



# Agenda for Regular Meeting of Planning & Zoning

Thursday, January 9, 2025 @ 6:00 PM

Location: DALTON GARDENS CITY HALL,  
6360 N 4<sup>th</sup> St., Dalton Gardens, ID

The meeting will be conducted in person and with online access using ZOOM:

<https://us02web.zoom.us/j/83267634509?pwd=VEZ7ct3sfuXBN0d5oYtumnbdedYaq.1>

Number: 1-669-900-6833 or 1-346-248-7799 or 1-253-215-8782

Webinar ID 832 6763 4509; Passcode: 824734

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE P&Z REGULAR MEETING DECEMBER 5, 2024 -**ACTION**
4. CITY PLANNER REPORT
5. **PUBLIC COMMENT:** Each speaker will be allowed a maximum of three (3) minutes to address the Planning & Zoning Commission on matters relating to City government business. Comments related to future public hearings should be held for that public hearing. Please be advised that the Planning & Zoning Commission can only take official action this evening for those items already listed on the agenda.
6. DISCUSSION OF SHORT-TERM RENTAL.
7. DISCUSSION OF AREA OF IMPACT.
8. DISCUSSION OF AGENDA ITEMS FOR FEBRUARY 6, 2025, MEETING.
9. ADJOURN- **ACTION ITEM**

Original Posting: January 2, 2025

The purpose of the Agenda is to assist the Commission and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of Public Hearings. Any individual who wishes to address the Commission on any other subject should plan to speak when Item: Public Comments is identified by the Chairman. The Chairman and Commission will not normally allow audience participation at any other time. Please no repetitive or abusive comments. Workshops are for Commission Members discussion only on a topic, no action or decisions occur at this time. No Public Comment is taken during Workshops. Assistance for persons with disabilities will be provided upon 24-hour notice prior to the meeting by calling, City Clerk at (208) 772-3698 x102.

**DALTON GARDENS PLANNING AND ZONING REGULAR MEETING MINUTES**  
**Thursday, December 5, 2024**

- 1. Call to Order:** The Chairman called the meeting to order at 6:00 p.m.
- 2. Roll Call**

*Present:* Chairman Mike Becker, Commissioner Ron Sampert, Melissa Cleveland, Caitlin O'Brien, and Chad Haunschild

*Absent:* None

*Staff Present:* City Clerk Sandy McFarland and City Planner Jill Ainsworth
- 3. Approval of Minutes of the April 25, 2024, May 23, 2024, October 3, 2024, & November 7, 2024, Meeting (Action Item)**

Moved by Haunschild and seconded by Cleveland to approve the April 25, 2024, May 23, 2024, October 3, 2024, and November 7, 2024, meeting minutes

**Result: Passed**

**AYES:** Sampert, Cleveland, & Haunschild, O'Brien

**NAYS:** None

**ABSTAIN:** None

**RECUSE:** None
- 4. City Planner**

The City Planner asked the Commission if they had any questions regarding her Planner's Report. Discussion ensued.
- 5. Public Comments** Opened at 6:06 pm

Sharon Haunschild informed the Commission about the City of Dalton Gardens Christmas event on December 6, 2024, from 4:00 pm to 5:30 pm. She also requested the City Clerk provide information about the Giving Tree at City Hall.
- 6. New Business**
  - a. Discussion of Commercial Business License Process**

Chairman Becker introduced the item to the Commission and requested input from the City Planner and City Clerk. A lengthy discussion ensued.
  - b. Discussion of response to Mayor's email dated 11/25/2024**

Chairman Becker introduced the item to the Commission and stated his intention to confirm Commissioner Haunschild's Commission date. According to the minutes of the June 9, 2022, City Council meeting, Chad Haunschild was appointed as a P&Z Commissioner. Discussion ensued.

**b. Discussion of Comprehensive Plan of Recreation, Goal 1 and Policy 3**

Chairman Becker presented the item to the Commission and asked the City Planner to provide an update. It was determined that P&Z would not be involved, and the item needed to be referred back to the Council. Commissioners Haunschild and Cleveland offered to join the committee once it was established.

**c. Discussion of Takeaway Housing Solutions Workshop**

Chairman Becker presented the item to Commission. Discussion ensued.

**d. Discussion of Dalton Market**

Chairman Becker presented the item to the Commission. Commissioner Haunschild provided an update on his conversation with the owner of Dalton Market. Discussion ensued.

**f. Consideration of P&Z Meetings 2025**

Chairman Becker presented item to Commission. Chairman Becker opened the item up for discussion. Discussion ensued.

Moved by O'Brien and seconded by Sampert to approve the 2025 P&Z Meetings.

**Result: Passed**

**AYES:** Sampert, Cleveland, & Haunschild, O'Brien

**NAYS:** None

**ABSTAIN:** None

**RECUSE:** None

**g. Consideration of P&Z January Meeting Date**

No action was taken as item f was passed as presented.

**h. Discussion of Agenda Items for the January 2025, Meeting**

- Short Term Rental
- Signs and Lighting in the Commercial District

- Update ACI Agreement

**14. Adjournment**

Moved by O'Brien and seconded by Cleveland to adjourn.

