SUMMARY OF REQUEST

On August 14, 2020, Johnson Surveying, on behalf of the owners William Young and Janis Young, requested preliminary plat for a 2-lot minor subdivision to be known as Young Estates in the residential (R-1) zone. Due to members of the development team having varying responsibilities, hereforth, all references to submittal materials, the proposal, development responsibilities and the like are referred to as that of the “Developer”. The development of the project, if approved, shall be in accordance with the submitted and conditioned plans and shall run with the land regardless of whether the property ownership; applicant and/or design professionals noted herein remain the same, whether collectively or individually. The property is located on one lot located east of North Reed Road, more commonly known as 10160 North Reed Road. The lot (tax parcel H-0450-14-088-AA) is approximately 3.22 acres in size and has an existing single family dwelling unit and associated accessory buildings. The existing structures are proposed to remain on Lot 2.

LOCATION

10160 North Reed Road is located east of north Reed Road, approximately 560-feet north of West Dakota Avenue.

LEGAL DESCRIPTION

Tract 88, Avondale Irrigated Tracts, according to the plat recorded in Book
“B” of Plats on Page 132, records of Kootenai County, Idaho. Excepting therefrom the south 430 feet.

STANDARDS FOR SUBDIVISION APPROVAL

Idaho State Law
1. As per Idaho Code §67-6513 each governing board shall provide, by ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under section §67-6509, Idaho Code, for standards and for the processing of applications for subdivision permits under section §50-1301 through §50-1329, Idaho Code. Each such ordinance may provide for mitigation of the effects of subdivision development on the ability of political subdivision of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision. Fees established for purposes of mitigating the financial impacts of development must comply with the provisions of chapter 82, title 67, Idaho Code. Denial of a subdivision permit or approval of a subdivision permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section §67-8003, Idaho Code, consistent with the requirements established thereby.

Hayden City Code
Engineer and the responsible agency that all existing and proposed infrastructures meet or can be constructed within two years after the date of City council approval of the master development agreement which approved the preliminary plat to meet the following standards:

1. Infrastructure can be constructed to function in a manner that promotes the public health, safety and welfare.
2. Infrastructure can be constructed and located in an orderly manner that accommodates ongoing maintenance needs when taking into consideration collocation of other infrastructure.
3. Infrastructure is or will be in compliance with applicable City, state, and federal policies and regulations as follows:
   a. Provisions have been made for a water supply system that satisfies City, Idaho Department of Environmental Quality (IDEQ) and Northern Lakes Fire Protection District requirements.
   b. Provisions have been made for a public sewage system in accordance with the City and Hayden Area Regional Sewer Board’s (HARB) adopted sewer master plans, as amended, that satisfied City, HARB and IDEQ requirements and that the existing or proposed systems can accommodate the proposed sewer flows.
   c. Provisions have been made for snow storage that satisfies the City Public Works Department as the design relates to snow storage and removal practices. If snow storage is proposed to be co-located with stormwater, it shall only be in roadside swale areas and not in regional detention basins unless approved administratively by the City Engineer who shall determine that the likelihood is flooding is minimal.
   d. Provisions have been made from stormwater systems that satisfy the City and IDEQ requirements.

PZE-20-0173 Young Minor Subdivision
Prepared by E.Allen
e. Provisions have been made for streets that are consistent with the adopted transportation plan, as amended, and the transportation element of the adopted comprehensive plan, as amended, and that satisfies the City, ITD, adjacent jurisdictions, and local highway district requirements.

f. Provisions have/have not been made for parks and open space that are consistent with the adopted parks master plan, as amended, and that satisfies the City’s requirement.

4. Provisions have been made for erosion controls and geo-hazards stabilization both during construction and as needed for permanent controls to the satisfaction of the City.

5. Provisions have been made for gas, power, telecommunications, mailboxes and similar infrastructure.

6. Provisions have been made for driveway locations that take into consideration the width and location of the driveway in relation to the location of snow storage, utility boxes, crosswalks, adjacent roads, mailboxes and the like.

7. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code.

8. The Developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that in most cases, off-site improvements will be dealt with through the agreements.

