



Approved Minutes

Regular City of Athol City Council Meeting

Held in the Council Room in City Hall

Tuesday, October 21, 2025

6:00pm Regular Council Meeting

Mayor Ruch called the meeting to order at 6:00 P.M. and did roll call.

ROLL CALL: Present: Mayor Ruch; Councilwoman Kramer; Councilwoman Devine Councilwoman Porter; Councilman McDaniel; Attorney, Zach Jones; City Clerk-Lori Yarbrough; Public Works-Pete Weigman and Rand Wichman, City Planner. Not Present: n/a.

REPORTS:

TREASURY REPORT – Lori submitted the September 2025 report; Lori read the ending STCU Checking account balance on the report was \$18,857.70; the ending Savings/Money Market account was \$82,173.86; and the ending LGIP account balance was \$1,626,927.73. The P1FCU Money Market is \$156,966.02 and the savings were \$54,367.61.

WATER REPORT- Lori submitted a written report. Lori shared the September usage was 7,176,249 million gallons; coin haulers were 400,400 gallons. September billed utilities were \$23,508.00, overage of \$7,212.00 and collected was \$47,638.55. Lori said approximately 47 late accounts and maybe 6 or 7 shut off notices.

PLANNER REPORT – Rand submitted a written report and recapped: the Area of Impact Map, amendments had been sent to the county. The county is trying to get all the cities updated in one public hearing, tentative date for a workshop is 10/30/2025 at 1:30pm Rand will plan to attend. Area of Impact Projects –Rand has sent the comments from the city on the Heiberger storage CUP and thinks that our letter had an impact. The applicant is working with the County and ITD and Lake Highway District to address the concerns raised in the letter. Code amendments - The public hearing for the setback amendment is on tonight's agenda. The sign code review begins at the September 16th workshop; Lori will be looking for another date to continue that discussion. Development Projects – The Luxury Garage Condos property have been sold, Rand expects the new owner will be making a request to the city for some changes to the project approval soon. Sheep Springs Road – Following up from the meeting with ITD, he has begun some research there is a discussion item happening later on this agenda as a separate item. Councilwoman Porter – asked if we heard anything regarding traffic analysis along Hwy 54- Lori said the letter from the Mayor was sent but she hadn't heard anything, not even a confirmation of the letter; she will follow up on it.

ACTION ITEMS:

1) **APPROVAL OF October 7th & 16th, 2025, MEETING MINUTES:**

Motion by Devine that we approve the meeting minutes for the 7th & 16th, with amendments (a couple of type-o's). *NO DISCUSSION NEEDED. All in favor-none opposed. **Motion passed. ACTION ITEM**

2) **APPROVAL OF BILLS AS SUBMITTED: Motion by McDaniel that we approve paying the September/October bills as submitted without amendments.** *DISCUSSION Lori briefly went down the list identifying irregular payments where applicable. All in favor-any opposed. **Motion passed. ACTION ITEM**

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.

PUBLIC HEARING: – Regarding Ordinance #450, Code Amendments to the Setbacks in the Residential Zones. The Mayor opened the public hearing at 6:12pm and asked city planner, Rand to introduce the topic of what is being proposed to be changed, Rand mentioned it's a pretty simple change to set-backs in the residential zone and referred to his memo; then the Mayor asked for any public comments hearing none the Mayor asked once more then closed the public hearing at 6:16pm and he stated the council may now begin their deliberations on the residential setback code amendment. Councilwoman Porter – shared she was interested in reducing the building separation requirement of 10 feet between buildings. Rand shared that the change she was requesting begins to lead to more changes because it affects other portions of the code, the other council members shared they weren't as concerned by this and likes it as proposed.

3) DISCUSSION/APPROVAL regarding Code Amendments to Set-backs. Rand had submitted a brief memo on the matter and is available for any questions. This was just discussed by council they had just jumped around a bit. **Motion by McDaniel to place proposed Ordinance #450, Residential Zone Setbacks, on its first and only reading by title only while under suspension of the rules.** Roll Call: McDaniel-yes; Porter-yes; Devine-yes; Kramer-yes. **Motion passed. ACTION ITEM**

Mayor then read the proposed Ordinance by Title.

