



City of Athol City Council Special Meeting
Held in the Council Room in City Hall

Wednesday, March 28, 2018
6:00pm Public Hearing

CALL TO ORDER: Mayor Wachter called meeting to order: 6:02pm

ROLL CALL: *Mayor asked the visitors present to please sign in.*

Present: Mayor Wachter; Councilwoman Zichko; Councilman Hill; Councilman McDaniel
Councilman Spencer; Clerk/Treasurer, Lori Yarbrough; City Planner, Rand Wichman;
Mark Mitchell- Public Works/Water Operator; and City Attorney, John Cafferty

PUBLIC HEARING:

(Open at: 6:03pm)

1) For SUBDIVISION APPLICATION Case No. S-18-01, The Crossings Subdivision

Mayor Wachter explained the process and procedure for this hearing. He reminded everyone about the meeting rules, that each speaker will be allowed a maximum of 3 minutes to address the City Council on this matter before us and you will need to complete a yellow slip of paper, that are at the back of the room. Also, to speak loud and clear as this hearing is being recorded. He next invited the city planner to introduce the application before us today.

Rand briefly introduced a description of proposal. Applicant Geoff Reeslund, representative for HJ Grathol, is requesting a preliminary subdivision plat approval for a 22-lot commercial subdivision in the Commercial zone. It's the property surrounding the Super 1 Foods but does not include it. The subdivision is called, "The Crossings at Athol" and represents Phase 2 of the development of the HJ Grathol property that was annexed in 2017. From there Rand passed it over to the applicant for their presentation.

Applicant, Geoff Reeslund, introduced himself and spoke about how excited they are to be at this point and that a simple lot line adjustment was done to create the lot for the Super 1 store and now they are ready to subdivide into the various lots. He acknowledged having some type of sewer treatment system as part of this subdivision and felt it was approximately 4 months from being designed; then an additional 3 months or so would be needed for construction. After that they record and start selling parcels. He concluded by saying their engineer, Jim Coleman, is here and available if anyone has any additional questions.

Rand then added the following informational pieces as was submitted in his official written staff report that was given to the council. He added a brief discussion on the **main access** (Super 1 Foods) to this property being just from the North off Roberts road, the south from Hwy 54, and at some point, from the east off of Howard Rd. Once subdivided out none of the other parcels will be accessed from these exterior entrances; they will all be accessed through an internal road system that needs to be built. Rand next pointed out the **water service to** each of these lots will be provided from the city's public drinking water system. All these

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lots will be reviewed to ensure they have appropriate access to the water system and the location and sizing for water mains, hydrants, and other improvements are adequate. This review will be done by the City, the Fire District, and the Idaho Dept of Environmental Quality prior to construction and/or final plat approval. **Sewer service** for these lots will be provided by a new lagoon treatment system located on parcels 1 and 2 and will be privately operated and will provide service to the Super 1 grocery store, as well as the lots within the subdivision. Treated wastewater will be applied to landscaping areas and such. Super 1 will move off the drain field and will use the new sewer once its completed. **Other appropriate agencies** have also been solicited for comment on this application. Finally, the applicants have indicated they plan on completing this subdivision in a single phase. Hoping to move toward final approval and recordation of the plat as quickly as possible. There are legal standards laid out in the staff report that Rand asked the council to review and recommends approving this preliminary plat request because it is feasible and can meet various requirements with some conditions as recommended in his report. It is now up to the council to find some conclusions of law for this application.

The Mayor then opened the public hearing up for Public testimony by those in support. Only 2 (yellow) slips were submitted which were by the applicant and the applicants engineer; who then chose not to speak saying they had nothing more to add. It was next opened for Public testimony by those neutral. There was only 1 comment submitted. By Melody Jones, who did not want to speak and made a box of her own on the form that was marked “depends”- her comment was read by the Mayor” It should depend on whether there’s a sewer plant. Shouldn’t be built with out it.” And finally, the Mayor opened it up for Public testimony by those opposed. There were none submitted. The Mayor concluded that only 3 comment slips were received (2 for, and 1 neutral) and asked the applicant if they wished for a rebuttal- they declined. The Mayor then closed the hearing and informed the council that they may begin to deliberate. **(Closed at: 6:15pm)**

