

**CITY OF MARSING  
CITY COUNCIL MEETING  
JANUARY 13, 2021 7:00 PM  
MARSING CITY HALL  
18 SANDBAR AVE.**

**CALL TO ORDER (Welcome/Pledge of Allegiance/Roll Call)**

**I. CONSENT AGENDA**

- A. Approval of Minutes of the December 9, 2020 City Council Meeting
- B. Approval of the Claims against the City for the approximate amount of \$43,295.61 from December 10, 2020 to January 11, 2021.
- C. Approval of Beer/Wine/Liquor licenses and renewals – Pair a Dice, Pour House, Alejandra's, Spot Pizza & Family Dollar. Motioned by Councilman R. Percifield 2<sup>nd</sup> Councilman Even all agree.

\*All matters listed within the Consent agenda have been distributed to each member of the Marsing City Council for reading and study. They are considered to be routine and will be enacted by one motion of the Consent Agenda and placed on the Regular Agenda by request. **ACTION ITEM**

**II. PUBLIC HEARING: Request changes to Preliminary Plat for Meadow Brook Subdivision:**

Peggie From Horrocks spoke for the Loucks. Letters of Support (exhibit A). Letter against (exhibit B) Discussing the changes to the amended Preliminary Plat, it will change the density slightly. Added Additional Multifamily lots, took away signal family. Some of the product has been modified based on conversations, with the developers and the City and what the City thought would be best use of land and property types. We are here to discuss 2 design changes, 1<sup>st</sup> change is added additional multifamily lots, took away signal family and added additional multifamily lots based on conversation with the City and the Mayor and that from 32 to 56 of the 4 plexus dwelling units.

2<sup>nd</sup> change Kyla way ends in a cul-de-sac, on the western side where the suburban lots end and the 1/3 acre lots begin so when we do the next phase it will tie in to the next street. we will start with phase 1 and have further discussion on phase 2. City Engineer (Civil Dynamic's to get the plans beginning to mid-February, potentially break ground early March, 2021. Have units for sale by mid to end of summer.

Lavada Loucks, Les Loucks, Sharon Mclean pro Subdivision, Tim Roberts, Diane Roberts, Jason Germann Against Subdivision. (started at 7:05pm – ended at 8:20 pm).

**Motion to approve Preliminary Plat for Phase 1, Councilman R. Percifield 2<sup>nd</sup> Councilman Bennet. Aye vote from Councilman R. Percifield, Councilman Bennett and Councilman Herman. Councilman Even did not vote. Motion passed.**

**III. ORDINANCE: None**

**IV. RESOLUTION: None**

**V. PUBLIC INPUT:** Members of the public are allowed to address the Council on any topic *not already on the agenda*. The Council will not take action on any item raised during public

comment but may place the issue on an upcoming agenda for discussion and action. **No Speakers**

Mayor Sevy moved item #5 of his report to here – **2<sup>nd</sup> Amendment Sanctuary City request**  
2<sup>nd</sup> amendment City Rose Gress talked to City Council about becoming a 2<sup>nd</sup> Amendment City. Sheila Ford and Darryl also spoke to council about their support of the 2<sup>nd</sup> amendment City. **all Council members agreed with an aye to not take any action**

#### **VI. BUSINESS & REPORTS FOR COUNCIL CONSIDERATION:**

- A. Council discussion regarding request make changes to preliminary plat for Meadow Brook Subdivision** – This happened right after the public Hearing.
- B. City Engineer Civil Dynamics Kirby Cook**
  - 1. ITD project
  - 2. Wastewater professional to come out and look at and give tips.
- C. City Attorney MSBT Law Stephanie Bonney**
- D. Code Enforcement Cory Callison**
  - 1. General update
- E. Law Enforcement Corporal Montes**
  - 1. Call for service and citation sites - did not have stats with him, he will deliver to Jolyn on Thursday.
- F. Public Works Superintendent Philip Gibson**
  - 1. **City Repairs Performed since last Council meeting**
    - a. Buildings cleaned/organized - ongoing
    - b. Equipment serviced – ongoing
    - c. Christmas lights taken down
    - d. Occasional use equipment maintenance logs
  - 2. **Planned Projects between now and next Council meeting**
    - a. Replace irrigation box lids
    - b. General recordkeeping – update inventory lists, SOPs, test results, etc.
    - c. Weather permitting, install new double wall fuel tank for backup generator at WWTP
    - d. Ira scheduled for several free training classes
  - 3. **Action Items for Council's Consideration**
    - a. Yearly herbicides/pesticides/fertilizer prices from Marsing Hardware motion to approve **Councilman Even** 2<sup>nd</sup> **Councilman R. Percifield** all agree motion passed.
- G. Mayor Chad Sevy**
  - 1. Garcia Trailers Business License Application – **motion to approve Councilman Even** 2<sup>nd</sup> **Councilman Herman**, all agree motion passed
  - 2. Cowgirls Catering Business License Application – **Motion to approve Councilman Even** 2<sup>nd</sup> **Councilman R. Percifield**, all agree, Motion Passed

