



COUNCIL PUBLIC HEARING

Wednesday, August 20, 2025

APPROVED MINUTES

MEMBERS PRESENT

Mayor Jennifer Massey
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

MEMBERS ABSENT

Council President Jessica Chilton

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Jacob Graichen, City Planner
Ashley Wigod, Contracted City Attorney

OTHERS

Brady Preheim
Steve LeSollen
Jim Coleman

OPEN PUBLIC HEARING – 6:46 p.m.

TOPIC

1. Annexation of Property Located at 58506 Kavanagh Street (Mark Comfort/Tom Mahaffey)

City Planner Graichen covered preliminary matters, asking Council members to declare any potential conflicts of interest, ex parte communications, or site visits. No declarations were made.

The primary reason for annexation was connection to sanitary sewer, which Graichen described as a "classic reason" for annexation. He reported that the Planning Commission recommended approval without controversy.

To provide context, Graichen presented a series of historical slides showing the progression of annexations in the area from 2007 to 2023. He pointed out that the subject property now has city limits on all four sides due to previous annexations, making the adjacency requirement easy to satisfy. He noted that Highway Commercial zoning would be the only option for this property, consistent with surrounding properties.

Graichen showed an aerial photo of the property, explaining that while it currently contains a dwelling, the area has been designated for commercial use since 1985. He mentioned that the property south of the subject site has been cleared and is proposed for development as a gas station. The developer of that project has expressed interest in potentially acquiring the subject property to expand their commercial development.

PUBLIC COMMENT – None

CLOSE PUBLIC HEARING – 6:53 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne
Kathy Payne, City Recorder

/s/ Jennifer Massey
Jennifer Massey, Mayor