



**CITY OF WEISER  
PLANNING & ZONING MEETING  
55 WEST IDAHO  
WEISER, IDAHO 83672**

**MONDAY  
July 21, 2025  
7:00pm  
REGULAR MEETING**

**Roll Call 7:00:00 PM**

**PRESENT:**

John Jensen, Ken Lukehart Clarence Stark, Rebecca Hale and Tony Edmondson.

**ABSENT:**

Jay Edwards.

**STAFF:**

Brianna Chaney, Mike Campbell and Dave Loos.

**GUESTS:**

Rod Panike, Eric Striker, Cristina Aburto, Rick Lovey, Malia Bumgarner, JR Bumgarner, Lynette Roberts, Brent Roberts, Debra Aburto, Richard Hovey, Mason Brensel, Sheree Brensel, Terri Ramocotti and Ron Swope.

**MINUTES**

**Minutes of Planning and Zoning Meeting-Action Item**

Moved by Ken Lukehart and seconded by John Jensen to approve the minutes from the April 21, 2025 meeting.

**7:03:33 PM**

**AYES:**

John Jensen, Ken Lukehart, Clarence Stark, Rebecca Hale and Tony Edmondson.

**NAYES:**

None.

**ABSTAINED:**

None

**MOTION CARRIED.**

**UNFINISHED BUSINESS**

1. None.

**NEW BUSINESS**

1. Public Hearing-Brent and Lynette Roberts Conditional Use Permit for Townhouses

[7:04:15 PM](#) Brent Roberts 1423 Larsen Rd, introduced himself and stated that they are proposing to build two townhome buildings that will have 5 units in each building on the property on the corner of East Liberty and East 11<sup>th</sup> Street. The cost of housing is prohibitive for young families. Neighboring communities are starting to build these multi-family developments. The natural aversion for people is not wanting low-income housing in their community. This will not be low-income housing, but it will be more affordable.

Brent presented some of the preliminary drawings. More discussion followed on the design.

He stated these units will be individually owned, not leased.

Clarence Stark said it looks as though they have designated 5 parking spots for each building. Brent said all the designs are very preliminary. They were trying to get something on a piece of paper so that they can present it to the Council can give them feedback on what they want. Clarence said the sidewalk jogs out as it crosses the alley and asked if the road does that as well. Lynette Roberts 1423 Larsen Rd, stated the County's fence goes all the way to the roadway, so the sidewalk can't go all the way through from their property to the property behind. Clarence asked if they would be changing the width of the road. They said no. Tony said he appreciated that they have the overflow parking and garages off of the alley in the back. He asked if that whole side will be nothing but garage doors. They said yes. Tony said lot sizes for townhouses have to be 20% larger than the standard lot, he asked if they were conforming to that. Dave Loos said yes they were. He asked if they were also conforming to regulations for open space. Brent said yes, they were at 72% open space.

Rebecca Hale asked if they should have them consult design review for the garages. More discussion followed on design of the front doors and garages.

Rebecca Hale asked if there would be an HOA. Brent said they are still discussing that and haven't decided. There will be some common areas, so they will have to decide on that. Tony said the City has recently adopted a Design Review Ordinance, he is not sure if this would be subject to Design Review. He doesn't think they would have any issues if it was. Brent said their intention is to do whatever needs to be done to make sure that those homeowners would be responsible for maintaining the property so that it doesn't degrade over time. Tony asked if they would be doing this in phases or build out the whole project. Brent said the first building would be the first phase, and they would start the second phase once they were able to sell some of those first units.

Tony asked if there was any testimony in support of the application. There was none.

He asked if there was any testimony opposed to the application.

Debra Aburto, 1038 E Liberty, said she lives across from the property. She said she bought her home to live in a single-family home neighborhood, not next to apartments. There are no sidewalks or stop signs. There are children out there playing. With more units there will be more traffic and with no stop signs there will be more danger for the kids.

Terry Ramacotti, 1028 E Court street, said her concern is multiple homeowners or renters increasing crime. They have a shop and if they get more people in there, they are concerned

with having to lock their things up, which they have never had to do. She does not want multiple family housing there. There is already an issue with people blowing through stop signs.

