

**CITY OF HAYDEN LAKE  
MINUTES OF REGULAR MEETING  
FEBRUARY 21, 2017**

CALL TO ORDER

Mayor Beck called the meeting to order at 5:00 p.m. Council members present were Tom Gorman, Tommy Frey, Jim Ackerman and Ed Graves. Attorney Pete Bredeson and Code Enforcement Officer Rand Wichman were present as representatives of the Council. Clerk Hagman recorded the minutes of the meeting. Visitors present were Annie Van Valin, Anderson Bros. CPA, and Sandy Young, representing the Batchelder's.

Mayor Beck led the pledge of allegiance.

AGENDA/CONSENT AGENDA

**Councilman Gorman moved to amend the agenda by placing the audit review before the public hearing and to then approve the amended agenda and the invoices for payment. Councilman Frey seconded the motion. The motion carried.**

CITIZENS

Mrs. Kolts inquired about the City survey sent out and if the results had been tabulated. Mayor Beck informed Mrs. Kolts staff is working on it and will be discussed at a future meeting.

Rob Hubof questioned the Council about the proposed intersection change at Hayden Ave. and Lakeview Dr. and has the plan changed to a 3 way stop. Mayor Beck informed Mr. Hubof there has been no change to the original plan, the City missed the bidding opportunity last year.

Frank Reid asked the Council if they had considered a round-a-bout at this intersection. Mayor Beck replied the City had looked into that and the cost was high and space was tight.

ANNUAL AUDIT

Annie Van Valin reviewed the 2016 annual audit and discussed the government wide financial statements. Ms. Van Valin explained the addition of PERSI into the audit this year and stated there may be a possible rate increase from PERSI by 2018.

BUILDING CODE SERVICES AGREEMENT

Code Enforcement Officer Rand Wichman discussed the contract with the Idaho Division of Building Safety for building permit plan review and inspections. Brad Ziel will be the inspector for the City and his fee will be more expensive than previous inspectors but the City will one person doing plan review and inspections rather than two. Mr. Wichman will discussed current issued permits with Mr. Ziel.

**Councilman Frey moved to approve the contract with the State Division of Building Safety for plan review and inspections for the City of Hayden Lake. Councilman Graves seconded the motion.**

**A roll call vote was taken; Councilman Graves, “aye”, Councilman Gorman, “aye”, Councilman Frey, “aye” and Councilman Ackerman, “aye”. The motion was unanimously carried.**

Councilman Gorman recommended a bonus for Code Enforcement Officer Wichman for his efforts in procuring a building inspector/plan reviewer for the City. Attorney Bredeson suggested this be placed on the next agenda.

#### PUBLIC HEARING – BATCHELDER

Mayor Beck opened the public hearing for comments on Verdis Zoning Amendments. On advice from Attorney Bredeson, Councilman Gorman recused himself from discussion due to him living in the neighborhood where the proposed zoning amendments would take place.

Code Enforcement Officer briefly reviewed the initial application with the Mayor and Council.

Sandy Young, representing the Batchelder’s addressed the Council asking the City to consider creating a new zone with a minimum lot size of .40 acre. Ms. Young explained that a subdivision is what is intended for this piece of property.

Mayor Beck discussed the Area of City Impact and asked Ms. Young if this could be affected. Ms. Young replied their proposed amendments would not make any changes to the ACI. Mayor Beck felt if the City requires 1 acre in the ACI and less in the City there could be a conflict.

Councilman Frey asked if any research had been done on traffic impact. Ms. Young replied no research had been done on traffic but did not think it would be a large increase. Councilman Graves feels if the ACI agreement of 1 acre changes the impact may also change.

Mr. Wichman stated it is questionable how the County may react to the 1 acre; the impact fee is related to traffic impact. Mr. Wichman explained the request is a simple amendment but could be applied to any other parcel of a certain size. The concern is the current zone Ordinance does not administer to zone changes and has no objective standards. Changing the minimum lot size should be a City wide discussion.

Councilman Graves questioned if 90% of the lots in Hayden Lake were less than 1 acre. Mr. Wichman confirmed that was fairly accurate.

Clerk Hagman read the names and/or addresses of all written testimony in favor of the amendment to the code. Mayor Beck then called for oral testimony from the audience.

Mr. Frank Reid 9831 N. Country Club Dr. questioned the sewer in the subdivisions north of the City. Mayor Beck informed Mr. Reid that the City has nothing to do with the sewer system and he should contact the Hayden Lake Recreational Water and Sewer District.

Mr. Jim Robson 9787 N. Country Club Dr. stated he was in favor of amending the City Code so the new housing would be congruent to the neighborhood.

Clerk Hagman then read the names of those opposed to the code amendment. Mayor Beck called the oral testimony from the audience.

Kathleen Kolts addressed the Council on her opposition. Mrs. Kolts informed the Council that the applicant, Batchy Partnership, LLC does not exist and the applicant is not the legal owner of the property in question. Mrs. Kolts stated the criteria for the comprehensive plan has not been met and there is no explanation of how this would affect traffic in the City. Mrs. Kolts feels this change would be to accommodate 1 persons land and it could be borderline spot zoning.

Councilman Graves stated he was perplexed at the random choice of lot size and asked Mrs. Kolts what size her lot was. Mrs. Kolts replied she lives in a PUD and her lot size was not at question. Mrs. Kolts stated the Hayden Lake Country Club Estates was done by PUD and they adhered to the City Code and the Batchelder's could do the same.

Mayor Beck asked for rebuttal from the applicant.

Ms. Young felt the amendment to the code would only affect an estimated 5% of the lots in Hayden Lake. The Council would have the opportunity to review all sub-division requests and there is more of a desire for small lots. Ms. Young submitted an aerial photo of the property into the record.

With no further testimony to receive, Mayor Beck closed the public hearing at 6:17 p.m.

Attorney Bredeson recommended the Council table the discussion to the next meeting.

**Councilman Graves moved to table the discussion on the public hearing to the next meeting on March 7, 2017. Councilman Frey seconded the motion. The motion carried.**

#### POLICE

Mayor Beck reviewed the police report and referred any questions to Chief Johnson.

#### ATTORNEY

Attorney Bredeson informed the Council of a bill regarding procurement has been referred to the Senate.

#### PUBLIC WORKS

Mayor Beck explained the missed opportunity for cooperative bidding with Lakes Highway District this year on the Hayden Ave. and Lakeview Dr. intersection. Councilman Gorman questioned talking with Lakes Highway District again to try to add Hayden Lake to the bid.

Attorney Bredeson informed the Council that a bid addendum could be done and everyone who is bidding on the project would have to see it in a timely manner. Sole sourcing procurement was also discussed.

COUNCIL DISCUSSION

Councilman Ackerman informed the Council the deer relocation is done for this year and he would like to see funds in the budget to do this again next year.

ADJOURN

**With no further business before the Council, at 635 p.m. Councilman Gorman moved to adjourn, seconded by Councilman Ackerman. The motion carried.**

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Chris Beck, MAYOR

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Lynn Hagman, CITY CLERK