

**CITY OF HAYDEN LAKE
MINUTES OF SPECIAL MEETING
APRIL 24, 2012**

CALL TO ORDER

Mayor Beck called the special meeting to order at 4:00 p.m. Councilmen present were Tommy Frey, Jim Ackerman, Ed Graves and Tom Gorman. Attorney Bredeson and Code Enforcement Officer Dick Pelton were also present as a representative of the Council. Clerk Lynn Hagman recorded the minutes of the meeting.

CODE REVIEW COMMITTEE REPORT

Councilman Graves reported on the results of the Code Review Committee meeting that was held on April 17, 2012. The topics discussed were garage sales and minor changes to that section of the code, animal control ordinance which is an ongoing discussion, site disturbance ordinance which is also an ongoing discussion and the building permit extension given to Chet Morris and the expiration date of it.

Councilman Graves explained that the extension on Mr. Morris's building permit was the most pressing issue due to the expiration being in six weeks. The Code Review Committee discussed several options for Mr. Morris and the consequences if he is not complete by the expiration date. In recent photos taken it appears that Mr. Morris will not be completed before the extension expires. There may be a question of available funds to complete the project.

Councilman Graves went on to say that Mr. Morris has elevated the garage portion to approximately 18" and there is now a concern of storm water run-off. Also noticeable is the existing structure on the lot and the new structure do not match in like materials. Mr. Morris was made aware at the time of the issuance of the building permit that the two structures needed to match with like materials and be visually alike. Councilman Graves informed the Mayor and Council that complaints are being received and the recommendation of the Code Review Committee is to invite Mr. Morris to the next meeting and request he brings a construction schedule that indicates when the construction project will be completed. The schedule will include milestone completion dates for specific trades and activities. Mr. Pelton, the city's Code Enforcement Officer will verify the milestone completion dates and if they are not kept, a possible fine may be imposed.

Mr. Morris should also provide reasonable evidence that he has sufficient funds on hand to complete construction within the permit extension deadline if an extension is given. Mr. Morris should provide a storm water plan to assure that run-off will not enter his neighboring adjacent properties or modify the current site grading accordingly. And last, Mr. Morris should provide a detailed drawing to the City that indicates how the new and existing structures shall be modified to look similar and this would be for review and approval by the Council.

Councilman Frey explained that Mr. Morris is building the home by himself and he has concerns with how long it will take him to complete the home. Mayor Beck questioned Councilman Ackerman, who is in the business of building homes, on how long it should take to build a home and Councilman Ackerman replied it should take no longer than 12 months to complete a home.

Councilman Gorman questioned Mr. Pelton on when the extension would expire. Mr. Pelton replied May 15th is the expiration date. Councilman Gorman discussed the alternatives if the Council did not give a third extension. Attorney Bredeson informed the Council that the City Code provides for a penalty of \$100.00 per day fine and other options would be to then lien the property. The bond that Mr. Morris gave for assurance that the third home on the lot would be removed when he receives his certificate of occupancy was discussed... Councilman Gorman questioned if a claim could be brought against the bond company.

Mayor Beck felt that the course of action suggested by the Code Review Committee is reasonable and suggested a letter be sent to Mr. Morris with the document requests and invitation to the next meeting. Mayor Beck stated that there is significant impact on the neighbors and discussed imposing a fine if the schedule is not met.

Councilman Frey questioned the number of extensions ever given in the City. Clerk Hagman replied that there had only been two. Mayor Beck questioned the height of the home and does it comply with the City Code. Mr. Pelton informed the Council that he measured the home to be 32" from grade and it is the garage that has been elevated by 18".

Councilman Graves moved to send a letter to Mr. Morris inviting him to the May 1st meeting and request he brings the documents recommended by the Code Review Committee for Council review. Councilman Gorman seconded the motion. The motion carried.

ADJOURN

With no further business before the Council, at 4:40 p.m. Councilman Gorman moved to adjourn, seconded by Councilman Ackerman. The motion carried.

Chris Beck, MAYOR

Lynn M. Hagman, CITY CLERK