

MARSING CITY COUNCIL MEETING
February 8, 2017
7:00 P.M.

Mayor James Ferdinand called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Roll Call: Mayor James Ferdinand, Councilman Cory Percifield, Councilman Marie Herman, Councilman Jolyn Green and Councilman Chris Even were present. Staff members present were City Clerk/Treasurer Janice Bicandi, Deputy City Clerk Doris Hayward-Roland, City Engineer Amy Woodruff City Attorney Stephanie Bonney and Public Works Superintendent Philip Gibson.

Others that were present in the audience were Wendy Shrief and Fritz Bowman from Horrocks Engineers, Dan Thompson from Thompson Engineers, Sean Chaney from the Owyhee Avalanche, Norm Stewart from the Marsing Schools, Tina Wilson from Western Alliance for Economic Development, Les & Laveda Loucks, Lamou Loucks, Kimberly Even, Julie Scheu, Noyam Hale, Marcella Archer, Phil Uberuaga, Georgia & Mike Lipinski, Greg Mayer, Amy Loucks, Les Loucks Jr, Jim White, Craig Clapier, Ray Corbin, Cristina & Raul Delgadillo, Pete Smit, Georgia Wirth and Levi Loucks.

Mayor Ferdinand requested an amendment to the agenda to move the Mayor's Walking Challenge presentation to the next item right after the approval of the minutes and bills.

Councilman Even moved and Percifield seconded to amend the agenda by moving the Mayor's Walking Challenge presentation to right after the approval of the minutes and the bills. Motion carried.

CONSENT AGENDA: Councilman Green moved and even seconded to approve the minutes of the January 11, 2017 Council meeting and the Claims against the City for the approximate amount of \$74,336.54 from January 11, 2017 to February 7, 2017. Motion carried.

Jean Mutchie and Janet Miller on behalf of Blue Cross of Idaho High Five Foundation for Health, St. Luke's and the Idaho Dairy Council presented a ceremonial check to Mayor Ferdinand for \$2,000.00 for his participation in the Mayor's School Walking Challenge. Out of 25 mayors, he won his category as a first year mayor. He walked approximately 517,000 steps in October. Out of 79 schools, there were more than 10 million steps walked by mayors.

Mayor Ferdinand opened the public hearing regarding an application for the preliminary plat to develop 205 total residential (196 single family and 9 multi-family) lots on 59.16 acres for the Meadow Brook Subdivision. There is also a Special Use Permit to develop nine (9) multi-family lots.

Engineer Amy Woodruff presented her staff report and said that the property is located north of the City and west of Bruneau Highway and east of the Morning Dove Subdivision. The City

Did receive letters from the Idaho Transportation Department and from the South Board of Control. Copies have been given to Horrocks Engineers, the applicants' engineering company.

1. Existing Zoning – Residential
2. Acreage – 59.16 Total Acres
3. 205 Residential Lots
4. Irrigation – Pressurized Irrigation system to be constructed. The parcel will be incorporated into the City of Marsing Irrigation System to be operated and maintained by the City of Marsing.
5. Water – City of Marsing Municipal System
6. Roads – Paved Public Road
7. Sewer – City of Marsing Municipal Sewer System and WWTP
8. Fire Protection – Marsing Rural Fire Protection
9. Amenities Provided
 - None Identified

Traffic Impact Study

The applicant submitted a traffic impact study (TIS) by Thompson Engineers Inc. (Daniel A. Thompson PE, stamp dated 07/29/16) formulated for a similar, but different project, to be developed on the property. The City reviewed the TIS submitted and followed up with Thompson Engineers with comments. A subsequent, revised TIS, more project specific, was resubmitted on Friday, February 3, 2017. The City has not reviewed the follow up TIS submittal that incorporates City comments.

Agency Notification and Response

1. On January 27, 2017 written notification to agencies was mailed. No responses have been received to date.
2. On January 31, 2017 written notification was sent to residents within 300 feet.
3. The site was posted January 31, 2017.
4. The public hearing was advertised in the Owyhee Avalanche.