**Result: Passed**

**AYES:** Sampert, Cleveland, & Haunschild, O'Brien

**NAYS:** None

**ABSTAIN:** None

**RECUSE:** None

The Chairman adjourned the meeting at 7:14 p.m.

Passed this \_\_\_\_ day of January.

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Mike Becker, Chairman

ATTEST:

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Sandy McFarland, City Clerk

# 6. Discussion of Short-Term Rental

**CITY OF DALTON GARDENS, IDAHO**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY OF DALTON GARDENS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 5 TO ADD CHAPTER 14 FOR SHORT-TERM RENTAL PROVISIONS; AMENDING TITLE 5, CHAPTER 5, SECTION 1 TO BE CONSISTENT WITH NEW CHAPTER PROVISIONS.**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALTON GARDENS, IDAHO:**

**SECTION 1: AMENDMENT TO TITLE 5**

**5-14-1: PURPOSE:**

- A. The purpose of this chapter is to establish regulations for the use of residential dwellings as short-term rentals, to safeguard the public health, safety and general welfare, to protect the integrity of the City's neighborhoods, to establish a system to track the short-term rental inventory in the City, to ensure compliance with local performance standards, and to allow private property owners the right to fully and efficiently utilize their property without undue regulation or interference.

**5-14-2: DEFINITIONS:**

For the purpose of this chapter, certain words and terms are defined as follows:

<b>OCCUPANT:</b>	Shall mean the person or persons who contract with the responsible party for use of the short-term rental.
<b>RESIDENTIAL DWELLING:</b>	Shall mean a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. Tents, recreational vehicles, campers, and similar units not designed for permanent residential use are excluded from this definition.
<b>RESPONSIBLE PARTY:</b>	Shall mean the owner of a residential dwelling being used as a short-term rental, as well as any person designated by the owner who is responsible for compliance with this chapter by an occupant and any guests utilizing the short-term rental. The responsible party shall provide for the maintenance of the property and ensure compliance by the occupant and any guests with the provisions of this chapter, or any other applicable law, rule, or regulation pertaining to the use and occupancy of a short-term rental. The owner of the property shall not be relieved of

responsibility or liability for noncompliance with the provisions of this chapter, or any other applicable law, rule, or regulation pertaining to the use and occupancy of a short-term rental because of the designation of another responsible party. All responsible parties shall be at least twenty-one (21) years old.

**SHORT-TERM RENTAL:** Shall mean a residential dwelling which is rented for thirty (30) days or fewer, and which is sometimes referred to as a "vacation rental".

### 5-14-3: REGISTRATION REQUIRED:

- A. A registrant for a short-term rental registration must be the owner of the residential dwelling to be offered for rent.
1. A short-term rental registration is valid only for the residential dwelling identified in the application. A registrant shall file a separate application and obtain a separate application for each residential dwelling to be used as a short-term rental.
  2. A short-term rental registration is non-transferable.
- B. Prior to offering a short-term rental to the public, the owner of the residential dwelling shall complete an application on a form provided by the City and file it with the City Clerk or his/her designee. The application shall include:
1. The owner's legal name, contact number, both physical and mailing addresses, and email address;
  2. If the short-term rental is to be operated or managed by someone other than the owner, the name, contact number, both physical and mailing addresses, and email address for a responsible party with day-to-day authority and/or control over the short-term rental;
  3. The address of the short-term rental;
  4. The signatures of the owner and other responsible party, if any, agreeing and acknowledging that they are jointly responsible for the compliance by the occupant and any guests with all applicable laws, rules, and regulations pertaining to the use and occupancy of the short-term rental, and for any unreasonable noise, disturbances or disorderly conduct by the occupant and/or guests while utilizing or while on the property of the short-term rental; and
  5. Notarized signature
  6. An expected number of guests that will be present at the proposed short-term rental;
  7. The fee established by resolution of the City Council.

**Commented [JA1]:** Do we need something that verifies they are the actual owner of the property? Copy of current Deed

- C. A short-term rental registration expires on March 31 of each following year; provided, if the residential dwelling identified in the registration is sold or title is otherwise transferred, the registration shall automatically expire upon the transfer of title.
1. To renew a short-term rental registration, the holder shall submit an application for renewal on a form provided by the City to the City Clerk or his/her designee, together with the renewal fee.
  2. The renewal application must be submitted by March 1 of each following year. A registration for which a renewal application is not submitted by March 1 shall expire on March 31.
  3. If a registration has expired, a new application shall be required.
  4. Subject to subsection 5-14-1.B of this chapter, any residential dwelling in the City may be rented without a registration for no more than fourteen (14) calendar days per calendar year, where those fourteen (14) calendar days are divided into no more than two (2) stays.
- D. If any information required by subsections B1 through B4 of this section changes, a responsible party shall promptly advise the City.
- E. Zoning:
- a. Subject to the standards and restrictions applicable to such zone, the standards and restrictions contained in this chapter, and any registration requirements, the use of a residential dwelling as a short-term rental is permitted as a right in the residential district only.
- F. Short-term rentals are not a grandfathered use. All short-term rentals in the City must be registered to operate.

