

**CITY OF HAYDEN LAKE
MINUTES OF REGULAR MEETING
FEBRUARY 7, 2006**

CALL TO ORDER

The regular meeting of the Hayden Lake City Council was called to order by Mayor Prince at 7:00 p.m. Those present representing the Council were Bob Grant, Evelyn Meany, Jim Riley and Todd Walker. Attorney Pete Bredeson and Dick Pelton were present and City Clerk Lynn Hagman recorded the minutes of the meeting. There were nineteen visitors present at the meeting, of which a list is attached.

AGENDAS

Councilman RILEY moved to approve the agenda for this meeting, Councilwoman MEANY seconded the motion. The motion carried.

Councilman WALKER then moved to approve the consent agenda, including the unpaid bills for approval and the minutes of the January 17, 2006 regular meeting. Councilman RILEY seconded the motion. Councilwoman Meany questioned the Lakes Hwy. District payment and the Clerk explained the bill. The motion carried.

ED BLANCHETTE

Mr. Blanchette addressed the Council with a question regarding the Bervan Bay Terrace. Mr. Blanchette informed the Council that the Supreme Court has ordered Bervan Bay Terrace 1 and 2 to be desolved and the original subdivision has been reinstated. With this, Mr. Blanchette would now have lots 6,7,8,9,16 and 17. His home is built on lot 16 and he has asked the Council if he will be able to submit an application for a building permit on these new lots. Mayor Prince stated that since this is the first time the Council has seen the map and Mr. Blanchette's question may require a legal opinion, this subject will be continued for further discussion at a later date. Mr. Blanchette has requested the Council to reply in writing.

AUDIT

Following a review of the annual audit with Mr. Lee Anderson, Councilman GRANT moved to approve the audit for FY 2004/2005. Councilwoman MEANY seconded the motion. The motion carried.

ANNEXATION LETTER TO PUBLIC

Mayor Prince announced that this was the time to hear comments from the public regarding the proposed annexation letter. Clerk Lynn Hagman reported that ten responses were received from the eighteen letters sent. One was in favor of the annexation and nine were opposed. Council members reviewed the comments on the responses and most indicated they needed more information.

Mr. Paul Leonard addressed the Council first. Mr. Leonard asked what catalyst was driving this issue of annexation. Councilman Riley informed Mr. Leonard that the City is in receipt of an annexation application from the owners of the McCall property and the City is now conducting an information platform for those who would be affected in this proposed annexation to find out how these citizens feel about annexing into the City of Hayden Lake. Councilman Riley also discussed the possibility of better services for water and police protection.

Mr. Leonard then asked how the annexation process works. Attorney Pete Bredeson informed the citizens that 50% of the proposed annexed area property owners would need to approve. Mr. Leonard asked the Council if they would try to do the annexation a different way if 50% of the citizens did not approve. Councilman Walker stated that the County zoning in their area is 5 homes per acre and the City zoning would be 1 home per acre. Mayor Prince assured the citizens that the City does not want to increase density in that area.

Mr. Leonard asked if the City was aware of the plans for the property that has applied to be annexed. Councilman Grant informed the citizens that the property is approximately 50 acres that is owned by the McCalls. Councilman Grant then asked Mr. Jim Coleman, representative of the possible new owners, to address Mr. Leonard's question regarding plans for the property. Mr. Coleman informed the citizens that the potential new owners would be the McDougal Brothers from Oregon. Their plan would be a subdivision or PUD with 40 to 41 lots and leaving a lot of open space. There would be approximately 8 acres on the water front. Lots would be view lots approximately 150' to 165' wide. The reasons for annexing into the City of Hayden Lake is first, the City of Hayden Lake is a very good selling point and second, the developer is willing to research extending the City water line to that area, which would affect all parcels being annexed.

Mr. Leonard stated that there are two issues, one is the annexation itself and the other would be the development of the property. Mr. Dale Anderson questioned the boundaries for the proposed annexation. Councilman Riley stated that the application for annexation is for the McCall property only. There is no sentiment among this Council to annex property owners who do not wish to be annexed. Councilman Riley explained that if you are in City of Hayden Lake city limits, you would abide by City Ordinances, which may be different from the County. Mr. Leonard stated that if he were to subdivide at this time, he would deal with the County and not the City of Hayden Lake. Councilman Riley confirmed this statement.