Staff Findings and Notes

1. Staff reviewed the preliminary plat submittal and sent a comment summary to Horrocks Engineers. Staff had a subsequent meeting with Horrocks Engineering on January 25th to review the layout and discuss specific questions.
2. Staff finds a timeline for development should be submitted to the City identifying the probable project life. The project is planned to be developed in five phases as depicted on the preliminary plat.
3. Staff finds the application is generally supported by the City of Marsing Comprehensive Plan.

4. Lots and general configuration, as proposed, comply with relevant specifications of the residential zoning designation. Minimum lot size in the residential zone is 7000 ft². All lots appear to meet the minimum size.
5. The plat submitted does not conform with the Marsing Subdivision Ordinance:
 - a. MCC IV.B.1.g. The plat needs stamped and sealed.
 - b. MCC IV.B.1.i. Please eliminate duplicate road names. Street suffix is east/west. Avenue is north/south. Court is cul-de-sac. Only.
 - c. The existing 8-inch water main in Bruneau Highway shall be extended north past Simpkin Lane to the north project limits.
6. Staff finds there are nine (9) lots hatched on the preliminary plat as multi-family but seven (7) lots are listed in the notes. The planned use for two (2) needs to be identified on the plat.
7. Future applications for building permits on the property will be evaluated for compliance with relevant city code and design guidelines. Said review shall allow structures to comply with City requirements, including lot area, height, setback, and parking requirements.
8. Staff finds the improvements planned for Bruneau Highway should meet the City's ordinance and standards. The area is transitioning from rural to suburban and Bruneau Highway needs to be improved to support the increased use. The City is requesting a minimum 30 foot half section improved with 23 feet of pavement from centerline, curb/gutter and a concrete sidewalk - 7 foot if attached or 5 foot if detached, and storm water management facilities. A borrow ditch type of disposal is not recommended because of maintenance and trash/debris accumulation. MCC IV.B.1.h. and MCCVII.S
9. Staff finds the developer and the City of Marsing should coordinate and reach agreement regarding ownership of the pressurized irrigation system at build out and add a note to the plat regarding dedication of the system. The City owns and operates a City wide system per agreement with Gem Irrigation/South Board of Control MCC V.4.
10. MCC Section XII. Please coordinate with the City regarding parks or open space dedication. The City is working through existing levels of service for parks and how to accommodate 238 additional dwelling units
11. Additional comments and conditions may result from analysis of the City's existing water rights and the anticipated future need.
12. Additional findings, comments and conditions may result from analysis of the traffic impact study submitted.

13. Additional findings, comments and conditions may result from analysis of City's water system capacity.
14. Additional findings, comments and conditions may result from analysis of City's sewer system capacity.

Applicant Les Loucks said they had downsized their project considerably from the previous project they submitted in 2016. They hired a different engineering firm, Horrocks Engineers, and made some changes. He said that they think they have a plan that will work for Marsing.

Wendy Schrief, planner with Horrocks Engineers, 5700 Franklin Road in Nampa, said the project was 59.1 acres. The property was annexed into the City of Marsing and property is zoned residential. All lots meet subdivision code. This is a substantial develop and realize that this bring a change to the City of Marsing.

Schrief said they are proposing 205 lots, 196 single family homes. She said it will be similar to Morning Dove Subdivision. There is an increasing housing market in Marsing and demand for new homes. There will be five phases. Also proposed are nine multi-family lots for fourplexes. Marsing City code allows for 7000 minimum lot size, they are proposing 7500 with 3.6 units per acres.

Schrief said she had a petition that was signed by some of the citizens of Marsing saying that they were in favor of growth. It is remarkable that there are a number of citizens that have taken the time to sign the petition recognizing that this will bring business opportunities.

Schrief said they would like to propose to have the water line extended to Bruneau Highway between lots 10 and 11 in Phase 4 (Staff Finding #5). They don't have a reason to extend it past Simpkin Road, it doesn't benefit the development. It would still be available for development. They propose a rural road section with a borrow ditch with a five foot asphalt pathway that would be detached (Staff Finding #8). If they put in a curb and gutter, they would take in storm water from Bruneau Highway and there is not a storm pond out there that could take in that water. They will work through this issue with Civil Dynamics. They also would like a 10% deviation in phasing instead of a 5% because they didn't know what the market conditions would be in the future (Condition #9).