AN ORDINANCE OF THE CITY OF ATHOL, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING THE ATHOL CITY CODE BY AMENDING TITLE 8, CHAPTER 8A, SECTION 8-8A-6 TO INCREASE THE YARD REQUIREMENTS ON LOTS THAT ARE 90 FEET WIDE OR GREATER; PROVIDING SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

4) Motion by McDaniel to approve the Ordinance #450 and publish by summary only incorporating the title as to body of the summary. *DISCUSSION Roll Call: McDaniel-yes; Porter-yes; Devine-yes; Kramer-yes. **Motion passed. ACTION ITEM**

5) DISCUSSION/APPROVAL of the Dan Holmes request regarding the County Corner RV Park. The Mayor started the discussion by sharing that he met with Dan Holmes and this was his request, council has a copy, but he then read aloud the request. After he allowed the tenant of the RV park to speak briefly on why they are asking for this exception. Ronald Shaw – shared he's asking to stay over the winter because financially its hard to find anything else; he could help with the winter upkeep in the RV park, and he came back here to Athol as it is where he was from and people are nicer here than where he was before. The council asked him a few questions. Councilwoman Porter asked how many times we have made an exception to his current compliance plan and if there were sufficient DE's on the property. Staff shared that it's likely not in compliance with Panhandle Health District (PHD) and the DE's allocated since adding a laundry facility and restrooms, but that we are not certain because it was PHD that would analyze that, based upon water usage. Kramer said she appreciates the situation he is in but said the last time they allowed for this she said she wasn't going to do it again, so she was not interested in waiving it again. Porter- said she leans on the side of grace and compassion and thinks we should allow it since it wasn't a problem, and it's been 4 years since they are asking to do it again. Devine – said Dan said last time that it was the last time he was going to ask, she is a no. McDaniel – said after they made the exception last time the neighbors of the RV was very upset that the exception was made, he understands and has compassion for this guy, but it just opens the doors to keep making exceptions, so he is a no. There wasn't anything more discussed before the following motions were made: So, we are unsure the council then had a short discussion and then the following motion was made: **MOTION by Devine to deny the request by Dan Holmes to allow for of one RV to remain through this winter/winters; as an exception to his current agreement with the city.** *DISCUSSION Roll Call Vote: Porter-no; Devine-yes; McDaniel-yes; Kramer-yes. **Motion Passed. ACTION ITEM**

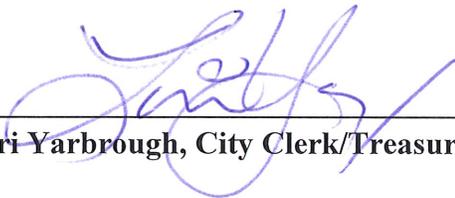
DISCUSSION:

Regarding Sheep Springs Road – Rand shared that he was able to find out that the city does indeed own the portion of sheep spring road along the cemetery property but the history of it being deeding was a bit of a mess as numerous records were found deeding it several times all a bit differently. He also found the ITD confirmed the only right-of-way access to sheep springs from Hwy 54 was to the City of Athol and no other properties. Council shared that that access doesn't really serve the city any purpose based upon it being at the bottom of a hill and asked Rand to speak with ITD staff about the possibility to swap access points to the top of the hill where the cemetery road is.

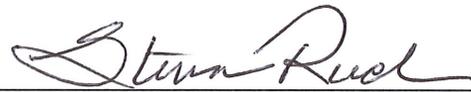
ANNOUNCEMENTS: **City Council** - none / **Mayor** - none / **Staff Lori**- 1) Meet the Candidates is this Thursday 23rd at 6:00pm. 2) Public Hearing for the Increase in Fees- likely to be November 18, 2025. 3)Trunk or Treat is Friday at Super 1 5pm to 6:30pm, always looking for more trunks to set-up and hand out candy. **Pete**- 1) Shared the water valve replacement will be happening Monday November 3rd, he is working on getting notices printed up that he will deliver giving residents in that neighborhood that will be affected by the water being turned off for a few hours that day.

Adjourned the meeting at 7:03pm

ATTEST:



Lori Yarbrough, City Clerk/Treasurer



Steven Ruch, Mayor

Approved at Council on 11/4/2025