**5-14-4: STANDARDS:**

- A. Duties of Responsible Party:
1. A responsible party shall obtain the name, address, and contact number of each occupant of a short-term rental.
  2. A responsible party shall provide the information required in subsection B.2 of this section to the City at the City's request, if available.
  3. A responsible party, upon notification that any occupant or guest has created any unreasonable noise or disturbance, caused property damage, engaged in disorderly conduct, or committed a violation of any applicable law, rule or regulation pertaining to the use and occupancy of a short-term rental, shall promptly respond in an appropriate manner within sixty (60) minutes and require an immediate halt to the conduct, and take such steps as may be necessary to prevent a recurrence of such conduct. Failure of the responsible party to respond to calls or complaints regarding the condition, operation, or conduct of an occupant



or guest in a short-term rental in an appropriate manner within sixty (60) minutes shall constitute a violation of this chapter.

4. A responsible party shall prepare a written notice and shall mail or deliver the notice to all residents and owners of property abutting or across the street from the short-term rental, which notice shall state the intent to operate a short-term rental and the number of bedrooms that will be rented to overnight guests, and include information on how to contact the responsible party by phone.
5. A responsible party shall post on or near the front door of the short-term rental a notice which includes the address of the rental, emergency contact numbers, and a diagram showing emergency exit route(s) approved by the Fire Department.
6. A responsible party must construct and maintain off-street parking facilities for occupants.

**Commented [JA2]:** Notification by the sheriff, city? Who is monitoring this timeframe? Could this be reduced to the responsible party taking reasonable efforts?

**Commented [JA3]:** Does the city require proof of this happening? Mailed certified? Door to door signature? Many people do not understand how to locate property owner information if the house is a rental. Do they have to do this each year they renew their license?

#### B. Information Provided to Occupants:

1. At the time of each occupancy of the unit, the responsible party shall provide to the occupant of a short-term rental the following:
  - a. A current copy of the short-term rental registration;
  - b. The name and contact number of all responsible parties;
  - c. A notice of the trash pick-up day, and applicable rules and regulations pertaining to leaving or storing trash on the exterior of the dwelling; and
  - d. Parking locations and requirements.
  - e. Location of fire extinguishers

#### C. Occupancy:

1. The maximum number of overnight guests occupying a short-term rental shall not exceed the number of bedrooms in a single-family dwelling, according to definition in 5-1-4.
2. Guests of an occupant may use a short-term rental only when an occupant is present and may not stay overnight.
3. No recreational vehicle, travel trailer, tent, or other temporary shelter shall be used as a short-term rental or in conjunction therewith to provide additional sleeping areas or otherwise.
4. Only off-street parking is permitted for occupants.
5. Outside fires must meet fire code adopted by the City of Dalton Gardens

**Commented [JA4]:** This is not enforceable, and is MORE restrictive than if a family was occupying the unit.

**Commented [JA5]:** Is on street parking prohibited on certain streets? If the public is allowed to park on the street overall, how can you prohibit this particular public from parking on the street?

#### D. Signs and Advertising:

1. No sign indicating that the residence is a short-term rental or that it is for rent or lease shall be displayed such that it is visible from any other public or private property.
2. The street number of a short-term rental shall be posted in accordance with Fire Department IFC requirements.
3. All advertising for the short-term rental shall include the City registration number and the maximum number of vehicles accommodated by off-street parking spaces.

**Commented [JA6]:** This may be too restrictive; checking with legal.

**Commented [JA7]:** Required by code already, good to have it as a reminder.

**Commented [JA8]:** Enforcement?

**E. Trash:**

1. Trash and refuse shall not be left stored within public view except in proper containers for the purpose of collection by the authorized waste hauler on scheduled trash collection days.
2. The short-term rental property shall, at all times, be kept in a neat and sanitary condition, in compliance with the requirements of this Code.

**SECTION 2: AMENDMENT TO TITLE 5, CHAPTER 5, SECTION 1.**

**5-5-1: ALLOWED USES**

The usual accessory buildings commonly appurtenant to a single-family dwelling. No accessory buildings are allowed without a primary single-family dwelling already constructed on site (except as permitted by special use permit). Accessory living dwelling units are prohibited. ~~No cooking and/or bathing facilities are allowed in accessory buildings. Toilets and sinks are allowed in accessory buildings.~~

**SECTION 4. SEVERABILITY.**

If any provision of this chapter, or its application to any person or circumstances, be declared unconstitutional or invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter or the application of the provisions to other persons or circumstances.

Nothing in this chapter shall be construed as preventing the adoption of more restrictive provisions set forth in other sections of the Dalton Gardens Municipal Code. The more restrictive provisions of the code shall control.

**SECTION 5. REPEAL OF CONFLICTING PROVISIONS.**

All provisions of the ordinances of the City of Dalton Gardens which conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**SECTION 6. EFFECTIVE DATE.**

Upon passage and approval and publication in one (1) issue of the Coeur d'Alene Press, the official newspaper of the City of Dalton Gardens, Idaho, this Ordinance shall be in full force and effect.

