

**MINUTES OF THE PLANNING AND ZONING COMMISSION
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO**

August 17, 2020

**Regular Meeting: 5:00 PM
Council Chambers**

Hayden City Hall, 8930 N. Government Way, Hayden, ID 83835

CALL TO ORDER

Chair Petersen called the meeting to order at 5:01 p.m.

ROLL CALL OF COMMISSION MEMBERS

Brian Petersen, Chair	Present
Corey Andersen	Present
Alan Davis	Not Present
Benjamin Prickett	Present
Shawn Taylor	Present
Brandon Bemis	Present

STAFF PRESENT

Melissa Cleveland, Community Development Director
Caitlin Kling, Legal Counsel
Donna Phillips, Senior Planner
Elizabeth Allen, Planner
Beverly Wester, Commission Clerk

FLAG SALUTE

Commissioner Bemis led the meeting in the Pledge of Allegiance.

CALL FOR CONFLICTS OF INTEREST

No conflicts reported.

CONSENT CALENDAR

The consent calendar included the approval of the meeting minutes for August 3, 2020 and the written recommendation in case no. PZE-20-0102 Stone Creek North Subdivision. The motion was made by Commissioner Prickett, and seconded by Commissioner Bemis to approve the consent calendar. All were in favor, none were opposed.

WORKSHOP

Workshop on Land Uses (Allowed, Prohibited, Special (Conditional) Uses) by Zone District

Melissa Cleveland, Donna Phillips and Elizabeth Allen presented. Staff is proposing two new zones; mixed-use and mixed residential and is seeking commission input for allowed uses in these zones. Residential multi-family will be replaced by these two zones. Staff is discussing replacing the special use permit with a conditional use permit to make it clear to applicants that some conditions will be required to allow the special use. Mixed residential: areas that can accommodate a range of residential structures including single-family to three-family dwelling units, as well as accessory dwelling units. Mixed-use: areas that allow for residential multi-family which are 2 or more units per structure and commercial land use types creating a flexible environment for development with fewer restrictions on structure types and densities.

Single and Two-Family Living:**Accessory Dwelling Unit**

- Allowed in mixed residential
- Not allowed in mixed-use

Dwelling, Single-Family

- Allowed in mixed residential
- Only allowed in mixed-use with a conditional use permit

Dwelling, Two-Family

- Allowed in mixed residential
- Only allowed in mixed-use with a conditional use permit

Manufactured Home

- Allowed in mixed residential
- Only allowed in mixed-use with a conditional use permit

Zero Lot Line (Single-Family Courtyard Home)

- Allowed in mixed residential
- Only allowed in mixed-use with a conditional use permit

Multi-Family Living

Staff has not fully defined what would be allowed under this use.

Ms. Allen went on to show slides of different home types to help the commission envision what the new zones could be used for.

DISCUSSION:

- Chair Petersen stated that if mixed-use is a mixture of multi-family and commercial it does not seem consistent to allow single and two-family dwellings.

Ms. Cleveland replied that only under the conditional category would single and two-family dwellings be allowed if a developer was to come forward with something that made sense.

Ms. Allen read from the comprehensive plan that mixed-use areas allow for both residential multi-family and commercial.

Ms. Cleveland stated that residential multi-family is to be defined as 4 or more units.

- Chair Petersen asked why a caretaker residence would be allowed in mixed-use and not mixed residential.

Ms. Phillips explained that in an assisted living facility caretakers would live on the premises.

- Commissioner Bemis asked if storage units would be allowed in the mixed-use zone because that is where he has often seen caretaker residences built above the storage units.

Ms. Cleveland stated that it was not staff's intention to allow storage units in the mixed-use zone but that it could be explored.

- Chair Petersen asked if manufactured homes may be allowed in the zones not being discussed in this workshop.

Ms. Cleveland explained that the focus of this workshop is to create the code for the mixed-use and mixed residential zones in order for these zones to be ready when the comprehensive plan is complete.

Ms. Phillips explained that manufactured homes by state code are allowed anywhere a single family home is an allowed use.

- Chair Petersen asked where apartment dwellings will be located. By definition nothing larger than a fourplex in the mixed residential is allowed.

Ms. Allen stated that apartments would fall under the multi-family zone.

- Commissioner Bemis asked if Condominiums fall within this same zone.

Ms. Phillips explained that the City's current residential multi-family zone, to be converted to mixed residential, allows for an eightplex on one lot. The integrity of single-family ownership in mixed residential is what staff is seeking.

Ms. Cleveland said that the whole point of mixed residential is for smaller, more affordable, housing.

- Chair Petersen thought some areas of the City should have a maximum of fourplexes in the mixed residential zone. It would be helpful for the commission to start the rezoning discussion by first selecting the desired housing types and where they would fit best.
- Commissioner Bemis agreed with Chair Petersen that staff should first decide on housing types desired within each zone.

Ms. Phillips asked if the commission thought that tri and fourplexes are a mixed residential conversation and fiveplexes and above would fit better in the mixed-use zone.

- Chair Petersen responded that the commission was not decided on anything yet.

Ms. Cleveland suggested that staff will discuss further what to put in the new zones and hold another workshop once there is a clearer picture of what the new zones should look like.

- Chair Petersen stated that bed and breakfast is a conditional use in most zones and staff is asking if the commission thinks it should be an allowed use in multi-use and a conditional use in mixed residential.
- Commissioner Bemis stated that a bed and breakfast is a business so it would make sense for it not to be in mixed residential.

Caitlin Cling, legal counsel, explained that 8 beds or less are allowed anywhere single family homes are allowed to include; assisted living, group and foster homes.

Ms. Phillips stated that the zoning use table being created will go into code to clarify what is allowed where. By adding mixed residential and mixed-use we are also changing residential (R-1) to be single-family residential.

Ms. Phillips asked what the commission needs prior to making a decision at the next workshop.

- Chair Petersen said that the commission needs staff to come back with more definitions and categories of what will be in each zone.

Ms. Phillips asked the commission if they wanted to workshop some upcoming code text amendments or should these amendments go directly to public hearing.

- Chair Petersen would like for these amendments to be addressed in a workshop.

REVIEW OF UP COMING MEETING CALENDAR, AND REPORT ON COUNCIL ACTION

Director's Review

Ms. Cleveland stated that all of the pieces of Imagine Hayden are coming together and should be ready for the website by the week of August 24th with a public comment period to follow.

Planning and Zoning Commission

September 21, 2020

- Consent Calendar
- BLA and Subdivision Code Text Amendments

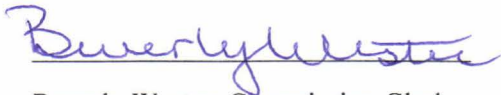
City Council Actions

August 11, 2020

- PZE-19-0311 Marks Annexation
- PZE-20-0134 Jones Zone Map Amendment

ADJOURNMENT

The meeting adjourned at 6:12 p.m.



Beverly Wester, Commission Clerk