: No

Julie Good: No

9. Is there any reason you will not be able to make a decision on this matter using only the information presented at this hearing and the current planning & zoning ordinance? Any reason may require an absence of voting/participating due to bias.

Jeff Parnett: No

Josh Carr: No

Shiloh Ryker: No

Julie Good: No

10. If necessary, the Hearing Body will vote on recusal of members at this time. A member shall not participate in the hearing if the member has a fixed opinion prior to the hearing that is not susceptible to change; has engaged in undisclosed *ex parte* communications; has a close familial, business or other associational relationship with the applicant or an affected person; or has a financial interest in the outcome of the matter.

Not Applicable