



Planning & Zoning Meeting

Thursday, June 5, 2025 @ 6:00 PM

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

The meeting will be conducted in person and with online access using ZOOM:
<https://us02web.zoom.us/j/84384918128?pwd=bsmOnNsYYzKkXXi6akf6UymsgnAbHa.1>

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

Webinar ID 843 8491 8128; Passcode: 965398

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MAY 1, 2025, COMMISSION MEETING MINUTES-**ACTION ITEM**
4. PUBLIC COMMENT(S)-Each speaker will be allowed a maximum of three (3) minutes to address the Planning & Zoning Commission on matters relating to City of Dalton Garden government business. Comments related to public hearings should be held for that public hearing. Please address comments to the Commission only and not the audience. Be advised that the Planning & Zoning Commission can only take official action this evening for those items already listed on the agenda.
5. COMMISSION COMMENTS
6. CITY PLANNER REPORT
7. APPROVAL OF AREA OF IMPACT FOR SUBMISSION TO COUNCIL-**ACTION ITEM**
8. AGENDA ITEMS FOR NEXT COMMISSION MEETING
9. ADJOURN- **ACTION ITEM**

Original Posting: May 29, 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 P&Z REGULAR MEETING MINUTES

Thursday, May 1, 2025

1. **Call to Order:** The Chairman called the meeting to order at 6:01 p.m.
2. **Roll Call**

Present: Chairman Mike Becker, Commissioner Melissa Cleveland & Ron Sampert
Absent: Commissioner Caitlin O'Brien & Chad Haunschild
Staff Present: City Clerk Sandy McFarland
3. **Approval of Minutes (Action Item)**

Moved by Cleveland and seconded by Sampert to approve the consent calendar as presented.

Result: Passed
AYES: Cleveland & Sampert
NAYS: None
ABSTAIN: None
RECUSE: None
4. **Public Comment**

None
5. **Commission Comments**

None
6. **City Planner Report**

Presented the report to the Commission and invited questions. The Commission inquired specifically about the Ditman property and the demolition permit.
7. **Discussion of Area of Impact**

Commissioner Becker presented the Dalton Gardens Area of Impact negotiation points, Kootenai County Land Use & Development Code Title 8, Article 10.0, and the Area of Impact map. Using the guidance provided by Article 10.0, Ordinance 493, and the map, the Commission discussed the areas they would potentially like to annex over the next five years.

In collaboration with City Planner Jill Ainsworth, the Commission reviewed all 27 negotiation points and identified those they felt were not appropriate for inclusion in the agreement. Each point was discussed thoroughly, with careful consideration given to both advantages and disadvantages.

The Commission concluded that an additional meeting would be necessary to review the revised agreement and continue the discussion.

The Commission took a break at 6:35 PM and reconvened at 6:48 PM
8. **Agenda Items for Next Commission Meeting**
 - Action Item-Submit ACI to the Council.
9. **Adjournment**

Moved by Sampert and seconded by Cleveland to adjourn.

Result: Passed
AYES: Cleveland & Sampert
NAYS: None
ABSTAIN: None

RECUSE: None

The Chairman adjourned the meeting at 7:10 p.m.

Passed this on ____ day of June.

Mike Becker, Chairman

ATTEST:

Sandy McFarland, City Clerk



City of Dalton Gardens

6360 N Fourth Street, Dalton Gardens,
ID 83815 Phone: (208) 772-3698 Fax:
(208) 772-3698

Monthly Planning/Code Compliance Report April 21 - May 15, 2025

May 15, 2025

Code amendments

Still pending is the Short-Term Rental code that the City Council sent back down to the Planning Commission for consideration in March.

Variances / Special Use Permits (SUP)

None.

Subdivisions

None

Lot Line Adjustments

The pending lot line adjustment to address a fence line placement between parcels located at 6824 N 15th Street and 6872 N 15th Street mentioned last month has not yet been applied for by the applicants at time of writing.

