

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

July 20, 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 5:03 p.m.

ROLL CALL OF COMMISSION MEMBERS

Brian Petersen, Chair	Present
Michael Cramer, Vice-Chair	Absent
Corey Andersen	Absent
Alan Davis	Present
Benjamin Prickett	Present
Shawn Taylor	Present
Brandon Bemis	Absent

STAFF PRESENT

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

FLAG SALUTE

Chair Petersen 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 June 15, 2020 and the written decision in case PZE-19-0311. The motion was made by Commissioner Taylor, and seconded by Commissioner Prickett to approve the consent calendar. All were in favor, none were opposed, the motion passed.

PUBLIC HEARING

Case No. PZE-20-0134 Wild Horse Investments, a request by owners Brandon, Dallas and Andrew Jones

Staff Presentation:

Elizabeth Allen, Planner presented. Ms. Allen clarified that the City calls this the Jones Zone Map Amendment and the applicant refers to it as Gayle's Glenn which would be the future subdivision if the zone map amendment (ZMA) goes forward as proposed. Applicant is requesting the approval of a ZMA from Residential Suburban (R-S) to Residential (R-1). The property is approximately 4.44 acres and is

located on the northeast corner of North Ramsey Road and Miles Avenue, commonly known as 10410 N Ramsey Rd.

Applicants Presentation:

Ray Kimble, Licensed Civil Engineer, presented on behalf of Whipple Consulting Engineers. Mr. Kimble's address: 2104 Columbine Court, Post Falls, Idaho. Gayle's Glen Zone Map Amendment is located on the northeast corner of Miles and Ramsey Road and is 4.44 acres. The existing zoning of this parcel is R-S. Surrounding properties are zoned R-1, as is the pattern of development for this area. Using the Future Land Use Map the property in question would be Residential: Areas where a variety of residential types and densities are allowed, ranging from larger lots to higher densities. Using the Future Land Use Residential Densities Map this parcel falls in an area where the average density may be 4 to 7 dwelling units per acre. The applicant's request is for similar density to that of the surrounding properties. This proposal will bring the property into conformance with the future Comprehensive Plan Maps. Right-of-way dedications will be consistent with the Transportation Master Plan. If approved, the zone change provides for development of this corner property, which usually develops last because corner lots require frontage improvements that cost a lot of money. The proposed zone change will provide the ability to develop wider streets for both Ramsey Road & Miles Avenue, along with the construction of pedestrian facilities across the frontage of the property. The removal of the septic system would help protect the aquifer, which is a benefit to the community as a whole. Water, sewer and street infrastructure are present and stubbed to the property line on the north with the express intent to extend into this property. Even with today's zoning this land could be developed at a lower density. Applicant is asking for zoning consistent with the neighboring properties and believes all standards of approval have been met.

Staff Presentation:

Ms. Allen continued by showing pictures of the existing property. The site is currently R-S: suitable for single family dwelling units on larger lots for agricultural uses only. Standards applicable for a ZMA can be found in page 2 of the staff review.

Standard 1 - The request is for a zone change to R-1: single family dwellings on smaller lots. The intent of the applicant is to maintain the existing home and outbuildings and to develop the remainder of the site as single family residential development. The project site has frontage on Ramsey Road and Miles Avenue. A dedication of right-of-way, granting easements and construction of roadways and frontage improvements will be required when the site develops. The 2012 Sewer Master Plan identifies this property within the H-6 sewer basin which is part of a temporary basin transfer to the H-2 sewer basin. The developer will be required to construct all sewer infrastructure in conformance with City plans, City standards and state law.

Standard 2 - If approved as proposed the applicant believes that the use would not have a negative impact on public health, safety, and welfare. The narrative states that the rezoning of this property will provide for orderly expansion of the City's infrastructure by widening roads, expanding the transportation network, and provide safer and more efficient transportation routes. The lots to the west of the site are zoned Light Industrial within Kootenai County. Kootenai County code describes the Light Industrial zone as a district in which the land has been found suitable for manufacturing and processing of a non-nuisance character. Additionally, the property on to the west is occupied by Coeur d'Alene Skeet and Trap Club, which is a shotgun range and their hours are Wednesday through Friday 11 a.m. to 4 p.m. and on the weekend from 9 a.m. to 4 p.m. The remainder of the site is owned by Coeur d'Alene Airport. The site is approximately 1,200 feet east of the lateral safety zone and approximately 2,400 feet from the eastern runway. The properties owned by the airport are identified as a non-aviation development area.