PASSED under suspension of the rules at which a roll call vote was taken at the regular meeting of the city council of the City of Dalton Gardens, Kootenai County, Idaho, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
CURT JERNIGAN, Mayor

\_\_\_\_\_  
Sandra McFarland, City Clerk

# 7. Discussion of Area of Impact

## Article 10.3 Dalton Gardens

### 8.10.301: PURPOSE:

~~The purpose of establishing the Dalton Gardens Area of Impact is to identify an urban fringe area in the unincorporated territory surrounding the City within which there is potential for development or changes in land use that must be planned in an orderly and compatible manner in order to insure timely or economical provision of public services such as water supply, sanitary and storm sewage collection and treatment, public safety services, other community service facilities, and to promote land use compatibility, street alignment, and traffic flow objectives. The purpose of establishing the Dalton Gardens Area of City Impact is to identify an urban fringe area adjoining the City of Dalton Gardens, Idaho. The urban fringe area is realizing, or will realize, growth and development pressures that must be planned and managed in an orderly fashion. The Area of City Impact recognizes trade areas, geographic factors, and the potential delivery of public services as being associated with the City of Dalton Gardens and comprised of areas that may reasonably be annexed to the City in the near and distant future.~~

### 8.10.302: AREA OF IMPACT DEFINED:

~~The Area of Impact shall consist of an area where development or use of land affects or may affect the City of Dalton Gardens in consideration of trade areas, geographic factors, and areas that can reasonably be expected to be annexed to the City in the near future.~~

### 8.10.303: STANDARDS:

~~The following standards shall apply whenever an agency, Planning and/or Zoning Commission, Hearing Examiner, or governing body of the City or County considers a land use application for a zone change, comprehensive plan change, request for a special or conditional use permit, planned unit development, limited planned unit development, variance request, or subdivision plat within the Area of Impact:~~

- ~~A. The Kootenai County Comprehensive Plan;~~
- ~~B. The subdivision regulations set forth in chapter 6 of this title;~~
- ~~C. The zoning regulations set forth in this title;~~
- ~~D. The stormwater management regulations set forth in chapter 7, article 7.1 of this title;~~
- ~~E. Except as set forth above, all other applicable standards set forth in this code;~~
- ~~F. Except as set forth above, all other standards of applicable special districts having jurisdiction within the identified Area of Impact.~~

~~**COMPREHENSIVE PLAN:** The Comprehensive Plan and subsequent amendments thereto as officially adopted by the County of Kootenai, Idaho shall apply to the Area of City Impact within the unincorporated area of Kootenai County, Idaho. The City of Dalton Gardens shall amend its Comprehensive Plan to be consistent with the Kootenai County Comprehensive Plan, if in conflict.~~

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~~8.10.303: SUBDIVISION ORDINANCE: The subdivision regulations set forth in chapter 6 of this title and subsequent amendments thereto as officially adopted by the County of Kootenai, Idaho shall apply to the Area of City Impact within the unincorporated area of Kootenai County, Idaho. The subdivision regulations set forth in chapter 6 of this title shall also prevail over any City ordinances pertaining to the division of original parcels of record, plat amendments, lot line adjustments, minor subdivisions, short plats, or administrative lot splits.~~

~~8.10.304: ZONING ORDINANCE: The zoning regulations set forth in this title, zoning map, and subsequent amendments thereto, as officially adopted by the County shall apply to the Area of City Impact within the unincorporated area of Kootenai County, Idaho.~~

**8.10.304: ENFORCEMENT:**

~~A. Kootenai County shall be responsible for the administration and enforcement of the County's ordinances listed in subsections A through E of section 8.10.303 of this article within the Area of Impact, and shall receive all permit fees for inspections performed to recapture direct costs of inspections, administration, legal publications, any development fees such as parkland dedication fees or other costs arising from fulfilling the terms of each ordinance or regulation.~~

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~~B. Special districts shall be responsible for the administration and enforcement of their respective regulations listed in subsection F of section 8.10.303 of this article within the Area of Impact, and shall receive all permit fees for inspections performed to recapture direct costs of inspections, administration, legal publications, or other costs arising from fulfilling the terms of each ordinance or regulation.~~

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**8.10.305: RENEGOTIATION:**

~~In accordance with subsection 67-6526(d), Idaho Code, the Dalton Gardens City Council or the Board may request, in writing, renegotiation of any provisions of this article at any time. Within thirty (30) days of receipt of such written request by either party, a meeting between the two (2) jurisdictions shall occur.~~

~~While renegotiation is occurring, all provisions of this article shall remain in effect until this article is amended or a substitute ordinance is adopted by the City of Dalton Gardens and Kootenai County, in accordance with the notice and hearing procedures provided in Idaho Code, or until a declaratory judgment from the District Court is final. Provided, however, that this article or stipulated portions thereof shall be of no further force and effect if both jurisdictions so agree by mutually adopted resolution or ordinance.~~  
~~**8.10.305: CODE AND ORDINANCE ADMINISTRATION AND ENFORCEMENT:**~~

