

SPECIAL CITY OF NEW MEADOWS CITY COUNCIL MEETING MINUTES  
HELD WEDNESDAY, JANUARY 24, 2018 AT 6:00 P.M.  
CITY COUNCIL CHAMBERS, 401 VIRGINIA STREET, NEW MEADOWS

**Agenda Item 1 – Welcome – Roll Call – Pledge of Allegiance:**

Present were Council Members Julie Good, Darla Weber, Carol Bond and Daryl Norris.

Staff present were Mac Qualls and Angie Mettie.

Public present were Philip Good, Nikki Crogh, Sandy Schiffman, Pat Kennedy, Wes & Dixie Jeffs, and Bill Libby.

Council President Julie Good opened the meeting at 6:00 P.M. and led the Pledge of Allegiance.

**Agenda Item 2 – (10 Minute) Training: Motions, Voting, Ordinances & Resolutions:**

City Clerk Qualls led a training session for both Council and community members on how motions are made, voting methods after a motion is made, and the purpose of ordinances and resolutions.

Council President Good noted that two items needed to be added to the agenda. They were an engineering task order with an approaching deadline, and payment for work completed during a water main break.

- Council Member Weber moved to amend the agenda to add the engineering task of completing the NPDES Permit application. The good faith reason this is being placed on the agenda is the item is time sensitive and the city cannot wait past February 1<sup>st</sup> to apply; Council Member Bond seconded the motion. Roll Call Vote: Bond – aye, Good – aye, Norris – aye, Weber – aye. Motion carried.
- Council President Good moved to amend the agenda to add the payment of Troy Walker to the agenda. The good faith reason this is being placed on the agenda is the City desires to pay Mr. Walker for his time in a timely manner; Council Member Weber seconded the motion. Roll Call Vote: Bond – aye, Good – aye, Norris – aye, Weber – aye. Motion carried.

**Added Agenda Item 3 (1/23/2018) Engineering Task Order: NPDES Permit:**

Council President Good stated that the NPDES Permit comes up every six years. The EPA gives approval to allow the activities at the sewer plant. It must be completed by February 1, 2018. It is already in the budget and this task order needs approval.

- Council Member Bond moved to approve adding this engineering task order and allowing Julie Good to sign it; Council Member Weber seconded the motion. Roll Call Vote: Bond – aye, Norris – aye, Good – aye, Weber – aye. Motion carried.

**Added Agenda Item 4 (1/24/2018 11AM) Approving Certain Claims:**

Council President Good stated that Troy Walker provided much needed help in a timely manner for an emergency situation with a water issue. Doug Buys felt \$50-60 would be an appropriate wage.

- Council Member Weber moved to pay Troy Walker \$60; Council Member Norris seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

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**Agenda Item 5 – Ordinance Discussion / Workshop:**

Council President Good stated that the purpose of the discussion / workshop was to present ideas for an RV Use Ordinance. After a framework was created, the public would then be able to voice their comments on the Council's ideas. Good introduced a draft document as a starting point.

The Council looked at having RVs as living quarters outside of an RV Park, and also looked at RV Parks that might be developed.

Regarding RVs outside of an RV Park, the following ideas were mentioned. The definition of *permanent* meant living in an RV year-round. Rvs might be allowed in the Business-Residential and R-3 district. The R-1 and R-2 districts were also considered. The lot size required for an RV on a lot was suggested at 2500 square feet. The setbacks would be those required of the zoning code. The length of stay in an RV varied from not being allowed outside of an RV Park, to one year. Ideas regarding where the RVs could be placed also varied. One suggestion was to allow an RV on a lot that had no structure or no inhabited primary residence. Another felt that a property owner's right may be infringed upon to disallow an occupied RV next to the home. The Council discussed a permitting process, where RV owners could purchase a permit for up to six months to reside in an RV within the city limits.

Regarding RV Parks within the city limits, the Council discussed the future of new RV Parks. They might be permitted in business-residential and R-3 zones. R1 and R2 zones may be a possibility with a conditional use permit. The lot size was originally suggested at 2500 square feet, but then brought down to 900 square feet, with a minimum width of 30 feet. The Council chose the ratio of five RVs to one EDU, with an additional EDU for landscaping, if necessary. These could be permanent. Safety guidelines from the NFPA should be followed. Suggestions for the park included a minimum lot size of ½ acre, with a maximum of 30 RVs per acre. Open space should be at least 25% of the area, with 100 square feet per RV used as a central park for RV customers. A fence and outside landscaping was also suggested 60 days prior to opening or by July 1. Storage facilities were not recommended, and outbuildings with showers, sinks, toilets, and possible laundry facilities were mentioned. A public fire pit may be included, but private fire pits would not be permitted.

The Council heard comments from the public.

Philip Good stated that a 900 square foot minimum is very small. He suggested a 1500-1800 square foot minimum. He did not feel that showers should be required in an RV park.

Nikki Crogh stated that the large lot size does not make sense. She felt that two RVs could fit on a 30x60 lot. She also said that many of the workers here live in New Meadows because housing is not available in McCall. She felt that putting more restrictions on housing options would cause the community to lose workers.

Pat Kennedy stated that there is a shortage in housing. He felt that RVs were a good choice to put on lots in place of rundown homes, and could later be removed for other land uses. He did not feel showers should be required in RV Parks, as most RVs contain showers. He felt that RVs are safe to live in year-round. He asked for clarification of what exactly was grandfathered in. Kennedy also stated that "affordable" housing is unaffordable, and many workers will be leaving with more restrictions.

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Bill Libby felt that the current zoning code regarding RVs on a residential lot did not apply if no structure was on the property. Good explained that if it is not written in the code, it is not allowed. By creating such high standards for an RV Park, Libby felt that no local residents would be able to afford the cost of developing the RV Park as suggested. He would like local people to be able to develop in New Meadows. Local workers would be chased out by the RV rules being created.

Council President Good thanked everyone for their comments and allowed each Council Member to give a final opinion. Good stated that she was very aware of the living situations and conditions of community members. She would like to see better living conditions and a cleaner community, but must approach it with methods that would actually work for New Meadows. What works for other communities may not work for New Meadows. She wanted to make sure the Council did what was best for the community and not alienate the public and displace residents in the effort to create a utopia.

Council President Good also clarified what might be “grandfathered in.” Current trailer parks that were legally placed according to any zoning codes at the time of placement would be grandfathered in. Parks that were established by no legal means shall conform to the new code as will be established.

Council Member Norris suggested starting with a utopian vision and then scaling it back to what New Meadows can do in the present, thus working toward a goal.

Council Member Weber felt that the community could be cleaned up. She felt that codes needed to be enforced and restrictions considered in order to make sure the community complied with what was in place.

Council Member Bond wanted to include the voice of the people. She felt that creating an ordinance and revisiting it every six months would be beneficial. If improvements were made, then move forward. If not, then keep working. She did not want to force people out or infringe on their rights by being the judge and jury.

City Clerk Qualls will use these ideas to create a draft ordinance to review at the next Council meeting.

Weber suggested Council Members think about a mission statement for New Meadows to share at the next meeting. Bond reminded the Council that the goal of health, safety, and sanitation would be a good starting point.

**Agenda Item 6 – Adjourn**

- Council Member Bond moved to adjourn; Council Member Norris seconded the motion. Voice vote indicated no opposition to the motion with all members signifying aye. Motion carried.

Meeting adjourned at 8:00 P.M.

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Darbey Edwards, Mayor

ATTEST: \_\_\_\_\_  
Jacob M. Qualls, City Clerk / Treasurer