



SEPTEMBER NEWSLETTER

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Save Hayden is a group of area residents who oppose Hayden’s 2040 Comprehensive Plan and are working to prevent the densification of our community. We oppose *globalist* influences and are working to make the Hayden city government more responsive to the concerns of its citizens and less beholden to *stakeholders* and developers. To learn more, visit our website at <https://savehayden.com/>

The **Save Hayden** group seeks to provide information about political developments, especially regarding issues related to planning, zoning, and growth. **The following topics are addressed in this Newsletter:**

- [Problems with 2040 Comp Plan](#) [R-MF to MR Citywide Rezone](#)
- [Aug 15 Meetup and Public Hearing](#) [Unfair "Standards of Approval"](#) [Law Enforcement Levy](#)

UPCOMING EVENTS

Tues., Sept 13	City Council Meeting, Public Hearing on City-wide R-MF Zoning Change
Mon., Sept 19	Joint P & Z/C Workshop to discuss "Standards for Approval" (Date is tentative)
Tues., Sept 27	City Council Meeting, Vote on City-wide R-MF Zoning Change

OVERVIEW: Problems with the 2040 Comp Plan

In the Spring of 2021, Hayden adopted a new “2040” Comprehensive Plan that envisioned a much denser, more urbanized and congested city with almost all future development being apartment complexes rather than single family homes. To give a rough idea of what city planners are preparing for, they envision a population increase of over 1000 new residents a year with a final “buildout” population of over 75,000. (Current population about 18,000). These statistics are from the ACTUAL [2040 Sewer Plan](#).

Most residents oppose this type of ultra-aggressive growth and in November 2021 they elected two new "Responsible growth" city council members by wide margins. And within a few months of the election, three city leaders who were responsible for the unpopular Comp Plan,—the Mayor, the Planning Director, and the City Attorney,—had all resigned. For a brief moment, things looked promising.

Yet eight months later, almost nothing has been done to reign in growth. The adjustments made to the Mixed-Use zoning designation failed to correct serious problems with the [Future Land Use Map](#), and the city has still not addressed a multitude of problems with the newly adopted Zoning Regulations.

It is harder than most people realize for elected representatives to make significant changes. City Council members only meet a few times a month and their agenda is prepared by city employees. The whole system is set up in expectation that the City Council will take guidance from the city staff and act on issues the administration proposes. It is exceedingly difficult to turn the ship around when the city administration prioritizes the concerns of area stakeholders and developers rather than residents. And it becomes almost impossible when those residents who oppose the densification of their city fail to make their voices heard.

It was because of the difficulties in bringing real, significant change to the Hayden City government that the Save Hayden group was formed. There is no magic fix. The plan to destroy Hayden is long term, so the plan to save it must also be long term, and it must involve education, citizen involvement, and a sustained

effort to make Hayden a city governed for the benefit of its citizens rather than developers and globalist corporations.

The Zoning Documents page of the Save Hayden Website provides background and links to the city's official Comprehensive Plans and Zoning regulations, past and present, so that researchers can compare them. And the following articles from the Save Hayden News Blog (<https://savehayden.com/news>) provides a good overview of some of problems with Hayden's developer-friendly 2040 Comp Plan.

[Serious Problems with the 2040 Comp Plan](#)

[Repeal the 2040 Comp Plan](#)

R-MF to MR Rezoning Issue

If it was up to us, we would fix Hayden's zoning problems by repealing the entire 2040 Comp Plan in one swoop; however, there is no feasible way to do this at the current time. We do not set the city's agenda, so the only way to be effective is to focus on the issues brought forth by the city administrators, and make sure that Hayden residents understand how these issues will affect them.

The reason that we have been focusing for the last few months on the proposed elimination of the "Residential Multi-Family" (R-MF) zoning category, is because this city-wide rezone is a high priority of city planning officials. The R-MF rezone is a priority because it will establish the newly defined "Mixed Residential" (MR) zone as the preferred "medium density" zoning code throughout the city. MR allows higher density development in existing neighborhoods and is an important step towards implementing the disastrous "Future Land Use Map."

One problem with the new MR zone code is that city administrators have consistently claimed that the MR zone only allows 8 dwellings per acre, but this limit flatly contradicts the city's actual zoning regulations and is unenforceable. This and other misleading claims about maximum densities have been repeated by city officials for months and have been presented to both council members and concerned residents as facts. In other words, the city's decision to rezone these R-MF parcels has been based on false pretenses.

Residents who are concerned about the R-MF rezone should try to attend (in person or online) the upcoming City Council meetings on September 13 and 27, or email the city council and let them know they oppose high density zoning.

The following articles from the Save Hayden News Blog (<https://savehayden.com/news>) discuss problems with the proposed citywide rezone of the R-MF zoning code.

[Objection to Hayden's R-MF to MR Rezone](#)

[Promised MR Density Limits are Unenforceable](#)

August 15th Meet-up and P & Z Public Hearing

The Save Hayden group scheduled its second meet-up immediately before the August 15th P & Z Public Hearing for the city-wide "Residential Multi-family" zone change. The meet-up itself, which only lasted about thirty minutes, was positive and the turnout was very good, especially for a summer afternoon on short notice. We met some terrific people and only wish we had longer to answer questions and discuss topics of interest.

Unfortunately, the P & Z Public Hearing that followed the meet-up was *very disappointing*. Many residents who attended went with the intention of speaking against the zoning change, but the hearing was a complete waste of their time. The city planner spoke for almost two hours before allowing any public comment and by that time, much of the audience had left bored, frustrated, and angry. Then, after a three hour filibuster, the P & Z Commission rubber stamped the zone change, as they were compelled to do by the outrageously rigged and unfair "Standards of Approval."

