



Agenda for Regular Planning & Zoning Commission Meeting

Thursday, July 22, 2021 @ 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:

To participate via web conferencing:

<https://us02web.zoom.us/j/89723133534?pwd=Y3NzcFlaN1M2eUFIMEpWVTVCVnISdz09>

To participate or listen via telephone dial 1-(253)-215-8782 OR 1-(301)-715-8592

Webinar ID: 897 2313 3534; Password: 630027

1. CALL TO ORDER
2. ROLL CALL OF COMMISSION MEMBERS
3. APPROVAL OF MINUTES: **ACTION ITEM**
Commission to review and approve the minutes of the regular meeting held June 24, 2021.
4. DISCUSSION AND APPROVAL OF PRIORITY LIST FOR PLANNER:
ACTION ITEM
5. DISCUSSION ON ROW UTILITY BOXES
6. DISCUSSION OF LOT COVERAGE CODE 5-5-4-C
7. DISCUSSION AND REVIEW OF SMALL CELL ORDINANCE STATUS
8. DISCUSSION AND APPROVAL OF MOVING AUGUST MEETING:
ACTION ITEM
9. ADJOURN: **ACTION ITEM**

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, Deputy City Clerk at (208) 772-3698.

City of Dalton Gardens
Regular Planning & Zoning Meeting Minutes
Thursday, June 24, 2021 @ 6:00 PM

Meeting was conducted via teleconference and in person.

CALL MEETING TO ORDER: Chairman Becker called the meeting to order at 6:01 PM

ROLL CALL: Physically present were Commissioner Melissa Cleveland, Commissioner Caitlin O'Brien, Commissioner Ron Sampert, and Chairman Mike Becker. Commissioner Tyler Drechsel was absent. Ryan Hughes-City Planner was present via Zoom. Teresa Janzen- City Clerk/Treasurer was also in attendance.

Chairman Becker welcomed Commissioner Melissa Cleveland.

1. RSampert made a motion was made to approve the regular meeting minutes from April 22, 2021. CO'Brien seconded.

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

Commission welcomed Ryan Hughes as the new City Planner

2. Chairman Becker read the Staff Report Summary of the Mervyn Acres Short Sub-division application from previous Planner, Rand Wichman.
 - a. Public Comment
 - i. Lila Tatum: 7080 N Valley St. Asked why this is a short sub-division and why lot had to be divided and couldn't just build a second home on the lot

- b. CO'Brien made motion to approve the Mervyn Acres Short Sub-division.
RSampert seconded.

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

- c. Chairman Becker read the Conclusions of Law for the short sub-division:

VI. CONCLUSIONS OF LAW

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

1. The proposed lots *meet* all established lot size and width requirements;
2. Adequate water supply and sewage disposal *are* available to serve the proposed lots;
3. The decision to approve the short subdivision *will not* be contrary to the public interest;
4. **Not applicable:** Newly dedicated roads *are* improved and paved according to standards set by Lakes Highway District.
5. No cul-de-sacs or dead-end streets were proposed with this request.

VII. DECISION BY THE COMMISSION

Based on the Findings of Fact and Conclusions of Law set forth in this document, the Commission hereby ***APPROVES with conditions*** the application for a short subdivision in accordance with Title 6, Chapter 6 of the Dalton Gardens Municipal Code.

VIII. CONDITIONS IF APPROVED:

- 8.1 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.
- 8.2 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.
- 8.3 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.

Commission took a 5-minute recess.

3. Commission discussed how to move forward with processing the Small Cell Ordinance Draft 3 and the Resident's drafted Wireless Telecom Facilities ordinance. The Commission unanimously felt it was in the City's best interest to table this item until there was a City Attorney and City Planner present.
4. CO'Brien made a motion to adjourn the meeting. RSampert seconded. All in favor. Chairman Becker Adjourned the meeting at 6:45 PM

Mike Becker, Chairman

ATTEST:

Teresa Janzen, City Clerk/ Treasurer