

**Public Hearing
November 17, 2025
Meadow Firehouse
7:00 p.m.**

*****THESE MINUTES ARE APPROVED *****

Attendance: Mayor Gary Bishop, Councilmember Sunny Guild, Councilmember Channing Stott, Councilmember Justin Jensen, Councilmember Jim Beckstrand, Treasurer Haley Abplanalp, Clerk Monica Dearden, Lloyd Robison, Dennis Bond, Lynn Bond, Zane Murnan, Tony Cowley, Mark Cowley, Robert Beckstrand, Carlene Beckstrand, Dusty Mundy, Diane Mundy, Ryan Mundy, Andrew Flake, Camille Jensen, Allen Erickson, Andee Holdaway, Scott Beams

1. **Opening Ceremonies (three-minute limit):** Mayor Bishop welcomed those in attendance and Haley opened the meeting with a prayer. The Pledge of Allegiance was said.
2. **Objective: Discussion and public comment about the proposed Subdivision Ordinance:** Mayor Bishop explained that this meeting is to hear comments from the public about the proposed subdivision ordinance. A possible decision could be made to adopt the ordinance in the regular town council meeting that will follow or it can be sent back to the Planning & Zoning Commission. The reason for the work on this ordinance came about because the state has mandated some changes in the timeline and process involving subdivisions. Mayor Bishop asked the council members if they had any questions or comments. Justin asked Andrew, the Planning & Zoning chairman, what was added or possibly subtracted when creating this proposed ordinance. Andrew shared that nothing changed as far as setbacks, frontage, lot size etc. This ordinance specifically addresses subdividing/subdivisions. This ordinance limits the number of lots that can be subdivided. A simple lot subdivision is up to three lots and makes no changes to streets etc. A minor lot subdivision is up to ten lots and could include more in depth changes.
Mayor Bishop asked for comments limited to three minutes from the public in attendance.
 - Mark Cowley stated he had a lot of comments and a public hearing is a public hearing and that there should be no limits placed and you should be willing to hear what the public has to say. The reason behind this ordinance is that the State passed senate bill 174 and house bill 476. Chapter two says the authority cannot include town council or the Mayor for a preliminary plat. There is a misunderstanding of the terms; the Administrative Land Use Authority is a person or group of people to perform an administrative function and the Land Use Authority is a zoning board and is involved in creating this ordinance. This ordinance has a conflict of terms. You say that the authority will be appointed in

the future, that's not what an ordinance is. You need to spell out qualifications, the process, who appoints, none of that is included in there. If you look at 10-9-5 it says the appeal authority should be the Town council. That's not correct. Mark had a list of problems he has compiled. Justin asked if Mark would share that information with Andrew.

- Tony Cowley quoted from Mayor Bishop's September Newsletter "this ordinance should support us into the future and protect property owner's rights". Tony questions, what does this specifically do to protect rights? This has been talked about for more than a year in Planning & Zoning meetings. He asks anyone on the council to talk about how exactly this protects rights, because it does the opposite. He wants a back and forth discussion. He states that there are many things that cannot be discussed and that there are statements made that are false.
 - Mayor Bishop said it is interesting and in response to accusations, this ordinance is designed to protect property rights, this ordinance imposes time limits so that a person's rights are protected and so they can manage their property in a timely manner as the past ordinance would allow a council to sit on a subdivision request for an extended amount of time.
 - Scott Beams asks about the water leak on Center street and how many meters are available in town. The discussion is about protecting property rights, but there is only so much infrastructure available. He thinks that moving forward as the council plans, problems can occur from poor management. He feels that fixing the water leak should have been a high priority.
 - Mayor Bishop asked how the council feels about the proposed changes. Sunny wants to make sure we understand any discrepancies as we want to get this right. She also wants to thank Andrew and Planning & Zoning, Justin agrees and wants to take the time to make sure. Mayor Bishop states that we need to get it right. Jim questions why none of these things have been talked about in planning & Zoning. Mark says this is a confusing ordinance, but we have no choice but to adopt something, because state law always trumps.
 - Mark asks why in a public hearing the town council and members of planning & zoning talked more than the public attending. Isn't that the purpose of a public hearing, to have a discussion?
3. **Closed Session (UCA 52-4-205 & 205) to discuss one or more of the following (if necessary): The character, professional competence or physical or mental health of an individual; collective bargaining; pending or reasonably imminent litigation; the purchase, exchange, or lease of real property, including any form of a water right or water shares; the sale of real property, including any form of water rights or water shares; deployment of security personnel, devices or systems; investigative proceedings regarding allegations of criminal misconduct; contract negotiations, the disclosure of which would be detrimental to the city's bargaining position.**
4. **Adjourn:** Channing motioned to adjourn the meeting. Sunny seconded the motion. All were in favor.