OTHER BUSINESS:

1) Approval/Finding for Subdivision Application (Case No. S18-01) The Crossings

***DISCUSSION by Council.** Councilman Spencer asked Rand to explain the next steps in how this will work, once they have made their decision. Does it come back to the council again or what? Rand explained that a decision today to approve the application for subdivision will allow their engineer to move forward with design on the roads, water and sewer, etc. The city will review the water plans and road constructions as to how they’re built. The fire department will also be involved and ensure their requirements have all been met as well for safety and such. The highway district will also have a hand in this as they will require an approach permit. All of this will come back to council when the construction drawing has been approved. That approval by council then will allow for recordation on final plat map and then the developers can begin to build or provide a financial guarantee; so that they may begin selling the lots. **Councilman Spencer stated the following:**

The applicant **HAS** provided sufficient information to determine whether the application complies with the relevant requirements of Title 9, Chapter 3 Athol City Code just as the staff report has recapped.

Councilman McDaniel stated: The application **COMPLIES** with the requirements of Title 9, Chapter 3 and other applicable standards of Athol City Code. **Councilwoman Zichko stated:** The proposal **COMPLIES** with or **IS** capable of complying with the requirements of other agencies with jurisdiction or providing services to the proposed development, which was based upon the discussions we have had today. **Councilman Hill stated:** The proposal **WILL** contribute to the orderly development of the area, and uses and density **ARE** compatible with existing characteristics of the area. Councilman Spencer then finished by stating that: Service and facilities such as schools, electricity, water, sewer, police and fire protection **ARE** feasible, available and adequate. Any request by an agency for actions to be taken, or fees to be paid, to mitigate impacts of a subdivision are not included as a condition of preliminary approval unless the proposed actions or fees are roughly proportional, in both nature and extent, to the

impact of the proposed development, and was recommended by Rand and the proposed conditions in his report are satisfactory and fitting.

Council DECISION/ MOTION: 1st by Zichko, I make a motion based on the aforementioned Conclusions of Law, S-18-01, a request by HJ Grathol for the Crossings at Athol subdivision in the commercial zone as well as including the recommended 1-9 conditions on the staff report be hereby **APPROVED.** 2nd By McDaniel. **Roll Call: Zichko-yes; Hill-yes; Spencer-yes; McDaniel-yes; Motion passed.**

2) **Discussion of April 3rd Regular Council Meeting** – Mayor Wachter shared that the Super 1 Foods VIP night is the 3rd from 5:30-7:30pm. We have a budget workshop scheduled for 6pm and the regular meeting followed at 7pm. We wanted to discuss with **the council if they would like to consider starting the budget workshop and regular meeting at a later time, date, or just cancel.** The Mayor added that the flag raising is scheduled for 6pm; introductions at 6:30pm and so far, there is nothing currently listed for this 1st meeting of the month agenda. *DISCUSSION
Motion by Spencer, second by McDaniel to cancel the regular city council meeting and budget workshop at 6pm and regular meeting at 7pm that is scheduled for Tuesday April 3, so that we can attend the Super 1 Foods VIP night from 5:30 to 7:30pm. In addition, we'll have the budget workshop at 6pm before the next regular scheduled meeting April 17th. **Roll Call: Zichko-yes; Hill-yes; Spencer-yes; McDaniel-yes; Motion passed.**

Rand- wanted to remind Lori that for the next agenda. An order of decision on the Subdivision application will need to be done. The council will need to authorize the Mayor's signature.

PUBLIC COMMENTS- NONE

ANNOUNCEMENTS- Councilwoman Zichko reminded everyone that the Seniors meeting and lunch will be on Monday April 9th at noon. **Lori-** the next Beautification and Athol Daze planning meeting is Thursday, April 5th at 1:00pm, if anyone would like to attend. **Mayor Wachter-** said he and Mark and Kyle from Keller did a walk through at the Howard Street pumphouse.

ADJOURNMENT: at 6:53pm
ATTEST:

Bob Wachter, Mayor

Lori Yarbrough, City Clerk/Treasurer

Approved at Council on 4/17/18