

MINUTES–CITY OF ASHTON

SPECIAL COUNCIL MEETING

Thursday, May 29, 2025

6:00 p.m.

714 Main Street

*The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of **Public Hearings**. The Mayor will not normally allow audience participation at any other time. Idaho Law prohibits council action on items brought under this section except in an emergency circumstance. Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meetings should be addressed to the Office of the City Clerk or call 208-652-3987.*

PRAYER OFFERED BY: John Kaelberer

CALL TO ORDER & WELCOME

PLEDGE LED BY: Teresa Hansen

In Attendance: Tom Mattingly, John Scafe, John Kaelberer and Nate Finley. Teresa Hansen was not in attendance.

Also, in attendance: City Clerk Stegelmeier, P&Z Administrator Denney, Rick Miller Siona Johnson and Tyler Teske.

Mayor Mattingly welcomed everyone and opened the meeting at 6:00 pm.

Business:

Each speaker will be allowed a maximum of 5 minutes unless repeat testimony is requested by the Mayor/Council.

1. Grant Discussion –City Clerk Stegelmeier, Rick Miller **ACTION ITEM**

Rick Miller from Altura is here at the City Council to report on a Low to Moderate Income (LMI) survey that the City had hired them to complete. He introduced his colleague, Siona Johnson, who is one of the leads on this project. To qualify for Idaho Community Development Block Grants, applicant city residents must have a LMI percentage of 51% or higher. The 2020 census showed that the City of Ashton did not reach that percentage. The Idaho Department of Commerce allows cities to do a survey of users if the city does not agree with the census numbers. The City of Ashton hired Altura to conduct the survey. Altura has completed the survey and found that the City of Ashton has a 64.4% LMI. Rick has sent the results of the survey to the Idaho Department of Commerce and they have approved the results of the survey. He sent a copy of the approval to City Clerk Stegelmeier. The City now has until the end of August to put together an application for a \$250,000 parks grant. City Clerk Stegelmeier reminded the City Council that they have discussed completing the curb, gutter and paving on the west and north sides of the park. The City already has engineered drawings to complete this part of the project. Pool improvements were discussed as well as some discussion on parking by the pool. The City Council will come to the next meeting with some ideas for the project. City Clerk Stegelmeier will see if she can get an estimate of what the paving, etc. will cost.

2. PUBLIC HEARINGS:

- a. Reading of Proposed Ordinance 513-25 – Zone Change 5th and Pacific Streets
- b. Public Comment (Each speaker will be allowed a maximum of 3 minutes unless repeat testimony is requested by the Mayor/Council.)

Mayor Mattingly opened the hearing at 6:12 pm. He asked City Clerk Stegelmeier if the proper notice had been given. She replied that it had. Mayor Mattingly asked the ordinance to be read aloud. City Clerk Stegelmeier read the ordinance aloud. Mayor Mattingly then asked if anyone on the City Council had a conflict of interest. Hearing no conflict, he then asked P&Z Administrator Denney to present his report on the proposed amendment.

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P&Z Administrator Denney went over the administrator's report with the council. He explained that five parcel owners have requested that the parcels be changed from the Community Core or Lower Density Residential Zoning Districts to the Higher Density Residential Zoning District. This zone change would provide a good transition from the community core Main Street development to lower density. It is in an area that it would seem a natural transition. Administrator Denney cannot find any issues overall. As he read the comprehensive plan and compared it with the application, he believes it would integrate with existing neighborhoods. As is stated in the comprehensive plans goal, it would facilitate redevelopment of existing developed land when appropriate and encourage infill development on vacant or undeveloped land. This is another goal of the comprehensive plan. There is good evidence that this change is in accordance with the plan, which is the main requirement for the state for a zone change. Furthermore, Administrator Denney does not see any concerns with spot zoning. It is not just one parcel that is being asked to be changed, but several with multiple owners, so it is not beneficial to an individual property owner. It also fits the precedent set by the previous zone change on the other side of the railroad tracks, which is similar situation. Administrator Denney said that the Planning & Zoning Commission has already gone through the public hearing process and has voted to recommend that the City Council approve the change in the zoning.

Mayor Mattingly asked if any of the Council had questions for Administrator Denney. Councilwoman Hansen asked Administrator Denney to explain the difference between Lower and Higher Density Residential Zones. He replied that there can only be up to two dwelling units on one lot in Lower Density. Higher Density Residential Zones there can be more depending on setbacks, lot coverage, etc. There were no more questions for the Administrator at this time.

Mayor Mattingly now called the applicant representative to come up to speak.

Tyler Teske has applied for a zone change. He bought the property north of the alley in the block between 5th and 6th street. It has been a mostly empty lot for many years. He has some rental units and knows that there are many people looking to rent both 2- and 3-bedroom apartments. There are few long-term rentals in town now. Has looked at the costs and he would like to build some apartments there to rent. Mr. Teske needs to change the zone so that he can build a fourplex to rent long term. He has this property there are not a lot of developable properties to develop throughout the town. Right now on the lot there is an old building that needs to be taken down and made more use of the property. So in the end, it is, you know, killing two birds with one stone, he will be able to create more long term and making the property useful. These will be long-term rentals. He is not planning on any short term or vacation. It will look a lot better than what is there now. He is a local who knows what Ashton needs and things that need to be able to develop. Instead of someone from out of state that is just wanting to do what they want. He wanted to switch to high density residential to be able to make better use of the land he owns. In low density he can build two buildings, but you have to have certain setbacks, etc. This way he can build more so that there are more rentals available. He is planning to build one and then another later on – so two phases of building. He brought draft plans to show what he is hoping to build to show the council. They are just simple, with 2-three bedrooms, two baths and 2-two bedrooms, one bath in each building. Tyler thinks that it is going to be a great addition to Ashton and the City's Planning & Zoning Commission felt the same way - They all voted yes on it.

Mayor Mattingly asked if the Council had any questions for the applicant. Councilman Kaelberer asked about the parking. There will be some gravel driveways off of Pine Street for parking. Councilman Scafe asked if he knew what the other applicants were planning and Tyler said he does not think they are planning to build this year.

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Mayor Mattingly opened the hearing for public comments. There was no one who signed up to speak so he asked if there were any comments in favor, neutral to the application and finally, against the application. There was no comment. He closed the public hearing at 6:34 pm.

3. Ordinance 513-25 – Zone Change 5th & Pacific Streets – City Clerk Stegelmeier, P&Z Administrator Denney *ACTION ITEM*****

Councilwoman Hansen said that e to it to Planning and Zoning and they approved it. She thinks it is a good application and fits the code so it should be approved. Councilman Kaelberer thinks it is a good project and will improve the city. He also likes that it is a long time local who is planning the project. Councilman Scafe likes the looks of his plans so that there is handicap access, etc. He feels we need more apartments like these in town.

Councilman Kaelberer made a motion to read the City of Ashton Ordinance 513-25 by title only and dispense with the second and third readings. Councilman Scafe seconded the motion. Roll call vote was called. The motion passed unanimously.

Councilman Finley read the ordinance into the record by title.

Councilman Kaelberer made a motion to that Ashton City Ordinance 512-25 be approved and published. Councilman Hansen seconded the motion. Roll call vote was called. The motion passed unanimously.

4. ADJOURNMENT

Councilman Kaelberer made a motion to adjourn. Councilwoman Scafe seconded the motion. The motion passed unanimously.

The meeting ended at 6:48 pm.

Minutes respectfully submitted by Cathy Stegelmeier, City Clerk.

Attest

Cathy Stegelmeier
City Clerk

Tom Mattingly
Mayor