

7:00 pm

August 23, 2021

**699th MEETING OF THE
HORSESHOE BEND CITY COUNCIL**

Mayor Goff called the meeting to order with Councilpersons Riley, White and Chartier. Also present Gina Elmer City Clerk and Tony Pantera, City Attorney

Pledge of Allegiance

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

Public Comment:

No comment at this time.

Public Hearing:

Public hearing opened at 7:03pm.

Testimony:

David Bailey, Bailey Engineering, 1119 E 8th St., Eagle, Idaho: David is here representing Trilogy Development in their applications for annexation, rezone, Planned Unit Development (PUD), and Preliminary Plat. The preliminary plat covers 45 acres, of approximately 270, 25 acres of which will be housing. They had a traffic study done before turning their application. ITD will require a left hand turn lane for northbound traffic and a 500 deceleration lane for southbound traffic on the HWY55 access. A center turn lane will have to be constructed on the access from HWY52 along with the abandonment of the driveway just east of the proposed entrance. The traffic light at the intersection of HWY55 and HWY52 will have to be fully operational at the last phase of build out. All cost to be covered by the builder up front. The roadways within the development will be 36 feet wide. The roadway from HWY 55 to the entrance of the housing and along the front proposed commercial lots will 44ft wide. There will be 138 residential lots consisting of three different types of housing: 1) townhouse lot, four two story, with covered parking 2) 40ft wide housing two story with covered parking 3) 50ft wide housing one story with covered parking. Each lot will have parking for 4 cars two covered spaces and two off street spaces. There will be a 50ft barrier between HWY55 and the town homes on the east side of the development. The housing will be completed in three phases. They will expand water and sewer services and lines and will pay up front costs on a new well if needed. There will be standards set for yards and open areas. Councilman Chartier asks how this will impact public entities. David met with the fire commissioners and the school board, both feel they have the capacity necessary. He also said the hookup fees for water and sewer would add up to about \$1,000,000.00 and added city taxes will help the community. Councilman White asks how fast the development will be built out. Mr. Bailey answered that the shortest time frame would be four years and could be as long as seven to eight years before it would be completed. If approved they will start in the spring of 2022.

Oral Testimony:

In favor- none

Neutral-

Patti Burgess- She is concerned because the school may have less capacity than they had anticipated. She is also concerned about the added traffic through town. She also feels this might affect livestock and the ordinances concerning such.

Opposed-

Jennifer Leach-She lives west of the development and has concerns with the high density and traffic. She also expects complaints to come from people becoming neighbors concerning her animals. Jennifer would like the developer to consider larger parcels and is absolutely opposed to this development.

Randy Leach- He is opposed to this development and feels it will become another Avimor. Traffic is horrible already and this will be a huge mistake. He is in favor of bigger lots and states “we don’t need this.”

Archie Corrales- He lives on HWY55 on the south end of town and can barely get out of his driveway on the weekend.

Xavier Reyes- He lives on HWY52. He says everyone who lives here likes the area the way it is now. The traffic is horrible already and this development will only take away from the livelihood.

Gerri Dufresne- Fire and ambulance services have more than they can handle right now. The schools won’t be able to handle the influx of students.

Michael Shamburg- Is the City paying for upgrades just for this development?

Vicky Andre-She asks if there will be any parks in the subdivision. She said she saw surface drainage ponds were going in and won’t that bring in health hazards such as mosquitos. She also wants to know if the open space will be paid for by the City or the developers. Vicky asks if the drainage coming off the development will back up the sewer system.

Teresa Cooper- Teresa wanted to bring to the developers attention to consider the smaller entities such as the library and the cemetery. There are very limited funds for these small taxing districts.

Rebuttal:

David Bailey: The Comprehensive Plan clearly states the need for development and diverse housing. With this development each home will be sold individually, there is a variety of housing and commercial lots as well. The traffic study was completed and, at least the community will get a fully functional light as ITD had no new plans to make it functional in the near future. They will be paying to develop roads and upgrade the water system. The calculations completed by the school said that this development would probably only bring in sixty new students. He also stated that there will be a buffer between the development and Leach’s property. David contacted Fish & Game and there were no restrictions needed. He explained the uses they for see in the open space, and added that engineering was done and no surface drainage ponds were needed.

Staff Report:

Amy Woodruff, Civil Dynamics, City Engineer: Amy starts by saying these applications are strongly supported by the Comprehensive Plan in many areas: PUD- open space, different types

of housing, low water landscaping and, will fund the street light. The political subdivisions were notified and the City did not receive any comment. The sewer system has been upgraded so we have available capacity. Amy says the water system is not fully redundant so staff would suggest a new booster pump, new well, and upgrade chlorination. These upgrades would be fully funded and paid up front. This development will not have much wear and tear on the local roads. They would also suggest that the development install fiber optic as well. Amy explains what R3 zoning would look like and explains what the Council should consider while they are deliberating. For example, the city could use the water and sewer hookup fees to fund capital improvements. Councilman Riley asks why there is so much density. Amy explains that it is six houses per acre which is common for R3 zone. Councilman White asks if a decision would be expected tonight. He feels he needs more time to consider the application. Tony adds they could have another special meeting to deliberate. Amy recommends that the public hearing remain open to allow more information from the applicant. A special meeting will be held on September 7, 2021 at 7:00pm for the continuation of the public hearing and deliberation.

Meeting Adjourned at 8:28 pm.

ATTEST:

City Clerk

Mayor