Predevelopment Conferences

PRD 25-2 for Walkers Furniture, 7224 N Government Way was scheduled for 4/28/25 at 2 PM. Meeting was Scott McArthur, City Engineer; Jeryl Archer, KCFR; and representing Walkers Furniture, Eric Armstrong, Pondera Architecture, Zack Christensen, & John Proffitt Walkers Furniture. Proposing a new entry way with a covered patio area for sales display of patio furniture. Of concern is the shortage of the required parking based upon the square footage of the building, as the alterations will further decrease the parking by three spaces. There are twenty parking stalls plus one ADA stall. The parking is already not in compliance with the City's retail/storage per square foot parking requirements. Further investigation revealed that there was a variance granted for the site to reduce the parking to thirty-four spaces in 2001; but there are not thirty-four spaces on the site. They would have had to lose fourteen parking stalls to the expansion of Government Way to become this non-conforming. Staff have been unable to verify the number of parking stalls prior to the widening of Government Way, however, if the applicant is able to maintain the number of parking stalls on the site now (20) by relocating the 3 parking stalls they are losing, the nonconformity is not becoming less nonconforming.

Permits

According to OpenGov, between April 22 and May 15, 2025, twenty-seven new permits have been created, twenty inspections completed, and twenty permits have been issued. A total of \$33,025.35 in fees have been collected. A snapshot of those permits is below.

April 21 through May 15, 2025

Permit Type	New	Issued	Inspections	Revenue Collected
Commercial Business License	2	3	3	\$100.00
Home Business License	0	0	0	0
Alcohol License	0	0	0	0
Building Permit	7	4	6	\$30,723.35
Mechanical	3	3	1	\$387
Roof	5	7	10	\$1,000
Right of Way	1	0	1	\$765
Predevelopment App	0	0	0	0
Sign Permit	0	0	1	0
Site Disturbance	1	0	0	0
Facility Requests	5	n/a	n/a	\$50

Between April 21 and May 15th, I worked on twenty-four different permits in OpenGov, many of them touched more than one time as follow-up was required when items are missing in their application submission, and/or clarification is necessary.

Noteworthy:

- It would be helpful to enhance the required submittals for a Commercial Business License (CBL) to include a copy of the signed lease; a copy of the legal identification of the applicant; a copy of the professional license of the applicant if applicable; contacts for the applicant outside of the business. This will allow the city to better understand what the business is, and that said business has the necessary paperwork in order to support the proposed use. It is requested to collaborate with the City Clerk to bring a draft forward for consideration to better protect the city and add value to the CBL reviews.
- Requesting the Council's definition of a 'mesh' fence as a policy standard of definition. Dalton Gardens City code does not identify what a mesh fence is, and images on google range greatly. A policy of what meets that definition of a "mesh fence" will help in continuity of code application.

Planning Commission

The Planning Commission met on May 1st at 6 pm at City Hall for their monthly meeting. They refined the previously discussed list of code sections to include within the proposed AOI Ordinance and requested the commission to see if there were further sections that were relative. The Commissioners were reminded that this is a five-year plan; and discussed what areas maybe should be excluded from the AOC. The Commissioners explicitly wanted to ensure the city was not only notified when a community development permit was requested, but also when a building permit was applied for within the AOI, and not only through the IMS but by letter as well. The Commission also asked that the septic systems within the AOI also be subject to the SMA 5-year pumping requirement. Other items of concern within the Area of Impact include limiting the amount of site disturbance per lot; setting out maximum building envelopes per lot; instituting a maximum coverage per parcel similar to that of the City of Dalton's; addressing sensitive areas to control soil stabilization and sediment control; address dark sky; ensure the adopted Fire code Water Supply is applied. The Commission eliminated items: endangered species survey; noxious weed control plans during construction and maintenance thereafter; and cultural review and sign off conducted by the CdA Tribe. The Planning Commission is anxious to see the final determination of legal lots on the Canfield Mountain portion of the AOI. At the upcoming June 5th meeting the Planning Commission is hopeful to have a draft of the AOI Ordinance to review and begin comments.

