

# Hayden Planning and Zoning Minutes

This is a list of all of the Minutes of Hayden's Planning and Zoning Meetings between 2019 and 2023. A link to the minutes can be seen by clicking on the date of the meeting, and a short summary of the major items of business is listed below. Items that relate to the 2040 Comp Plan are listed in Red. We are listing the meetings from 2019 on because planning for the 2040 Comp Plan began in earnest in early 2019, two years before they were adopted by the City Council.

## [MARCH 26, 2019](#) (MINUTES FROM CITY COUNCIL)

- **JOINT CC/PZ WORKSHOP Comprehensive Plan Overview. Will work on Four Plans concurrently**
- Utility Infrastructure Zone Text Amendment—Wireless Facilities Granted Special Rights.

## [April 15, 2019](#)

- Chapman Zone Map Amendment (R-MF to Commercial),
- Avondale Well House
- Peterson SUP Assisted Living, (Continued May 13)

## [May 6, 2019](#)

- **Workshop: Accessory Structures in Residential zones, Outdoor storage in Commercial.**

## [May 21, 2019](#) (Continued [June 5, 2019](#))

- Hayden Canyon Annex 0011, PUD 0007, SUB 028

## [MAY 28, 2019 CITY COUNCIL MINUTES](#)

- Vacation of Roadway Easement Right of Ways for Hayden Canyon PUD. Rimrock, Lagers.
- Utility Infrastructure Text Amendment in Title 8 and Title 9

## [Jun 3, 2019](#)

- SUP 0059, Hayden Lake Irrigation District Water Tower AD Absent

## [Jun 17, 2019](#)

- SUP 0060, Viking Construction, Carrington Apts. SUP, 144 Multi-family dwellings on 80 acres.

## [July 1, 2019](#)

- PZE 19-0016 Mountain Ridge Holdings Annexation 5 acres to Commercial

## [July 15, 2019](#)

- PZE-19-0017. Rav Accessory Building Special Use Permit

## [August 5, 2019](#)

- **Workshop on various Minor Code Amendments, such as residential frontage improvements**

## [August 26, 2019](#)

- **Comprehensive Plan Workshop Introduction, continued Sept 16**

- **Miscellaneous Code Amendments, Driveways, Outdoor Storage, Accessory Buildings**

Sept 16, 2019

- PZE-19-0136. SUP for 10 Acres Kootenai Humane Society YES.
- PZE-19-0055 Daugherty Zone Map Amendment L-I to R-MF on 30 acres of 50 acre parcel.

October 7, 2019

- PZE 19-0242 McCarthy Special Use Permit for duplexes
- Fall 2019 code Amendments Discussion

October 21, 2019 (No Hearings or workshops)

- Urban Fire Separation, (Federal) Community Wildfire Protection plans

November 4, 2019

- PZE-19-0289 Zone Map Amendment: Shaporda and Fendich R-S to L-I 5 Acres on W. Buckles
- PZE-19-0300, venture Five Associates Special use Permit for Church in R-S.
- PZE-19-0289, Zone Map Amendment (R-S to L-I), Buckles Ave. 5 acres.

November 18, 2019 (Continued Dec 2, 2019)

- **Workshop: Sign Code (11-22-1), Changes to SUP and ZMP Standards of Approval**
- **Public Survey for Imagine Hayden is Open During November, ended Dec 3<sup>rd</sup>.**

December 16th, 2019

**PUBLIC HEARING, Title 11 Code Amendments, NO Public Comments or Discussion, Unanimous Consent**

- **Appeal process, city council and P/Z decisions**
- **Mobile Food Pilot Program**
- **Uses Permitted/Special Uses: Accessory Dwellings, Storage, Daycare**
- **Standards of Approval for Special Use Permits**
- **Standards of Approval for Zone Map Amendments**
- **Design Standards**
- **Standards of Approval for PUDs**
- **Site Plan Standards of Approval**
- **Sign Code**

Jan 6, 2020 (No Hearings or workshops)

- Election of Officers, Petersen and Cramer remain as Chair and Vice-Chair.

