



# COUNCIL PUBLIC HEARING

Wednesday, January 15, 2025

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## APPROVED MINUTES

### MEMBERS PRESENT

Mayor Jennifer Massey  
Council President Jessica Chilton  
Councilor Mark Gundersen  
Councilor Russell Hubbard  
Councilor Brandon Sundeen

### STAFF PRESENT

John Walsh, City Administrator  
Kathy Payne, City Recorder  
Lisa Scholl, Deputy City Recorder  
Jacob Graichen, City Planner  
Joe Hogue, Acting Police Chief  
Suzanne Bishop, Library Director

### OTHERS

Brady Preheim            Steve Toschi  
Robyn Toschi            Mitzi  
Dan Hatfield            Guy Cummings  
Pat Fery                 Jane Fery  
Grant Toschi

### OPEN PUBLIC HEARING - 6:15 p.m.

### TOPIC

#### 1. AP.2.24 through AP.6.24 - Appeal of Planning Commission Decisions to Build a Triplex with Multiple Variances on Wyeth Street (Dan Hatfield)

City Planner Graichen covered preliminary matters. There were no potential or actual conflicts of interest or bias in this matter. However, Councilor Sundeen declared that he drives by the subject location often. There were no objections from the audience for the Council to make a fair decision. Graichen went on to review the staff report, a copy of which is included in the archive packet for this meeting. A few highlights were:

- The structure was a non-conforming use prior to burning down in 2001. It was destroyed more than 50% and lost non-conforming rights.
- The Conditional Use Permit is a requirement of three or more units on one lot.
- The Variances are for lot size, setbacks, parking, and elevation.
- The Planning Commission denied the request and the applicant appealed to the City Council.
- In response to Council President Chilton's question about utilities, Graichen confirmed there are adequate utilities on site.

**PUBLIC COMMENT**

**Applicant**

- ◆ Dan Hatfield and Guy Cummings. Thanked Graichen for his presentation tonight. Dan purchased it as a triplex and is taxed as a triplex. He clarified that the fire was in 2021. He only wants to resume the use. If he can't get a triplex, he would entertain a duplex. Guy pointed out the area in photos included in the staff report.

Mayor Massey asked what variances would apply if it's developed as a duplex. Graichen responded that it would need variances for a reduced setback on Wyeth Street and a reduction to parking.

**In Favor - None**

**Neutral**

- ◆ Pat Fery. The property sat there for four years after the fire. It looked terrible and succumbed to vagrants. She supports a duplex over a triplex due to parking. There are no large complexes in that area and parking is already an issue in that area. She urged City Council to accept the Planning Commission's decision.

**In Opposition**

- ◆ Brady Preheim. Suggests a duplex there instead since a triplex does not fit. The Planning Commission decision should be upheld and the applicant can reapply as a duplex.
- ◆ Robyn Toschi. Advocated that the Council concur with the Planning Commission's decision. It was originally a house that was converted into a triplex. She disagrees with jumping through hoops to put something there that is nonconforming. The triplex should be denied.

**Rebuttal**

- ◆ Dan Hatfield. Parking will be an issue whether it's a triplex or duplex. He's being punished for something other people have.

**CLOSE PUBLIC HEARING – 6:54 p.m.**

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne  
Kathy Payne, City Recorder

/s/ Jennifer Massey  
Jennifer Massey, Mayor