

Approved Minutes

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

Tuesday, December 6, 2022
6:00pm Regular Council Meeting

Mayor Hill called the meeting to order at 6:01 P.M.

ROLL CALL: Present: Mayor Hill; Councilwoman Devine; Councilman McDaniel; Councilwoman Kramer; Councilman Cutaiar; Clerk/Treasurer-Lori Yarbrough; Public Works-Kevin Foster; and Rand Wichman, City Planner. Not Present: Zach Jones, Attorney.

ACTION ITEMS:

1) APPROVAL OF THE November 15th REGULAR MEETING MINUTES:

Motion by Devine, that we approve the last regular meeting minutes on the 15th, without amendments.

***DISCUSSION *** All in favor-none opposed. **Motion passed. ACTION ITEM**

2) APPROVAL OF BILLS AS SUBMITTED: Motion by McDaniel, that we approve paying the

November/December bills as submitted with no amendments. *DISCUSSION Kevin mentioned to the council he was looking for some back-up chain parts for the grader and was told about a set of chains that happened to be available and they have no idea when they would next get any in, so he grabbed them and can return if the council disagrees. They were \$580.00. The council was ok with this purchase. All in favor-none opposed. **Motion passed. ACTION ITEM**

3) DISCUSSION/APPROVAL of Water Bond Banking Resolution #2023-05 This will be new accounts with P1FCU here in Athol that will be used to pay the annual RD water loan from. We had already wanted to begin some banking with P1FCU as they are now located here in Athol. **Motion by McDaniel, to approve Resolution #2023-05 to set up new accounts at P1FCU.** *DISCUSSION **Roll Call:** Kramer-yes; McDaniel-yes; Cutaiar-yes; Devine-yes; **Motion passed. ACTION ITEM**

4) DISCUSSION/APPROVAL to Purchase Fuel for the Generators at the Well Houses. Kevin Wanted to talk with the council and ask them their opinion of how full we should plan to keep the fuel tanks for the generators. They are large and are currently at about half and ¾'s full each. After a brief discussion the council said keeping them above half, never going below that, is always best. Kevin will plan to schedule Coleman Oil to deliver the fuel and the following motion was made: **Motion by McDaniel to approve the purchase of diesel for the filling of the tanks at the Well Houses.** *DISCUSSION- this is an onsite delivery by Coleman Oil. **Roll Call:** McDaniel-yes; Cutaiar-yes; Devine-yes; Kramer-yes. **Motion passed. ACTION ITEM**

PUBLIC HEARING: Regarding both the Application for Annexation and Initial Zoning, and for the Application for the Conditional Use Permit by Luxury Garage Condos of Athol, LLC.

Mayor opened at 6:10pm to take public comment on the proposed annexation to the city. The Mayor briefly spoke to the process of how the public hearing will proceed, asking all those wishing to give public comment to be sure to speak loud and clear because it is being recorded. He further stated those

NOTE: The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 683-2101 at least 48 hours in advance of the meeting date and time.

wishing to speak tonight will need to complete the yellow sheets of paper on the table in the back. Please identify if you are for, against, or neutral and if you wish to speak or not. He then asked the City Planner, Rand Wichman, to introduce the application.

Rand began by explaining that tonight we are discussing both the annexation and initial zoning as well as the conditional use permit simultaneously. There will need to be two different motions though and only one public hearing, that will be for both matters. He then reviewed the basics of the application such as its location, and request for storage units in a commercial zone. She reminded the council that they have a copy of the draft annexation agreement and pointed out a few of the conditions for each that he recommended.

Then Scott McArthur, Engineer for Luxury Garage Condos spoke: Adding some clarity that they did initially hope to have some of the units have their own water or restroom, but after working with Panhandle Health District understands that they will only be allowed the 3 restrooms for the whole project. He discussed how they felt it would be a benefit to the city and that the commercial use they are requesting will bring the lowest impact to the city as well as traffic along this road; in comparison to other possible business uses that is allowed. He believes this project will look like others they have done that they do a great job on the landscaping and that it will help to create a pleasing entrance to the city when coming from the north on highway 95. The council asked a few additional questions over the next few minutes then the mayor opened it up for public comments.