February 3, 2020

- PZE-19-0342: ZMA (C to R-MF) by Olson Engineering, for A Thousand Hills LLC
- PZE-19-0341: SUP duplex in R1 zone request by McCarthy Capital, on 11 lots.

February 18, 2020

- PZE-19-0343. SUP. Trista Glenn. Rustic Roots Childcare. LLC.

**NOTE:** COVID SHUTDOWN No public Hearings were scheduled between March and May of 2020, but work on the comprehensive Plan proceeded. When Public Hearings resumed, restrictions on meeting size were enforced.

[May 18, 2020](#)

- **Workshop: Comprehensive Plan Status: Goals, Policies, Actions**

[June 1, 2020](#)

- PZE 20-0111, a request for a Special Use Permit by owners 162 E. Hayden Avenue.
- **Workshop: Mixed Use Zone Type proposed for Future Land Use Map.**

[June 15, 2020](#) Continued August 11) (

- PZE-19-0311 Marks Annexation request by R&K Development LLC (near Stone Creek North)

[JUNE 24, 2020](#) CITY COUNCIL MINUTES

- **JOINT CC/P&Z WORKSHOP Imagine Hayden Review.**

[July 20, 2020](#)

- PZE-20-0134 Wild Horse Investments, for ZMA (R-S to R-1) 4.4 acres

[August 3, 2020](#)

- PZE-20-0102 Stone Creek North Subdivision Request 66 homes on 33 acres.

[August 17, 2020](#)

- **Workshop: Mixed Residential & Mixed Use Zones**

NO MEETINGS IN SEPTEMBER

[October 5, 2020](#)

- **PUBLIC HEARING: Imagine Hayden 2040 Comp Plan**
- PZE-20-0177, Foy Zone Map Amendment (RS-LI 8.76 Acres)
- **WORKSHOP - Title 12, Subdivisions, Boundary Line Adjustments**

[October 19, 2020](#)

- Cramer Resigns. Mary Howard new member. Alan Davis voted in as Vice Chair,
- **Workshop -- Title 11, Zoning Regulations, Zoning Types**

[Nov 2, 2020](#)

- Pzn-20-0021 Jackies Family Trust Annexation (to RS, R1 was requested)
- **PZB-20-0171 Subdivision Code Text Amendment**
- **Discussion of Density Bonuses for Open Space.**

[November 16, 2020](#) (No Hearings or workshops)

**Imagine Hayden Open Houses were held between October 2020, and Dec 2020.**

[NOVEMBER 17, 2020](#) CITY COUNCIL MINUTES

- **JOINT CC/P&Z WORKSHOP Title 11 Subdivision Code. "Needs missing middle housing"**
- **"Visions" of new code, Mixed Use, Mixed Residential.**

[Dec 14, 2020](#)

- **Workshop: Title 11 Mixed Use Zone**

[January 4, 2021](#)

- PZE-20-0223 Rainey Zone Map Amendment (A to R1)
- **Workshop: Title 11, Sign Code, Density Bonuses, Affordable Housing, ADUs, Lighting**

[January 25, 2021](#) (No Hearings or workshops)

**JANUARY 26, 2021** NEED MINUTES FROM CITY COUNCIL NONE Available.

- **Joint Workshop with CC and PZ. Jerry Mason, Attorney, covers Comp Plan and Land Use**

[February 1, 2021](#)

- PZE-20-0246, Bradley Moss, Special Use Permit Birdies Pies, Drive through Window
- **Workshop: General Discussion with P/Z, address questions, no new material.**
- **Attorney Kling reviews responsibilities of P/Z Commission; SOAs for SUPs and ZMAs.**
- **Kling mentioned the SOAs for SUPs have been 'streamlined' to three standards. "We want standards that do not hang us up."**

[February 22, 2021](#)

- **Workshop: Title 11 Code Amendments. Review of all changes.**
- **Changes to SOAs, appeals, process are referred to as "Administrative" Changes.**
- **Lighting standards Change to force LED streetlights are discussed**

**NOTE: HAYDEN CITY RECORDS WERE MOVED TO A NEW ONLINE LOCATION.** P/Z Minutes after March 2021 are maintained on a different server.

