

**MINUTES OF THE
City Council Meeting for the City of Menan held May 12, 2022.**

Presiding: Chauncey T. Haight, Mayor

Present: Chauncey T. Haight, Troy Hanson, Amy Gahn, Ben Smith, Matt Walker, Kris Meek, Allyson Pettingill, Deputy McCrea, Ian West, Brent Crowther, and Danielle Andrew.

INCOME: May 12, to June 9, 2022:

Sewer Payroll	4002.02
Garbage Payroll	124.76
Apr. 2022 Property Taxes	534.30
Murdock Building Permit	4401.81
Valleywide Stock and Dividend	615.02
Insight Reimbursement	401.99
Motor Vehicle Fines	125.45
General Fund Money Market Interest	4.56
General Fund Collateralized Money Market Interest	.27
Sewer Fund Money Market Interest	1.10
Sewer Fund Collateralized Money Market Interest	1.64
Garbage Fund Money Market Interest	.28
LGIP State Pool	2.53
TOTAL	\$10,215.73

Income from Sewer Account May.:	\$ 14,360.36
Income from Garbage Account May.:	\$ 2,714.00

Meeting called to order at 7:02 pm.

Meeting starts with the Pledge of Allegiance.

Law Enforcement Report: Mayor Haight states that since there is no one from the Sheriff's Office in attendance yet, the report will be pushed down the agenda until a representative shows up.

PSI Check In: Ian West from PSI addresses the Council. He states that he is at the meeting to check in with the Council and see if there are any need that they are not addressing or concerns. There is discussion of this. There is discussion of dumpsters for the City Clean up day on the 21st of May. There is discussion of Matt needing more cans as he has been replacing some of the residents broken cans. There is discussion of the dumpsters needed for the 4th of July celebration. The council thanks PSI for being so great to work with.

Citizens Comments: Allyson states that she forgot to put the P&Z Update on the Agenda, so there is discussion of what was addressed at the P&Z meeting. Danielle Andrew stated that the P&Z had a Public Hearing for a CUP, a discussion of tire storage on property in the city, and the Commission working on the land use table in the code, defining items and taking out some not needed. There is discussion of this.

Law Enforcement Report: Deputy McCrea addressed the Council. He states that there were 96 hour logged. There were 29 complaints, 0 arrests, 0 DUI's, 3 citations, and 59 traffic contacts. There is discussion of the report. The Mayor and Council thank the Deputy and Sheriff's Office for all they do.

Discuss Conditional Use Permit for Public Hearing-Danielle Andrew: Danielle addresses the Council concerning the Conditional Use Permit she is seeking in the Public Hearing next on the agenda. She relates the information regarding the business she and her husband own and operate and their desire to move the business to her property in Menan, which is in the Traditional Residential 1 District. She states that the business in

question is a construction trade business that would be allowed in the TR1 district with a Conditional Use Permit. She then explains what the business is. The business proposed is a timber framing business for building. She further states that they cut timber in their shop and load it on trucks to deliver to builders who use the timber for aesthetic purposes on the buildings they are building. She then states that all of the work of cutting and preparing the wood is done inside the shop, so the noise level for the neighbors would be at a minimum. She also states that all of the saw dust is collected in a vacuum system they set up. There is discussion of where the building is located on her property. There is discussion of how trucks would get in and out of the property. Danielle states that they would have a turn around so all vehicles would have a forward facing entrance and exit. There is discussion of doing whatever needed to be done to make the neighbors happy. She also states that they will put in berms or landscaping to make it more attractive for the neighbors as well. She states that her husband is the main employee, but they would likely hire one other employee. She also states that the business is by word of mouth, they don't advertise so there wont be a lot of customers coming in and out. There is discussion of this.

Ron Jones made a motion to enter the Public Hearing for the Conditional Use Permit for Danielle and Mark Andrew. Amy Gahn seconded the motion. Motion passed.

Enter Public Hearing at 7:36 pm.

Mayor Haight states that the public will have the opportunity to speak for the issue, Neutral to the issue, or against the issue.

Mayor Haight asks if anyone would like to speak for the Conditional Use Permit. No one would like to speak for the issue.

Mayor Haight asks if anyone would like to speak who is neutral to the Conditional Use Permit. No on would like to speak.

Mayor Haight asks if there is anyone who would like to speak against the Conditional Use Permit. No one would like to speak.

Allyson reads the Planning and Zoning recommendation from their Public Hearing. The recommendation reads: The Menan Planning and Zoning Commission send the recommendation to the City Council of approval of the Conditional Use Permit application with the conditions that the building be insulated and doors installed to cut down on the noise for the neighbors around them. If there is a noise complaint, the Planning and Zoning Commission will then review the issue and discuss ways to alleviate the issue.

Ron Jones made a motion to exit the Public Hearing. Ben Smith seconded the motion. Motion carried.

Exit Public Hearing at 7:40 pm.

The Mayor and the Council discuss the application. There is discussion of the traffic the approval could cause to the area. There is discussion of the issue mostly being resolved as there are not many new vehicles expected and the forward facing entrance and exit would mostly alleviate the issue. There is discussion of the overall idea being positive for Menan and the residents.