Ron Swope, 1028 E Court, said the whole area is single family and they want to keep it that way. When you have that many people that close in one area you have to keep things locked up more. As far as kids go, that is going to be a lot more kids, and with all the industrial stuff next door, that is a safety hazard.

Cristina Aburto, 1038 E Liberty, said she would like to keep their community rural. To bring in townhomes in that area would be too much. The parking would be an issue. With the bus stop... she is concerned with the time frame and the safety with construction.

Sheree Brensel, 1100 E Liberty, said she lives right across the street from the lot. She said she bought her home because she likes her quiet comfortable neighborhood. This will bring more noise and chaos, and she is against it.

Mason Brensel, 1100 E Liberty, said he is against this as well. Not only will it increase the population around them, but it will also increase plumbing. It will increase the water and sewage. He is concerned that it will back up their systems.

Tony Edmondson asked if there were any more questions or comments.

Sheree Brensel, 1100 E Liberty, asked if they create an HOA if it would affect them. Tony stated no it would not.

Cristina Aburto asked if the notifications that were mailed out were mailed to everyone who lives in the neighborhood. Dave Loos let them know that it only goes to the property owners that live in the area.

Mike Campbell, 405 E Hanthorn, stated regarding the jog out of the sidewalk, that has been setback with a parkway so all of the sidewalks are detached. Tony asked if there was going to be a parking strip. Mike said yes, there would be a parkway down Liberty. He said they have spoken to the County about moving their fence back, they said they would move it back if they needed to. Tony asked if there was an alley right of way on the south and east side of the property. Mike said he isn't sure about the east side, but on the south side there is. Tony asked if there was going to be a right of way through the driveway or alley on the east side. Mike said depending on what they want done there, yes.

Tony Edmondson asked the applicant to come back up to answer any questions or rebut.

Brent Roberts said he appreciated everyone's comments and concerns. His goal is to preserve what Weiser has always been. He said the low-income housing issue was brought up. He said if you drive towards Payette you can see very cheaply constructed low-income housing. They are the kind of buildings that after a few years don't look good because cheap materials were used. That is not what they will be doing here. They will be providing upgraded finishes and construction. It will attract a different homebuyer than low-income housing. As far as sewer and congestion, because the County owns the three corners that surround this property, and because that is commercial zoned, you won't have that issue. If the County wasn't there, there

would be houses there. Yes you will have 10 families there, but if you look at other blocks in the city, you would have the same amount of people just more spread out on an entire block. Tony asked what the potential price point would be. Brent said they think it will be in the mid 3's. The goal is to create the ability for more people to be able to own a home and not have a large lot to have to take care of. The reason they started this project was because they have kids and want them to be able to stay in this area, but with the price of housing that is difficult to do.

[7:48:03 PM](#) Public hearing closed.

**2. Public Hearing-Rod Panike One (1) Lot Subdivision in the City Impact Area**

[7:48:09 PM](#) Eric Stryker, 2074 Shelley Dr Payette, ID 83661, said that he was there representing Rod Panike for the Pearl Lane Subdivision. It is a 1 lot subdivision in the County, in the City of Weiser area of impact. The subdivision has access off of Pearl Lane which is a private drive. Most of the road that will be used, up until the Monroe Creek crossing, is covered by a road use maintenance agreement. That road continues south and that portion is also covered by that agreement, and then the road veers east. The current 1.47 acre parcel is used as a agricultural laydown yard with a shop. This subdivision is intended for a single-family residence. The remainder will remain in agricultural production. The intent is to keep all of the acreage still in one owner, the subdivision is to obtain a building permit. The property has been zoned A2-Transitional. Tony Edmondson stated the rezone had come before Planning and Zoning before. Rebecca Hale asked if this would be for a single home. Eric said yes it will be 1.47 acres for a single-family residence and the remaining parcel will remain in agricultural production. Clarence Stark said there is a private road and a bridge there. He knows that there is a lot of farm equipment that goes over that bridge. He sees in the notes there is an agreement and asked if there is any restriction on weight limit. Eric said he would have to look at the agreement again. Rod Panike, 1217 County Rd 70, said the bridge was graded as a forest service bridge that they didn't use. They have had semis drive across it several times and it is graded at over 90,000lbs.

