

## DALTON GARDENS P&Z REGULAR MEETING MINUTES

Thursday, July 10, 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 Chad Haunschild, Melissa Cleveland, Ron Sampert & Caitlin O'Brien joined via zoom

*Absent:*

*Commissioner Staff Present:* City Clerk Sandy McFarland, City Attorney Susan Weeks, & City Planner Jill Ainsworth
3. **Approval of Minutes (Action Item)**

Moved by Cleveland and seconded by Sampert to approve the Meeting Minutes as presented.

**Result: Passed**

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

**NAYS:** None

**ABSTAIN:** None

**RECUSE:** None
4. **Public Comment**

None
5. **Commission Comments**

None
6. **City Planner Report**

Jill Ainsworth presented her report to the commission, noting that a Special Use permit would be submitted in August. She also mentioned that there had been no further discussion regarding the short subdivision on Prairie and Mount Carrol.
7. **Approval of Area of Impact for Submission to Council**

Motion by Cleveland, seconded by Sampert, for the Commission to recommend to move forward with the proposed modifications to the Kootenai County ordinance draft, along with continued negotiations with the County based on the spreadsheet compiled by the Commission for Council review.

The motion also includes retaining all parcels contiguous to the City limits within the Area of City Impact (ACI). Additionally, the Commission recommends including Section 30, Township 51 North, Range 3 W.B.M. within the ACI. Please refer to the attached Motion Exhibits 1 and 2 for supporting information.

**Result: Passed**

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

**NAYS:** None

**ABSTAIN:** None

**RECUSE:** Haunschild
8. **Discussion of Fencing**

City Planner Jill Ainsworth started by reviewing Dalton Gardens code 5-5-7 fencing, with a focus on mesh fencing. She pointed out that the code doesn't provide a clear definition of mesh fencing, which has caused confusion and frustration among residents. Jill then asked the commission for their input on how to define mesh fencing and establish setback requirements. The commission requested that she revise the definition of mesh fencing to include 75% opacity and provide examples for the permit process. Additionally, they instructed her to define the setback requirements for the fence.

**Brief break was taken from 7:17pm – 7:20pm**

**9. Discussion of Ordinance 252 & 256**

City Attorney Susan Weeks explained she requested Ordinances 252 and 256 be added to the agenda due to recent permit requests from residents wishing to remain in their current home while constructing a new one. She noted that neither ordinance currently allows this. She proposed drafting a new ordinance to permit temporary occupancy, require a bond to ensure demolition of the old home, and include a public hearing. She stated a draft ordinance will be ready by the next Planning & Zoning meeting.

**10. Agenda Items for Next Commission Meeting**

- ❖ New Ordinance for Temporary Occupancy of Existing Home
- ❖ Fencing ordinance
- ❖ Special Use Permit

**11. Adjournment**

Moved by Haunschild and seconded by Sampert to adjourn.

**Result: Passed**

**AYES:** Haunschild, Cleveland & Sampert


**NAYS:** None

**ABSTAIN:** None

**RECUSE:** None

The Chairman adjourned the meeting at 7:40 p.m.

Passed this on 7 day of August.



Mike Becker, Chairman

ATTEST:



Sandy McFarland, City Clerk



# Motion Exhibit #1



NE Sec. 31 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

- 08/30/08 - VMW 012209 - 1B out of 8000 sq. ft. Tax #2255; 1950 out of 8000 sq. ft. Tax #42203 (00)
- 10/29/08 - VMW 012209 - 1B out of 1950 sq. ft. Tax #22105; 1950 reclassified as Tax #422108 (00)
- 01/22/09 - JB 51N03W-3-14-00 and 3100 combined w/ 3100 (02)
- 07/29/08 - ET 51N03W-3-15-00 average reclassified (10)
- 11/09/08 - ET 51N03W-3-16-00 reclassified as Tax#22149 (10)
- Remainder of 51N03W-3-15-00 combined w/ 3100 (10)
- 01/21/10 - JDB 51N03W-3-17-00 combined w/ 1950 reclassified as Tax #42209 (10)
- 01/25/12 - VMW 51N03W-3-18-00 out of 1950 & 8000 (12)
- 02/17/12 - VMW D-1400-31-015-A-C reclassified as Tax#23146 from 1982 (12)
- 06/13/12 - ET 51N03W-3-19-00 combined w/ 3100 (13)
- 10/20/13 - GP P1-D-1400-31-015-A-A & P1 006-A-B out to RW (14)
- 02/18/15 - TX D-1400-31-016-A-A & 016-A-B reclassified as Tax#23243 & #23329 (15)
- 01/20/17 - TX D-1100-31-010-AA reclassified as Tax#24611 (17)
- 08/20/18 - JP D-1400-31-001-AA placed into JORDAN RANCH ESTATES (20)
- 02/22/22 - AB 012209 - 1B combined w/ 8000 combined w/ 8000-A & reclassified as Tax#27153 (23)

### Notes:

Parcel area has been calculated by traverse close as when sufficient information has been available. Area shown is bid. Acreage Area Right-of-Way, which is applicable, when applicable. Distance and curve length less than 1/2" may not be shown due to scale limitations. Dimensions to parentheses denote record error plotted for dimensions.

LOCATION OF ROAD SHOW-ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Parcel Identification Number (PIN) are compiled as follows:  
 Header: Subcode Area Parcel ID etc. C-310 and 02-19-00-C  
 Footer: Recording PIN = 50N01W1E and 1980  
 Unlabeled: Township and Parcel ID etc. 50N01W1E and 1980

**Legend**

- (C-5357) Sub-code
- 001-001-A Parcel ID# (PIN)
- Tax Parcels
- Legal Areas
- Private Roads
- City Limits
- Plat Boundaries
- GCDB\_Corner
- GCDB\_Lines
- Road RW
- Railroad

Mapfile: 51N03W31NE