

**MINUTES OF THE
City Council Meeting for the City of Menan held February 9, 2023.**

Presiding: Ron Jones, Council President

Present: Ron Jones, Amy Gahn, Ben Smith, Troy Hanson, Matt Walker, Kris Meek, Allyson Pettingill, Leo Hancock, Mike and Sandy King, Todd Dole, Dean and Carol Fullmer, Robert Gunderson, Danielle Gunderson, Danielle Andrew, Justyn & Alysha Anderson, and Brett Crowther.

INCOME: February 9, 2023 to March 9, 2023:

Sewer Payroll	2,698.97
Garbage Payroll	124.76
Jan. 2023 Property Taxes	1,194.40
Intermountain Gas Franchise Pmt	5443.60
Murdock Sewer Hook Fee	5250.00
Motor Vehicle Fines	540.45
General Fund Money Market Interest	16.15
General Fund Collateralized Money Market Interest	15.82
Sewer Fund Money Market Interest	5.32
Sewer Fund Collateralized Money Market Interest	9.49
Garbage Fund Money Market Interest	2.23
LGIP State Pool	2.53
TOTAL	\$15,303.72

Income from Sewer Account Mar.:	\$ 30,265.41
Income from Garbage Account Mar.:	\$ 1,936.00

Meeting called to order at 7:05 pm.

Meeting starts with the Pledge of Allegiance.

Amy Gahn made a motion to move the Law Enforcement Report until there is a member of law enforcement present. Ben Smith seconded the motion. Motion passed.

Teton House-Mike King, new owner introduction: Leo Hancock introduces the new owners of the Teton House, Mike and Sandy King. He states that he sold the restaurant, and Mike and Sandy will be serving the area. There is discussion of the restaurant and how it wont change. The council welcomes the Kings to the area, and then thank Leo for all he has done with the Teton House.

Citizens Comments: Robert Gunderson asks the Council about issues he is having with his brother and about charges the city had against both brothers in 2020. There is discussion of this. There is discussion of the issues between the brothers. Robert states that he is upset with Kris and how he has handled the issues. Robert also asks for a copy of a letter or document regarding the aforementioned charges that were charged in 2020. Kris informs Robert that the Jefferson County Courthouse will have the copies of anything and he will have to go and ask them. Robert also complains about the speeding that happens on 3565 E on the way out of town and the possibility of placing a stop sign on the corner of 3565 E and 630 N. There is discussion of this. He also states he has an issue with where Matt places the snow on the corner of his property. He also asks if the city is responsible for clearing the snow plowed in front of the mailbox. This is discussed and the Council informs him that it is the homeowners responsibility to clear the snow from in front of the mailbox.

Discussion of Pre-Application Committee Meeting-Action: There is discussion of the meeting the Committee had with Jorelle McClellan and Eric from Thompson Engineering. There was discussion of the discovery of the road designations in the Comprehensive Plan and in the adopted Traffic Study and how this makes it possible for

the original proposed plat with the long skinny lots along 3500 E. The Mayor then proposed the possibility of slightly smaller lot sizes so the development could have a road leading in running east/west and then a road running north/south with the houses along this road. There is discussion of this. There is discussion of how to make the smaller lot sizes and a possible PUD as Brent with Civilized Engineering suggested. This issue will go to the P&Z for the recommendation on where they would suggest the direction would be.

Planning & Zoning Update: Danielle reports on the meeting. She states that at the meeting the P&Z started looking at what a CUP would look like with the Anderson's if the rezone is approved for their property they have leased from the railroad. There is discussion of the concerns from the residents around the property. She also stated that the P&Z discussed the Pre Application Committee meeting and what they are looking at regarding the smaller lot size proposal. She states that they are not sure about the PUD and how that can look like preferential treatment to developers. There is discussion of this. There is discussion of changing the code to allow 1/3 acre lots. The P&Z will work on it more next month.

Discussion of Anderson Rezone Request, Village Dist. to Light Industrial: Ron explains what the Public Hearing is for, a rezone of the railroad property along 3500 E between Menan Lorenzo Hwy and 665 N. from Village District to Light Industrial. Ron then goes through the Public Hearing process.

Ben Smith made a motion to enter into a Public Hearing for the rezone from Village District to Light Industrial. Amy Gahn seconded the motion. Motion passed.

Enter Public Hearing at 7:45 pm.

Justin Anderson starts his presentation on the area and what why he is asking for the change. He states that the railroad property in question is best suited for the change to Light Industrial. He asks if there are any questions from those in attendance.