3. KDs Photography Business License Application – **Motion to approve Councilman Even 2<sup>nd</sup> Councilman R. Percifield, all agree motion passed.**

4. Sheriff's Contract – **Motion to approve without taking the school's money Councilman Even, 2<sup>nd</sup> Councilman Herman, all agree motion passed.**

5. Second Amendment City Discussion – **Discussed and motioned not to adopt unnecessary resolution earlier in meeting, after Public Input portion.**

6. City Comprehensive Plan discussion – to go over in February's Council Meeting.  
(chapters 1 - 5)

H. **Motion to Adjourn – motioned Councilman Even 2<sup>nd</sup> Councilman Herman, all agree, motion passed.**

ATTEST:

  
\_\_\_\_\_  
Chad Sevy  
Mayor

  
\_\_\_\_\_  
Jolyn E Green  
City Clerk

**Exhibit A:**

**Letter #1**

Marsing City Mayor  
P.O. Box 125 Marsing Idaho 83639  
(208)-606-2415

Mr. Sevy,  
M&W Market is fine with the proposal of the new subdivision.  
Thank You,  
Jeff Percifield

**Letter #2**

**From:** "Jerry L. Hoagland" <[JLHoagland@co.owyhee.id.us](mailto:JLHoagland@co.owyhee.id.us)>  
**Date:** January 13, 2021 at 1:03:42 PM MST  
**To:** Chad Sevy <[csevy@marsingcity.com](mailto:csevy@marsingcity.com)>  
**Subject:** Comment on Meadowbrook subdivision

Mayor Chad Sevy,  
I've been asked to comment on an agenda item for tonight's meeting.  
In regard to the Meadow brook subdivision proposed change for a phased higher density portion, I support it as long as it meets city standards and plan for future growth. I agree there is a serious shortage of housing. I would rather see development within or near the cities than building further out on our productive ag ground in the county.  
Jerry Hoagland

**Letter # 3**

**From:** Jaime Wood <[jnlwoodranch@gmail.com](mailto:jnlwoodranch@gmail.com)>  
**Date:** January 13, 2021 at 4:26:50 PM MST

I am sending this email in support of Les and Lavada Loucks. I have grown up in the town of Marsing and am saddened to see little to no growth.

Myself and others that graduated from Marsing High decided to stay in the community and raise our families. Now that our kids have graduated, they might have the same desires. With no growth this becomes very difficult. They are not able to start business or buy property to build a house on. My wife teaches at the school. The new students that they get are often living in Rvs or with other family members. These students are usually behind and struggle in school. With some new housing developments this would bring in residents who want to stay here and not be moving from place to place.

Thank you for your time,

Jaime Wood

**Letter #4**

**From:** Kelly Aberasturi <[KAberasturi@co.owyhee.id.us](mailto:KAberasturi@co.owyhee.id.us)>

**Date:** January 13, 2021 at 5:15:40 PM MST

**To:** Chad Sevy <[csevy@marsingcity.com](mailto:csevy@marsingcity.com)>

**Subject:** Subdivision

I am writing this letter of recommendation for the Loukes's subdivision. I feel this is the proper way for growth in our County.

Kelly R.Aberasturi

**Letter #5**

**From:** Arless Archer <[Bustedknuckle1@outlook.com](mailto:Bustedknuckle1@outlook.com)>

**Date:** January 13, 2021 at 5:30:08 PM MST

**To:** Chad Sevy <[csevy@marsingcity.com](mailto:csevy@marsingcity.com)>

**Subject:** Housing growth in Marsing

Just wanted to let it be known that we support the idea that Les Loucks has for more housing in Marsing. As business owners we hear daily about the need for more housing to be available locally. Thank you for your time,

Arless Archer

Busted Knuckle Auto Repair

**Letter #6**

On Jan 13, 2021, at 1:26 PM, Sevy Auto Repair And Towing <[sevyauto@gmail.com](mailto:sevyauto@gmail.com)> wrote:

Hey Chad this is Aisha we give the okay for the Les Loucks to build the subdivision

Letter # 7

January 13, 2021

City of Marsing

PO Box 125

Marsing, ID 83639

Marsing

Joint

School

District

RE: Meadow Brook Estates

To Whom It May Concern:

This letter is in support of the Meadow Brook Housing Development being proposed for future expansion of the Marsing community. The Marsing School District is anxiously awaiting the approval of the housing development and looks forward to the potential of additional students and the opportunity to serve new families of the Marsing School District.

We also acknowledge the location of this development along Thompson Road and Bruneau Highway and agree to transport students from designated bus stops to and from the Marsing School District. If you have questions or concerns regarding this letter, please contact me at 208-649-5411.