The R-MF Rezone P & Z Public Hearing was so infuriating and such a colossal waste of time that it required, not one but two articles to critique. The first part discusses the inherent problems of doing such a complicated all-in-one zone-change. The second part focuses on the unjust "Standards of Approval" that rendered the entire meeting futile and a waste of time for all concerned. Both can be found on the Save Hayden News Blog.

[P & Z Public Hearings are a Sham, Part I](#) [P & Z Public Hearings are a Sham, Part II](#)

Nevertheless, in spite of the infuriating antics of the failed August 15th P & Z public hearing, a few good things came out of it. First, the high turnout was unexpected by city officials and it proved that many people are concerned and displeased with the attempted rezone. City officials now know that if they go ahead with the rezone (almost inevitable), there will be repercussions. Second, the hearing brought attention to the *extremely unfair changes made the Hayden's Zoning Regulation*, that effectively cut off any way for citizens to oppose zone changes, due to entirely bogus new "Standards of Approval."

Standards of Approval for Zoning Changes

The most important outcome of the August 15th, R-MF rezone "Public Hearing", was that the city's rigged and unfair, newly-revised "Standards of Approval" for Zoning changes was thoroughly exposed. The problem is not obvious and most people,—including some city council members,—were entirely unaware. The small section of code in the city's Zoning Regulations that defines what P & Z Commissioners are allowed to consider when voting on zoning changes is almost incomprehensible.

In short, in early 2021, at the same time the City adopted the 2040 Comprehensive Plan, it rewrote the zoning ordinances to *remove every single "standard of approval" that related in any way to actual concerns of existing residents*. **The ONLY relevant standard of approval is whether or not the zone change conforms to the FUTURE LAND USE MAP.** The P & Z commission is now an entirely pointless, automatic rubber stamp for anything the City Planners bring before it. This change was made for the benefit of investors who do not want Hayden citizens to be able to object to their plans for future development, and *all the P & Z Commissioners who attended the Spring 2021 meetings at which these changes were discussed are complicit*. The whole affair is explained in some detail in the [P & Z Public Hearings are a Sham, Part II](#) series listed above.

Everyone at the August 15 P & Z hearing *except the residents* knew that it was a foregone conclusion that the Zoning Change would be approved, so the two-hour delay before citizens were allowed to speak was all for show. Most attendees recognized the hearing as a scam within the first half hour and left bored and frustrated rather than waste their time.

The whole spectacle was so ridiculous, and the standards of approval are so biased in favor of developers, that when the issue was [brought to the attention of the City Council at the August 23](#) meeting, council members agreed to schedule a workshop to discuss the issue, tentatively set for Sept 19th. **Save Hayden will keep you apprised of future developments.**

Hayden's Law Enforcement Levy

Save Hayden was originally not focused on Law Enforcement. It seemed indisputable that Hayden has been underfunding L.E. for some time but almost every city administrator and council member spoke in favor of increasing funding so we did not consider it a controversial issue. When the city administrator convened a task force to discuss funding levels, we stopped paying attention. That is, until the task force made its report, and demanded that permanent increase in the city's property tax be put on the November ballot. WHAT?

How could a task force called to consider crime statistics know whether or not the sheriff's department could be funded from the existing budget? *Who gave a task force the authority to insist on a tax increase?* Why not just recommend funding levels and leave financing details to the City Council? And why was the request made at the last minute, just head of the November ballot deadline so the city council had to vote on a tax increase without having time to consider alternatives.

The apparently rigged timing of the request, and the coordinated effort to tie tax increases to support of law enforcement got our attention. And the more we investigated, the more suspicious the whole affair appeared. We recently completed our first article on this subject, [Hayden's "Law Enforcement Levy" Gamble](#) and are continuing investigations. **More to come on this subject.**

Ways to Help "Save Hayden"

Many Hayden Residents are concerned about out-of-control growth but are not sure what can be done to regain control of their government. "Growth and Development" are complicated and it is frustrating to try to influence matters that are directed by hard-to-understand laws and well-connected "insiders."

But the alternative is to allow our city to be handed over to corporate interests who will run it to suit themselves, and steamroll existing residents. Here are a few suggestions:

- **Keep Informed:** If you are reading this newsletter, you are already doing something. The first step towards solving a problem is understanding it.
- **Speak Up:** Letting your representatives know the issues that concern you most helps them govern better. Short, to-the-point emails to your representatives are effective.
- **Inform Others:** If you are active on in civic groups, or on social media, you may have an opportunity to inform others about issues that you have invested some time in learning about. You can strike up a conversation with others about growth, or use social media to post articles about growth and development from the [Save Hayden news blog](#), or other sources.
- **Attend City Council Meetings:** Council meetings are a good way to meet the people running your city, and see first-hand what is going on. If you can't make it twice a month, go twice a year. If you can't stay for two hours, stay for an hour or attend "online". Seeing your local government in action will give you great insights into how the system works.
- **Be Persistent:** Taking back our city government from Special Interests who have controlled City Hall for decades will take time and persistence. It's a step by step, election by election process. If you read one article about growth per week, or talk to one neighbor, or attend one CC meeting, or or post one comment on a local board, you are keeping informed, getting involved, and saving your city. Keep it up. Live your life, but *never stop paying attention.*

If you would like to be on Save Hayden's Email list, and receive newsletters and notifications, sign up on our website at, or contact us at savehayden@proton.me.