

MINUTES–CITY OF ASHTON

SPECIAL CITY COUNCIL MEETING

Wednesday, May 19, 2021

7:00 p.m.

714 Main (North Entrance)

*The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of **Public Hearings**. The Mayor will not normally allow audience participation at any other time. Idaho Law prohibits council action on items brought under this section except in an emergency circumstance.*

CALL TO ORDER & WELCOME

In Attendance: Tom Mattingly, Jerry Funke, Teresa Hansen, Tadd Atchley and John Kaelberer.

Also, in attendance: City Clerk Stegelmeier, City Attorney Angell, Deputy Clerk Warnke, Chief Griffel, Mark Loosli, Tyler Hess, Doug Hess, Karen Loosli and Rachel Hatton.

Mayor Mattingly called the meeting to order at 7:03 pm.

1. **Public Hearing: Zone Change at 411 Pine Street – Mayor Mattingly** **ACTION ITEM**

City Clerk Stegelmeier acted as the hearing officer for this public hearing. She reported that the proper notice had been given and then asked Administrator Bowersox to give a report.

P & Z Administrator Bowersox reported that this property is currently in the Industrial Zoning District and the applicant would like to change the district to a High-Density Residential Zoning District. In the Council's packets there is a map showing the property. Around it are two blocks of higher density residential so a change would not be considered spot zoning. The industrial zone is right next to it but the trucks used now are getting larger and much of the business for the grain company has moved to the company's location outside of the city limits. Changing the zoning would be consistent.

City Clerk Stegelmeier asked the applicant representative to give his presentation.

The applicant representative, Mark Loosli, explained that their main goal in doing this project is to create housing supporting small to large families and create a health and wellness facility for the community. They are asking to change the zoning to higher density to accommodate the growth of Ashton. He and his partners have done research on pricing, etc. to help in keeping the price affordable but profitable. They are hoping to build fourplexes and townhouses. Mark had some examples of the type of buildings they will be trying to build. The target rent for the fourplex units is \$750-875 and for the townhomes is \$1150-1275. Mark showed the Council examples of the fourplexes and townhomes they are hoping to build. The Council asked questions about the examples, parking, etc. Mark then turned the time over to Tyler Hess who explained that they are getting the old warehouse cleaned out and will be working on the interior. They are hoping to have something for everyone such as cross fit, softball, baseball, a track and turf. They also have a building that they think can easily be turned into storage for RVs, etc. They are trying to get everything up and rolling and try to get things rented this year. They would like to get everything done because there is a need for housing. Businesses are losing people without housing. They explained that as farmers they want to grow Ashton without losing more farm ground.

- A. **Public Comment** (Each speaker will be allowed a maximum of 3 minutes unless repeat testimony is requested by the Mayor or Council.)
City Clerk Stegelmeier opened public comment. There was no one signed up to speak so she asked if there was anyone there who would like to speak in favor of the proposal.

Rachel Hatton, Cherry Street. Rachel is excited for this proposal and thinks it is brilliant. She feels that it is past due for the City of Ashton. A building is unkept and uncared for it becomes an

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eyesore. This is a great idea and kudos to those people planning it. We are losing families to not finding a place to rent. It will be nice that it is made into something useful.

City Clerk Stegelmeier asked if there was anyone who would like to speak as neutral to the proposal. There were no speakers.

City Clerk Stegelmeier asked if there was anyone who would like to speak against the proposal. There were no speakers.

City Clerk Stegelmeier closed the public comment period at 7:14 pm.

City Clerk Stegelmeier asked Mr. Loosli if he had anything to add. He said he did not.

City Clerk Stegelmeier asked P&Z Administrator Bowersox if she had anything to add. Administrator Bowersox explained the storage spoken of in the applicant's presentation would not be a use in the High Residential Zoning District. There would need to be either another change of zone or a conditional use permit. She can discuss that more with the applicant at another time. Administrator Bowersox recommends that the Council change the zoning on this property from Industrial to High Density Residential.

Councilman Atchley made a motion to approve the conditional use application at 411 Pine Street making the property zoned High Density Residential. Councilman Funke seconded the motion. Mayor Mattingly asked for a roll call vote. The motion passed unanimously.

2. Visitor Center Agreement – City Clerk Stegelmeier, Sterling Nielsen *ACTION ITEM*

The Council went over and discussed the agreement. Sterling will basically be a modified Manager.

Councilman Funke asked about waste disposal. Mayor Mattingly explained that Sterling has ordered garbage cans but if that isn't enough, he will go up to a dumpster.

Councilman Atchley made a motion to accept the agreement with Sterling Nielson. Councilwoman Hansen seconded the motion. The motion passed unanimously.

The meeting ended at 8: pm.

3. Adjournment

Councilwoman Hansen made a motion to adjourn. Councilman Atchley seconded the motion. The motion passed unanimously.

NEXT MEETING

- ◆ City Council 7:00 p.m. – Wednesday, June 9th, 2021 Council Chambers, Ashton City Building – 714 Main, Ashton.
- ◆ Questions concerning items appearing on these Agendas or requests for accommodation of special needs to participate in the meetings should be addressed to the Office of the City Clerk or call 208-652-3987.

Minutes respectfully submitted by Cathy Stegelmeier, City Clerk.

Attest

Cathy Stegelmeier
City Clerk

Tom Mattingly
Mayor