

CITY COUNCIL WORKING MEETING

JANUARY 27, 2025  
203 Broadway Ave N

PRESENT:

Pamela McClain	Mayor	Autumn Jones	Treasurer
Michael Higbee	by ZOOM Council Member	Jazmine Mills	P & Z Administrator
Sue Gabardi	Council Member	Jason Scott	Public Works Director
Amanda Hawkins	Council Member	Andrew Wright	City Attorney
Marla Sisson	Council President	Concerned Citizens	
Karen Drown	Clerk		

PLEDGE OF ALLEGIANCE

CONFIRMATION OF QUORUM:

Karen Drown confirmed a quorum.

PUBLIC HEARING #1:

Karen confirmed a quorum. No Council member declared any recusal or ex parte discussion.

Kurt Mason, Hagerman, ID, presented his request to amend the Buhl City Code to allow RV and Boat Storage in B-3 zones. He showed pictures of the type of facility he is working on for his specific property. Karen clarified the request is for a code amendment and is not site specific so consideration by Council needs to be based on that. Jazmine presented her staff report explaining the applicant applied for this code amendment as a permitted use, but the Planning and Zoning Board recommendation would be as a conditionally permitted use. She explained then those specific applications would go before either the city or county Planning and Zoning Boards depending on the property location.

Mayor McClain asked if there were any question from Council; there were none.

There was no testimony in support of the application.

There was no testimony in opposition of the application.

There was no testimony neutral of the application.

With no testimony, there was no need for a rebuttal from Kurt Mason.

Mayor McClain asked if Council had any other questions for the applicant or staff. Michael asked where are the B-3 zones currently located in the city. Jazmine provided the current zoning map and detailed the current B-3 zones.

The hearing was closed at 6:40 PM.

#### PUBLIC HEARING #2:

Karen confirmed a quorum. No Council member declared any recusal or ex parte discussion.

David Thibault, Twin Falls, ID, with EHM Engineers representing North Canyon Medical Center, presented the request to annex the portion of North Canyon Medical Centers property into city limits. He noted this will clean it up and then all their property will be inside city limits. Jazmine presented her staff report that showed the map of the property in application that was still outside city limits.

Mayor McClain asked if there were any question from Council; there were none.

There was no testimony in support of the application.

There was no testimony in opposition of the application.

There was no testimony neutral of the application.

With no testimony, there was no need for a rebuttal from David Thibault.

Mayor McClain asked if Council had any other questions for the applicant or staff. Michael asked if there was actual street access and if Williams St N is a real street. David stated there is Williams Street access it just is not developed all the way.

The hearing was closed at 6:48 PM.

#### PUBLIC HEARING #3:

Karen confirmed a quorum. No Council member declared any recusal or ex parte discussion.

David Thibault, Twin Falls, ID, with EHM Engineers representing North Canyon Medical Center, presented the request rezone all the property for North Canyon Medical Center to a B-3 zone. He noted currently the portions inside city limits are R-1 and B-2 and those outside city limits are I-1 and Ag-20. He stated this would make them more consistent and serviceable. Jazmine presented her staff report that showed the map of the properties in application and how they were currently zoned. She noted this would continue the business flow down Highway 30 and added the uses for the B-3 zone is listed in Buhl City Code 9-8-1, Schedule of Uses.

Mayor McClain asked if there were any question from Council. Michael questioned since all the other properties in this area are zoned B-2 why not B-2. David noted per Buhl City Code; B-2 is defined as a neighborhood business district which serves the neighbors; B-3 is community business district which services the community at large. David and Jazmine agreed on those definitions. Michael noted this expansion puts business next to residential.

There was no testimony in support of the application.

There was no testimony in opposition of the application.

There was no testimony neutral of the application.

With no testimony, there was no need for a rebuttal from David Thibault.

Mayor McClain asked if Council had any other questions for the applicant or staff. Michael asked if there was actual street access and if Williams St N is a real street. David stated there is Williams Street access it just is not developed all the way.

The hearing was closed at 6:55 PM.

#### CONSENT AGENDA:

1. Minutes of January 13, 2025 – Regular Session
2. Claims for Payment
3. Clerk Report
4. Treasurer Report

Marla moved to approve the consent agenda. Amanda seconded the motion. There was no discussion. There was a roll call vote. Marla voted yes, Michael voted yes, Amanda voted yes, and Sue voted yes. The motion passed.

#### UNFINISHED BUSINESS:

There was no unfinished business.

#### NEW BUSINESS:

Review and Consideration of Ordinance Amending Title 9, Chapter 8, Section 1: “Schedule of Land Use Controls” Commercial table to add RV Storage and Boat Storage as a Conditionally Permitted use in the B-3 Community Business Zoning District: All members of the City Council having been furnished a copy of the proposed Ordinance No. 2025-1 and being fully apprised of the content and purpose of said Ordinance, Marla moved that the provisions of Idaho Code Section 50-902 which are require said Ordinance to be read on three (3) different days, two (2) readings by Title only and one (1) reading which shall be in full, be dispensed with and that said Ordinance be passed upon one(1) reading by title only. Marla requested a roll call vote on the motion. Amanda seconded the motion. There was no discussion. There was a roll call vote. Michael voted yes, Amanda voted yes, Sue voted yes and Marla voted yes. The motion passed.