Sincerely,



Norm Stewart

No Stewart

Superintendent

Exhibit B

Letter #1

# James Ferdinand

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City of Marsing

Monday, January 11, 2021

RE: Public Hearing, Loucks Subdivision

it is our understanding that the Loucks are requesting an amendment to the approved preliminary plat for the subdivision on N Bruneau Hwy within the City limits of Marsing, ID. We understand the request is for more multi-family units as well as another attempt at no sidewalks within the subdivision.

First of all, we are against any addition to the multi-family portion of the project due to the impact that would make on all city services (including our volunteer first responders), traffic on N Bruneau and property values.

The City of Marsing taxpayers should not be paying for the expense of the infrastructure improvements needed including the increased patrols and calls for service for Law Enforcement. N Bruneau Hwy is not in any condition to survive the increased traffic so quickly without a significantly improved roadway with turn lanes, etc. that burden should be paid by the developer. Even then, we are still against a such high-density area of Marsing.

One of the reasons we love Marsing is because it is a rural community, not a densely packed suburb with row houses and hundreds of tenants packed onto tiny lots with no parks or anywhere for the kids of these tenant housing units to play or sufficient parking for the occupants.

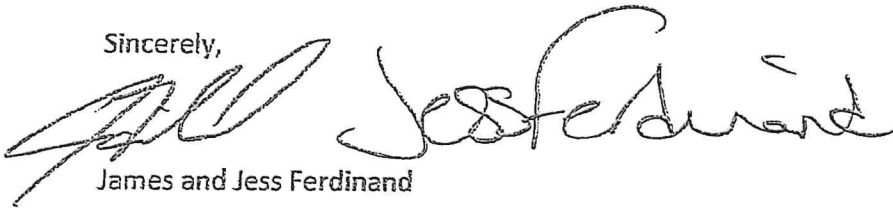
Marsing is our home, we are okay with growth, but not the explosion of rental apartments, multifamily and row houses being proposed. We are also against any change in the previously approved preliminary plat concerning the sidewalks within the subdivision. There is a reason these requirements are in place, and it needs to stay that way. Main Street finally has the sidewalks and improvements needed for years, there is no reason to go backwards in developing a new subdivision with old standards. Sidewalks, curb and gutter, storm water handling street lane widths and parking are all things to consider with this proposal.

## James Ferdinand

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We are already experiencing high traffic, speeding, Jake brakes, littering, and 24/7 travel down N Bruneau Hwy with the growth in the last year, we can only imagine what jamming 300 or more people into a very small space all with vehicles, friends, etc. will do to our property values and what we value most, this rural community. Code and Law Enforcement are already behind with regards to the city and support from it's leaders, this problem will increase exponentially with this sharp increase in rental/tenant housing.

Sincerely,

A handwritten signature in cursive script, appearing to read "James and Jess Ferdinand".

James and Jess Ferdinand

—2024

**Letter #2**

Floydine Egurrola  
319 N. Bruneau Hwy  
Marsing, ID 83639

City of Marsing  
PO Box 125  
Marsing, ID 83639

Monday, January 11, 2021

RE: Public hearing to address changes to the Loucks' subdivision.

I am writing today in opposition to any changes with the preliminary plat of the Loucks' subdivision on N. Bruneau Hwy.

There is no reason to so densely populate the city. We do not have the resources to handle this kind of growth, and it is my opinion that the Loucks are just out to gain the most cash from this project with complete disregard for the difficulty it causes the citizens of Marsing. The Loucks are not citizens of Marsing and by the requested annexation, have no intentions of ever being such.

I feel that it would depreciate the value of my property, and it doesn't go unnoticed that this is as far from their house as possible, with the lots surrounding their house being the largest and most expensive.

If the Loucks want to build row houses and apartment buildings, they should do it somewhere else.

Sincerely,

  
Floydine Egurrola

Received this anonymous letter; Georgia Wirth came in to City Hall and said she wrote the letter

Letter #3

Jan. 9, 2021

RE: Meadowbrook Subdivision

As a homeowner I am voicing concerns of changes to Meadowbrook Subdivision.

Concern #1: Changing inlet (by proposed 4plex's) from North Brunson Highway and to access side street from 2<sup>nd</sup> Ave. West. One concern with Senior Citizen housing safety to seniors, and two, not sufficient infrastructure to handle increased traffic which will incur to the number of vehicles to the 4-plexes!

Concern #2: 4plexes backing up to the single resident homes on Live Oak. By building this many 4-plexes the home values will DECREASE for these homeowners!

Concern #3 - 4plexes tend to bring in lower-income residents along with more crime and drugs. This type of residents tend NOT to keep up building/property and yards - Just look at the 4plexes on Main Street coming into Marsing!!!

We as residents DO NOT want ghetto buildings in our area!!

Thank you for listening to our concerns on these