

**Meadow Town Public Hearing
Subdivision Ordinance
April 20, 2026
Meadow Firehouse
7:00 p.m.**

*****THESE MINUTES HAVE NOT BEEN APPROVED *****

Attendance: Mayor Gary Bishop, Councilmember Robert Beckstrand, Councilmember Justin Jensen, Councilmember Jim Beckstrand, Councilmember Sunny Guild, Clerk Monica Dearden, Lloyd Robison, Tony Cowley, Mark Cowley, Lynn Bond, Tammy Beckstrand, Andrew Flake, Matt Clement, Ranae Williams, Sean Kelly, Camille Jensen
Excused: Treasurer Haley Abplanalp

1. **Opening Ceremonies (three-minute limit):** Mayor Bishop welcomed those in attendance. The pledge of allegiance was said and a prayer was offered by Andrew Flake.
2. **Objective: Discussion and public comment about the proposed Subdivision Ordinance:** Mayor Bishop thanked the members of the Planning & Zoning Commission that are in attendance. He explained that the State of Utah asked for some specific things to be included in communities sub-division ordinances. Planning and Zoning has been making edits and working through this for over a year. Mayor Bishop opened the floor to the public for their thoughts and comments.
 - a. **Mark Cowley:** Mark requested a copy of the proposed ordinance and did not ever receive it. He left a message at the office. Monica emailed it to him, but somehow it wasn't received. Monica apologized. Mark says the process wasn't followed for approving something for land use. Mark shared with those in attendance that he is aware of the process as he served on Planning & Zoning and was the chairman for a number of years. First it has to be discussed in Planning and Zoning and then it has to be voted on and if it is approved then you have a public hearing in Planning & Zoning. It made it that far, but this is probably not the same ordinance that was discussed in Planning & Zoning, it was taken home and it was modified. It should have gone back and voted on again and another public hearing held before it was voted on by the town council. Mark then asked a few questions. He reiterated that the correct procedure was not followed and it should have never been brought to the town council public hearing because it isn't completed in the Planning & Zoning section.

Justin had questions and wondered if this was applicable to use. The answer is Yes, it is applicable and must be done by every municipality. Jim asked if there were other issues Mark had identified. He shared a few thoughts.
3. **Adjourn:** Jim motioned to adjourn the meeting. Robert seconded the motion. All were in favor.

Monica Dearden
Meadow Town Clerk