

Minutes of the 04.14.2026 regular meeting of the East Hope City Council was called to order at 5:30 pm by Mayor Deborah Field. Council members, Joyce Butler, Michael Wilcox, Pam Brockus were present and Michelle Ward joined by phone and constituted a quorum.

Audience Comments:

None.

Approval of Minutes

Council member Wilcox moved to approve the meeting minutes of 3.10.2026, council member Brockus seconded, and the motion carried 4-0.

Approval of Bills/Financial Report

Council member Butler moved to approve the March bills for \$25,173.61, council member Wilcox seconded, and the motion carried 4-0. The financial reports were reviewed.

Public Hearing:

Variance Request VAR11-26 Hauger, Lookout Blvd.

Planning & Zoning Staff Member, Tessa Vogle explained that the applicants are requesting approval of a variance to allow for the construction of a new single-family dwelling with an attached garage with a 13-foot front yard setback, where 25 feet is required by East Hope city codes. The property is located at Lookout Blvd in Sections 35/36, Township 57 North, Range 1 East, B.M. The applicants note that the main reason for the variance request is due to the on-site slopes causing building limitations, specifically for where the proposed attached garage is to be located. The location of the garage, per the application, dictates the location of the rest of the attached single-family dwelling. The site includes Lot 3 and a portion of Lot 4, block 2 of Crawford's Second Addition and the proposed structure is shown, per the site plan, to be located on the shared property line for the two lots. If the variance and subsequent building permit are approved and the proposed structure is built the lots will be considered combined due to the development placement. Staff's analysis states that a variance is not to be considered as a right or privilege but may be granted upon a showing of "adequate evidence" that there is an undue hardship because of special characteristics of the site and that the variance is not in conflict with the public interest. This variance request was routed to all applicable agencies for comment. The East Hope contract engineer stated that the site has a much steeper slope on the southern side of the site that would make it very difficult to install a garage on the southern end of the lot – it is logical and reasonable to assume the garage being proposed on this side of the house. Property owners within 300 feet of the subject parcel were mailed notification of the variance request and publication of the request was published in the newspaper. One letter of objection to the variance was received from Robert and Vania DeFrates. Applicant Mike Hauger and his architect Cris Jones addressed the public and city council members, restating the need for the variance to construct a single-family residence with an attached garage. Mayor Field called for disclosure of conflict from council and there were none. Mayor Field opened the hearing to testimony in favor of the request, there was none. Mayor Field asked for comments from those that were neutral. Tony Cormier asked questions regarding the north wall of the garage, how far below street elevation it would sit, and would the roof gable end up facing the street. Valarie Glenn asked what the height of the roof was going to be and if there would be trees planted. Mayor Field asked for comments from those opposed. Robert DeFrates read his letter and stated that they would be the most affected by this since they live directly across the street from this lot. He stated that he did not see that the hardship was made. Having no further comments, the hearing was closed. The applicant provided rebuttal, describing the style of house that would be built and that they were intending to blend the house with the community. The city council discussed this request stating for the record that an undue hardship did exist due to the property being significantly sloped. The variance is not in conflict with the public interest; residential dwellings are allowed in this zone. Granting this variance does not confer upon the applicant a use that is prohibited by the zoning district. Council member Brockus moved, council member Butler seconded the motion, to approve this file, VAR11-26 for a variance to allow a 13-foot front setback, where 25 feet is required by the city code for a single-family dwelling with an attached garage, finding that it is in accord with the City of East Hope's zoning codes and ordinances, based on the findings and conditions as written and the reasoned statement as discussed

and read into the record. The actions to be taken to obtain the variance are to complete the conditions of approval as adopted. Mayor Field declared the motion approved on a 3-1 voice vote, with council member Brockus, Wilcox, and Butler voting yes, and council member Ward dissenting.

#### Old Business:

##### Truck Donations and Truck Replacement

The city has received \$19,100 in donations for the truck so far. The donations plus \$10,705 that the city received from the insurance company brings the total for truck replacement to \$29,805.00. The city council would like staff to start working on how to piggyback off the state's contract to purchase a new truck. Council member Pam Brockus has three trips planned to the Boise area and has volunteered if needed to drive the truck back to the city.

##### Discuss Street Committee and Appoint Members

Community members Tim Jacoby, Ley Anne Merica, and Bruce Naffziger have stated they would like to be part of the street committee for the city. The city has heard that Sean and Lonna Bernard are interested as well but they have not contacted the city directly. The city council discussed having married couple serve on the committee together and would prefer it if it was just one person from the couple. Ley Anne stated that she would prefer to see Tim sit on the committee. The city will hold off on appointing committee members until they have confirmation from either Sean or Lonna.

#### New Business:

##### America 250<sup>th</sup> Celebration in the Park Discussion

The city council discussed having a celebration to honor America's 250<sup>th</sup> birthday. Dates for the event were discussed and council member Brockus moved to set the celebration date for June 25<sup>th</sup>. The city will hold a community BBQ and will continue to develop this event.

##### Discussion on Street Levy Options Moving Forward

This item was tabled.

##### Set Fiscal Year Budget Hearing Date

Council member Butler moved to set the fiscal year 2027 budget hearing date as August 11<sup>th</sup>, council member Ward seconded and the motion passed 4-0.

##### Amending Fiscal Year 2026 Budget, Set Date/Publication

The city council discussed amending the current fiscal year budget due to the pickleball court, the park pavilion, and the loss of the city truck. Council member Butler moved to set a public hearing for the May 12<sup>th</sup> meeting; council member Brockus seconded, and the motion carried 4-0. The proposed amendment will be published as a public hearing notice in the newspaper. The council proposes to amend the general fund by \$20,000 for the grant-funded pickleball court; the street fund by \$36,800 (\$35,000 for the truck from insurance proceeds and donations, plus \$1,800 for the final expense related to the sign grant); and the park fund by \$45,000 for the grant-funded pavilion, for a total amendment of \$101,800.

#### Staff Report

##### Planning and Zoning:

The city received one building permit application for the Zearfoss addition to an existing garage on lookout Blvd. The total number of permits is two for the year thus far. Staff planners have also fielded calls and emails for a pending permit for a single-family dwelling. No new land use applications were submitted for March. Planning staff also provided the city council with a list of items for code updates that need to be addressed.

##### Streets/Water:

No report.

Clerk:

The city clerk and the mayor attended the Association of Idaho Cities training earlier today. AIC stated that they are projecting a 25% reduction in Hwy user fees due to legislative decisions that were made this year. They are predicting a 2% decrease to Liquor funds and a 2% increase to revenue sharing dollars. The work on the pickleball court should be starting soon. The clerk also discussed the need to have a budget workshop. The city council would like to hold one on May 5<sup>th</sup> at 5:30pm.

Announcements

The next regular city council meeting will be held on Tuesday, May 12, 2026, at 5:30 p.m. The meeting was adjourned at 7:35 p.m. on a motion by Council Member Brockus and second by Council Member Wilcox, 4-0.

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Deborah Field, Mayor

Attest:

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Christy Franck, City Clerk