

APPROVED

**City of Stanley
Special Meeting-Public Hearing
March 31, 2022**

IN ATTENDANCE FOR THE CITY:

Mayor Steve Botti by zoom call, Council President Laurii Gadwa, Councilmember Austin Clegg, Councilmember Tim Cron, All answered to roll call. Councilmember Gabriel Cardoso arrived at 4:12 p.m. City staff members included: City Clerk/Treasurer Cari Tassano and Maintenance supervisor Greg Wallace.

OTHER ATTENDEES:

Michael Powell, Tom Stuart, Jeff Welker, CJ Sherlock, Doug Bates, Brooke Bates, MaryEllen Eason, David Pinney, Melissa Pinney, Keri York, Lyn Gray, Gary Gadwa, Ken Carlson, and Jeffrey Schroeder the City attorney.

Zoom call attendees: Kurt Krapel, Lynn Knudson, Rebecca Arnold, JoAnne Flynn, Kim Looske, Hand Buhler, Joshua Wells, Andrew Koenig, Colin Ayers and Joshua Wells.

CALL TO ORDER:

The meeting was called to order by Mayor Botti at 4:07 p.m.

PUBLIC HEARING – Rezone application by Wood River Land Trust to rezone Valley Creek Preserve from Residential B to the Open Land District SMC17.36 and implementing ordinance to rezone Valley Creek Preserve:

The Public Hearing was opened at 4:07 p.m. to receive comments on proposed application to rezone the 34 acres of Valley Creek Preserve to Open Land district.

The City Clerk explained that due to the volume of in person participants and zoom participants we will limit everyone to five minutes of testimony.

Keri York Program director for the Wood River Land Trust presentation: WRLT has wanted to work on Valley Creek Preserve for several years. They wanted to protect the property for the important resources that exist in Valley Creek: anadromous fish species, open space and riparian areas, and wildlife habitat. In 2013 they started working with the Hosac family. WRLT was fortunate to receive a grant from the governor's office of Species Conservation and along with the donation from the Hosac family this enabled them to buy the preserve in 2015, In 2017 WRLT started working with the City of Stanley to manage the preserve, there were several meetings held to develop a management plan with the public. York gave a slide show presentation pointing out certain aspects about the management plan, a map of the preserve and other certain key notes. York pointed out that WRLT feels the Open Land District is a more suitable district for the preserve due to the fact it will allow walking trails, interpretive signs, benches, restoration projects, weed control and research activities. York pointed out: as per Idaho Code 65-6511, an amendment to the zoning does not require a development plan.

Testimony in favor:

Tom Stuart thanked Keri York and Wood River Land Trust and supports the WRLT rezone request. Many of these lots are in the flood plain and he is so happy no development can occur in the Valley Creek Preserve. He feels this is the first step to implementing the correct procedures. He understands that there will be community input for future steps. People will misbehave if they don't have structure or guidance in the preserve.

ORIGINAL IN RED

Gary Gadwa – 42-year resident: He doesn't understand why the Open Land District is not better than Residential "B" District. The airport is part of the Open Land District. In the development plan it states, when addressing or potentially pursuing any channel stream operation, they will ensure any restoration sections do not adversely affect safety and security. There would be engineering studies or hydrology studies prior to any of these things occurring. He knows the City of Stanley or WRLT would not let any of these things occur without going through the proper steps.

Neutral Testimony:

Doug Bates – Lot 18A Stanley Annex Sawtooth Terra Tracts: He feels the Open District might be the right thing, he doesn't feel it's being done the right way. He would like to see a development plan first in conjunction with the rezoning. He feels the neighbors are not happy, they want more details prior to the preserve being rezoned.

Brooke Bates– Lot 18A Stanley Annex Sawtooth Terra Tracts: she concurs with Doug, looks like everything can be done within the Residential "B" District that the property is currently zoned in. So, she doesn't understand why we need to rezone the property.

Testimony in opposition:

CJ Sherlock - 590 Valley Creek Road. This boils down to uncertainty. What is going to be done once it's rezoned. She would like to see a development plan prior to the rezoning. She feels bathrooms, parking lots and walking trails would not be a benefit to Valley Creek the Preserve. She feels none of the changes would maintain fishery habitat.

Jeff Welker – 590 Valley Creek Road: Martin vs. Boise, can this happen in Valley Creek Preserve. He sees the public chasing the Salmon, urinating, and defecating in the preserve, he picks up trash from tourist. He doesn't want to see any change in the area. There is a dam that protects his property, if the dam is removed it will flood his property. He wants to see a management plan and a safety plan prior to the rezone.

Lynn Knudson – 321 Sawtooth Ridge Road: would like to see this area kept private for the natural habitat. How is it possible to police human traffic?

JoAnn Flynn – Creek Side Condominiums: Tourists are crossing or parking on their property to access Valley Creek Preserve and are not responding when asked to move.

Ken Hosac - 565 Valley Creek Road: We all want to preserve this area. We don't want to see it residential. He feels the Open Land District is too broad. He wants to see a preservation zone so development cannot happen. He is concerned with parking lots. He would like to see a master plan prior to any development.

Jim Hosac – 565 Valley Creek Road: The neighbors have concerns, there is a lot of unknowns, what is the big rush. Under the current zone the property is still protected due to the deed restrictions already on this property. He doesn't feel the meetings in 2017 were sufficient prior to rezoning of the property. He is also very concerned about where the parking will be.

Rebecca Arnold - 241 Benner Street: is opposed due to the fact there is not a development plan outlining: parking, public safety, trash removal, sanitation. She concurs with Doug Bates.

Ken Carlson – Creek Side Condominiums: Would like to see a development Plan. The public has tried accessing their trash receptacle and parking lot at Creek Side Condominium,

he actually had to walk out and speak with the public on 6 different occasions in one day deterring them from all these actions.

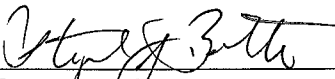
Keri York: WRLT wants habitat preservation and public access. If there is not access, then the areas cannot be protected. In order to create a development plan there are several steps that need to be accomplished first and many unknowns: there is no place to park on either side of the bridge, on the east side of the city building there is no access to the property, York is trying to reach out to other property owners on the east side to see if they can purchase an easement to the property through their property, but this is still in the very early stages of discussion. In order to pursue these public access amenities there is a lot of work to still do, we don't have all the answers yet nor do we know if we can pursue all of these amenities. York goes on to say if the interpret signs were to be installed, then some of these unsavory human actions witnessed by residents can be curtailed.

Closing comments by the City Council: Councilmember Cardoso states that if WRLT can already do the things they want to do in the current zone, then why not rezone the property to implement the things they cannot do. Councilmember Clegg is committed to doing what is best for the community.

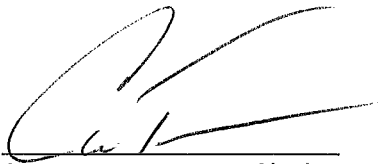
Schroeder explained Martin vs. Boise: Valley Creek Preserve is privately owned. If there was a trespasser, they can have that individual removed. If the City of Stanley owned the property, they would have the same authority.

Jeffrey Schroeder will be preparing finding of facts, conclusion of law and we will prepare an analysis of deliberations. Mayor Botti this Public Hearing is just part of the public process of reaching a decision. There are no plans to vote at this meeting, this is just a public hearing, the Council will consider the comments that were given. The city council will deliberate at a future time.

Mayor Botti adjourns the public hearing at 5:36 p.m.



Steve Botti, Mayor

ATTEST: 

Cari Tassano, City Clerk