Councilman Even had a concern that a road would connect Morning Dove straight to Bruneau Highway.

Amy Woodruff replied that Bobwhite Drive would be extended from Morning Dove to Bruneau Highway to act as a collector street. Parking will not be allowed on Bobwhite Drive and no houses will be fronting on Bobwhite Drive. There will also be a reduced lane width. The intent

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is to have people funneled to Bobwhite and to Bruneau. If that doesn't work, there are a number of other things that could be done such as installing speed bumps for example.

Councilman Even said his concern was people that lived in the county that come into town are going to cut into that neighborhood instead of going down to the stop sign.

Amy Woodruff said there are number of things that could be done to make it inconvenient for those drivers.

Christina Delgadillo, 303 N Bruneau Highway, asked about the bus stops on Bruneau Highway. Her son walks home from school and she is worried about the traffic increase on Bruneau Highway.

Marsing School Superintendent Norm Stewart said the school district is in support of the new housing development. It coincides with their plans for the future and the bond for expansion. They are looking at adding bus stops on Bruneau to be able to account for phases 1 & 2. They are planning on expanding their standard bus route off of Mountain View, continuing on to Morning Dove and then turning on to the Bobwhite Drive and making additional stops all the way on each of the corners.

Julie Scheu, secretary of the Marsing Chamber of Commerce as well as a business owner, said the Chamber is in favor of the project. As a business owner, she is fully in favor of it. She said the Loucks' were willing to work with the community.

Pete Smit, 12730 Sunnyslope Road, Caldwell, spoke representing the Marsing Ambulance Service. He said they were fine with the proposal. They are a tax based entity and certainly the new project would be a huge benefit. He also was representing the Marsing Senior Citizen Center. He had spoken with the Loucks' about adding some senior housing to the project.

Phil Uberuaga, 6474 River Lane, said the intersection of Highway 55 and Old Bruneau Highway is a concern to him. He was worried about the impact of that much traffic to the intersection. He wanted to know what the state highway division had to say about that intersection. He had concerns about the sewer management and the water aquifer.

Mayor Ferdinand said that the City sewer would be used as well as the City water system. The City is looking into whether the current water system could handle the water.

Ray Corbin, 6578 Cross View Lane, Marsing, had concerns about the traffic impact. He stated that it was hard to make a left turn by Caba's if there is a vehicle parked there and you can't see.

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Dan Thompson with Thompson Engineers Inc, 181 E 50th, Garden City, prepared the Traffic Impact Study. He stated that Marsing does have some low traffic volumes. There is capacity available to absorb the traffic from this development. The Idaho Transportation Department is planning some modifications to the bridge and to Main Street (going from four lanes to three lanes). This will allow for smoother traffic through town. This will also slow down traffic a little bit reducing down from four lanes.

Usually interconnectivity is a good thing between subdivisions. This allows for buses and ambulances as well as pedestrians to pass through neighborhoods easier. Regarding Bruneau Hwy, Thompson said it is a rural highway. He thought the speed was an enforcement issue on Bruneau Highway. He thought it had a rural feeling to it.

Councilman Even asked Thompson when he did his traffic study regarding the low traffic volumes.

Thompson said it was done last June from 7 a.m. to 9 a.m. and from 4:00 p.m. to 6 p.m. during peak traffic hours.

Councilman Even said he was the one that enforced the traffic laws. He watches traffic around town on a daily basis. School gets out at 3 p.m.; you can't get people to stop at a stop sign. They cut down an alleyway, they cut behind buildings, and they cut through parking lots. They do whatever they need to do to avoid it. Not just the kids, it is the parents. They don't want to take the time to stop at a stop sign. That is the reason he has concerns about this. He thinks that it is going to be a cutoff route through Morning Dove Subdivision.

Thompson said that Bruneau was a rural section right now.

Councilman Even said it was not a rural section. It is the City of Marsing. The average speed on Bruneau is 42 mph. The posted speed is 25 mph. Does that look like rural?

Thompson said the appearance of it now is a rural setting.

Amy Woodruff asked Thompson to speak to the probability of a light at Highway 55 and Bruneau.

Thompson said no study was done for a light. But looking at the numbers of the traffic study from last June, they don't come close.

