

Minutes of 3-12-2019 Regular/Public Hearing Meeting of the East Hope City Council

The Regular meeting of the East Hope City Council was called to order at 5:30 pm by Mayor Vernon Fleisher. Council members Tom Grimm, Lonna Bernard, Ian Barrett and Debbie Field were present and constituted a quorum. The City's Planning and Zoning Administrator, Clare Marley was present as well.

Audience Comments

Pat Bistline, 652 Lookout Blvd., explained to council that he hit a rock in the city right-of-way that was covered with snow and filed a tort claim. He felt that ICRMP did a stellar job of investigating. He also wanted council to know that there are many areas in the City that have rocks in the right-of-way specifically at the Ellisport St./Lookout Blvd. stop sign and would like to see those rocks removed. He also would like to see any other known encroachments removed or have the homeowners remove them.

Approval of Minutes

Council member Field moved to approve both special meeting minutes of 02-06-2019, council member Barrett seconded and the motion carried 4-0.

Approval of Bills/Financial Report

Council member Grimm moved to pay the February bills in the amount of \$22,375.23, council member Barret seconded and the motion carried 4-0. The financial report was reviewed.

Public Hearing:

To Consider the Repeal & Replacement of the Current East Hope Zoning and Subdivision Regulations

Mayor Fleisher asked our Planning & Zoning Administrator, Clare Marley to provide a summary of what is being presented. Clare explained to the audience that the draft code proposes to bring all zoning and subdivision codes into one document, create tables for uses, parking, and setbacks standards so they can be read at a glance. It proposes to reorganize the zoning and subdivision code and create a single table of contents. It will revise the definition section to remove words not covered in current or proposed code, correct inaccurate references, and add definitions such as setbacks, adult day care, junk/junk yards, short-term rental, etc. The proposed code would place administration, fees and enforcement in one chapter and update the procedures (how things are heard and decided) to match Idaho Code requirements. It would create a new zoning district- R-3, allowing 1/3 acre lot size minimums and smaller setbacks. The mapping of this zone would occur later and is not a part of this project. The proposed code would spell out where cell towers can be located through special use permit which is an oversight in current code. It would add allowances for grandfathered or nonconforming structures (built before zoning codes and not meeting zoning codes) to be rebuilt and repaired, under certain situations. The proposed code would include a multi-family dwelling option to the Shoreline Residential zone. It would set a maximum occupancy for an RV to 21 days, and it would add a new section on short-term/vacation rentals, calling for annual registration and addressing emergency contact information, trash removal, parking, maximum occupancy, etc. The code would set manufactured home standards, matching the minimum allowed by Idaho Code and it would establish a minimum primary dwelling size of 600 square feet. The code would prohibit the use of shipping containers, except for temporary storage of tools or as moving containers. The code would increase the maximum fence height to 7 feet, from current height of 6 feet, so long as vision triangle is not blocked. It would require a garage or other type of residential accessory structure be built simultaneously or after the home is constructed, with the exception of tool sheds and the like, 200 square feet and smaller. The code would remove local code references to adult entertainment and defer to the State of Idaho for enforcement. It would also add a new planned unit development section to allow for flexible subdivision designs and it would spell out subdivision design and construction standards for future development. The code would add a defensible space/fire safety element to subdivision design requirements and it would correct and clarify lot line/property line adjustment procedures. Clare also presented a power point presentation that explained the reason for the update, the process that council has gone through to get to this point and that staff has had our city attorney review the document.

Mayor Fleisher opened the public hearing to testimony from those in favor of the proposed code. Pat Bistline from Lookout Blvd. stated that he was in favor of the proposed code but would still like to see more consideration given to the set-back requirements on medium sized lots.

Brent Lockwood, owner of the old church on Wellington, stated that he was neutral on the proposed code but did think some clarification was need on some terminology within the document. Mr. Lockwood would like to see definitions for what a residential building is, what a parcel is, what constitutes trash, what is an approved trash container. He also asked why a preschool wasn't defined. Mr. Lockwood had several questions about vacation rentals and though this area needed more information.

Erik Jensen asked about the junk yard definition and why was it dropped lower than what is in the county regulation. He also felt the nuisance clause was broad and vague and needed more clarity. Mr. Jensen expressed concerns over vehicles that he considers seasonal use and how the City planned to enforce the abandonment issue. Mr. Jensen also expressed his concern about the numerus vehicles that he owns.

No further comments were made and the hearing was closed.

Old Business

Water Facility Project Update

The correct level transducer for the new storage tank that includes lightning protection has been ordered and will be installed when it arrives. The Operations and Maintenance Manuals have been resubmitted and are under review again by AEI the electrical engineer. Slow Sand Filter 3 is still being monitored and it is continuing to ripen. Earthworks Northwest is looking to close this project out next month.

New Business

Adopt Resolution for Planning & Zoning Hearing Procedures

Council discussed the proposed Planning & Zoning Hearing Procedures Resolution. Council member Grimm moved to adopt, council member Bernard seconded and the motion carried 4-0.

Adopt Proposed Zoning and Subdivision Ordinance

This item is tabled to the April 9th meeting.

Council member Barret moved to continue the public hearing to the April 9th council meeting at 5:30 pm to allow for re-advertisement due to material changes to allow parks in Neighborhood Commercial zone and Shoreline zone and to add a definition of parcel and lot, council member Field seconded and the motion carried 4-0.

Approve Final Audit Report Fiscal Year 2018

Council received the final audit report from DM-T Auditors, council member Barret moved to accept, council member Bernard seconded and the motion carried 4-0.

Adopt Resolution Proclaiming Arbor Day 2019

Council discussed the Arbor Day Grant application that requires the City to pass a resolution proclaiming a specific day as Arbor Day within the City for 2019. Council member Barret moved to adopt the resolution proclaiming Arbor Day in the City of East Hope as June 1st, 2019, council member Field seconded and the motion carried 4-0.

Designate Representative and Alternate for BCATT

Council discussed representatives for the City for the BCATT meetings and council member Barret moved to continue to have council member Grimm be the representative with council member Field as the alternative, council member Bernard seconded the motion and it carried 4-0.

Discussion of Exploring Co-Operation with the City of Hope

Council member Barrett discussed with council about a budget comparison he had done between Hope and East Hope's budgets. Council member Barrett would like to explore the option of discussing with Hope some type of co-op or shared duties even possible merging the two cities. He stated that he and Bill Percy, a council member for Hope had discussed this and he would like to meet with the City of Hope to start this conversation. Council member Barret will attend the next Hope City council and report back.

Staff Report

Planning and Zoning

NO ADDITIONAL INFORMATION

Water/Streets

The City has been award a \$25,000.00 grant for updating our transportation plan. The City will contact Susan Kiebert about possible funding for the repairs on Wellington Place. Council member Barrett suggested that a bill be sent for moving the rocks on Mr. Grimm's property that were deemed hazardous.

Clerk

AIC will be holding their spring workshop April 30th in Coeur d'Alene. The clerk asked council to be thinking about a budget hearing date, this will be on the agenda next month to set the date. There will be a meeting on March 19th in the Clark Fork High gym concerning a forest service restoration program and is seeking public input.

Announcements

The next regular council meeting will be April 9, 2019 at 5:30 pm. Having no further business, council member Barrett moved to adjourn, council member Field seconded, and motion carried 4-0, the meeting adjourned at 7:45 pm.

Vernon Fleisher, Mayor

Attest:

Christy Franck, City Clerk