

**City of Dalton Gardens**  
**Regular Planning & Zoning Meeting Minutes**  
**Thursday, September 23<sup>rd</sup>, 2021 @ 6:00 PM**

Meeting was conducted via teleconference and in person.

1. **CALL TO ORDER:** Chairman Becker called the meeting to order at 6:01 PM
2. **ROLL CALL:** Physically present were Commissioners Melissa Cleveland, Tyler Drechsel, Ron Sampert, Caitlin O'Brien and Chairman Mike Becker. Lyndsee Lee- Deputy Clerk was also in attendance. Ryan Hughes-City Planner attended via ZOOM.
3. **APPROVAL OF MINUTES:** TDrechsel made a motion to approve the regular meeting minutes from August 26, 2021. MCleveland seconded.

**MCleveland:** aye **RSampert:** aye **TDrechsel:** aye **CO'Brien:** aye **MBecker:** aye  
Motion Carries.

4. **DRESCHER ACRES SHORT PLAT:**

Commissioner Tyler Dreschel, as applicant, recused himself from discussion and vote.  
Commissioner Melissa Cleveland also recused herself from discussion and vote.

City Planner read his Staff Report on the short subdivision.

**Location / Parcel No. / Legal Description:** The property is located at 6552 N 16th Street. This is located 0.1 miles North of the intersection of Hanley Avenue and 16th Street, on the East side. The property is situated within the City limits of Dalton Gardens, in the southwest quarter of Section 30, Township 51 North, Range 3 West, Boise Meridian.

**Staff Analysis:** The procedures outlined in the municipal code for processing short subdivisions have been followed. The required agencies have been notified and have provided appropriate responses to support an approval. The matter has been set for a decision by the Planning Commission on September 23, 2021. The proposed lots meet the lot size and frontage requirements. There is nothing in the record that indicates the proposal is contrary to the public interest. Accordingly, staff recommends approval of this request with conditions.

The applicant's representative, Drew Dittman was present and had nothing additional to add to presentation. **RSampert** questioned if the southern boundary was sufficient to meet City Code. Mr. Dittman said the property was surveyed and each parcel will be 0.955 acres which meets the criteria for a nominal gross acre per City Code. Existing Chicken Coop is about 75 square feet and does not meet the definition of an accessory structure.

CO'Brien made a motion to approve with conditions the Dreschel Acres Short Plat Subdivision. RSampert seconded.

CO'Brien read the Conclusions of Law:

The proposal as presented **does** warrant approval for the following reasons:

The proposed lots **meet** all established lot size and width requirements;

Adequate water supply and sewage disposal **are** available to serve the proposed lots;

The decision to approve the short subdivision **will not** be contrary to the public interest;

No cul-de-sacs or dead end streets were proposed with this request.

CO'Brien read the approval conditions:

The applicant shall indicate compliance with DGCC 5-5-4(B): "...accessory building(s) more than seventy five feet (75') from the front property line shall have a side yard not less than five feet (5').

The applicant shall indicate location of septic system and drain field serving the existing primary residence.

The applicant shall obtain a "will serve" letter from Dalton Water Association that indicates that they have the capacity and willingness to serve water to the 2 lots of this subdivision, and outlines any system improvements that are required. Any water system improvements, other than the setting of meters, required by the Dalton Water Association to provide water service to the lots of this subdivision shall be completed prior to submission of the final plat to the City for signature.

The applicant shall comply with the requirements of the Panhandle Health District and shall have the sanitary restriction lifted prior to submission of the final plat to the City for signature.

The subdivision plat shall be recorded within one year from the date of the written Planning Commission decision, or such approval shall be considered null and void.

**RSampert: aye CO'Brien: aye MBecker: aye** Motion carries.

**5. ROLL CALL:**

**MCleveland: present RSampert: present TDrechsel: present CO'Brien: present  
MBecker: present**

**6. CONSIDERATION OF CHANGE OF DATE FOR DECEMBER 23, 2021 P&Z MEETING:**

MCleveland made a motion to cancel the December 23<sup>rd</sup>, 2021 meeting. TDrechsel seconded.

**TDrechsel: aye MCleveland: aye RSampert: aye CO'Brien: aye MBecker: aye**  
Motion Carries.

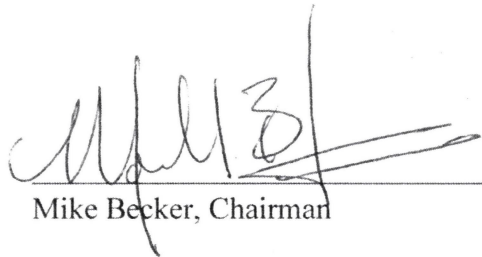
7. **DISCUSSION ITEMS FOR OCTOBER 28<sup>TH</sup> AGENDA:**

No items were brought forth.

**PUBLIC COMMENT:**

- a. Carrie Chase 7514 N. 4<sup>th</sup> St. would like help understanding how the .95 acre for Dreschel Acres meets the code of 1 acre or more.  
Ryan Hughes, City planner explained that portion of the property has a dedicated right of way to the county, allowing it to be over the 43560 thresh hold for 1 acre.


TDreschel made a motion to adjourn at 6:45pm. MCleveland seconded. All in favor. Meeting Adjourned.



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Mike Becker, Chairman

ATTEST:



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Teresa Janzen, City Clerk/ Treasurer