

## Minutes of 10-12-2021 Regular Meeting/Public Hearing 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 Joyce Butler, Don Wells, Amanda Delima and Debbie Field were present and constituted a quorum.

### Audience Comments:

Laura Funk discussed her concerns for the ditches on Spring Street and that they have been filled with debris causing the water to run into the road. She is concerned about ice being an issue in the upcoming winter and the mess it makes in front of her house.

### Approval of Minutes

Council member Butler moved to approve the regular meeting minutes of 9/14/2021, council member Wells seconded, and the motion carried 4-0.

### Approval of Bills/Financial Report

Council member Butler moved to pay the September bills in the amount of \$19,701.26, council member Wells seconded, and the motion carried 4-0. The financial reports were reviewed.

### Public Hearing:

#### Holden Variance Request VAR06-21

City contracted planning and zoning staff member, Lisa Adair, presented the variance request file VAR06-21. She summarized the staff report that was submitted to council for their review outlining the request for approval of a variance to allow construction of a new single-family dwelling with a 15-foot front yard setback. East Hope Zoning and Subdivision Code (Ordinance 285), Section 6-2, requires a minimum 25-foot front yard setback. The property is located on Donovan Lane north of the post office and south of existing single-family dwellings. The applicant noted in their application that the site includes a steep slope which would require considerable grading in order to meet the current front yard setback. The variance would allow the structure to be placed on a relatively level portion of the lot minimizing the amount of grading and removal of trees thus reducing the impact to the site. The site is fronted by public and railroad right-of-way, which includes Donovan Lane, East Main Street, Wellington Place, Highway 200 and railroad. Ms. Adair also stated that no written public comments or agency comments were received. She also noted that notice was given to property owners adjoining the parcel and that notice was published in the newspaper and posted at the site.

Rick Arrietta, representative for the Holden's gave a short summary stating that they are asking for a front yard setback of 15 feet rather than the 25-foot required. He cited the characteristics of the site itself.

Mayor Fleisher opened the public hearing to comments from those in favor, hearing none he asked for comments from those neutral. Jim Erdman stated he didn't oppose the request however; he did express his concerns regarding stormwater run-off. He stated that he was an adjacent property owner and was concerned about the impact to his property during and after the construction on this site. Having no further neutral comments Mayor Fleisher asked for comments from those opposed. Having heard no further comments Mayor Fleisher closed the hearing.

Council discussed the variance request. Council member Delima moved to approve this file, VAR06-21 for a variance to allow a 15-foot front yard setback, where 25 feet is required by city code, finding that it is in accord with the City of East Hope's zoning codes and ordinances, as provided in the foregoing findings. I further move to adopt the reasoned decision, concluding the variance is in accord with the applicable standards of Section 7-3 of city code. The actions to be taken to obtain the variance is to complete the conditions of approval as adopted. Council member Wells seconded the motion and it carried 4-0. Council member Delima read the reasoned decision into record. The staff report and subsequent evidence in the record and testimony received at the public meeting provide the basis for the findings and reasoned decision. Based upon those findings, the following reasoned decision is adopted by the East Hope City Council. The proposal was reviewed for compliance with City of East Hope ordinances, specifically those sections pertaining to

variances. The application is in accordance with the applicable standards of Section 7-3 C for the following reasons: 1. An undue hardship does exist because of the special circumstances of the site. 2. The variance is not in conflict with the public interest. 3. Granting the variance does not confer upon the applicant a use that is prohibited by the zoning district involved.

#### Old Business

##### City Park Update & Playground Equipment Fundraiser

The city has received the Veteran Tiles that were order in July however, we are still waiting on the columns. Innate Solutions is having difficulty with supply. As soon as the columns are received the tiles will be mounted and placed down at the Veteran Wall. The brick pavers should be ready any day as well. Mayor Fleisher reported to the council that Chris and his crew will continue work down at the park this week and will discuss whether to install the playground equipment this year before winter or wait until spring.

#### New Business

##### Proposed Resolution 160 water rates

Council reviewed the proposed water rate increase resolution. This increase was discussed during the budgeting process for fiscal year 2022 and was included in the budget. It reflects a 4.9% increase to the base rate and a 4.9% increase to the per 1000-gallon rate. The base rate would increase from \$32.92 to \$34.53 and the per 1000-gallon rate would increase from \$2.21 to \$2.31. Council member Field moved to approve the water rate resolution #160, council member Wells seconded and the motion passed with a roll call vote of Field, aye, Wells, aye, Butler, aye and Delima, aye (4-0).

##### Proposed Resolution 161, Pay Rates

Council reviewed the proposed employee pay rate resolution #161. The pay rate increase was discussed during the budgeting process for fiscal year 2022 budget. Council member Field moved to approve the pay rate resolution #161, council member Delima seconded and the motion carried 4-0.

##### Engineer Scope of Work for Chip Seal Project

Kyle Meschko, Keller Associates, the city engineer, submitted a scope of work outline for the Chip Seal Project. Council member Wells moved to approve and accept the scope of work presented for the chip seal project, council member Delima seconded and the motion carried 4-0.

##### LHTAC Grant Application, Street Sign Grant

Council discussed submitting a grant application for signs to LHTAC (Local Highway Technical Assistance Council). Mayor Fleisher discussed how he would like to see digital speed limit signs like what Clark Fork has included in the grant application for the main highway 200. Some of council would like to see that type of sign on the business loop to help slow traffic down around the park area. Council member Wells motioned to move forward with the grant applications, council member Delima seconded and the motion carried 4-0. Staff will work on submitting the application.

##### Staff Report

###### Planning and Zoning

One new building permit application was submitted in September for a single-family dwelling on Hope Ave. The total building permit application for the year is eight. A property line adjustment application was submitted in September for a reconfiguration of Crawford's Second Addition to East Hope, PLA008-21. This file is under review and awaiting additional information from the project surveyor. Early information on the city's population counts for the 2020 Census shows the population to be 229, representing a 9.04% increase over the last decade. Additional information regarding age, economics, housing and other socio-economic data continues to lag behind on release dates due to the COVID-19 slowdowns.

###### Streets/Water

No report.

Clerk

The city's annual fiscal year audit field work will be done the week of Thanksgiving, as usual.

Announcements

Next regular meeting will be November 9th at 5:30 pm.

Council member Wells moved to adjourn, council member Field seconded and the meeting adjourned at 6:40 pm.

---

Vernon Fleisher, Mayor

Attest:

---

Christy Franck, City Clerk