Then Public Comments taken as follows: 1 For was Scott McArthur, PO Box 2488 Post Falls, ID 83877; for the applicant, basically he just spoke. 1 Neutral was Joe Sheasby, 27111 N Good Hope Road Athol, ID 83801- presented a number of questions such as: Some conflicting language in one area it sited lower traffic volumes, in another is says it could support local businesses with an increased flow of traffic down that area; He wanted to know how this was supporting the people of Athol, beside the tax benefit? What is their target market? How does the commercial tax base work when there are individual owners?; Interested and questions the pedestrian and bike use; He asked the council is it the best use for that property? Next there were 4 comments received as Against the project, they were as follows: 1) Stephen Bruce Schonebaum, 30595 N Meadow St. Athol, ID – Moved here 21 years ago, we liked Athol the way it was then. Athol is rapidly becoming something other than the little town we originally moved to. 2) Joni Schonebaum, 30595 N Meadow St. Athol, ID – Stated it will put more wells and sewage problems which will raise our costs. They can stay out of the city and pay for their own wells. Storages don't need bathrooms. Congestion are we don't have any police force to monitor this. Athol never makes people follow the rules. Until we have a police force, it's a bad idea. 3) Matthew Garrett, 30750 N Alice Ct. Athol, ID – no written comment and didn't want to speak. 4) Kimberly Garrett, 30750 N Alice Ct. Athol, ID – no written comment and didn't want to speak. That was 6 total comments for the record.

Then Applicant then Rebutted. Scott McArthur – He and with Rands help did better explain how the taxes are broken up between the individual unit owners. Scott also clarified that for traffic, while will cause more than there is now, will be less than say a restaurant or gas station. He also reminded that the benefit to the people of Athol is the tax base and values. He also mentioned that the CC & R's, being a legal document, will help in some of the self-policing and security.

Mayor closed the hearing at 7:23pm. The City Planner then explained to the council they can now deliberate and asked if they had any additional questions. He also reminded them they must answer the questions from section VI of his staff report. This should help them to make a decision to annex or not and then someone can make a motion. If ready you are ready to decide, then be sure to address what type of zoning if approving the annexation. The zoning is anticipated to be commercial, and it is commercial in the county right now.

Council requested a quick BREAK 7:24pm to 7:30pm

Upon return the council had a short deliberation and the following motion and findings were answered by Councilman McDaniel.

5) DISCUSSION/DECISION for the Application for Annexation and Initial Zoning for the Luxury Garage Condos of Athol LLC. Findings:

- The proposed annexation and zoning **WILL NOT** have an adverse effect on the delivery of services by any political subdivision providing public services to the property.
- The proposed annexation and zoning **IS** in general conformance with the goals and policies and future land use map of the Comprehensive Plan.
- The proposed zoning **WILL NOT** result in incompatible land uses in the area of the request.

Motion by McDaniel to approve the application for annexation based upon the findings just listed and to designate as being zoned commercial as per the request from Luxury Garage Condos of Athol and direct staff to prepare the final ordinance and necessary paperwork. *DISCUSSION-Roll Call: **Cutaiar-yes; Devine-yes; Kramer-yes; McDaniel-yes.** Motion passed. **ACTION ITEM**

6) DISCUSSION/DECISION for the Application for Conditional Use by Luxury Garage Condos of Athol for a Storage Unit Facility. Findings:

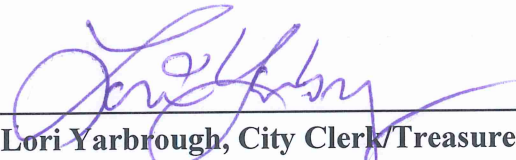
- The proposed use **WILL** be consistent with the various elements and policies of the comprehensive plan.
- The use and its associated structures and facilities **WILL NOT** be detrimental to the public health or safety, the general welfare, or the environment.
- The use and facilities **WILL NOT** adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.
- Adequate public and private facilities such as utilities, landscaping, parking spaces, and traffic circulation measures **ARE OR WILL BE** provided for the proposed use.

Motion by McDaniel to approve the application for Conditional Use Permit for a Storage Unit Facility with all of the conditions of approval as listed in the staff report. *DISCUSSION Roll Call **Vote:** Devine-yes; Kramer-yes; McDaniel-yes; Cutaiar-yes. **Motion Passed. ACTION ITEM**


ANNOUNCEMENTS City Council - none. / Mayor – none. / Staff Lori - 1) Reminded the council of the Christmas party on Friday the 16th. 2) She wanted to check that it was ok to repost the plans for the Bennett street project, council agreed. 3) Let everyone know She and Jeanette plan to read the AIC Friends City book to the 3rd graders, and Kevin too if he's not plowing. 4) Updated the council that we did request an extension for the Sidewalk grant, and it was approved until Spring. No risk of losing the grant funds or needing to pay them back. The project is about 65% complete, but the weather has shut it down until the snow is gone and temperatures rise. **Kevin 1)** He already mentioned the chains. 2) Wanting to discuss our policy on towing vehicles and such as they are affecting the plowing operations as he has 3 or 4 ready to get towed. There was a brief discussion that resulted in the council agreeing if they have received a notice or friendly reminder, and they don't move them get them towed.

ADJOURNMENT at 8:01pm

ATTEST:



Lori Yarbrough, City Clerk/Treasurer



Bill Hill, Mayor

Approved at Council on 12/20/22