§12-5-5: PRELIMINARY PLAT APPROVAL: The Director, or his/her designee shall, by written decision, approve, approve with conditions or deny the preliminary plat for the minor subdivision pursuant to the subdivision standards for approval in subsections §12-3-4(F)(1) through (F)(8) of this title. In the case of approval or approval with conditions, a memorandum of understanding shall be prepared that details the conditions of approval and the responsibilities of the developer. The memorandum of understanding shall be signed by the Director, or his/her designee, and the Developer prior to proceeding to construction plan review and final plat procedures.

§12-5-6: APPEAL: The Developer or any affected party may appeal the decision of the director, or his/her designee by filing a notice of appeal with the City council no later than 14 days after the date of the decision. The appeal shall set forth in clear and concise fashion the basis for appeal. The appeal shall be set for consideration before the City council at the next regularly scheduled meeting of the City council at which it can be accommodated. The council shall render a decision either affirming or reversing the decision.
ANALYSIS

The analysis is organized following the general standards 1 through 8 City Code §12-5-5 and §12-3-4. The Engineer’s memo addressing these items is attached. Standards 1 and 2 are general in nature and are addressing within the analysis provided, the engineer’s memo, and the applicant’s narrative.

1. Infrastructure **can/cannot be** constructed to function in a manner that promotes the public, health, safety, and welfare.

2. Infrastructure **can/cannot be** constructed and located in an orderly manner that accommodates ongoing maintenance needs when taking into consideration collocation of other infrastructure.

3. Infrastructure **is/is not or will/will not be** in compliance with applicable City, State, and Federal policies and regulations as follows:

   a. Provisions **have/have not** been made for a water supply system that satisfies City, Idaho Department of Environmental Quality (IDEQ) and Northern Lakes Fire Protection District requirements.

**Portable Water and Fire-Flow:**

The subject property is located within the Avondale Irrigation District (AID). Avondale Irrigation District issued a Will Serve letter on August 10, 2020.

The existing home located on proposed Lot 2 is served by an individual service line that runs to the City water main on North Reed Road. No water main extensions are proposed at this time. Additional service connections shall address the needs for water service. The Developer shall be required to provide all dedications and easements and construct appurtenances as may be required by the water district at the time of development. The City relies on the Idaho Department of Environmental Quality (IDEQ) to review the Will Serve letter and water/sewer infrastructure construction drawings and specifications for subdivisions. IDEQ will provide an interpretation on whether or not the subdivision construction will meet Idaho Code requirements and provide criteria for when the sanitary restriction can be lifted in accordance with Idaho Code §67-6526. If IDEQ does not lift the sanitary restriction, building permits cannot be issued by the City per Hayden City Code §12-4-1(B).

The subject property is located within the Northern Lakes Fire Protection District. As part of the subdivision construction, the developer shall construct all infrastructures which shall be designed and located as required by Northern Lakes Fire Protection District.

The Developer shall be required to provide all dedications and easements and construct appurtenances as may be required by the water district at the time of development.

3. Infrastructure **is/is not or will/will not be** in compliance with applicable City, State, and Federal policies and regulations as follows:

PZE-20-0173 Young Minor Subdivision
Prepared by E.Allen
b. Provisions **have/have not** been made for a public sewage system in accordance with the City and Hayden Area Regional Sewer Board’s (HARSB) adopted sewer master plans, as amended, that satisfied the City, HARSB, and IDEQ requirements and that the existing or proposed systems can accommodate the proposed sewer flows.

**Sewer**

As indicated on the preliminary plans, the existing home (lot 2 of the preliminary plat as shown below) is serviced by an individual service line from the sewer main on North Reed Road. A future home is proposed to be served by an individual sewer service line connecting to the main on North Reed Road. As constructed, the existing sewer service stub to Lot 2 shall require a sewer easement through Lot 1 unless other design considerations are made. No permanent structures (to include new residence) shall be constructed within this sewer stub easement.

**City Collection System**

Based on the Sewer Master Plan the subject property is within the H-2 sewer basin. Hayden City Code §12- 6-1(C) requires sewer systems to be constructed in conformance with the City of Hayden Master Sewer Plan in effect, state law, and all City sewer policies and standards. Although, only an additional sewer service is proposed with this minor subdivision; should the
lots redevelop into smaller lots, the Developer shall be required to construct all sewer infrastructures in conformance with the City of Hayden Master Sewer Plan (as adopted in 2012), State law, and all City sewer policies, standards and technical memos. Revisions to the conceptual plans may be required by the City Engineer as part of the construction plan approval for the subdivision.