~~A. Kootenai County shall be responsible for the administration and enforcement of the Plan and ordinances listed in sections 8.10.302, 8.10.303 and 8.10.304 of this article, and shall receive all permit fees for inspections performed to recapture direct costs of inspections, administration, legal publications, or other costs arising from fulfilling the terms of each ordinance or regulation.~~

~~B. Amendments to the Kootenai County Comprehensive Plan, requests for preliminary and final plats or the vacation thereof, requests for zone changes or any other type of development applications, with the exception of building permits or development applications for agricultural~~

purposes, involving property located in the Area of City Impact within the unincorporated area of Kootenai County being proposed shall be reviewed by the City Council upon recommendation of the City Planning and Zoning Commission in accordance with titles 50 and 67, Idaho Code, who will give a recommendation to the County for approval, denial, or the placement of special conditions.

C. The City agrees not to annex any property outside of its established Area of City Impact, even if receiving a petition from such property owner, but reserves the right to renegotiate the Area of Impact boundaries in the future. This shall apply, with the exception of forty (40) feet south of the south boundary of the Dalton Gardens city limits, from 16<sup>th</sup> Street to 18<sup>th</sup> Street (right of way for Dalton Avenue). Upon a request for annexation within the Area of City Impact, the City agrees to notify the County and allow the County thirty (30) days to comment on such request.

~~D. Maintenance of public streets located in the Area of City Impact shall be the exclusive responsibility of the Lakes Highway District unless stipulated by written agreement between the Highway District and the City of Dalton Gardens.~~

**Commented [BT1]:** Not sure this needs to be included in the County AOI agreement.

E. The City of Dalton Gardens shall appoint a member on its Planning and Zoning Commission to represent the Area of City Impact. This representative shall reside within the Area of City Impact and shall be reappointed, upon any vacancy, by citizens also residing within the Area of City Impact.

**8.10.306: RENEGOTIATION:** The Area of City Impact Agreement shall be reviewed by the City of Dalton Gardens and Kootenai County at least once every five (5) years and shall be renegotiated at any time upon the request of either party hereto. Renegotiation shall begin thirty (30) days after written request by either the City or County and shall follow procedures for the original negotiation, as set forth in section 67-6526, Idaho Code.

**8.10.306: ANNEXATION:**

A. Annexation by the City of Dalton Gardens shall be limited to those lands lying within the Area of Impact and being contiguous to the city limits of the City of Dalton Gardens. Upon annexation, the provisions of this ordinance, which is the agreement between the City of Dalton Gardens and Kootenai County, shall no longer apply to the annexed area.

B. Prior to any annexation by the City of Dalton Gardens, the City shall forward a copy of the annexation proposal to the County for review and comment at least thirty (30) days prior to the first public hearing on the annexation request.

**8.10.307: COORDINATION OF PLAN AMENDMENTS, ORDINANCE AMENDMENTS AND LAND USE APPLICATIONS:**

A. All land use applications within the Area of Impact shall be filed by the applicant with Kootenai County.

B. All applications for amendment of the Kootenai County Comprehensive Plan and implementing ordinances which apply to the Dalton Gardens Area of Impact shall be sent by Kootenai County to the City of Dalton Gardens for review.

C. All Kootenai County land use applications and public notice within the Dalton Gardens Area of Impact shall be sent to the Dalton Gardens City Council for review and comment. The City shall have thirty (30) days after receipt of the notice prior to the public hearing to comment.

D. Kootenai County shall not approve any land use application, as referenced in 8.10.303 above, without the express approval of the Dalton Gardens City Council.

**8.10.3037: GEOGRAPHIC AREA OF ~~CITY~~-IMPACT DEFINED AND ESTABLISHED:**

A. Establishment. The officially adopted and agreed upon “Area of ~~City~~-Impact for Dalton Gardens, Idaho” is established and shown on the map entitled “Dalton Gardens Area of ~~City~~ Impact” as set forth in Illustration 10-301 of this article.

B. Legal Description. The Area of ~~City~~-Impact for the City of Dalton Gardens is hereby legally described as follows:

BEGINNING at the point of intersection of the East right-of-way line of Government Way (a.k.a. Old U.S. Highway 95), and the East-West centerline of Section 36, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, said beginning point being 30 feet East of the West Quarter corner of said Section 36;

thence East along said East-West centerline of Section 36 and continuing along the East-West centerline of Section 31, Township 51 North, Range 3 West, Boise Meridian, to the East Quarter corner of said Section 31;

thence North along the East line of Sections 31 and 30, to the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 30 being a point on the southerly line of the Hayden Lake Recreational Water and Sewer District as defined in Exhibit B, Case No. 34668, First District Court, State of Idaho;

thence northwesterly and westerly along said line as follows:

