

7:00 pm

May 28, 2020

**681st MEETING OF THE
HORSESHOE BEND CITY COUNCIL**

Mayor Goff called the meeting to order with Councilpersons Chartier and White present. Councilman Riley attended by phone. Also present City Clerk, Gina Elmer.

Pledge of Allegiance

Councilman White made a **motion** to approve the agenda. Councilman Chartier **seconded**. All ayes. **Motion carried**.

Open Public Hearing 7:01pm.

Testimony:

Luke Barreto, SLO Properties LLC- Luke explains that he would like to rezone the former Boise Cascade Mill site, 18.19 acres, to C2. The parcel is currently zoned MXU, mixed zone. Luke also adds that his brother has moved to the Boise area from Seattle where he had a car dealership. He would like to use the property to sell high end cars that he finds for customers. Luke would also like to develop the land and bring in more commercial businesses. They will continue to work locating all of the utilities and upgrading them so they can be dedicated to the City.

Amy Woodruff, Civil Dynamics- Amy explains that a mixed use zone is intended for residential and commercial uses to get along. She reads over the table on page 6 of the Staff Report that explains the uses are allowed and prohibited in the C2 zone. The uses are the main consideration before the Council. Councilman Chartier asks if there are any problems with the soil on the property that would question environmental quality.

Oral Testimony- none

Written Testimony- none

Rebuttal:

Luke Barreto adds that the quality of the soil has been tested at length. He encourages everyone to come by to look at the improvements they have made. Councilman Riley asks if there was any hesitancy with the staff report. Amy adds that the application is more strongly supported by the Comprehensive Plan since only the back parcel is being considered.

Close Public Hearing 7:22 pm.

New Business:

Deliberation RZ01-20:

Tony says that the Council needs to consider the uses next to this zone. They also need to consider if the benefits the public and the community as a whole. Mayor Goff feels this rezone will benefit the City by bringing in more industry and jobs to the area. Councilman Chartier asks

if there would be adequate fire suppression. Luke explains that fire suppression is not an issue as it was inspected and functional. Councilman White asks Amy if there is anything else they should consider. Amy answers that Barreto has been top notch to work with and doing things properly. Councilman Riley adds that the application generally sounds pretty good.

Councilman Chartier made a **motion** pursuant to 9-07-02.1 finding that this rezone will not affect the services by any political subdivision providing public services, including school zones, within the planning area of the City. **Councilman White seconded. Roll call: Councilman Riley-aye, Councilman White-aye, Councilman Chartier-aye. Motion carried.**

Councilman White made a **motion** pursuant to 9-07-02.1 deeming necessary for public convenience or necessity, or for the general welfare. **Councilman Chartier seconded. Roll call: Councilman Riley-aye, Councilman White-aye, Councilman Chartier-aye. Motion carried.**

Councilman Chartier made a **motion** pursuant to 9-07-02 to approve RZ01-20 requesting rezone from MXU to C2 on the 18.19 acre parcel. **Councilman White seconded. Roll call: Councilman Riley-aye, Councilman White-aye, Councilman Chartier-aye. Motion carried.**

Old Business:

Jon Dufresne: Jon is here to answer questions about his water bill at 121 Payette River Ave. According to Jon, he bought the property in November 2018 and the water bill is now \$722.20. He would like to get some relief on that bill since the water has not been on since he bought it. Councilman White made a **motion** to split the water bill in half. **Councilman Chartier seconded. All ayes. Motion carried.**

No Public comments.

Amy Woodruff wanted to revisit the utilities on Barreto's property. Barreto is having a hard time finding an engineer to take on the work necessary to complete the utilities. She is uncomfortable with more businesses going in before the utilities and roads have been dedicated. She proposes Civil Dynamics take over the engineering and Barreto reimburse the City for the cost of the engineering. She would like Council to consider this at the next meeting.

Meeting Adjourned 7:53p.m.

ATTEST:

City Clerk

Mayor