

2040 Comprehensive Plan

Frequently Asked Questions

Why is the 2040 Comprehensive Plan update needed? The current Comprehensive Plan was completed more than ten years ago and is out of date. With the primary purpose of the Comprehensive Plan to effectively guide land-use and community vision, it is vital to keep the plan up to date.

The Comprehensive Plan provides a guideline to assure future land use decisions (subdivision reviews, rezoning considerations, potential annexations, etc.) reflect the recognized vision for the community, as identified in the Plan. The Plan is:

- Generalized: Provides general guidance and direction for City growth and development.
- Comprehensive: Addresses all the elements or components felt to be important in affecting the physical, economic and social concerns of the City.
- Long Range: Presents a long-term vision for the community.
- Not Stagnant: Should evolve through time through review and updating.
- Not a Zoning Ordinance: Goals, policies, and the projected land use map, as set forth in the Plan, serve as the basis for decision making in the development of future updates to the City's Zoning Ordinance and Zoning Map.

What is the vision for the City and how did the City develop the vision? At the Community Festival held in November, the public was asked their vision for the City in the year 2020. Those responses were crafted into the following vision statement:

Hayden is a regionally connected city with a small-town feel, defined by responsible growth and planning. The city maintains strong systems that align with the values of its citizens, including top-tier K-12 schools, an efficient roadway system that manages traffic well, and plentiful open space. The city maintains a small-town feel by concentrating high-impact development at nodes and along corridors and preserving natural open space. The city also encourages a small-business culture to enhance and encourage a healthy, connected, family-friendly community.

What input did the City have while developing the Comprehensive Plan? In summer 2019, orientation interviews were conducted with local leaders representing economic development, emergency services, health care, airport, recreation, development, real estate, local business, senior citizens, and the school districts. On November 14, 2019, an open-house format, Community Festival was conducted at Atlas Elementary School.



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More than 100 people attended. During October and November 2019, polling questions were posted on social media to gather public input. Finally, a community survey was completed in late November and early December 2019. The responses from the orientation interviews, polling questions, community festival, and survey were all used to form the Comprehensive Plan update.

How does the City use the Comprehensive Plan? City Staff, City Council, and the Planning and Zoning Commission primarily use the plan to guide land use decisions such as zone changes, code text amendments, and special use permits. Additionally, the City uses the goals, policies, and actions identified in the Plan to guide long-term planning.

How is the City addressing growth in the Comprehensive Plan? Hayden's growth has been a main topic for this update. The Comprehensive Plan focuses on land use, housing, utilities, jobs, transportation and maintaining the character of Hayden relative to growth. The following policies are a few examples of how Hayden plans to address growth:

- Maintain neighborhood integrity and character.
- Transportation improvements to relieve impacts of increasing population and people moving through the city.
- Provide quality mixed housing options for current and future residents for a range of income levels.
- Maintain open space and provide access to parks for all current and future Hayden residents.
- Coordinate the timely development of efficient, effective and environmentally sound sewer, water and other utility infrastructure servicing the community and future residents.
- Growth should be accompanied by the development of infrastructure, public services, utilities and preservation of open space and recreational facilities within the cities means.

What are the biggest changes with respect to land use and zoning? Two new land uses are proposed—mixed use and mixed residential. Mixed residential was created in response to rising house prices by allowing flexibility with respect to types of housing allowed in that zone. Mixed use was created in response to the need to both inspire well-designed, successful multifamily developments and to encourage compatible commercial development. Following the Comprehensive Plan adoption, the City will move forward to amend the zoning code for consistency. The following changes are reflected in the Comprehensive Plan update relative to land use:

- The multifamily zone will be phased out as it is replaced by the mixed use zone.
- Multifamily will no longer be allowed in the Commercial zone by Special Use Permit.
- Duplexes will no longer be allowed in the Residential Single Family Zone by Special Use Permit.
- The western planning boundary extends west of Huetter Road, west to Meyer Road and north to the railroad tracks.



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How can I provide input on the draft Comprehensive Plan? Because of COVID, in-person open houses are not planned. However, there are other opportunities to be involved and provide comment. The Comprehensive Plan is available on the website at www.cityofhaydenid.us/imagine_hayden. You may email questions and comments to ImagineHayden@cityofhaydenid.us or call the Community Development Director, Melissa Cleveland at (208)209-2021. Additionally, we have a public hearing tentatively planned with the Planning and Zoning Commission on October 5th and another public hearing with City Council planned in November.



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