Tina Wilson with the Western Alliance for Economic Development said the development would be a good addition to the City of Marsing. Across the region that Western Alliance services, there is a shortage of houses. This is the first development that Wilson has heard of that is coming into the region that Western Alliance serves.

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Wendy Schrief thanked the Mayor and Council for letting them bring the project forward. She said that she thought that there was a good cross section of the community that came out in favor of the development.

Schrief addressed some the concerns about traffic. She said that Dan Thompson was a very well respected traffic engineer. She thought that the City's engineer and Thompson would be able to resolve some of the issues. Traffic affects all of us and is an emotional issue.

Schrief addressed the concerns of drainage of storm water that Councilman Even brought up. She said they have to retain all storm water within the subdivision and that it is in Idaho State code.

Mayor Ferdinand stated the public hearing on the Loucks' Subdivision was going to be continued until the March 8, 2017 City Council Meeting.

Mayor Ferdinand opened the public hearing for the proposed irrigation fee increase. No one appeared in favor or in opposition regarding the fee increase.

Mayor Ferdinand asked if there was anyone that wanted to address the Council on any topic. There was no one wishing to address the Council.

City Engineer Amy Woodruff presented her report. She stated that they were currently working on a biological assessment for the boat ramp to be installed at Island Park. This was required by Fish & Game. The project is now ready to bid.

Most of Civil Dynamics time has been devoted to the Loucks' Subdivision application. They have looked at the water capacity and there is still outstanding fire flow that needs to be verified in the area. This hasn't been done to date because of the weather. They are currently looking at hydraulic capacity for sewer capacity as well as the nutrient capacity.

They are also looking at the City's existing water rights and the need for future water rights and park levels of service. These items will be brought forward in a memorandum with a recommendation.

The Safe Routes to School which includes sidewalk from Bosma to and through the Labor Camp on Highway 78 is being worked on for the State FY 2018 which starts July 1, 2017. The City will also be reconstructing and adding sidewalks on Reich this year.

Stephanie Bonney said that just to clarify that Woodruff submitted commits on the TIS for the subdivision. She asked if they were going to revise the study to reflect Woodruff's comments.

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Woodruff said it has been revised and it was sent over late on Friday, February 3rd. She has not had the time to go through it yet. She said that ITD wanted to review the TIS.

Councilmember Even asked if the improvements on Reich Street would run the entire street past Christensen into Morning Dove. (It will go to the stop sign.)

City Attorney Stephanie Bonney discussed the Irrigation Ordinance, A-196. It involves setting up an enterprise fund and establishing an irrigation system. The City will own and operate an irrigation system similar what it does with sewer and water. The City pays Gem Irrigation for the water as a wholesaler and then the City distributes the water to the public. The City is not allowed to make money off the fund but it must pay for itself by law.

Councilman Even moved and Percifield seconded to dispense with three readings as required by Idaho State Code, Section 50-902, the rule requiring an ordinance be read on three different days, with one reading to be in full, be dispensed with and that Ordinance A-196 be considered after reading once by title only. Motion carried.

AN ORDINANCE OF THE CITY OF MARSING, IDAHO, ESTABLISHING A MUNICIPAL IRRIGATION SYSTEM PURSUANT TO CHAPTER 18, TITLE 50, IDAHO CODE, PROVIDING A PURPOSE AND INTENT; PROVIDING DEFINITIONS; PROVIDING FOR APPLICABILITY; PROVIDING CONNECTION PROCEDURE AND REQUIREMENTS; PROVIDING FOR ASSESSMENTS AND FEES; PROVIDING TERMS AND CONDITIONS OF SERVICE; PROVIDING FOR ENFORCEMENT; PROVIDING FOR APPEAL PROCEDURES; PROVIDING CITY RIGHTS; ESTABLISHING AN IRRIGATION FUND; PROVIDING A REPEALER; AND PROVIDING AN EFFECTIVE DATE.

Councilman Even moved and Green seconded to pass Ordinance A-196. Mayor Ferdinand called for a roll call vote with all councilmen present voting AYE. Motion carried.

