

**EUREKA CITY COUNCIL
PUBLIC HEARING
APRIL 24, 2024 6:30 P.M.**

Eureka City Council will hold a public hearing to discuss and take public comment on the following:

1. Consider adopting amendments to the Cottage Home Ordinance, to include Twin Homes (those that meet the required parameters) as an allowed use.
2. Consider adopting amendment to the Eureka City Zoning Ordinance(s), to allow Twin Homes to be developed upon non-conforming lots only, as well as provide further definitions.
3. Consider adopting an Ordinance to impose a 0.30% Sales and Use Tax for Transportation.
4. Consider adopting an Ordinance to impose a one percent Municipal Transient Room Tax.

ROLL CALL

Mayor Chris Dever – Present
Council Member Greg Evans – Present via Zoom
Council Member Travis Haynes – Present
Council Member Tom Nedreberg – Present
Council Member Jerney Snell – Present
Council Member Robert Trepanier – Absent
City Recorder Patricia Bigler – Present
City Attorney Melissa Mellor – Present via Zoom

OTHERS IN ATTENDANCE

Brandy Kirgan, Laura Kirgan, Robert Jenkins, Bradley Winger, Dennis Weight, Barbara Lewis Palfreyman, Cindy & Steve Child, Jessica Nielsen, JaNeel Nielsen

Mayor Dever led everyone in the Pledge of Allegiance. He read the Public Hearing Notice and opened the meeting to public comments.

1. Cottage Home Ordinance

Robert Jenkins said he opposes the changes to the ordinance. He feels single family homes would benefit Eureka more than having twin homes. He has witnessed them in other communities, and they turn into rentals down the road. He feels there will be more of these homes popping up in the future and it doesn't benefit the city. The city should encourage homeowners who own vacant homes and lots to fix them up and sell them to help better the community. Brandy Kirgan does not like the idea of Eureka having town homes. She feels they are a fire hazard. Laura Kirgan said she wanted to address the first two items on the agenda. She does not love the idea of twin homes. She wants to know what would stop people from dividing their lots up to put twin homes on them. She said with our small community and volunteer fire department, these type of homes put people at risk. She does want to see new homes built and people moving in. Dennis Weight is the contractor and Barbara Lewis Palfreyman owns the property. They explained why they wanted to build a twin home. They originally wanted to put two homes on the split lot which is long and narrow. Depending on the size of the home it would

only leave about a 10 ft walkway. If they could put in a twin home on the lots, it would give more access to the backyard. The homes would have the required firewall between them. She said there is nothing they could do about people wanting to rent the homes once they have purchased it. Council Member Snell said he is on the fence after hearing from those attending the meeting tonight. He asked Barbara what their plan would be if the Council decided not to allow the twin home. She said they would either build one larger home or two smaller homes. Laura stood up again and asked what would stop people from splitting a normal lot and doing the same thing. Council Member Haynes responded with an explanation on how the changes to the Cottage Home Ordinance would work.

Transportation Tax – Mayor Dever said this tax is exclusively for roads and would benefit the city. No comments were made.

Transient Room Tax – Laura commented and said this tax is already being taken out. This ordinance would keep the money here in the city and not give it to the State.

ADJOURNMENT

Council Member Haynes made a motion to close the Public Hearing. Council Member Evans seconded. All in favor Public Hearing closed 7:12 pm.