Code Enforcement

A fair amount of time this month has gone into the water overage calculations for 2024/25. has been. The spreadsheet has been created using calculations to identify which locations by lot sizes and water usages where potential overages are occurring. Some property owners have been identified as having habitual overages and will be contacted to discuss what the issues might be and how to address the matter. One has already been contacted and a meeting arranged for May 21st. Staff drafted and submitted a newsletter article for the city on-line newsletter answering FAQ's on fencing. Three formal code enforcement complaints were submitted between 4/22 and 5/14 (CE-25-20, 164 E Hanley Ave, Water Overage on May 14th; CE-25-19 line of sight 8439 Mt Carrol on May 14th; and CE-25-18, 5624 N Government Way no permit for sign on May 8th.) One complaint was phoned in by a neighbor who was concerned about retaliation yesterday afternoon. A meeting is already scheduled with the owner at 164 E Hanley Ave.

Respectfully submitted,

Gill Cinsworth

City Planner/Code Enforcement

The Ask

1. Access is granted on a per lot basis. And is only granted to the ORIGINAL parcel. One application is needed for each lot upon application for any permit on the property.

2. Notification: Automatic notice from Kootenai County to the City of Dalton Gardens upon request for any development permit, including but not limited to building permits, site disturbance, lot line adjustments, subdivisions, and pre- development/preapplication ~~meetings regarding property within the ACI~~

3. Dark Skies provisions. Dalton Gardens standards apply

4. Road Standards. Feeder roads must comply with county road standards OR Meet road standards Kootenai; Lakes Highway District; Dalton; road standards compatibility

5. Identify Confirmed Water Supply – water source for both potable water and fire fighting purposes

6. Fire Suppression

7. Verify of Lot creation/legality

8. No Multiple Open Applications for the Same Property

9. Define Sensitive Areas, requirements

10. All developments in sensitive areas, restrictions always applied;
~~so all cuts must be visually mitigated.~~

11. Adopt Soil District soil map, mitigate mud slides

12. Cultural review conducted by and sign off by ~~the CDA tribe~~

13. Risk Assessment study (independent) re ~~development of Canfield.~~

14. Limited amount of clearing, identify impact on hydrology; carrying capacity of Canfield in ACI ~~before more development.~~

15. Stormwater detention and storage capacity

16. Noxious weed control plan during construction & maintenance thereafter.
17. Panhandle Health review the sufficiency of septic systems, pump every 5 years as per Dalton Gardens SMA with Panhandle Health.
18. Site assessment for all development (not just subdivisions)
19. Endangered Species Survey (Bunnies & Bugs)
20. Identify building envelopes for clearing limitations for development on Canfield Mountain
21. Nuisance –create ordinance to address blasting, construction noise
22. Identify how Wildfire protection/fire protection will be adequately addressed. Firefighting abilities
23. Easements not only along the roadways but through properties to address the changes in drainage that will occur due to development
26. Address environmentally sensitive <ul style="list-style-type: none"> ➤ Light ➤ Noise ➤ Landslides/landslide risk ➤ soils
27. Maintain temporary and permanent erosion and sediment control measures and soil stabilization

County Code Section (if applicable)
Kootenai Code 8.4-201 A 1 (b?) Private Roads. Newly constructed major subdivision/minor subdivision or condominiums or which connect to nearest public road must comply with 8.6-707 of the same title
8.6.704 Utility & Service Standards
8.6.704 Utility & Service Standards
Cuts: 8.7.103 grading
Geotechnical Analysis 8.7.109
Risk Assessment 8-7-117
Risk Assessment 8-7-117
Section 8.7.105 Stormwater Detention and Conveyance
Section 8.7.106 Stormwater Treatment
Section 8.7.108 Down-Gradient Analysis

CODG Request from KC with Justification

Can KC change zoning in AOI from Surburban Ranch to 2Ac per DU.? New development should have their own access and should not be permitted to use a old logging road that does not meet driveway

Can CODG be included as "Other Agency" when an application is entered into KC system? Can CODG be invited to comment on any preliminary or predevelopment meetings? Ask to remove LLA exemptions?