West along the North line of said Southeast Quarter of the Northeast Quarter to the Northwest corner thereof;

thence North, 345 feet, more or less, along the East line of the Northwest Quarter of the Northeast Quarter of said Section 30;

thence North 89° 59'57" West, 475.00 feet (of record as West, parallel with the North line of said Section 30, a distance of 475 feet, more or less);

thence North 47° 00'03" West, 575.00 feet (of record as North 47° West, 575 feet, more or less);

thence South 86° 59'57" West, 150.00 feet (of record as South 87° West, 150 feet, more or less);

thence South 68° 42'25" West, 1660.00 feet (of record as South 66° West, 1657 feet, more or less) along the southerly line of WOODLAND HEIGHTS 5TH ADDITION, according to the plat on



file in Book G of Plats at page 64, and said southerly line extended to the Northeast corner of Lot 7, Block 2, WOODLAND HEIGHTS, according to the plat on file in Book E of Plats at page 129;

thence along the northeasterly line of Block 2 of said WOODLAND HEIGHTS as follows:

South 82° 20'15" West, 52.47 feet;

thence North 83° 51'30" West, 158.91 feet;

thence North 64° 21'30" West, 415.97 feet;

thence North 49° 39'15" West, 647.74 feet, to the Northwest corner of Lot 1, said Block 2;

thence North 31° 28'59" West, 450.19 feet;

thence North 89° 29'17" West, 170.00 feet;

thence North 0° 46'08" West, 239.76 feet, to the North line of said Section 30;

thence North 89° 00'11" West, 30.0 feet along said North line to the corner common to Sections 24 and 25, Township 51 North, Range 4 West and said Sections 19 and 30, Township 51 North, Range 3 West;

thence North, 1139.26 feet along the West line of Section 19, Township 51 North, Range 3 West, Boise Meridian, to the Southwest corner of the Dalton Water Association tract;

thence along the southerly line of said tract as follows:

North 69° 20' East, 187.00 feet;

thence North 20° 40' West, 50.00 feet;

thence North 69° 20' East, 197 feet, more or less, to the North line of the Southwest Quarter of the Southwest Quarter of said Section 19;

thence West, 342 feet, more or less, along said North line to the Northwest corner of said Southwest Quarter of the Southwest Quarter;

thence South, 115.12 feet along the West line of said Section 19 and the East line of Section 24, Township 51 North, Range 4 West, Boise Meridian, to the Northeast corner of Tax Number 10001 (Book 82, page 933);

thence southwesterly along the northwesterly line of Tax Number 10001 as follows:

South 68° 28'06" West, 633.85 feet;

thence South 51° 52'34" West, 263.29 feet;

thence South 28° 47'04" West, 269.98 feet;

thence South 33° 08'44" West, 319.38 feet;

thence South 35° 06'49" West, 340.48 feet to the North line of Section 25;

thence along the North line of Section 25, Township 51 North, Range 4 West, Boise Meridian, to a point on the East right-of-way line of Government Way (a.k.a. Old U.S. Highway 95), said point being 30.00 feet East of the Northwest corner of said Section 25;

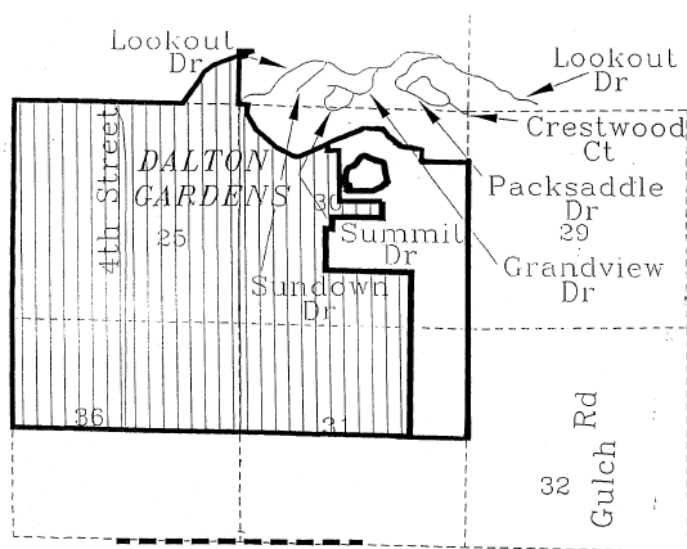
thence South along the East right-of-way line of U.S. Highway 95, to the POINT OF BEGINNING.

C. Interpretation of Area of Impact Boundary. In case a property under single ownership is divided by the boundary line of the Dalton Gardens Area of Impact and the line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

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D. Precedence. In the event of any conflict between this map and the legal description contained in this section, the legal description shall take precedence.

