

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF DALTON GARDENS MAY 4, 2017**

Meeting was called to order by Mayor Roberge
Councilmember Myers led the pledge

ROLL CALL:

Present were: Councilmembers Lundy, Jordan, Smith and Myers. Also present were Attorney Ken Jacobsen, Valerie Anderson, City Clerk and Cheri Howell – City Planner

CONSENT CALENDAR:

Minutes of the Regular Meeting April 6, 2017 a copy of which had been provided and the Financial Statement from April 1, 2017 to April 30, 2017 and the claims so listed.
Councilmember Lundy made a motion to approve the consent calendar as listed on the agenda.
Councilmember Smith seconded the motion. Motion carried.

PUBLIC COMMENT PERIOD

Leo Miller – 5615 Colfax Street – He asked the status of the deer issue in Dalton Gardens. He asked about the dust at the fairgrounds and what is going to be done to control the dust. Attorney Jacobsen stated that the City did write a letter to the Fair Board and that we will address the issue again. This property is in a different jurisdiction.

Loren Scarcello – Rathdrum, Idaho running for the Lakes Highway District.

Rob Tweet – Athol, Idaho running for re-election to the Lakes Highway District.

Public Comment Period Closed.

PUBLIC HEARING – REQUEST FOR VARIANCE JAKE & PHYLLIS AMSTUTZ

An application for Jake & Phyllis Amstutz for a variance to allow construction of a primary dwelling and additional structures on a lot that does not meet Title 5 Chapter 5.4 C of the Dalton Gardens Municipal Code requiring a gross 1 acre for each lot allowing buildable lots. The address is 1879 E Hanley Avenue in Dalton Gardens and the legal description/parcel number is D1400-30-052-AC.

Cheri Howell, City Planner – She gave a staff report on the variance which indicated that all setbacks have been met but the property does not meet the gross one acre off of Hanley Avenue. It is a single family residence. The Planning & Zoning Commission held a Public Hearing on the variance and approved it with the condition that all new buildings shall meet current setbacks and international code compliance; property owner shall be limited to 35% lot coverage with all structures, no subdivision of land and must meet all Panhandle Health District requirements. As part of the public hearing only one comment was submitted, which was in favor of the variance.

Phyllis Amstutz – 1879 Hanley Ave. – She explained to the council that they plan to build an addition on the east side of the house with a new garage and a new septic system will be installed.

Public Hearing was closed.

Councilmember Myers stated that the proposal was a very strong request with great detail. He went on to explain to everyone the Dalton Acre and how it was first originated. He explained that this parcel is

.97677 acre. He stated that the Dalton Acre is going to have to be looked at very strongly by a committee and brought to the council for approval.

Councilmember Lundy made a motion to approve the Jake and Phyllis Amstutz variance based on the Findings and Facts and Conclusions of Law with the four conditions as approved by the Planning Commission. Councilmember Myers seconded the motion. Roll Call Vote: Councilmember Jordan – Yes, Councilmember Lundy – Yes, Councilmember Myers – Yes, Councilmember Smith – Yes. Motion carried.

PUBLIC HEARING – REQUEST FOR VARIANCE VERNA DANDELSKI

An application of Verna Dandelski for a variance to allow construction of a primary dwelling and additional structures on a lot that does not meet Title 5 Chapter 5.4 A and C of the Dalton Gardens Municipal Code requiring a gross 1 acre for each lot allowing buildable lots, 110 feet of frontage on a lot and a two foot rear yard setback variance on an existing structure. The address is 7495 N. 16th Street in Dalton Gardens and the legal description/parcel number is D1400-30-042-AA.

Cheri Howell, City Planner gave a staff report on the variance which addressed zoning standards as they relate to lot size and frontage to ensure future building permits on the property. The Planning Commission recommended approval of the variance at 7495 N. 16th Street which is a residential neighborhood. She stated that there are several parcels on 16th Street where the road was routed through the parcels on the west side. She noted that the rear yard setback is 8' and should be 10' which is added to the variance. The variance would clean up all of the issues on lot size, setbacks from road pavement and lot frontage. The planning and Zoning recommended that all new building shall meet setbacks from the pavement.