Ask KC to consider adopting a Dark Skies Ordinance or model around CODG. This will reduce the pollution for rural and less dense urban

Does KC Code limit 4 ERUs per common driveway? Since impacting CODG roads, should'nt highway district standards apply. Do they match CODG road standards. Can CODG have say in Traffic Impact Studies?

Public Water supply and distribution vs. private well not CODG issue. Fire fighting water falls under the Fire Department Authority.

Not CODG Issue

Can 1 application per parcel only be allowed?

Does AOI have sensitive Areas defined?

Define limits on disturbance areas. Can Building Envelopes be shown and regulated on Site Plans?

Can BMPs be enforced?

Can new developments complete an N-P Analysis of the impact down gradeint of each proposed DU. No communbity LSAS should be permitted. How does this impact the SMA?
N/A
See #14

Article 10.3 [Dalton Gardens]

8.10.301 PURPOSE:

The purpose of establishing the COOG Area of Impact is to identify an urban fringe area in the unincorporated territory surrounding the City within which growth and development are expected to occur.

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 DG in consideration of anticipated commercial and residential growth, geographic factors, transportation infrastructure and systems, including connectivity, areas where municipal or public sewer and water are expected to be provided within five (5) years, other public service district boundaries, and areas that are very likely to be annexed into the City in the next five (5) years.

8.10.303 STANDARDS:

The following standards shall apply wherever an agency, the Planning and Zoning Commission, a Hearing Examiner, or the Board of County Commissioners 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: Building Permit / Community development Permit

- 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;
- [insert any city-specific standards here and delete or modify A-D above as needed]
- X. Except as set forth above, all other applicable standards set forth in this code;
 - Y. Except as set forth above, all other standards of applicable special districts having jurisdiction within the identified Area of Impact.

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 8.10.803 of this article within the Area of Impact, and shall receive all permit fees and all other fees duly imposed to recapture direct costs of inspections, administration, legal publications, development review, or other costs arising from fulfilling the terms of each ordinance or regulation.

B. Special districts shall be responsible for the administration and enforcement of their respective regulations listed in subsection F of section 8.10.803 of this article within the Area of Impact, and shall receive all permit fees and all other fees duly imposed to recapture direct costs of inspections, administration, legal publications, or other costs arising from fulfilling the terms of each ordinance or regulation.

8.10.305 RENEGOTIATION:

In accordance with subsection 67-6526(3), Idaho Code, the COBQ City Council or the Board may request, in writing, renegotiation of any provisions of this article at any time.

While renegotiation is occurring, all provisions of this article shall remain in effect until this article is amended in accordance with Idaho Code § 67-6526(3).

8.10.306 ANNEXATION:

A. Upon annexation, the provisions of this article, which is the agreement between the City of DC and Kootenai County, shall no longer apply to the annexed area.

B. Prior to any annexation by the City of DC, 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 COBQ Area of Impact shall be sent by Kootenai County to the City of DC for review.

C. All Kootenai County land use applications and public notice within the COBQ Area of Impact shall be sent to the COBQ 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 8.10.803 above, without notifying the COBQ City Council in accordance with this Section.

8.10.308 GEOGRAPHIC AREAS OF IMPACT DEFINED AND ESTABLISHED:

A. Establishment. The officially adopted Area of Impact is hereby established and shown on the map entitled "COBQ Area of Impact" as set forth in Illustration 10-801 of this article.

B. Legal Description. The Area of Impact for the City of COBQ is hereby legally described as follows:

[insert AOI legal description here]

EXCEPTING THEREFROM, all parcels within the city limits of the City of *[Name of City]*.