Amanda moved to approve Ordinance No. 2025-1 Amending Title 9, Chapter 8, Section 1. Marla seconded the motion. Mayor McClain read the title of the ordinance. There was no discussion.

There was a roll call vote. Sue voted yes, Marla voted yes, Michael voted yes, and Amanda voted yes. The motion passed.

Review and Consideration of Annexation Ordinance for North Canyon Medical Center: All members of the City Council having been furnished a copy of the proposed Ordinance No. 2025-2 and being fully apprised of the content and purpose of said Ordinance, Marla moved that the provisions of Idaho Code Section 50-902 which are require said Ordinance to be read on three (3) different days, two (2) readings by Title only and one (1) reading which shall be in full, be dispensed with and that said Ordinance be passed upon one(1) reading by title only. Marla requested a roll call vote on the motion. Sue seconded the motion. There was no discussion. There was a roll call vote. Marla voted yes, Michael voted yes, Amanda voted yes, and Sue voted yes. The motion passed.

Amanda moved to approve Ordinance No. 2025-2 annexing property into city limits for North Canyon Medical Center. Marla seconded the motion. Mayor McClain read the title of the ordinance. There was no discussion. There was a roll call vote. Michael voted yes, Amanda voted yes, Sue voted yes, and Marla voted yes. The motion passed.

Review and Consideration of Rezone Request by North Canyon Medical Center: Marla moved to approve the rezone to B-3 for all the properties presented for North Canyon Medical Center. Sue seconded the motion. There was no discussion. There was a roll call vote. Amanda voted yes, Sue voted yes, Marla voted yes and Michael voted yes. The motion passed.

Consideration of Executive Session Discussion from the January 13, 2025 meeting: Marla moved to proceed with negotiations. Amanda seconded the motion. It was noted that Council would reenter executive session after finding out details on the negotiations. There was no discussion. There was a roll call vote. Michael voted yes, Amanda voted yes, Sue voted yes, and Marla voted yes. The motion passed.

Review and Consideration to move to Public Hearing for Planning and Zoning Commission Recommendations of amending Schedule of Land Use Controls Residential table, Boarding and Rooming Houses as a Conditionally Permitted use in the R-16 High-Density Zoning District: Karen explained this was a similar process to the B-3 RV and Boat Storage Amendment except in this case there is no applicant. This was brought by the Planning and Zoning Board recommendations. She added that Idaho Code state Council had to approve going to public hearing before the administration can move forward on any action. Amanda moved to go to public hearing for amending Buhl City Code to make Boarding and Rooming Houses a conditionally permitted use in the R-16 zone. Sue seconded the motion. There was a discussion about this restricting boarding houses. Karen noted it would require and applicant to apply for a conditional use which would then go before the Planning and Zoning Board, it wouldn't be just opening permitted. There was no further discussion. There was a roll call vote. Marla voted yes, Michael voted yes, Amanda voted yes, and Sue voted yes. The motion passed.

MAYOR & COUNCIL COMMENTS: Mayor McClain read the below statement.

We need to make sure that we comply with the law with regards to employee privacy issues. If a member of City Council would like to discuss any issues pertaining to complaints, discipline, etc. of a city employee, those will first need to be discussed with the mayor, who is the chief city administrator per Idaho Code 50-602. After review of the complaint, discipline, etc. if it needs to go before City Council it will be listed under an executive session on the upcoming meeting agenda.

Mayor McClain stated she would be gone for the February 10<sup>th</sup> meeting.

Marla noted her recent attendance at the AIC City Officials Day at the Capitol. She referenced the State of the State address mentioned education and the bill that is being considered for \$50 million in private sector education vouchers. She noted Arizona started at \$50 million and now their program is \$800 million. She stated she looks at our community and questions this. She added that public schools will take anyone. She recommended everyone pay close attention to this.

She also spoke about the proposed tax cuts and questioned if a little tax cut is done but large infrastructure needs completing is there going to be any funding available.

She also noted that legislators want a pay raise.

Mayor McClain stated those in the local governments of cities have the most thankless jobs. She added Legislators have forgotten about the rural areas of Idaho and they are talking about laws while cities are struggling to provide services to their citizens. She stated running for city office should be to benefit the city, not for political game. She also noted that losing \$90,000 this year in tax funding hit hard. She recommended paying attention what is going on in Boise at the state house carefully.

MEETING ADJOURNED – Marla moved that the meeting be adjourned; Sue seconded the motion. There was no discussion. There was a roll call voted. Michael voted yes, Marla voted yes, Amanda voted yes, and Sue voted yes. The meeting was adjourned at 7:18 p.m.

Minutes prepared by Karen Drown, City Clerk