[March 15, 2021](#)

- **Public Hearing, Title 11 Zoning Regulations Changes. Staff Presentation. No Public Comments.**

[April 5th, 2021](#)

- PZE-20-0226 Atlas Park Subdivision Preliminary Plat Daugherty Investments. LI to R1 zonechange
- PZE-21-0023 Mark's Ranch Subdivision Preliminary Plat 70 lots on 52 acres
- Ed Depriest, Public Comment, expresses concerns about changes.

[April 26th, 2021](#)

- PZE-21-0022 Rock Hayden Square Subdivision Preliminary Plat, John Young Developer, 37 Acres at Lancaster and 95, Commercial Zoning.
- PZE-21-0030 Brown Zone Map Amendment (R-S to R1)

[May 3, 2021](#) (No Hearings or workshops)

#### May 17, 2021

- **Workshop: City-wide Zone Map Amendment, Discussion regarding MU vs. MR vs. R-MF**
- More Public Commentary as Residents are made aware of New Zoning Regulations

#### June 7, 2021 (No Hearings or workshops)

#### June 21, 2021 (CONTROVERSIAL, MANY AGAINST)

- PZE-21-0109 - Hayden Meadows Estates Subdivision, 53 lots on 16 acres off Maple. Kukla Co.
- **WORKSHOP - Zone Text Amendment to reduce maximum density of MU.**

#### July 12, 2021

- PZE-21-0094, Hayden Canyon 1st Addition (Hayden Canyon PUD, Phase 1E)
- 610 Acre Annexation (2009), PUD (2014, 2019), 40% open space. 33 Large Lot Homes (7700 sqft), 27 SF homes (6600 sq ft), 32 Cottages, 60 Townhomes.

#### July 19, 2021 (No Hearings or workshops)

#### August 2, 2021 (NO MINUTES, Agenda Only)

- PZE-21-0140 Nicoara Variance Request

#### August 16, 2021

- PZE-21-0165, Mabrey Annexation to R1, 5 Acres, 17 Lots (Jackie's Family Trust)

#### September 13, 2021

- **City of Hayden Code Text Amendment (R-MF Interim Ordinance)**
- **City of Hayden Code Text Amendment (Mixed Use Design Standards, Title 4 & Title 11)**
- PZE-21-0179 Hayden Bible Fellowship Conditional Use Permit (Davis, Taylor Vote Against)
- Corey Anderson, Marketing at Mountain West Bank, Resigned from the Commission

#### September 20, 2021 (No Hearings or workshops)

#### October 4, 2021 (CONTROVERSIAL)

- PZE-21-0197 Dorris Zone Map Amendment from R1 to MR, 1 acres, 4 duplexes. Connie Krueger
- PZE-21-0203 Quail's Nest Comprehensive Plan and Zone Map Amendment

#### October 18, 2021 (No Hearings or workshops)

#### November 1, 2021

- PZE-21-0218 Palmer Zone Map Amendment, Cuff Road .357 Acre, (R1 to MR, 2 Duplexes)

#### November 15, 2021 (No Hearings or workshops)

#### December 20, 2021

- WORKSHOP with Caitlyn Kling and Donna Philips: Open Meeting Laws
- Televised Planning and Zoning Commission Meetings
- **Long Range Planning Documents: Imagine Hayden: Review all 4 documents.**

