**CITY OF IRWIN, IDAHO**

**CITY COUNCIL PUBLIC HEARING AND REGULAR MEETING**

 **MINUTES: DECEMBER 5, 2023**

**Location: Swan Valley Fire Station #2, 176 Oakden Street, Irwin, Idaho 83428**

Meeting called to order by Mayor Larry Perzichilli at 7:00 p.m.

City personnel in attendance were:

 Larry Perzichilli Mayor

 Darrel Ricks Council President

 ~~Troy Vias Council~~ (Absent)

~~Shane Fisher Council~~ (Absent)

Terrie Stromberg Council

 Marc Weimar Council

 Teresa Dumont Council

Kelly Palmer City Clerk/Treasurer

 Jay Rice P& Z Administrator

A Quorum was present.

Guests in attendance: Jerry Glovacki, Rosie Christiansen, Duane Christiansen, Lisa Christiansen, John Sloan, Colter Morton, Anya Morton, Jim Cooper, Leigh Boyd, Michelle Liss, and Collette Brown (speaker phone)

**PUBLIC HEARING:**

Jay Rice, Planning and Zoning Director, began by stating he had received an application for conditional use permit from Josh and Collette Brown for 2-3 storage units,

 and Colter and Anya Morton are here as her agents, and asked that they describe the project.

Colter handed out proposed building site and pointed out that the project consisted of 2-3 buildings that are all under 12,000 square feet, they have made a commitment to create a berm in front to aid in landscaping and use earth tones to blend in with the environment as best as possible. There is a well on the lot so the positioning of the buildings may be slightly different than the photo but that should be pretty close to the proposal. Also, we will be doing a public archery range that will be free for people to use with the remaining portion of the land, so that we may have a public benefit as well. We want to add value to the community and others coming to the community. Anyone have any questions?

Jim Cooper asked the size of the buildings. Colter answered about 12x20 to 12x30, somewhere 30 units per building to 45-50 units a building. Building will be about a year out.

Mayor Larry asked if he had spoken to ITD about the turnout. Collette spoke to JR at ITD and he said we have 2 driveways, one shared with our neighbor, Rod Remsburg and the other side with the gravel pit owned by BLM, so they can enter either side, however, JR did say since the property was rezoned commercial that the driveway with the gravel pit will have to be the entrance, not the driveway shared with Rod Remsburg, unless it was for a house. For storage units will have to use the driveway shared with gravel pit (BLM). The driveway in the middle is not accessible. Only one driveway into the storage units.

Jay asked if Collette had anything in writing from JR? Collette answered she did not but JR was going to email her something that says the driveway access can be changed. She will get the information from JR to Jay.

Jim Cooper mentioned he didn’t think you could get anything else to go there.

Rosie Christiansen and her husband tried to have 10 outside storage units planned years ago and the city denied it many times. We don’t need more storage units, there are enough.

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John Sloan stated that in the last year he has gotten calls on the property, four wanted to do mines, the rest of them wanted to do storage units. Nobody wants to build a strip mall there.

Collette Brown made the point that she started the process of 2-3 years ago to build 2-3 storage units, at that time Y-Knot did not have as many storage units as they have now. However, she could not make it as interest rates increased, constructions costs skyrocketed, so she put it for sale. And now, Colter and Anya are looking to buy the property and put-in a public archery range along with the storage units. They want to give back to the public.

Duane Christiansen asked if the gravel pit was to become a public park pretty soon?

Mayor Larry answered that it was in the plans but have not spoken with anyone for a couple years. The money to build parks was used to construct the road to Calamity. He would check into it.

Darrel Ricks mentioned that they are allowed one more dig.

City Clerk read into the minutes letter from Gene Freeze. Gene does not think Irwin needs anymore storage units, he does not have a wait list and the community’s storge needs have been met.

Colter addressed Gene’s letter that they will work closely with landscapers to make it look nice. We live here and want to make the valley look nice and willing to work to make it nice.

City Clerk read into the minutes letter from Rod Remsburg. Rod’s concern was the shared driveway by his property.

Collette addressed Rod’s letter that she had spoken with ITD and the shared driveway with Rod will not be used as an access to the storage units.

City Clerk read into the minutes letter from Mark Freeman. Mark did not think storage units across the highway from his property was an asset or adding value to local properties. He is not in favor of storage units.

Lisa Christiansen asked that if they want to do storage units and make it look really nice they could?

Mayor Larry answered that they would have to go thru the same process of submitting an application and have a public hearing.

Lisa continued that their property had been grandfathered-in for storage units years ago.

Mayor Larry answered he had not seen any paperwork on that, it happened before his term in office. And, further the attorneys would have to look into it.

Mayor Larry asked Council if they had anything to say.

Councilwoman, Terrie Stromberg, said she didn’t know what else they could do with the property. Likes the free public archery idea. As long as they take care of the property and make it look nice.

Councilman Marc Weimar stated that the storage units are the easiest thing to do with the property.

Council decided to vote. Mayor Larry took a roll call vote:

Teresa Dumont: Yes; Terrie Stromberg: Yes, Marc Weimar: Yes; Darrel Ricks: Yes

Conditional Use Permit was approved by Council with the following conditions:

* Buffering berm built to design standards for commercial buildings
* Appropriate buffering along residential lots, with berms
* Earth tone colors, as presented
* Something in writing from ITD that the entrance approved and shared, if not, another entrance to be added by ITD
* Any firewall required by local fire district
* Conditional use permit good for 1 year

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Jim Cooper added City should do its due diligence and check the grandfather thing because if that is in there and that can be done and they have the right to build more storage units and then you’re going to have a real monopoly.

Jay answered that he does not have that paperwork, does not know where to find it. I have not been approached for storage units. This is not the meeting for that topic.

Mayor Larry concluded that if the Christiansen’s can bring some paperwork to prove what they are saying, the Council will listen to them.

**CONSENT AGENDA:**

Marc moved, Darrel seconded the November 14, 2023 Minutes and Financial Reports be approved & bills be paid

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. Ordinance 134 – Zoning Ordinance
2. Ordinance 135 – Subdivision Ordinance
3. Ordinance 136 – FEMA Ordinance

**P&Z REPORT**: No new permits issued

**CITIZEN COMMENTS: None**

There being no further business before the council:

**Mayor Larry Perzichilli called for adjournment at 8:27 p.m.**

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Larry Perzichilli, Mayor

ATTEST: Approval Date:

 Kelly Palmer, City Clerk

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