**Illustration 10-301**  
**Dalton Gardens Area of City Impact Map**







E DEERHAVEN AVE

E SUNDOWN DR  
E WOODLAND DR

HAYDEN  
Area of City Impact

N 4TH ST

E WILBUR AVE

N 15TH ST

N MULHOLLAND DR

DALTON\_GARDENS  
Area of City Impact

VE

N DAVENPORT ST

N MT CARROL ST

E TOTTEN LN

N SNOWBERRY ST

E HANLEY AVE

E ERYC SKYSON DR

N 16TH ST

N 17TH ST

N 18TH ST

E DALTON AVE

0.3mi

# ACCESS

## Access ordinance

ORD. 19 (1966)

ORD. 191 (2006)

ORD. 198 (2008)

ORD. 268 (2020)

## Erickson Drive

### Lots In City

AIN	LOT	ADDRESS	OWNER	SIZE	STATUS
301551	8470	NO ADDRESS	Haunschild	8.09 A	VACANT
145312	7125	No Address	Haunschild	5.82 A	VACANT
149445	8450	NO ADDRESS	Haunschild	13.28 A	VACANT

### Lots In County

AIN	LOT	ADDRESS	OWNER	SIZE	STATUS
255330	9500	No Address	Rowe Trust	2.57 A	Vacant
253804	7540	No Address	Carlson F Trust	1.76 A	Vacant
239363	9240	4095 Erickson	Haunschild	2.29 A	SFR
253803	7530	No Address	Carlson F Trust	1.30 A	Vacant
253805	7550	No Address	Hamilton	2.13 A	Vacant
257550	9800	No Address	Carlson F Trust	1.76 A	VACANT
313959	7340	No Address	Carlson F Trust	10.0 A	Vacant
323245	9125	No Address	Carlson F Trust	8.01 A	Vacant
323246	9340	No Address	Carlson F Trust	1.77 A	VACANT
323247	9370	3808 Erickson	Haunschild	7.8 A	Pole bldg

148885	0300	In county	Jordan	40.0 A	vacant

Permits issued

LOT	NUMBER	TYPE	DATE	COMPLETED	
9240					
9250	30333	c SFR building	3/31/1999		
	33471	c Site Disturbance	07/10/2001		stormwater mitigation for existing house. Parent parcel 9300
9300		c site disturbance	3/25/2003		see #35968
9370					

## Hanley

AIN	LOT	ADDRESS	OWNER	SIZE	STATUS
135083	7100	2323 E Hanley	Frantz	1.18 A	SFR+
120139	8775	2471 E Hanley	Haunschild	2.64 A	SFR+
116871	7150	2379 E Hanley	Straub Liv Trust	0.92 A	SFR
146141	8825	2491 E Hanley	Reagan	1.08 A	SFR+
248992	8830	2495 E Hanely	Castellan Liv Trust	1.045 A	SFR+
108357	8575	2515 E Hanley	Lucker	2.92 A	SFR
167275	8460	2531 E Hanley	Freier	1.7 A	SFR
112706	8750	2523 E Hanley	Jeske F Trust	2.06 A	SFR+
11420	8475	2539 E Hanley	Shannon	0.98 A	SFR+
340304	001A	2750 E Hanley	Jordan	10.3 A	
148885	0300	In county	Jordan	40.00	vacant

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135083	7100	2323 E Hanley	Frantz	1.18 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1971		
	POLE BLDG		2020		
	PAVING		2000		
	ATTACHED GARAGE		1971		

120139	8775	2471 E Hanley	Haunschild	2.64 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1992		
	PAVING		2005		
	RESIDENT GARAGE		1992		
	DETACHED GARAGE		1992		
	POLE BLDG		1984		
	MECH, etc.		4/9/2024		

116871	7150	2379 E Hanley	Straub Liv Trust	0.92 A	SFR
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1972		
	ATT GAR		1972		

146141	8825	2491 E Hanley	Reagan	1.08 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		2005		
	POOL		2006		
	ATT GAR		2005		
	PAV		2005		

167275	8460	2531 E Hanley	Freier	1.7 A	SFR
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1985		

	ATT GAR	1985	

112706	8750	2523 E Hanley	Jeske F Trust	2.06 A	SFR+
PERMIT NUMBER	TYPE	ISSUED DATE			
	DWELL	1978			
	POLE BLDG	2016			
	PAV	2000			
	ATT GAR	1978			

11420	8475	2539 E Hanley	Shannon	0.98 A	SFR+
PERMIT NUMBER	TYPE	ISSUED DATE			
	DWELL	1978			
	POLE BLDG	2016			
	PAV	2000			
	ATT GAR	1978			

248992	8830	2495 E Hanely	Castellan Liv Trust	1.045 A	SFR+
PERMIT NUMBER	TYPE	ISSUED DATE			
	DWELL	1978			
	DETGAR	2014			
	POLEBLDG	2005			
	PAV	1995			
	ATTGAR	1978			

108357	8575	2515 E Hanley	Lucker	2.92 A	SFR
PERMIT NUMBER	TYPE	ISSUED DATE			
	DWELL	1966			
	PAV	2005			

340304	001A	2750 E Hanley	Jordan	10.3 A	
PERMIT NUMBER	TYPE	ISSUED DATE			
	DWELL	2023			
	ATTGAR	2023			
	DETGAR	2020			
	PAV	2020			



	PAV	1987	
	SHEDGP	1986	
	DETGAR	1920	

## 18<sup>th</sup> St

AIN	LOT	ADDRESS	OWNER	SIZE	STATUS
178462	07AA	5760 N 18 <sup>th</sup>	Brown	2.5 A	SFR+

