

**CITY OF HAYDEN LAKE
MINUTES OF REGULAR MEETING
MAY 15, 2018**

CALL TO ORDER

Mayor Beck called the meeting to order at 5:00 p.m. Council members present were Ed Graves, Jim Ackerman, Tommy Frey and Dan Baker. City Attorney Pete Bredeson and Planner Rand Wichman were present as representatives of the Council. Clerk Hagman recorded the minutes of the meeting. Visitors present for the comprehensive plan public hearing are attached.

Mayor Beck led the pledge of allegiance.

AGENDA/CONSENT AGENDA

Councilman Graves moved to approve the agenda and consent agenda including the invoices for payment and the minutes of May 1, 2018. Councilman Frey seconded the motion. The motion carried.

PUBLIC HEARING – Comprehensive Plan Amendments

At 5:04 p.m. Mayor Beck opened the public hearing to hear comments for or against amendments to the City's Comprehensive Plan as well as to the City Code.

First, Rand Wichman addressed the Council and reviewed the proposed amendments to the comprehensive plan. Mr. Wichman informed the Council the city has 448 parcels with 436 of them being residential with average lot size being .51 acres and 41 parcels that comply with the existing 1 acre. Mr. Wichman informed the Council there could see a maximum of 20 new parcels created with the current one acre density. Mr. Wichman stated the Area of City Impact would not be affected by the amendments; the 1 acre would still apply and will be consistent with Kootenai County zoning.

Mr. Wichman informed the Council he has reviewed the City Code to see how it would be affected if the Council were to go with a half-acre density. A draft amendment has been given to Attorney Bredeson for his comments. The amendment would show few changes in regard to the half-acre if that is the Council's decision.

Councilman Graves questioned the 20 new parcels and if that would be under the half acre density. Mr. Wichman stated it would be under the current 1 acre density and if the City were to change to half acre density this number would double. The challenge may be is the requirement for 100' of frontage on a public maintained road. There are 8 parcels in the city that are 2+ acres.

Councilman Baker questioned the 100' frontage and should there be changes to that. Mr. Wichman felt there was no justification to warrant any change the road frontage because it acts as a restriction.

Mayor Beck read the written correspondence into the record. There were letters received from Pat Tebo dated March 8, 2018, Kathleen Kolts, dated March 13, 2018, Kootenai County Commissioners dated May 14, 2018, packet of same letter signed by 8 different individuals and a letter of objections submitted by Kathleen Kolts dated May15, 2018. A written statement by Jim Donohue was submitted at the meeting.

Mayor Beck then asked for oral testimony, there is 3 individuals to speak. Mayor Beck asked for anyone in favor to speak first, second anyone who is neutral and third anyone who is opposed.

Bob Schmand, 1680 E. Club Ln. spoke in favor and thanked the Council for their representation of the City. Mr. Schmand is a Real Estate Broker and has been involved in many neighborhood projects. In 1992 the City adopted the 1 acre policy and Mr. Schmand feels it works well in other areas but not in the City of Hayden Lake. Mr. Schmand feels it is in the best interest of the city and its citizens to establish a lot size rule that best conforms to the existing profile of the City.

Mayor Beck informed the audience that there will be testimony at this hearing, however the Council will not be deliberating or making a decision at this meeting. This issue will be on the agenda for June 5, 2018.

Peter Optekar, 9701 Country Club Dr. thanked Mr. Wichman the City for putting together a lot size that would fit the city better. The median lot size is .36 acre. Mr. Optekar feels the city is a retirement community and people are looking for smaller lots and suggests a .35 lot size would fit well for the remaining acreage the city has.

No neutral speakers.

Kathleen Koltz, 9859 N. Country Club Dr. feels the comprehensive plan issue is not a measurement issue or how big the lots were. Ms. Koltz informed the Council the State mandate to follow requires citizen informational meetings so the citizens can weigh in on this issue. The city has not done enough with just the minimum statutory notice. Ms. Koltz referred to the letter submitted by the County and stated Kootenai County has a problem with the amendment due to the area of city impact and people who will want to annex into the city so they can develop. There has been no community design and the statute requires the city address sixteen elements and Mr. Koltz asked the Council to start a citizen committee and let the public be informed.

Mike Clark, 1673 Evergreen asked the Council what was driving this process. Mr. Clark feels this comprehensive plan should be left as is.

With no one else to speak, Mayor Beck closed the public hearing at 5:29 p.m.

COUNCIL COMMENTS

Councilman Graves discussed fiber optics for the city and will have more information at a later date.

Councilman Graves voiced his concern with our police officers getting qualified and suggested a membership at Center Target.

ADJOURN

With no further business before the Council, at 5:34 p.m. Councilman Graves moved to adjourn, seconded by Councilman Baker. The motion carried.

Chris Beck, MAYOR

Lynn Hagman, CITY CLERK

