

7:00 pm

September 7, 2021

**700th MEETING OF THE
HORSESHOE BEND CITY COUNCIL**

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

Pledge of Allegiance

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

Public Comment:

Randy Leach-He feels that the parcels should be bigger. He understands growth is coming but five or six houses per acre are too many homes. He wants to know why the developer can not adjust and compromise on lot size.

Public Hearing:

Public hearing continued at 7:06pm.

Testimony:

David Bailey, Bailey Engineering, 1119 E 8th St., Eagle, Idaho: David says there has been a new development at Avimor. They are putting in a new charter school to serve some of the residents. Dave Jackovac: Dave has concerns about the twenty-two percent increase in water and sewer and does not feel that the citizens should have to absorb the cost. He states that approximately 1.7 million gallons per month will be coming from these homes. He also disagrees with the minimal setbacks and on street parking as it will restrict fire access. He does not feel all five phases should be approved because there could be a down turn in the market. He hopes the Council will address these issues.

Patti Burgess: Patti moved here from Salem, Oregon and loves the sense of community and how everyone pulls together to help their neighbors. Mr. Bailey has covered most of her questions, but she still worries about the library and school. She also thinks there should be more consideration of the traffic issue. Council needs to consider what is best for the residents. She states the kids are most important.

Steven Leach, 555 HWY 52: He thinks this development will cause a lot of issues for the fire department. He states the residents voted you in are you listening to them. He is opposed to this development.

David Renfro: He states if you replace the people of Horseshoe Bend who knows what type of people will move in. He thinks this is a bad idea and that it needs to move slower.

Bree Shamblin, 5 Lucky Ln: She moved from Horseshoe Bend to Emmett when she was young and trading schools made it very difficult on her. She feels that there should be more planning, looking at the big picture, and slow the growth of Horseshoe Bend. There are already problems with traffic here it is horrible.

Arron Flores, 49 Jerusalem: He thinks growth is inevitable but forty percent growth is ridiculous. He says you need to consider the implications.

Vickie Andre, 103 View Circle: She asks if the subdivision is approved who pays for it all. Her concern is the cost of housing. She also states that water bills have already gone up, so what will the cost to the residents be. She thinks they should have at least half acre lots.

Mike Shalemburg, 103 View Circle: He wants the development to consider the placement of the light to consider winter road conditions.

Keri Jones: Keri states that she is a fifth generation Horseshoe Bend resident. They were raised with values and morals and want their kids raised the same way. She also says that when the sawmill came to town there was a shortage of housing, but the company brought in affordable housing some of which still exist. She asks why do we need these homes and what will these people provide. We need to bring in companies who care about the people. She states all the streets we have are in disrepair. She adds growth could bring in a lot more crime.

Kelly Jackovac: She informs the Council that they hold the future in their hands. She feels that there should be a moratorium on growth and that there is a great point of responsibility. She feels that we have a very special community and need to consider the impact of this many homes.

Jason Gifford, Fire Chief: He had a meeting with the applicant and the fire commissioners and they did not have any big problems with the development. He thinks that we need to continue doing our due diligence because growth is going to happen. He thinks it is important to consider what ways this development will benefit the community.

Rebuttal:

David Bailey: He said he has been taking notes so he can get all the facts straight. He has no plans for the rest of the property only the 45 acres included in the application. This averages about three lots per acre. Riverbend Subdivision has very small lots. He and his wife own two other properties in town and they built a tri-plex in the Riverbend Subdivision that they have since sold. The PUD before the Council will be completely paid for by the applicant.

\$112,000.00 will be given to ITD to make the traffic light operational. Traffic is horrible but this development will not statistically hurt the traffic situation. The light will help to create gaps which will allow easier crossing or entering HWY55. They will pay for water and sewer upgrades that are needed. This PUD will provide different types of housing and allow for some commercial uses. David wants everyone to know he likes this town and he has been working as an engineer on these PUDs for twenty-eight years. They are making the streets within the development thirty-six feet wide and the lots are only 10 ft. deep so that they meet national standards for fire department. He adds that there is no reason to believe that the people who would move into the development would not be good people. They have followed all the processes of the City and feel that most of the concerns can be addressed as the phases are completed. Councilman Chartier asks if the lot sizes could be changed. Amy answers not at this time because it would require a whole new application. Geoff Schroder explained how the public hearing process works so everyone could be heard.

The public hearing was closed at 8:23pm.

New Business:

Deliberation on Deer Valley Subdivision:

Geoff addresses the Council about things to keep in mind while deliberating. Councilman White asks how traffic studies are done. Amy explains that it is done by ITD and she does not know exactly what the formula is. There is discussion between Council about needing more time to look over the application and the traffic study. It is decided to hold a special meeting on October 6, 2021 at 7:00pm.

Meeting Adjourned at 8:35 pm.

ATTEST:

City Clerk

Mayor