

**CITY OF HAYDEN LAKE
MINUTES OF REGULAR MEETING
MARCH 20, 2018**

CALL TO ORDER

Mayor Beck called the meeting to order at 5:00 p.m. Present were Council members Ackerman, Baker and Councilman Graves was present by telephone. Councilman Frey was absent. Attorney Bredeson and Rand Wichman were also present as representatives of the Council. Clerk Hagman recorded the minutes of the meeting. Mayor Beck announced that there would be no testimony taken regarding the comprehensive plan discussion.

Visitors present were Richard Hackett, 9641 Easy St. and Katherine Reynolds.

Mayor Beck led the pledge of allegiance.

AGENDA/CONSENT AGENDA

Councilman Ackerman moved to approve the agenda and the consent agenda including the invoices for payment and the minutes of March 6, 2018. Councilman Baker seconded the motion. The motion carried.

PUBLIC HEARING

At 5:05 p.m. Mayor Beck opened the public hearing for the alternate setback application submitted by Katherine and Branden Reynolds. Mayor Beck asked for citizens who wished to give testimony to come to the podium.

Richard Hackett, 9641 Easy St. stated he had received a variance in the past and feels the Reynolds should too. What they are asking for does not interfere with any of the neighbors. Mr. Hackett stated the 5' setback is the same as what was previously there.

Attorney Bredeson informed the Council that a letter was received from Steve Shepard. Mayor Beck read the letter into the record and stated Mr. Shepard was in favor of the variance but with some stipulations. Mayor Beck read the stipulations for the Council and informed them that Mr. Shepard's letter states he is in negotiation with the Reynolds on the design.

With no further testimony to be given, Mayor Beck closed the public hearing at 5:12 p.m.

Attorney Bredeson stated the variance meets all the recommendations of city code. Mr. Bredeson informed the Mayor and Council he had received a diagram of the proposed new stairs and this will not be part of this hearing. Attorney Bredeson suggested the Council approve the alternate setback variance for the Reynolds.

Councilman Baker questioned if the conditions Mr. Shepard has suggested run with the property in the future. Councilman Baker felt this variance would be consistent with other properties.

Councilman Ackerman moved to approve the alternate setback variance with Mr. Shepard's conditions attached. Councilman Graves seconded the motion.

Councilman Ackerman moved to table the existing motion, seconded by Councilman Baker. The motion carried.

At 5:16 p.m. Mayor Beck re-opened the public hearing to give Katherine Reynolds an opportunity to speak. Mrs. Reynolds stated the Shepard's also have a 5' setback and their garage is in need of repair as well. Mrs. Reynolds informed the Council she is not in agreement with the type of fence Mr. Shepard is proposing however they have agreed on everything else.

Mayor Beck suggested the conditions in the approval be house color to be muted, Reynolds to replace fence at their own expense and the home be in compliance with the rendering of March 14, 2018 from MB Builders.

At 5:25 p.m. Mayor Beck closed the public hearing.

Councilman Ackerman moved to take the previous motion off the table. Councilman Baker seconded the motion. The motion carried.

Councilman Ackerman moved to amend his first motion to strike #1 from Mr. Shepard's letter and move forward with 2, 3 and 4 conditions. Councilman Graves seconded the motion.

Councilman Baker questioned the fence, which is #3 in the letter and asked if the Reynold's would be replacing the entire fence or just the damaged portions.

Councilman Ackerman moved to amend his second motion to add only damaged portions of the fence need to be replaced. Councilman Baker seconded the motion. The motion carried.

COMPREHENSIVE PLAN UPDATE

Rand Wichman addressed the Council informing them he is 85 to 90% done with drafting an amendment. Mr. Wichman informed the Council there are 436 parcels in the city, 12 are non-residential and 41 meet the 1 acre requirement. The medium lot size is .36 acre. Mr. Wichman asked for Council direction regarding the 1 acre and suggested the 1 acre city wide is not recommended. A second residential zone in certain areas could be considered as well as being denser than 1 acre.

Mr. Wichman asked if the Council had a density number in mind. If this is to change it should be done within the comprehensive plan. Councilman Ackerman suggested a city wide change. Mr. Wichman suggested a second zone in the city. If there are to be two zones, a new land use map would be needed. Mayor Beck suggested Mr. Wichman start the amendment with ½ acre lots with second zone and stipulate this in the comprehensive plan. Attorney Bredeson will work with Mr. Wichman and draft a plan for publication. Mr. Wichman informed the Council a comprehensive plan and code amendment will take time and would they want it all done at the same time. Mayor replied it should be done all at once and Council agreed.

FINANCIAL REPORT

Clerk Hagman gave a financial report for February, 2018. City finances are all in order.

Councilman Ackerman moved to approve the financial statement, seconded by Councilman Baker. The motion carried.

PUBLIC WORKS

Mayor Beck asked if the street sweeping had been scheduled. Clerk Hagman will call to get on the schedule. Chief Johnson will look at what streets need to be striped.

ADJOURN

With no further business before the Council, at 6:05 p.m. Councilman Ackerman moved to adjourn, seconded by Councilman Baker. The motion carried.

Chris Beck, MAYOR

Lynn Hagman, CITY CLERK