

**CITY OF MARSING
PUBLIC HEARING MEETING
November 27, 2018, 6:00 PM
MARSING CITY HALL**

Mayor James Ferdinand called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Roll Call: Mayor James Ferdinand, Councilman Tony Malmberg, Councilman Marie Herman, Councilman Jolyn Green and Councilman Chris Even were present. Staff members also present were City Clerk/Treasurer Janice Bicandi, Deputy Clerk Kim Spagnolo, Public Works Supervisor Philip Gibson, City Attorney Stephanie Bonney (arrived at 6:15 p.m.), City Engineer Amy Woodruff, Engineer Kirby Cook and Administrative Assistant Doris Hayward-Roland.

Others that were present in the audience were: John & Winnie Pombo, Janet Grochowski, Tracy Goff, Ralph & Margie Dines, Peggy Breski with Horrocks Engineers, Lavada Loucks, Les Loucks, Nancy Edwards, Sharon McIlveen and Earl & Elma Schulz.

Mayor James Ferdinand opened the Public Hearing at 6:03pm for the Annexation 45.9 acres. The Mayor read a letter received from Steve Ineck;

Good afternoon. I own property in one of the adjacent subdivisions near the land that the Louck's Family is requesting to annex. I'm in support of this proposal ONLY if:

- 1. It does not affect or impact property taxes.*
- 2. If it does not increase the water or sewer rates or other services.*
- 3. If the towns water and sewer system can accommodate the additional increases and long term demands.*
- 4. If the homes are single dwelling homes at least 1,200 square feet and a minimum of two car garages. No duplexes or apartments.*
- 5. If the project is self-supported including roads, sidewalks, fire, curb lightning with no additional burden to the town.*
- 6. If the annexation includes the house in the middle as well. I don't think it makes sense to annexation everything except a little piece of property in the middle of the proposed project.*
- 7. If the project starts after the completion of the bridge widening going into Canyon County. I suspect the bridge will turn into a one-lane, stop & go situation for several months, with flaggers and delays during construction. It's already a bottleneck at times. I don't believe the town needs additional traffic crossing the bridge until it is complete (from a safety perspective).*

Thank you for letting me share my thoughts.

*Sincerely,
Steve Ineck*

Marsing Public Hearing Meeting
November 27, 2018
6:00 P.M.

The Mayor asked if anyone from the audience would like to speak.

Ralph Dines asked if the subdivision was going to be hooked to city water. Mayor Ferdinand said it would be hooked on to City water. Dines expressed his concerns about wells being dug around the area. Mayor Ferdinand reassured Dines that no wells would be dug. Dines also asked how many homes would be built. Amy Woodruff said that what was before Council currently was an annexation. There was no preliminary plat associated with the annexation of approximately 45 acres into the City of Marsing. Questions regarding services and density had not been submitted yet. An old plat is on file that the city heard a year or so ago. This is a simple annexation with a (R) zoning meaning residential. There will be a separate process when the plat is submitted.

Peggy Breski with Horrocks Engineers was available for questions. Nancy Edwards asked how many homes there would be. Mayor Ferdinand said they didn't know yet and it was just a hearing for annexation of the property into the city limits. Edwards was concerned about the increased traffic. Mayor Ferdinand reiterated it was just a hearing for annexation. Edwards asked if the residents on Bruneau and Thompson had to be annexed. Mayor Ferdinand said there was no forced annexation but it could be requested.

Ron Kiester's concern dealt with the engineering status of the ground and wanted to know if there enough water for this annexation. Mayor Ferdinand said there was plenty of water currently.

The Mayor asked if there anymore questions. No others wanted to speak at that time.

Mayor Ferdinand invited the Loucks' representative, Peggy Breski with Horrocks Engineers to speak. She addressed the staff report on Meadow Brooks Annexation as it was written. The Loucks have a new interest in expanding the Meadowbrook Subdivision to include the land that is going to be annexed in. They feel that it's appropriate not to include the annexation of the central property and that it would continue to be county property. The amended preliminary plat will include the requested annexed property. The density will be going down about 60% from the original plat. The preliminary plat is forth coming soon. It will create a more rural development look, bigger lots, and single family homes. It was open to the public to ask questions, none were asked.

Amy Woodruff, City Engineer, reported on the staff report. She reviewed the location west of Bruneau Hwy, south of Thompson Road, and includes the south half of Thompson Road. Woodruff brought up the approximate seven acres that are not to be annexed (island area). It was discussed in the past and as a tradeoff, the City requested that the utilities be stubbed to that parcel and roads be connected to that parcel for their planning purposes. They could possibly plan to annex at a later date if they plan to develop that area. City water and sewer would need consent to annexation. The request for the annexation does have a strong support

Marsing Public Hearing Meeting

November 27, 2018

6:00 P.M.

of the City's Comprehensive Plan. They are requesting a zoning of residential which is consistent of this area in the county and in the city. This will be an estate or rural residential type of development, acreages that are not typical of what could be seen in a city density. Woodruff confirmed there was adequate water and sewer in the city's system for the development.

Woodruff expressed that traffic is an issue and that is why the annexation came first and didn't include the plat. They are still working on the traffic impact study and modifications that will need to be done to the Hwy 55 and Bruneau Hwy intersection. A new developer will be coming in at that intersection and that intersection will be addressed.

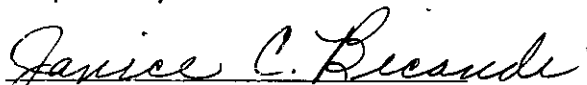
Ralph Dines wondered where they would start the development; from the city out or outer side of the city inward? Peggy Breski answered they would be starting the phase on the city side on the southern portion near Morning Dove and it would work its way outward. The annexation that is being requested would be the final phase.


Mayor Ferdinand asked if there were any questions from the attorney or council members; there was not.

Councilman Chris Even moved and Jolyn Green seconded to approve the annexation of 45.9 acres not to include the 7.25 acres that the Loucks' home was on. The Mayor asked for a roll call vote with all Councilman present voting aye. Motion carried.

Councilman Chris Even moved and Jolyn Green seconded to adjourn the Public Hearing at 6:35 p.m. The Mayor asked all Councilman in favor to say aye with all Councilman present voting aye. Motion carried.

Respectfully submitted:


Janice C. Bicandi, City Clerk-Treasurer


James Ferdinand, Mayor

Date: December 12, 2018