Tony Edmondson asked if there was any testimony in favor or opposed to the application. There was none.

He asked if there was anyone that had a question or concern about the application. Cristina Aburto, 1038 E Liberty, asked if this would be the same type of subdivision as what they are putting in on West 9<sup>th</sup> street. They said no.

Tony asked if the applicant would like to give a closing statement. They said no.

[7:57:20 PM](#) Public Hearing Closed.

**3. Brent and Lynette Roberts Conditional Use Permit for Townhouses-Action Item**

[7:57:24 PM](#) Clarence stated he is always concerned when there is a multifamily dwelling going up. He appreciates the testimony that people give. They are there to address a conditional use permit. No matter what is constructed there are people that will be for and against it. He does his best to take into consideration peoples reasoning. The cost of housing these days is very high. He said you have to separate the personal aspect of it and the business aspect of it, and this

community needs housing. In addressing the issues, he thinks a lot of them can be addressed by having a discussion. He thinks the Design Committee can sit down and help them come up with a design that will be applicable and aesthetically pleasing to that area. Personally he would not want to live next to Road and Bridge, but if you needed a house, you would have less consideration for that. When you have traffic, safety and crime issues, many of those things can be remedied. Tony Edmondson said that he has driven by the property. He has long been one of those people that feels like neighborhoods and quality of life are important. He tries to be sensitive to that. He said the street he lives on is probably one of the most dense streets, with only one ingress and egress street. He can relate to the concerns that people have about density housing in a neighborhood. He said since he has been a Commissioner there have been at least 2 other townhouse neighborhoods that have yet to break ground, that have already been approved. He said the values of that neighborhood will change with the approval of this proposal, but he doesn't feel it is enough to deny it. He is leaning in favor. Ken Lukehart said he would rather see a nice townhouse setting than trailer houses. As far as traffic goes, there will have to be some signage and a change to traffic. John Jensen said he would prefer if there were 3 individual houses on that property, but it would probably put them at a price that people couldn't afford. Tony said currently under that zone there could already be duplexes built on that lot, which would be 6 units. They are proposing 10 with the townhouses. Rebecca said she understands the concerns with changing the way of life in the neighborhood. Ken said he had similar concerns with the townhouses that are going in behind his property as well, but it is the best use of the property.

Moved by Clarence Stark and seconded by Ken Lukehart to accept the application for the conditional use permit subject to design review.

[8:12:40 PM](#)

AYES: John Jensen, Ken Lukehart, Clarence Stark, Rebecca Hale and Tony Edmondson.

NAYES: None.

ABSTAINED: None

MOTION CARRIED

#### **4. Rod Panike One (1) Lot Subdivision in the City Impact Area-Action Item**

[8:13:21 PM](#) Ken Lukehart said he does not see a problem with it.

Moved by Clarence Stark and seconded by John Jensen to accept the one (1) lot subdivision application for Rod Panike for his property in the City Impact Area.

[8:14:35 PM](#)

AYES: John Jensen, Ken Lukehart, Clarence Stark, Rebecca Hale and Tony Edmondson.

NAYES: None.

ABSTAINED: None

MOTION CARRIED

5. **Planning and Zoning Workshop Topic Discussion**

[8:15:21 PM](#) Tony Edmondson said they have talked about the Comprehensive Plan since it was adopted. The Comp Plan spells out goals and objectives, and they have only touched on them a little bit. Some of those things have already started, for instance the Historical Preservation plan. They talked at the last meeting about the problem with the zoning in the Commercial downtown. Natasha McDaniel has obtained a grant to hire someone to come in and do a workshop and give consultation on how to go about some of those things. More discussion followed.

[8:27:30 PM](#) Meeting adjourned.