

**MINUTES OF THE CITY COUNCIL MEETING
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO**

November 17, 2020

Joint Workshop with Planning and Zoning Commission: 3:30 PM

Special Meeting: 5:00 PM

**Hayden City Hall, Council Chambers
8930 N. Government Way, Hayden, ID 83835**

CALL TO ORDER

Mayor Griffiths called he the meeting to order at 3:30 PM

ROLL CALL OF COUNCIL MEMBERS

Council President Saterfiel and Council Members Panabaker, and DeLange were present. Council Member Roetter joined us at 3:40.

Planning and Zoning Commissioners Brian Peterson, Alan Davis, Corey Anderson, Mary Howard, Shawn Taylor, and Ben Prickett were present. Brandon Bemis joined the meeting at 4:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Griffiths led the pledge of allegiance.

1. WORKSHOP – Joint Workshop with Planning and Zoning Commission at 3:30 PM

Title 11 Subdivision Code Amendments were presented by Senior Planner, Donna Phillips. Ms. Phillips explained that the Comprehensive Plan indicated housing prices have increased and housing is now a cost burden to many citizens in Hayden. We also found that Hayden is missing middle housing.

There are flaws in the code and perceptions.

- A Residential (R-1) zone in every other community means that one residence is allowed on each lot (R-1) or on larger lots that can meet lot coverage requirements a separate detached, and sometime attached, accessory dwelling unit is allowed.
- A Residential (R-1) zone is not a residential (R-2) zone as that allows for duplexes by special use permit. PZC has heard from many, many people that a “two-family” allowed use is not what they bought “next to” for their neighborhood community. It isn’t a “not in my back yard”, but an understanding of what R-1 means by definition.
- A Residential Multi-family zone gives the illusion that it is multi-family - but only truly multi-family if by Special Use Permit for a 5 dwelling unit or more. Additionally, each multi-family building must be on a separate lot, so a traditional apartment complex is not an allowed use in the Residential Multi-family zone.
- A Residential Multi-family zone does allow for single family through four family dwellings in a building structure with one building per lot, but it requires larger and larger lots based on the number of increasing dwellings per structure and it and requires 10% more open space than Residential (R-1) requires.
- A single family dwelling in the Commercial zone is considered non-conforming if constructed prior to 2002. Two-family and three-family dwellings are not identified in the Commercial Zone; however, residential uses in the upper floors and/or rear of the principal structure (not more than 25%) is an allowed use. Therefore, the application of the allowed residential uses in the Commercial zone for those structures with less than four dwelling units per structure is really hard to interpret.
- The multi-family allowed use in the Commercial zone by special use permit must meet the open space and setback requirements of the Residential Multi-family Zone, where a Commercial use can have a zero lot line construction if fire and building codes are met.