Ron asks if there are any in attendance that would like to speak in favor of the rezone. No one speaks.

Ron asks if there are any in attendance that would like to speak that are opposed to the rezone. No one would like to speak.

Ron asks if anyone is neutral to the rezone who would like to speak.

Richard Ball: Richard states he has no problem with what is being requested to rezone, but he has an issue with past projects the applicant has completed within the city limits and how the projects were done without proper authority and not compliant with the city code.

Justin is given the chance for rebuttal. He chooses not to.

Amy Gahn made a motion to exit the Pubic Hearing. Troy Hanson seconded the motion. Motion passed.

Exit Public Hearing at 8:00 pm.

There is discussion of the proposed change. The Council asks Justin about the previous projects. He states that the warehouse is not inhabited as a residence, but as a watchman's quarters as allowed in Light Industrial. The individual staying there is a truck driver and is at the property approximately 15-20 days a month, as is allowed in the code under Light Industrial. There is discussion of this. Kris states that the Council needs to look at the issues that this change may affect. He also states that the zoning should encourage uniformity. There is discussion of this.

Ben Smith moves to approve the request by Justin Anderson to rezone the railroad property along 3500 E between Menan Lorenzo Hwy to 665 N from Village District to Light Industrial. Amy Gahn seconded the motion. Motion passed.

Rezone is approved.

Amy Gahn made the motion to move the Public Discussion up on the agenda. Ben Smith seconded the motion. Motion passed.

Public Discussion: Todd Dole from NBCCF addressed the Council about an issue that was discussed at the 4th of July meeting. He states that they would like to move the car show from over on 3550 E by the Town Hall to the City Park. It would give them more room and the car owners like the grass. There is discussion of this. There is discussion of the flag ceremony and moving the ceremony to the City Office by putting a flag pole up by the big tree. The Council asks Matt if that would work to put up a new flag pole. He states that he could do that. The Council states that they have no problem with moving the car show. Richard Ball states he has a problem with developers coming in and wanting to change everything. There is discussion of this.

County Area of Impact Agreement-Action: Kris states that he is waiting on a map to attach to the agreement. He then states he will reach out to Mark at the County to see where the County is on their end. He states he will let Allyson know when she should be prepared to schedule the public hearing to pass the agreement.

Personnel Policy Discussion-Action: Allyson asks if everyone received the email with the proposed changes to the policy. It is decided to look the document over, and if any changes wanted, to discuss at next months meeting.

Menan Code 8-2-7(C)(9) Code Change/Ordinance-Action: The Council look over the changed ordinance provided.

Amy Gahn made a motion to suspend the reading of Bill 2023-3 three times on three separate days and have the title of the proposed ordinance read only once. Ron Jones seconded the motion. Roll Call vote: Troy Hanson-aye; Ben Smith-aye; Amy Gahn-aye; Ron Jones-aye. Motion passed.

Amy Gahn reads the Title only of Bill 2023-3.

Troy Hanson made a motion to adopt Bill 2023-3. Ben Smith seconded the motion. Roll Call vote: Ben Smith-aye; Troy Hanson-aye; Amy Gahn-aye; Ron Jones-aye. Motion passed.

Discussion of State Public Works Manual-Action: Allyson states that she can't find the document online to purchase it. There is discussion of this. Matt finds the manual and orders it.

Maintenance Update: Matt reports that he has been plowing the roads a lot. There is discussion of the road grater that was rented. Matt then states that besides plowing he has been working on the end of the year sewer report. There is discussion of this.

Kris states that the Council needs to redo the adopting of the Bill 2023-3, as Ron cannot vote while taking on the Mayors role.

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Treasurers Report-Action: There is discussion of the financials provided. There is a discussion of applying for an academy the AIC is putting together for City leadership. Allyson states she may apply, if it is ok with the Council. There is discussion of this. They state that it is ok with them. Kris asks about a restitution check from the County. There is discussion of this. He states it is from the individual that burglarized and stole items from the Maintenance Building. He also states that ICRMP needs to be informed and possibly they need the check sent to them. Allyson states she will contact them and ask what to do with it.

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

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

Amy Gahn made a motion to accept and pay the bills. Troy Hanson seconded the motion. Motion passed.

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

Amy Gahn made a motion to accept the minutes from the Jan. 12, 2023 meeting. Ben Smith seconded the motion. Motion carried.

Troy Hanson made a motion to adjourn. Amy Gahn seconded the motion. Motion carried.

Council Meeting ended at 9:34 pm.

Allyson Pettingill,
City Clerk/Treasurer