Ron Jones made a motion to approve the Conditional Use Permit application for Mark and Danielle Andrew with the recommendations made by the Planning and Zoning Commission. Ben Smith seconded the motion. Roll Call vote: Amy Gahn-aye; Ron Jones-aye; Troy Hanson-aye; Ben Smith-aye. Motion carried.

City Clean-up Day-Action: Allyson states that she contacted Jeremy at PSI and he stated that the best day for them to have dumpsters available is May 21, 2022. So she set it up for that day. There is discussion of this. Mayor Haight states that he has been in contact with Eyclers and they will come out and collect the metal and appliances. There is discussion of what is allowed and who is allowed. It is decided to allow those not in the City with utility bills to drop off in the dumpsters with a fee of \$5.00 per load as the city residents pay for the clean up day from their utility payments. There is discussion of times for the Mayor and Council members split the day to have someone there to supervise the day.

Discuss Land Acquisition and Purchase with Idahoan for Public Hearing: The Council and Mayor discuss the proposal for the exchange of 30 acres of land with the purchase of an additional purchase of 3 acres from the Idahoan Foods corporation. There is discussion of the equal exchange of the 30 acres with the purchase of the additional 3 acres for \$25,000.00 for the 3 acres. There is discussion of the benefit to the City as the 30 acres exchanged is on the Menan side of the dry bed and will be easier to land apply.

Ron Jones made a motion to enter into a Public Hearing for the Land Acquisition and Purchase with Idahoan Foods. Amy Gahn seconded the motion. Motion carried.

Enter into Public Hearing at 8:00 pm.

Mayor Haight states that the public will have a chance to speak for, neutral, and against the proposed plan.

Mayor Haight asks if there is anyone in attendance that would like to speak for the proposal.

Danielle Andrew, 689 N 3600 E, Menan, speaks for the proposal as it is better for the City.

There is discussion of who currently farms the property. It is stated that Rhett Watson farms the property currently, and as he farms the property the city owns, it will be an easier transition.

Mayor Haight asks is there is anyone who is neutral that would like to speak. No one speaks.

Mayor Haight asks if there is anyone who is against the proposal who would like to speak. No one speaks.

Ron Jones made a motion to exit the Public Hearing. Troy Hanson seconded the motion. Motion passed.

Exit Public Hearing at 8:02 pm.

Ron Jones made a motion to enter into an agreement to purchase and trade land with Idahoan Foods Corporation. Amy Gahn seconded the motion. Roll Call vote: Ron Jones-aye; Amy Gahn-aye; Troy Hanson-aye; Ben Smith-aye. Motion passed.

Discussion of Impact Fees: Mayor Haight states that Brent Crowther from Civilized Engineering is not in attendance to discuss the issue. There is discussion of needing an ordinance to be able to charge impact fees. There is discussion of the issue. There is discussion of the sewer and the connection fee for the sewer. It is decided to put the issue on the agenda next month when Brent can be in attendance.

Walk Path Crossings-Action: Ron Jones states that he has concerns about the walk path along the canal and blind spots he sees for pedestrians crossing the roads. There is discussion of this and the safety for those using the walk path. There is discussion of putting up pedestrian crossing signs. There is discussion of eventually painting cross walks across the roads. Allyson will order cross walk or yield to pedestrian signs.

Troy Hanson moves to accept the Final Plat of the Twin Butte Townhomes with the condition that the restriction on further subdivision be approved by the City Attorney before the Mayor can sign it. Amy Gahn seconded the motion. Roll Call vote: Troy Hanson-aye; Amy Gahn-aye; Ron Jones-aye. Motion carried.

Public Discussion: There is discussion of the property owned by the LDS church next to the city property and a desire for the city to acquire the property as a park. There is discussion of the 4th of July and what the committee is planning and their progress so far.

Maintenance Update: Matt states that the maintenance building was burglarized and that there were quite a few things taken. There is discussion of this. He then states that the Sheriff's office and Detective Melanese caught the people responsible. There is discussion of what was taken and the few items returned. He then states that Terry is back and started working for the summer a couple days a week. After the 4th of July he will only work one day a week. The Nelson kids will do the weed whacking on the canal again this year and Whitney is also coming back to help. He states that he had to fix a sewer issue at the Town Hall bathrooms. There is discussion of this. Brent Crowther arrived and stated that the T.Ving of the sewer line project will start next month. He also reports that the Land Application permit they have been working on will go from a 5 year to a 10 year permit and there will

be a shortened report for the extension. There is discussion of this. It is discussed that the discussion of the Impact Fees will be on next months agenda.

Treasurers Report-Action: There is discussion of the financials provided.

Ron Jones made a motion to accept the Treasurer's Report. Troy Hanson seconded the motion. Motion passed.

Bills-Action: There is discussion of the bills from last month and the current month.

Ron Jones made a motion to accept and pay the bills. Ben Smith seconded the motion. Motion passed.

Minutes: There is discussion of the minutes from last meeting.

Troy Hanson made a motion to accept the minutes from the April 14, 2022 meeting. Amy Gahn seconded the motion. Motion carried.

Ron Jones made a motion to adjourn. Troy Hanson seconded the motion. Motion carried.

Council Meeting ended at 9:12 pm.

Allyson Pettingill,
City Clerk/Treasurer