



Regular City of Athol City Council Meeting

Held in the Council Room in City Hall

Tuesday, June 5, 2018 7:00pm Regular Council Meeting

Mayor Wachter called meeting to order: 7:00 P.M Visitors please sign in.

PLEDGE OF ALLEGIANCE

ROLL CALL:

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

APPROVAL OF LAST MONTH (May 15th) REGULAR MEETING MINUTES:

Motion by Zichko seconded by McDaniel that we approve last month's regular meeting minutes (5/15/18) without amendments. *DISCUSSION All in favor- Motion passed.

APPROVAL OF LAST MONTH (May 30th) SPECIAL MEETING MINUTES:

<u>Motion by Hill seconded by Spencer that we approve last month's regular meeting minutes (5/30/18) without amendments.</u> *DISCUSSION All in favor- **Motion passed.**

APPROVAL OF BILLS AS SUBMITTED: <u>Motion by Spencer</u>, seconded by Hill that we approve paying May's bills as submitted without amendments. *DISCUSSION-All in favor- **Motion passed**.

OTHER BUSINESS:

1. Presentation by Active West Developers - regarding a concept for Residential Development in a portion of the Crossings Subdivision – Dennis Cunningham had a handout for his presentation on this project. Discussing 55 plus housing and has looked at the local data and Athol is a prime location for his project. Discussed the age of our current local population; which is consistent with the greater area. 78 million baby boomers in the U.S.; and paired with the Eisenhower population that is 1/3 of the US population in this senior age group. People are living longer and healthier which will change our housing needs moving forward. Idaho is currently one of the fasted growing state in the U.S. so there is an inflex of people. Athol has 692 people, 21% are over age of 55; adding in the 50-54-year-old group brings 40% population are over 50 years old. Ultimately, he's looking at trying maybe a 30 or 100 unit home project for the 55plus age group. Similar to Meadow Ranch behind Fred Myers in CDA. These are all main floor living ranging from either 1,000 to 1,600 sq. feet for some there is a 800 to 1,100sq feet option to for townhouse types. Today just feeling out the council on if this is something they would consider in the new annexation (HJ Grathol) property which is now zoned for commercial. They would be considering moving forward possibly as a conditional use permit for this senior green home living project. Walking distance is key to the success of this type of project, meaning he's not interested in doing something like this rurally. Specifically, east of Super 1 the top most NE 4.4 acres near Howard Rd. They are individually owners and they have CCRS, like a home owners association; which includes plowing, snow, streets and landscaping. Open space is generally gardens and pet areas. Councilman Hill asked about the prosperity of this development and wondered if that is why this is being considered. Developer responded that is not the case at all, its just such a big lot that they believe it will support this use as well as the previously discussed

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commercial such as car wash, bank, gas station, urgent car, physical therapy and maybe hotel. Mixed-use was mentioned in your community review and its done in many places around. Mayor spoke up and said he feared this was going to be more lower income housing and is glad to hear that its not. Mayor reminded that there's no voting, but you may give an opinion. Councilman Spencer started-feels the council agreed to commercial use and that's what should only be; he's not for high density housing of any kind. Councilman Hill- Not against what is being discussed, realizes that there is an again population, but does not want low income level housing. It wouldn't be Athol city citizens that will relocate over because the costs are too high and likes this idea. Councilwoman Zichko- likes this idea but has concerns and would like to see more commercial be established before we get into adding residential use to it. Councilman McDaniel- feels that there's a need and doesn't not want any low-income housing. Agrees with Councilman Hill and is open to the idea. Mayor- added that the tax base would increase and be higher than say storage units. The council (3 of 4) felt like they are open to hearing more and seeing ideas being presented. Then it was opened for public comments: 1) Randy Banks Athol, ID Parks Rd- this is exactly what I would be looking for, loves the idea and knows 2 other couples who'd felt the same. It would be an asset and worthwhile adventure. 2) Melody Jones Athol, ID Roberts Rd.- in real estate for many years and would consider and see a need for such housing-downsizing is happening and will bring more people with money into the community. Mixed-us and smart growth is a thing. 3) Cindy Young Athol, ID Clagstone area- her mind was changed can today thinking this was going to be for low-income but wanted to know how regulated this housing would be. Concerns about turning into another L.A. wants to keep the wildlife. 4) Marg Whalen, Athol, ID- doesn't want it to turn into another Post Falls- too big.

- 2. Annexation Consideration (AXC18-02) Mr. & Mrs. Scott of 29128 N Old Hwy 95 Athol, ID 83801 They have 5.5 acres with one home on it. Property owners introduced themselves and wanted to see if the council is interest in allowing them to annex and water is their primary reason for doing so. Planner, Rand added this property is contiguous to the city the challenge will be the very reason they are asking for annexation, that is water. It is in the area of city impact. Water pressure and flow standards will be the issue. Alternatives to be explored; the water master plan has some future options (priority 3), he's aware of several other adjoining properties that might be interested in going together, or maybe they look at working with their neighbors to create a community well. Overall Council is open to discussion, but water is the main factor in if or how it could work out.
- 3. Update on Athol Beautification 2018- Lori and Mary reported there were about 30 homes that participated & 100 volunteers. We do need more adult volunteers moving forward. Good things and bad things are happening with this event and its getting bigger. Over 10 tons of trash and 3 plus trailer loads of junk was collected, Lori gave thanks to Athol Baptists, Real Life Ministries, Church of God, Richie Cole, The Karupiah's, Humana, the Athol/SL Grandmothers & Dave Moreland w/ Panhandle Waste and the other individual volunteers who helped make the event happen. Yards sales seemed successful.

ANNOUNCEMENTS City Council – Councilwoman Zichko announced a <u>Community Block Watch meeting is set for June 21st at noon.</u> Mayor Wachter- earlier at 6pm Timberlake Fire had their meeting to present to council; there was no decisions made at this meeting it was all informative. City Staff- Lori the next Athol Daze Planning meeting is June 14th at 1:00pm; Lori shared and asked all to congratulate our Mayor Bob for his accomplishments in receiving his Idaho Risk Management Certification Program (PRIMA), it's a 2-year long training, City Clerk Lori received here last year. The city now has 2 people with this certification. Mark- receiving his test date in the mail any day. **NOTE**Rand and Lori not present at the next council meeting.

ADJOURNMENT at 8:37pm ATTEST: _

Lori Yarbrough, City Clerk Treasurer

Approved at Council on 6/19/18.

Bob Wachter, Mayor