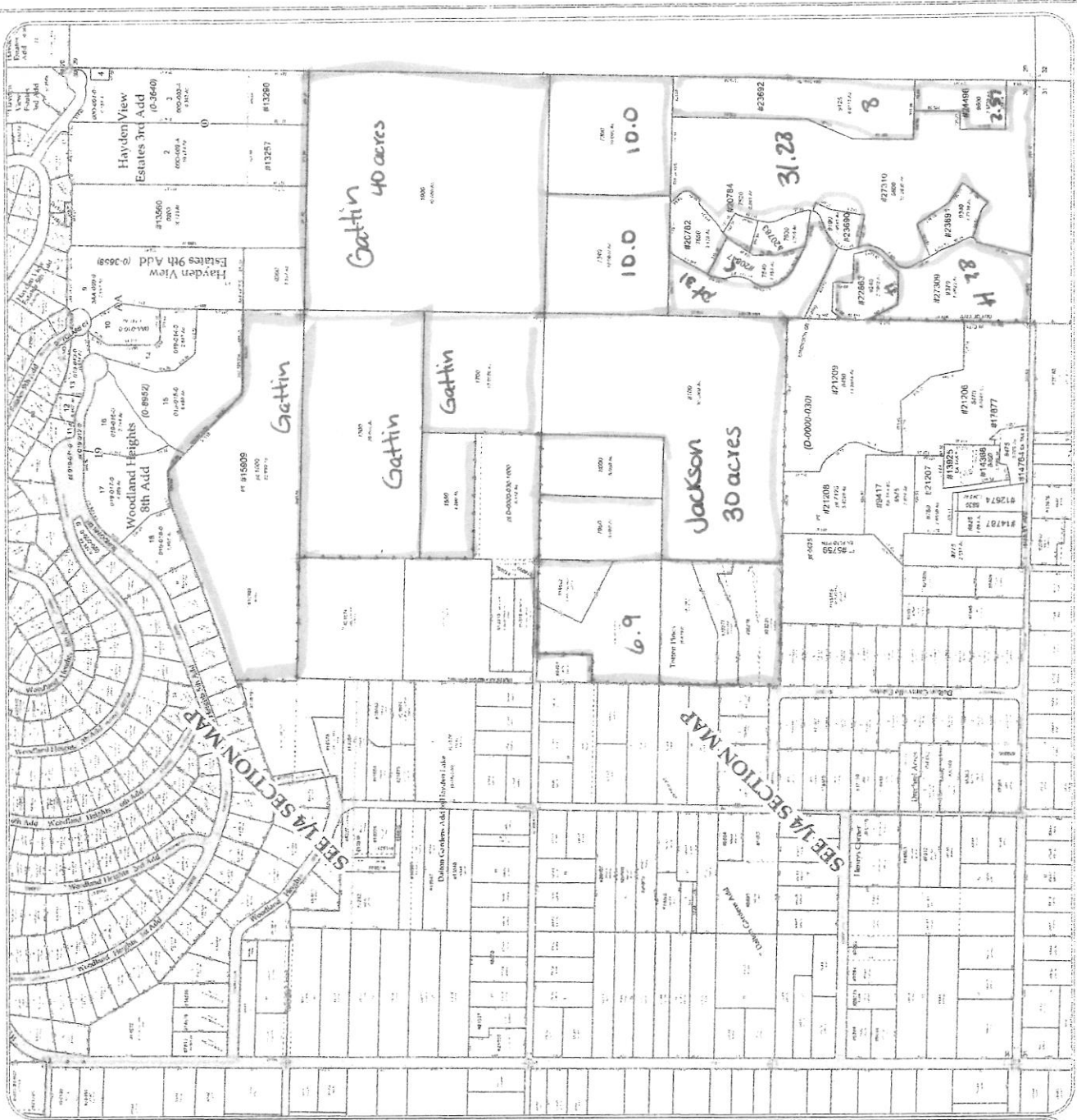
C. Interpretation of Area of Impact Boundary. In case a property under single ownership is divided by the boundary line of the *COG* / Area of Impact and the line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the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

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-xxx
***[Name of City]* Area of Impact Map**

[Insert Illustration 10-xxx here]

1 mile = 5,280'



Sec. 30 Twp 51 N. R. 3 W. B. M.

Kootenai County, Idaho



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Map Revisions

- 03/01/16 - B
Pin of 51N03W-30-0240 reclassified as Tax#22883, 0250 ac of 9340 as remainder (11)
- 05/19/11 - CB
Pin of 51N03W-30-01 (C) reclassified as Tax#2297-2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 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1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122