Councilman Walker informed the citizens of the job he has as the Watershed Manager for Hayden Lake. Councilman Walker is employed by the Hayden Lake Recreational Water and Sewer District and has inspected the Forest Ridge Estates project closely. These developers have done everything that was needed during the rainy season to protect the lake.

Mrs. Benschmidt questioned the survey results. Mayor Prince stated that most responses asked for more information. Mary Iacaboni voiced her concern with the traffic impact on English Pt. and Lakeview Dr. and asked if the City of Hayden Lake transportation study is dependent on the annexation of the McCall property. Mayor Prince stated that the traffic is a main concern for the City regardless of the proposed annexation. Having only 1 home per acre would create less traffic than the Counties zoning of 5 homes per acre. Mayor Prince stated that the City would like to expand the Area of City Impact to Lancaster Rd. in the future.

Councilman Grant informed the citizens that the transportation study was done as part of the ACI not the annexation application.

Mr. Dale Anderson asked what the boundary was for the annexation application. Councilman Riley showed the citizens a map of the depicting the McCall property. Councilman Grant showed the McCall property and then showed the property that letters were sent to. Mr. Anderson did not receive a letter because he is on the north side of English Pt. Rd. Mr. Anderson requested that he be informed when or if the annexation will take place. Mayor Prince explained that the annexation process requires several meetings and a public hearing in which all property owners within 300 feet are notified.

Jill Dero stated that she shares a property on the east side of the McCall property and asked why the developers were interested in annexing into the City. Mr. Coleman explained that the developers felt it would be easier to deal with the City and they would like to stay within the characteristics of the City of Hayden Lake. Mr. Coleman felt that the PUD process is better defined in the City of Hayden Lake.

Lisa Benschmidt questioned how the water would be done and what does N. Kootenai Water Dist. have to do with it. Mr. Coleman informed her that N. Kootenai Water Dist. does not serve the McCall property.

Mrs. Iacaboni asked what the cost would be to the property owners for water. Councilman Riley explained that there would be no way of knowing these costs until a study was done.

Mrs. Benschmidt asked about private with annexation. Mayor Prince stated that if there are existing private roads that are annexed into the city, those roads would remain private roads.

Mr. Merlin Dirkson stated that the County is not living up to their comprehensive plan so how can they trust that the City will do what has been discussed.

Councilman Walker discussed the density issue and stated that the water system is the biggest issue and the City can not make any promises regarding the water system.

Mrs. Iacaboni asked what the citizens would get for their taxes that would be paid to the City. Councilman Riley explained that the City would have the jurisdiction over development and police protection would be increased and streets would be maintained by the City, who contracts with Lakes Hwy. District.

Councilman Grant briefly discussed the transportation study and informed the citizens that it is the intention of the Council to keep the village character of the City and to allow safe walking paths for pedestrians.

Mrs. Cutting asked about timer exemptions and would they still be valid if the annexation occurred. Attorney Pete Bredeson will look into the timber exemptions for those who have one in place now.

Councilman Riley felt that it was now time for the Council to deliberate over the information received at this meeting as well as the written responses. Council felt that the citizens were leaving this meeting with a better understanding of what the City was trying to achieve and a possible change of opinion. The impression left with the Council was that these citizens will hold their own meeting for the discussion of the transportation plan and come back to the City with their suggestions. Council agreed to continue this discussion to the next regular meeting.

T. FREY / RED TAG

Tom Frey addressed the Council regarding the red tag placed on a float house he was working on near the Country Club. The red tag was for conducting a business in a residential zone, no building permit and blocking a public right of way. Mr. Frey informed the Council that he had cleaned the area and moved the float house to another location.

Councilman Walker explained that the road to the lake as well as the ramp is City property and that is a public access to the lake. Mr. Frey explained the deal he had made with the Country Club to be able to work there and maintain their docks. Councilman Walker informed Mr. Frey that no commercial work can be done in that area. Mr. Frey stated that he would not be doing any building there next winter. The summer months his work takes him to the property where the dock is being constructed.