Resolution R-133 was presented:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARSING, OWYHEE COUNTY, IDAHO ESTABLISHING IRRIGATION FEES FOR THE CITY IRRIGATION SYSTEM; AND PROVIDING AN EFFECTIVE DATE.

Mayor Ferdinand explained that the irrigation charges will now bill monthly instead of two times per year. The fee for irrigation will be \$15.21 per month per acre and includes the irrigation water and maintenance. The fees were based on charges that the City incurred during the past year.

Councilman Green moved and Even seconded to break up the first five months that should have already been billed for irrigation into the remaining seven months. Motion carried.

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Councilman Even moved and Percifield seconded to approve Resolution R-133 as amended. Mayor Ferdinand called for a roll call vote with all councilmen present voting AYE. Motion carried.

REPORTS:

A. Maintenance Supervisor – Phillip Gibson

- Repaired Water Service Line to 306/308/310 Riverview Drive
- Fixed Sinkhole on 1st Street N
- Christmas Lights Taken Down
- Re-opened Island Park Bathrooms
- Refurbishing Picnic Tables
- Servicing Equipment
- New Snow Blower is Working Great
- Spoke With Don at Western States. He reduced bill from December by 25%, from \$508.00 to \$381.00.
- 1964 Road Grader to be Sold Through Musick Auction
- Southern Electric Gave an Estimate of \$2,500.00 to Wire Backup Generator for City Hall

Next Months' Projects

- Trim Trees in Parks and Right-of-Ways
- Finish Refurbishing of Picnic Tables
- Keep Drains Clear
- Finish Servicing Equipment
- Prepare for Irrigation Season
- Fill Potholes

Questions for Council

- New Pickups – Dodges are Recommended, 6 – 12 Weeks for Delivery
- New Irrigation Pumps (Council wants to see some other options for Island Park.)
- New Lawnmower **(Tabled Until March Meeting)**
- Pin Locator
- Backup Generator for City Hall (previously used on the Methane Project)
 - Approximately \$2,500.00 for Wiring
 - \$600.00 - \$2,000.00 to Fix the Generator
 - \$3,100.00 - \$4,500.00 Approximate Total Cost

Councilman Green moved and Even seconded to purchase ¾ ton Dodge pickup, ½ ton Dodge pickup and to surplus the current ½ ton pickup. Mayor Ferdinand asked for a roll call vote with all councilmen present voting AYE. Motion carried.

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Councilmember Green moved and Percifield seconded to purchase a Schonstedt MAGGIE Magnetic Locator for \$825.00. Motion carried.

- B. **Mayor's Report** - Mayor Ferdinand commended Phillip Gibson and his staff for keeping the storm drains clear and the potholes filled on top of daily requests that come in.

Catering Request – Marsing Fire Department Crab Feed from Caba's for February 18, 2017 from 3:00 p.m. to 12:00 a.m.

Councilmember Even moved and Percifield seconded to approve the catering request for the Marsing Fire Department Crab Fee. Motion carried.

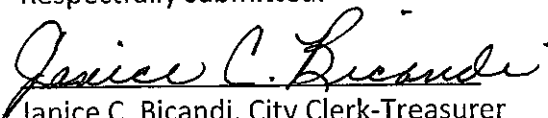
Mayor Ferdinand said that Councilman Green brought to his attention the Leverage Learning on the Fifth Day of School in Colorado in 2017 and 2018 school year funding opportunity. There is an opportunity for the school to get some grant money through the Katherine Albertson Foundation to do some programs on Fridays at Marsing Schools. It is a voluntary thing for the kids and an opportunity to get some grant funds put together to organize something. What the school is looking for is a letter of support from the City of Marsing. There is no fiduciary obligation or any other type of obligation required from the City of Marsing.


Councilman Even moved and Percifield seconded to sign a letter of support for the Marsing School District. Motion carried.

Mayor Ferdinand recommended that the City put together a citizen's committee for a walking/bike path and wanted Noyam Hale to chair the committee. Hale accepted the position.

Councilmember Even moved and Percifield seconded to adjourn the meeting at 8:58 p.m. Motion carried.

Respectfully submitted:


Janice C. Bicandi, City Clerk-Treasurer


James Ferdinand, Mayor

Date: 3/9/2017