



## City of Dalton Gardens

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### Monthly Planning/Code Compliance Report August 18, 2025 – Sept 24, 2025

**September 24, 2025**

#### **Code amendments**

On September 4, 2025, the Planning Commission held a public hearing to update the fence code 5-5-7 to include a definition of “mesh” and to clarify fences must not be in the right of way. This will be ready for hearing before the City Council at the October meeting.

#### **Variances / Special Use Permits (SUP)**

There will be an upcoming special use permit for the property at 6280 N Government Way owned by Wimlie, LLC, formerly owned by William and Evelyn Huender Living Trust. An automotive repair business is considering locating within one of the structures on the site. The location was occupied by Rod’s Transmission, which predated the requirement of an automotive repair shop requiring a SUP (see section 5-3-1.2 of the city code and Ordinance 221). However, Rod’s Transmission has retired and left the location almost 3 years ago, rendering the building to no longer contain a non-conforming use (City Code Section 5-6-6), which states if a non-conforming use is gone for more than 1 year, it may not continue. Mark Huender, agent for the owner, and I will be meeting next week to discuss the SUP process. He will likely include multiple buildings within the request.

The Commercial Business License for Lake City Massage is delayed. After additional consideration of the use and the applicable code section, it would appear that the massage parlor is an adult entertainment service and/or entertainment as defined by Section 5-13-14, “Appendix 1 Activity Groups” and will require a special use permit to continue at that location. Staff has been working with Emily, the daughter of the business owner and the only one fluent in English to assist her in the SUP process. The property owner will need to sign a letter of authorization for the SUP since Lake City Massage is only a tenant, not the property owner. Mr. Jonathan Nguy contacted me today with questions and concerns about his responsibility if this request was approved.

The Special Use Permit Order of Decision for Mr. Travis Hanley has been prepared and signed by the Planning and Zoning chair. A copy of said Order of Decision has been sent to Mr. Haining.

#### **Subdivisions**

Bart North, agent for Joel Olsen discussed subdividing the property located at 71 Canfield Avenue address from the 6848 N Government Way address at Silverlake Square owned by the Schrieber’s. Mr. North moved forward with a lot line adjustment application despite my recommendation. Through his application process he realized that they could not meet the standards of the LLA, which limits a lot line adjustment to increase or decrease the lot size by 20%; they were proposing more than 20%. Therefore, they will be submitting a subdivision application after all. They will be required to include the A to Z rental property since it was also created by deed in 1985 outside the subdivision ordinance.

## Lot Line Adjustments

The McCorkle's and the Kiefer's are moving forward with rectifying a garage lot line encroachment between the properties at 6928 N 4<sup>th</sup> Street and 6904 N 4<sup>th</sup> Street. Mr. Kiefer has contacted staff to assist in the LLA process. It is expected that an application will be forthcoming soon.

## Predevelopment Conferences

None.

## Permits

According to OpenGov, between August 19th and September 24, forty-five new records have been created, fifty two inspections completed, and forty-five permits have been issued. A total of \$ 22,816.15 in fees have been collected which is \$1,554.08 less than last month's report and is \$19,332.77 more than the same timeframe in 2024. A snapshot of those permits is below.

### August 19th through September 24th

Permit Type	New	Issued	Inspections	Revenue Collected
Commercial Business License	5	11	15	\$350
Home Business License	0	2	0	\$0
Alcohol License	0	0	0	0
Building Permit	7	7	16	\$13,834.15
Mechanical	7	9	3	\$2,027.00
Roof	8	9	3	\$1,800.00
Special Use Permit/Variance	0	1	n/a	\$420.00
Right of Way- Driveway	0	0	0	0
Right of Way Utilities	4	5	2	n/a
Predevelopment App	0	0	0	0
Sign Permit	1	2	2	\$600.00
Site Disturbance	2	0	0	\$1,285.00
Facility Requests	8	n/a	8	\$1,500.00
Short Plat	1	1	n/a	\$1,000.00
Approach Permit	0	0	0	0
Demolition Permit	0	0	0	0

## Code Enforcement:

Inspection revealed the pile of gravel at 140 E Canfield was moved and no longer within the right of way; no CE file was created. Investigated CE-25-28, 6800 N Valley St, a letter of Volunteer Compliance was sent on Aug 27<sup>th</sup> and the trees were trimmed and inspected on Sept 3<sup>rd</sup>, case was closed on Sept 4<sup>th</sup>. Letter of Volunteer Compliance was sent to CE-25-30, 855 E Hanley Ave on Sept 15<sup>th</sup>, received phone call from property owner Sept 19<sup>th</sup> to discuss violation; record closed. Opened CE-25-27, 6640 N 15th Street, Letter of Voluntary Compliance was sent on Aug 26<sup>th</sup>; no response; letter of violation following. CE-25-13, 5735 N Davenport was inspected on August 13<sup>th</sup> and photos to confirm duration of the trailer located with inhabitants; CE-25-24, 5621 N Valley St, Letter of Voluntary Compliance sent Aug 26<sup>th</sup> they responded Sept 11 that they do not have an ALU, and will not allow a site visit. CE-25-25, 7887 N 4<sup>th</sup> Street, Letter of Voluntary Compliance sent on Aug 27. Spoke to property owner on 9/3 and stated he will be submitting a building permit for a shop within 45 days. Will require follow up. CE-25-29, 723 E Deerhaven, letter of Voluntary Compliance sent on Aug 29<sup>th</sup>, inspection scheduled. CE-25-18, 5624 N Government Way, someone living in a business. Deputy Shawn assisted in getting information to further inspections. CE-25-26 6975 N Davenport, wants to appeal code violation. CE-25-23, 6719 N 15<sup>th</sup> St, ALU; letter of Voluntary Compliance sent on Sept 4; response date Sept 11 that they bought the property like that and this was discussed 15 yrs

ago. Research on this continues.

### **Planning Commission**

The Planning Commission met on September 4th and heard consideration of Ordinance 291, an amendment to the Fence section of code, 5-5-7 to include a definition of mesh, and to add a clause that fences cannot be located within the road right of way. On September 16<sup>th</sup>, the Planning Commission held a special meeting to consider the Short Plat application of Justine and Angie Kane on the corner of Prairie Avenue and Mt. Carrol to rectify a parcel created outside the subdivision ordinance. At the public hearing, the application was approved with conditions.

The next Planning and Zoning Commission meeting is on October 2nd at 6 PM.

### **Noteworthy**

The Area of Impact draft ordinance to be forwarded to Kootenai County will be on the City Council's agenda for the October meeting. It will include a provision that the County continue to notify the City of Dalton Gardens of community development requests to include building permit applications.

Respectfully submitted,

*Gill Pinsworth*

City Planner/Code Enforcement