178462	07AA	5760 N 18 <sup>th</sup>	Brown	2.5 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		2005		
	PAV		2006		
	ATTGAR		2005		
	PAV		2005		
	POLEBLDG		2005		

This property has an easement that runs to the ACI

## Dalton: properties with easements to ACI

AIN	LOT	ADDRESS	OWNER	SIZE	STATUS
126322	08AA	2615 E Dalton	Edwards	4.14 A	SFR+
144423	9300	No Address	Cancourse LLC	78.05	VACANT

126322	08AA	2615 E Dalton	Edwards	4.14 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1991		

	POLE BLDG	2003	
	PAVING	1991	

## Snowberry/Totten: county or access to ACI

AIN	LOT	ADDRESS	OWNER	SIZE	STATUS
316734	001A	2185 E Totten	Boyd	4.0 A	SFR+
316736	003A	No Address	Bathey	2.0 A	PAV
31637	0040	2177 E Totten	Bathey	4.17	SFR+
114989	6625	6752 N Snowberry	Black	7.19 A	SFR+

316734	001A	2185 E Totten	Boyd	4.0 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		2020		
	POOL		2022		
	ATT GAR		2020		
	PAV		2000		

316736	003A	No Address	Bathey	2.0 A	PAV
PERMIT NUMBER	TYPE		ISSUED DATE		
	PAVING				2000

31637	0040	2177 E Totten	Bathey	4.17	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		2003		
	POLE BLDG		2019		
	ATT GAR		2003		
	PAVING		2003		
	SHEDGP		2003		

114989	6625	6752 N Snowberry	Black	7.19 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		

	DWELL	1966	
	PAV	2000	
	QUONSET	1978	
	ATTGAR	1966	

## Mulholland/Woodland

AIN	LOT	ADDRESS	OWNER	SIZE	STATUS
137655	4700	7270 N Mulholland	Wroe	1.47 A	SFR+
139697	4650	7350 N Mulholland	DeLong	7.73 A	SFR+
109608	4225	7500 N Mulholland	Gatten	8.77 A	SFR+
143225	1550		Gatten	4.5 A	VACANT
162227	6000		Gatten	4.21 A	VACANT
163594	1900		Gatten	40.0A	VACANT
192421	0005		Gatten	22.99A	UTILITY BLDG
331800	1700		Gatten	10.0A	VACANT
339017	4350		Gatten	1.0 A	VACANT
200246	1050	1550 E Woodland	Radobenko	1.0	SFR

137655	4700	7270 N Mulholland	Wroe	1.47 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1976		
	PAV		2000		
	DETGAR		1976		
	SHEDGP		1976		

139697	4650	7350 N Mulholland	DeLong	7.73 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1991		
	DETGAR		2016		
	POOL		2004		
	PAV		2000		
	POLEBLDG		1996		

192421	0005	7500 N Mulholland	Gatten	22.99	UTILITY BLDG
PERMIT NUMBER	TYPE		ISSUED DATE		
	LEANTO		1971		
	POLE BLDG		1971		
	POLE BLDG		1971		
	POLE BLDG		1971		

109608	4225	7500 N Mulholland	Gatten	8.77 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1971		
	POLE BLDG		2005		
	SHEDGP		2005		
	BARBQ		2004		
	SITEIMP		2004		

200246	1050	1550 E Woodland	Radobenko	1.0	SFR
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1995		
	POLE BLDG		2000		
	ATTGAR		1995		

PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL				
	POLE BLDG				
	PAV				
	ATTGAR				

## Wilbur

SFR+AIN	LOT	ADDRESS	OWNER	SIZE	STATUS
177536	4800	2380 E Wilbur	Walsh Liv Trust	2.20 A	SFR+
134250	1600	2387 E Wilbur	Maclean	6.67 A	SFR+
175728	7950	2390 E Wilbur	Jackson	5.0 A	UTILITY BLDG

232380	8000	2390 E Wilbur	Jackson	5.0 A	SFR+
106752	8100	No Address	Jackson	30.0 A	VACANT

177536	4800	2380 E Wilbur	Walsh Liv Trust	2.20 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1954		
	DETGAR		2004		
	PAV		1985		
	DETGAR		1967		

134250	1600	2387 E Wilbur	Maclean	6.67 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1974		
	DETGAR		1993		
	PAV		1993		
	SITEIMP		1993		

175728	7950	2390 E Wilbur	Jackson	5.0 A	UTILITY BLDG
PERMIT NUMBER	TYPE		ISSUED DATE		
	LEANTO		1991		
	LEANTO		1991		
	POLEBLDG		1991		

232380	8000	2390 E Wilbur	Jackson	5.0 A	SFR+
PERMIT NUMBER	TYPE		ISSUED DATE		
	DWELL		1994		
	DETGAR		1998		

# Other Lots

AIN	LOT	ADDRESS	OWNER	SIZE	STATUS

PERMIT NUMBER	TYPE	ISSUED DATE	
	DWELL		
	POLE BLDG		
	PAV		
	ATTGAR		