**NOTE: BEGINNING IN 2022, All City Council Meetings are Video-taped**

[January 3, 2022](#) (NO MINUTES, Agenda only )

- PZE-21-0242 Starkey Zone Map Amendment, Childcare

[February 7, 2022](#) (NO MINIUTES)

- PZE-21-0241 Thousand Hills Zone Map Amendment (1.2 Acres, C to MU)
- PZE-21-0264 Taylor Zone Map Amendment (2.7 Acres, R-MF to C)

[March 7, 2022](#) (No Hearings or workshops, NO MINUTES, Agenda only )

[March 21, 2022](#) CITY COUNCIL MINUTES

- **JOINT CC/P&Z WORKSHOP, Splitting Mixed Use into MU1 and MU2**

[April 4, 2022](#)

- PZE-22-0016 Daniels Zone Map Amendment (AG to R1)
- Code Text Amendment to 11-1-7(E) Require second hearing before City Council.

[April 18, 2022](#)

- **Text Amendments to MU Zone Designations, MU-1 and MU-2 are split.**
- **Title 11-2-4 "Special Conditions" and Title 11-2-8 "Applicability"**

[May 16, 2022](#)

- PZE-22-0036 Gregory Variance, Construction of a 6 foot wall on 4th St.

[June 6, 2022](#) (No Hearings or workshops)

[July 18, 2022](#) (NO MINUTES, Agenda only )

- PZE-22-0046 Madison Capital ZMA and Subdivision.

[July 28, 2022](#) (CONTROVERSIAL)

- PZE-22-0068 Northwest Solutions R-MF, Conditional Use Permit, 52 Condominiums on 4.48 acres.
- Working with PAHA. Condominiums. Presented by Connie Kruger

[August 1, 2022](#) (CONTROVERSIAL)

- PZE-22-0079 Gleason R-MF, Conditional Use Permit, 12 Unit Multi-family. Presented by Connie Kruger

[August 15, 2022](#)

- PZE-22-0092 City wide Residential Multi-Family Zone Map Amendment

[August 29, 2022](#)

- PZE-22-0096 Westbrook Termination of Zoning Development Agreement by New Owner

[September 26, 2022](#) (No Hearings or workshops)

[October 17, 2022](#)

- PZE-22-0125 Bigham Zone Map Amendment (R1 to MR)

[November 7, 2022](#) (CONTROVERSIAL)

- PZE 22-0128 Kerr Zone Map Amendment Request
- PZE 22-0129, Trail Creek Estates Subdivision Request.

[November 21, 2022](#) (No Hearings or workshops)

[December 5, 2022](#)

- Workshop: Development Proposal Zocolocal (Educational for P & Z Members)
- First in a series of workshops to walk the P & Z Board through Permit application process.

[December 19, 2022](#)

- Executive Session to Consider Legal Matter
- Workshop: Development Proposal Zocolocal (CONTINUED)

[Jan 30, 2023](#)

- Consider returning "Neighborhood Contexts" to Standards of Approval.
- Workshop: Development Proposal Zocolocal (CONTINUED)

[Feb 6, 2023](#) (No Hearings or workshops)

**NOTE:** AGENDA ONLY AVAILABLE FOR FOLLOWING MEETINGS: NO MINUTES POSTED YET.

[March 6, 2023](#) (No Minutes Available, Agenda only)

- Workshop: Development Proposal Zocolocal (CONTINUED)

[April 17, 2023](#) (No Minutes Available, Agenda only)

- PZE-23-0045 Bassett Zone Map Amendment request (RS to R1)

[May 1, 2023](#) (No Minutes Available, Agenda only, NO HEARINGS)

[June 5, 2023](#) (No Minutes Available, Agenda only)

- PZE-23-0061 Rivelle Comprehensive Plan and Zone Map Amendment (R-S to L-I)

[June 20, 2023](#) (No Hearings or workshops)

[September 18, 2023](#)

- Citizen Survey Results Presentation