Attorney Jacobsen reported on the building which was built over the right a way line in Exhibit A & B of the Public Hearing presented by Mr. Jacobsen. He presented the survey to the council for review and explained that the paved road on 16th Street is not where it is supposed to be. When the arena was constructed it was a pit and the truck would go north and the road was constructed on the so road area which was traveled by the trucks and later the road was paved. Most of the frontage on the property at 7495 N. 16th is covered with pavement. She is asking for a variance as the property does not meet current requirements.

Councilmember Lundy asked why the requirement for Panhandle Health District was not listed as a condition of the variance. It was stated that the Planning Commission did not add it to the variance.

Verna Dandelski – 7495 16th Street – She explained that this is an ongoing issue and we need to work together. She stated that any future upgrades or changes to the property would not affect the west side of 16th Street.

Public Comment was closed.

Councilmember Lundy made a motion to approve the Verna Dandelski variance based on the Findings and Facts and Conclusions of Law approval of the Planning Commission and that the conditions are as follows: All new buildings shall meet current setbacks from pavement and international code compliance, 2. Property owner shall be limited to 30,000' or 35% of lot coverage with structures, 2. No subdivisions of land and must meet all Panhandle Health District requirements. Councilmember Smith seconded the motion Roll call vote: Councilmember Jordan – Yes, Councilmember Lundy – Yes, Councilmember Myers – Yes, and Councilmember Smith – Yes. Motion carried.

COUNCIL REPORTS:

Councilmember Smith reported that the traffic committee met on April 18th to discuss many issues of concern as speed, volume, problem areas around the school and many of the streets were addressed. The committee would like to see more signage, patrol and much more. The next meeting will be on May 11, 2017 @ 6:00 PM. Enhanced Patrol issued 12 citations above the regular citations issued in the month. Councilmember Lundy and Smith met to discuss outdoor concerts in the park for the summer. The school flag program is on hold at this time. We will be ordering a bike rake for the park area and NIC welding department is interested in working with the city next fall to constructing a bike rake. The horse arena is flooded and is making it difficult for the horse groups.

Councilmember Myers reported that the Government Way project is out for bid and the project will be awarded in May and the start of the project in June. He has been attending the SMA meetings and the Avista gas replacement on Hanley to 15th Street in which they will be boring the roundabout area in May. He reported that he has been working with city staff.

Mayor Roberge reported that the traffic count was completed the week of April 26th.

Councilmember Lundy reported she has been busy working with the Planning & Zoning Commission on the Comprehensive Plan. A Public Forum was held on April 22nd with a great crowd and feedback on the plan thus far. She thanked Cheri Howell for her help. On May 9th the Commission will be working on Transportation and Community Development. The survey online we have over 100 responses on the Plan. The people like the peace and quiet of Dalton and the improvements on Government Way. She developed a map with Fire Hydrants in the city.

Councilmember Jordan reported on the chip sealing for this year which will be on Valley, Colfax, Davenport and bid will be coming in soon. Potholes on these streets have been filled and crack sealing on 15th Street will be done this summer. LED lights will be place in the lights on the roundabout.

Clerk Anderson reported that MJ's Painting will be pressure washing and staining the Gazebo starting tomorrow and three days next week. The Hanley Gas line permits are all completed and should be starting next week. On Monday, May 1st Councilmember Myers and I attended the AIC Spring Conference which informed us of the new updates from the 2017 Legislation and new requirements for reporting. Attended a meeting with the City of CDA on the Sewer hookup requirements for Government Way, have retyped the SMA and working on the maps for the plan.

Attorney Jacobsen reported that he has been working on the SMA and working with Councilmember Myers.

City Planner – Cheri Howell reported that the committee and Councilmember Lundy have been working very hard on the Comprehensive Plan which we have had great community interest. We will have a public forum in July and August and a public hearing in September. She has been working on the Hazard Mitigation Plan update for 2017.

Code Enforcement – Report was presented.

Warren Merritt – KCFR – He reported that he had sent a letter to Mayor and Council on the inspections schedule which will be starting June 1st, for the Inspector Jeryl Archer. His inspection days will be Monday, Wednesday and Friday from 9:00 to noon. We will need to get a new agreement updated and Mayor Roberge appointed Councilmember Myers to work with the attorney and Chief Merritt.

Councilmember Jordan made a motion to adjourn. Councilmember Smith seconded the motion. Motion carried.

Mayor Steve Roberge

Valerie S. Anderson, Clerk