Standard 3 - The Comprehensive Plan Future Land Use Map identifies the site as Residential and the Future Residential Density Map identifies the site as medium density with an average density of 4 to 7 dwelling units per acre. Page 7-8 of the staff review provide additional details.

Agency Letters - Coeur d'Alene Airport had no comment but requested an avigation easement. Kootenai County had no questions or concerns. Idaho Department of Environmental Quality had no comment.

Public Comment - Ann Robinson, no address provided, "I oppose the applicant's request for a zone change from R-S to R-1. The area is already congested with new developments and there is a high traffic volume on Ramsey Road already. It would be a dismay to see that old farmstead home torn down to make way for new houses. The property is also close to a shooting range so minimizing any housing development along this road is advisable."

Public Testimony:

In Favor:

No public comments were received in favor of the project.

Neutral:

Pete Gable, speaking as president of the Home Owners Association (HOA) for Hayden Grove, located at 10643 N Murcia Lane, Hayden, ID 83835. Many of those that live on north Murcia assumed that at some point this subdivision was coming because there is currently a fence across the pavement leading to the site being discussed.

The HOA has some requests of the applicant:

- That the developer build single family homes only
- That the homes match or exceed the existing homes in Hayden Grove
- That the developer will adopt the same CCR's (No RVs, boats or trailers in front of homes.) as the Hayden Grove HOA
- That the same landscape pattern is continued as exists in Hayden Grove
- If these homes will be part of Murcia Lane they would like for them to join their HOA at \$250 per year
- During construction Hayden Grove HOA requests regular site cleanup

Mr. Gable was unable to reach Wild Horse Investments to make these requests directly.

Against:

Rick Wells, 10453 N Granada St. Hayden, ID wanted to know how much the taxes are estimated to go up to support the widening of Ramsey Road and Miles Avenue. He also couldn't see how Miles Avenue would be widened, stating a lack of room for such development.

Chair Petersen concluded the public comment period.

Rebuttal:

Mr. Kimble continued by explaining that the zone change will not affect neighboring properties taxes. This development will essentially be an extension of the nearby neighborhoods with the goal of producing the nicest neighborhood possible.

Commission Discussion:

- Commissioner Taylor believes that all 3 standards of approval have been met and voted in favor of the zone change as presented.
- Commissioner Davis had nothing to add to Commissioner Taylor's comments.
- Commissioner Prickett agreed with Commissioner Taylor as pertains to the zone change presented and voted in favor.
- Chair Petersen didn't disagree with the other commissioners.

Motion:

Commissioner Prickett moved to recommend City Council approve a zone change from Residential Suburban (R-S) to Residential (R-1) in Case No. PZE-20-0134, a request on behalf of Wild Horse Investments. Commissioner Taylor seconded the motion.

Roll Call:

Commissioner Davis:	Yes
Commissioner Prickett:	Yes
Commissioner Taylor:	Yes
Chair Petersen:	Yes

All were in favor and none were opposed the motion passes.

REVIEW OF UPCOMING MEETING CALENDAR, AND REPORT ON COUNCIL ACTIONDirector's Review

Melissa Cleveland, Community Development Director, presented that Planning is in the end phase of the Imagine Hayden Project. The goal is to get to the public comment period by the end of July. The Planning and Zoning Commission Presentation to Council is due for the July 28th Council Meeting.

Planning and Zoning Commission

August 3, 2020

- Consent Calendar
- PZE-20-0102 Stone Creek North

City Council Actions

June 23, 2020

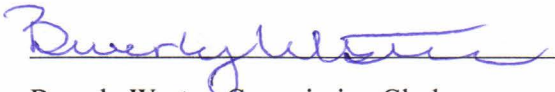
- PZE-20-0030 Wyoming Estates First Addition Appeal was approved by City Council

August 11, 2020

- PZE-19-0311 Marks Annexation

ADJOURNMENT

The meeting adjourned at 5:55p.m.



Beverly Wester, Commission Clerk