

Meadow Town Public Hearing
June 15, 2026
Meadow Firehouse
6:00 p.m.

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

Attendance: Mayor Gary Bishop, Councilmember Sunny Guild, Councilmember Robert Beckstrand, Councilmember Jim Beckstrand, Councilmember Justin Jensen, Clerk Monica Dearden, Treasurer Haley Abplanalp, Tony Cowley, Mark Cowley, Lloyd Robison, Lynn Bond, Ed Zmitravich, Andee Holdaway, Zane Murnan, Greg Prows, Liz Stott, Allen Erickson

1. **Opening Ceremonies (three-minute limit):** The meeting was opened with the Pledge of Allegiance and a prayer was said by Mayor Bishop.
2. **Objective: Discussion and public comment about the proposed WUI (Wildland Urban Interface) Ordinance.** Mayor Bishop began the public hearing and asked for questions or comments from the town council, there were none. He opened the floor to the public for comments and discussion.
 - a. Mark Cowley: First, the map on the WUI ordinance is incorrect. He referenced the source protection map which is the correct shape of Meadow Town. Meadow has no defined WUI interfaces and it would be helpful to show that on the map. We are required by the state to adopt these building standards, but they have no application because there are no WUI interfaces. They also require us to appoint a code enforcer which would be useless because they would have nothing to do. Mark suggests that we state we have no interface and that someone will be appointed when we do have an interface and the office will be non-operable until needed. The code requires it to be reevaluated every three years. Mark wanted to point out some things in the code; they want you to provide access to all locked properties, key boxes. This is based on the international code which means input comes from all across the world to say what we need to do in our town. He suggests, to not adopt the appendices as they are too restrictive, they want you to get a permit to plant a tree or a shrub and distances from your house, and what kinds. It places all the control in the hands of one appointed official. They can also evict you from your home if they determine that there is a hazardous condition. The code official can appoint deputies, as many as he wants and they have the same authority. In situations, you are guilty until proven otherwise. They have the right to come on your property at any time and inspect your property as many times as they deem necessary. The code official can't be sued. The way Mark sees this code, it isn't about protection, it's a trojan horse, a magicians tricks to control your property. If we don't have a WUI interface, we should come up with the facts and tell the state we don't need to have this, because it doesn't apply to us.
 - b. Tony said we don't have any interfaces. He rode his motorcycle and rode it to the closest BLM land, it's 2.1 miles east of town and 2.5 miles west of town, nothing between Fillmore and Kanosh. We don't have any WUI interface. The part Mark didn't cover is financing this compliance officer.

They are going to put a flat fee on every structure on your property and it will be passed to you in the fall on your property tax and it could be as low as \$20 to \$100 depending on the size of your structure. Property taxes and insurance are going to go up big time. Why not use money to go towards insurance, there are people in town that are on the edge of dropping their insurance because they can't afford it. There are contradictions in the Utah code and your ordinance 102.2. What will be repealed? We want to know? Tony states that he has a question and he knows they won't answer it, but how many of you sat and read this code? Justin said he read what he could find online. Mark and Tony read the whole thing, plus the appendices, just like everyone of you should have, but we knew you wouldn't before you signed off on it, so we did. Tony's recommendation is, this is horrible and you (referring to Mayor Bishop) said it and I agree with you on that. There is no interface that meets this criteria and we shouldn't be adopting it.

- c. Greg Prows said we don't have any WUI interface in Meadow Town limits, but who is to say somebody might want to annex and we will and eventually Meadow will get big enough that it gets into the wildland urban interface and this code helps regulate how people can build where the wildfires are going to be. He is for this code.
 - d. Zane Murnan stated that this bill H48 is the most unconstitutional bill there is. Meadow will never grow this much to get into these lands. There is a local adaptation that can be by resolution. You don't have to sign off on this. You don't have to accept this. If you sign off on this tonight, you're just signing your life away. This is stupid. This is unconstitutional. This is a no brainer. I hope you guys are listening.
 - e. Lynn Bond questioned if this has to be looked at every three years, why do it now?
 - f. Mark added that he would like to see the town make a resolution that says there are no wildland urban interfaces and see it posted on the map so that anyone who looks at the map can see there is no WUI interface. Even the annexation area doesn't come into the WUI area. The resolutions should include that this has to be reevaluated every three years, and if there is a WUI interface then the ordinance can take effect.
 - g. Tony stated this puts a serious burden on the citizens who are struggling, which is why we got a utility refund in December, with a likely tax increase and insurance rates probably going up. This is a great injustice to our people if you pass this ordinance.
 - h. Greg clarified that HB48 has nothing to do with the WUI.
- Mayor Bishop referred to the council and comments from them. Justin stated that this is a hearing and should be just listening to the public and not debating.
3. **Adjourn:** Justin motioned to adjourn the meeting. Sunny seconded. All were in favor.