

**CITY OF IRWIN, IDAHO  
CITY COUNCIL REGULAR MEETING & PUBLIC HEARINGS  
MINUTES: MARCH 3, 2026**

**Location: Bonneville Sheriff's Office, 3329 Swan Valley Hwy., Swan Valley, Idaho 83449**

Meeting called to order by Mayor Larry Perzichilli at 6:00 p.m.

City personnel in attendance were:

Larry Perzichilli	Mayor
Darrel Ricks	Council President
Troy Vias	Council
Brandy Urrutia	Council
Terrie Stromberg	Council
Travis Dickerson	Council
Teresa Dumont	Council
Kelly Palmer	City Clerk/Treasurer
Jay Rice	P& Z Administrator

A Quorum was present.

Guests in attendance: Tom Lennon, Jerry Glowacki, Teresa Walker, Eddie McCrady, Niki Bates, Audi Kreager, Katelynn Campbell, Brayden Christiansen, Trayson Christiansen, Rosie Christiansen, Dwayne Christiansen, Julie Hillelunt, Jyson Cymens, Brandon Eldridge and Mateo Urrutia

**CONSENT AGENDA:**

Darrel moved the February 3, 2026 Minutes and Financial Reports be approved & bills be paid. Brandy Seconded.

**PUBLIC HEARING: Application 2026-3 Rezone Residential to Commercial.**

- a. **APPLICANT'S COMMENTS:** Teresa Walker is seeking Council's approval to put 5 units on lot adjacent to and southwest of The Zen Den. Teresa has client who would like an overnight retreat with spa services. Teresa met with Nathan Taylor of District 7 Health to determine a location for the septic system; two possible sites were discussed. Water will tie-in from existing well at The Zen Den. Teresa presented prints of potential building, however, unit size is dependent on placement of the units, if U-shaped configuration 20x20 unit, if in a row 18x32 unit. Property will be landscaped, willing to plant trees along Hwy 26 as a noise and light buffer.
- b. **PUBLIC TESTIMONY:**
  1. Believes the rezone is a good idea, it will beautify an otherwise unsightly lot
  2. Concern about light pollution
  3. Objection to the proposal of putting small residential rental units on the lot adjacent to The Zen Den as a similar scenario was proposed within the past 2 years and denied by Council.
- c. **APPLICANT'S REBUTTAL:**
  1. Lighting will be downcast and, on a timer,
  2. The current proposal is to expand a current business, unlike past proposal looking to add 3 businesses on one lot, not the lot adjacent to and southwest of The Zen Den
- d. **STAFF COMMENTS/COUNCIL CLARIFICATIONS:**
  1. Council decided to table the public hearing to the April 7, 2026 meeting to give the Applicant, Planning and Zoning Director and City Attorney time to create Development Agreement and Ordinance containing conditions.
  2. Darrel made a motion to table the Public Hearing on Application 2026-3 to the April 7, 2026 meeting, Seconded by Troy. Council voted unanimously Aye
- e. **PUBLIC HEARING CLOSED.**

**PUBLIC HEARING: Application 2026-1 Rezone Ag/Grazing to Commercial Node.**

- a. **APPLICANT'S COMMENTS:** Eddie McCrady representing Salt Clay & Stone is seeking Council's approval to build a 4800 sq. ft. retail building and 12 rental units on the front 5 acres of the property. A certain percentage of the 12 units to be used for longer term rentals. Eddie handed out and went over the Stipulation Letter outlining architecture materials and design; Property Owner Association to oversee long-term stewardship of the property; Water / Waste usage; landscape & open space; lighting; and infrastructure responsibility.  
City Attorney, mentioned that the Stipulation Letter will be attached to or incorporated into the Development Agreement.
- b. **PUBLIC TESTIMONY:**
  1. Concerns that include impact to the aquifer; increased traffic and single point of access from Hwy 26; impact to emergency & town services; impact to small town atmosphere; does not improve access to affordable housing for long term residents; and proposed plan for other half of property.
  2. The northeast portion of the parcel shares a short boundary with public lands managed by BLM. If landowner is to build a fence between private and public land it will be the responsibility of the private landowner, and a survey of their property may be required to determine the boundary. The BLM managed land currently has several Right-of-Ways, a gravel pit, and is part of a grazing allotment. Cross-country motorized travel is prohibited, as is the creation of motorized routes, including through repeated use. Please refer to the recently completed Upper Snake East Travel and Transportation Management Plan (TTMP) for this area.
  3. Question whether the driveway is big enough to access the property
  4. What percentage of the proposed 12 rental units will be for long term rentals? There is a need for long-term rentals
  5. Concern of light pollution
  6. Request to move the community well and septic away from Christiansen's property
  7. Questioned the 5-acre requirement for homesite
  8. Irwin Comprehensive Plan states building to maintain urban look
  9. The project looks nice, don't want the whole highway corridor to be storage units
- c. **APPLICANT'S REBUTTAL:**
  1. The combined residential and commercial components will be designed and operated to remain under 2,200 gallons per day;
  2. The access requires only 30 feet for ingress/egress
  3. The approved on-site wastewater systems will be designed in accordance with Idaho DEQ and local health district standards
  4. Exterior lighting will be downward-directed and subdued
  5. The requested rezone is to Commercial Node (CN) that does not have a residential limit
  6. Architecture will reflect western design themes. Exterior materials will consist primarily of brick and stone masonry, cementitious siding, asphalt shingles and metal accents. Construction will be consistent with the City's Commercial Development Code.
  7. The back 5-acres to be left as-is.
  8. Owners have good intentions, love this area and want to be here
- d. **STAFF COMMENTS/COUNCIL CLARIFICATION:**
  1. Council decided to table the public hearing to the April 7, 2026 meeting to give the Applicant, Planning and Zoning Director and City Attorney time to create Development Agreement and Ordinance containing strict conditions
  2. Darrel made a motion to table the Public Hearing on Application 2026-1 to the April 7, 2026 meeting. Seconded by Teresa. Council voted unanimously Aye.
- e. **PUBLIC HEARING CLOSED**

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**P&Z REPORT:** Nothing new to report

**CITIZEN COMMENTS:**

- a. Audi Kraeger, our Ambassador to America250 initiative held a fundraiser at Bingo Friday night and raised half the money needed to purchase banners. Still has 3 more bingo nights to raise additional money.

There being no further business before the council:

**Mayor Larry Perzichilli called for adjournment at 7:21 p.m.**

\_\_\_\_\_  
Larry Perzichilli, Mayor

ATTEST: \_\_\_\_\_  
Kelly Palmer, City Clerk

Approval Date: \_\_\_\_\_