The Developer shall be required to reflect all necessary sewer easements on the face of the final plat of the subdivision.

A Will Serve letter was provided by Alan Soderling, Public Works Director, City of Hayden for City sewer dated August 18, 2020.

**Hayden Area Regional Sewer Board Treatment Plant**

The subject property is located within the service area of Hayden Area Regional Sewer Board (HARSB). A will serve letter was not received by HARSB.

**Ability to Provide Sewer Service:**

The City and HARSB issue Will Serve letters that are non-binding generalized statements of their agency’s ability and desire to provide sewer service under current circumstances. A Will Serve letter is not a guarantee of service because the actual physical connection to utilities takes place under a separate authorization, generally with a building permit, which can be issued in the near or far future. As such, time may have passed and circumstances change; or perhaps something arises in detailed plan review that affects the ability to provide service, which is why neither agency can guarantee at this time that future capacity will be available and is only able to determine this at the time of authorization to physically connect to the utilities.

3. Infrastructure *is/is not or will/will not be* in compliance with applicable City, State, and Federal policies and regulations as follows:

   c. Provisions *have/have not* been made for snow storage that satisfies the City Public Works Department as the design relates to snow storage and removal practices. If snow storage is proposed to be co-located with stormwater, it shall only be in roadside swale areas and not in regional detention basins unless approved administratively by the City Engineer who shall determine that the likelihood is flooding is minimal.

   d. Provisions *have/have not* been made from stormwater systems that satisfy the City and IDEQ requirements.

**Stormwater**

City Code Title 8 prohibits the acceleration, concentration, and/or conveyance of runoff, stormwater or other surface waters beyond the project boundaries; with the exception of stormwater run-off from roads, which will be treated in roadside swales. The stormwater management plan for the proposed subdivision shall be designed in conformance with the above referenced City Code and with the adopted road typical section and their related design standards.
3. Infrastructure *is/is not or will/will not be* in compliance with applicable City, State, and Federal policies and regulations as follows:

e. Provisions *have/have not* been made for streets that are consistent with the adopted transportation plan, as amended, and the transportation element of the adopted comprehensive plan, as amended, and that satisfies the City, ITD, adjacent jurisdictions, and local highway district requirements. Where cul-de-sacs are proposed, they are required to be approved administratively by the City Engineer who shall determine that they are limited to portions of developments in which street continuity is not foreseeable due to property configurations and/or that they are need to address site-specific conditions. A cul-de-sac shall be limited to 400’ in length measured from the edge adjacent street right-of-way to the back of the cul-de-sac, unless an exception to this standard is allowed by the City Engineer.

**Streets, Pedestrian Paths, and Right-of-Ways**

Reed Road is identified in the Transportation Strategic Master Plan 2013 Update as a C3 typical section shown below:

The preliminary plat shows the existing right-of-way to be more than required per the detail to the left (30’ vs 25’), therefore the required roadway, drainage, utility, and snow storage easement may be reduced from 10’ to 5’ as 5’ of this easement shall be included within existing City right-of-way.

The existing access point shown on the next page is 14’ wide and is centered on the proposed 37’ stem of the flag lot east side North Reed Road. The existing access point is proposed to be utilized as a joint approach. Lot 1 is proposed to be served from an individual driveway from the joint approach. Lot 2 will continue to be served from the joint approach.

Maintenance of the joint approach shall be the responsibility of the land owners.

As identified in the Northern Lakes Fire Protection District agency response, access to lots 1 and 2 shall meet the Fire District access standards as follows: driveways shall be no less than twelve (12) feet wide with approved surfacing; any driveway that exceed one-hundred fifty (150) feet in length shall be provided with an approved fire apparatus turn-around; any driveway that exceeds two-hundred (200) feet in length shall have pull-outs measuring 10x35 feet in approved locations, to eliminate the pull-outs road/driveway can be widened to twenty (20) feet wide; if gates are
installed across site ingress/egress approved Knox access shall be provided.

As shown on the attached aerial the driveway to lot 2 exceeds the 200’ length identified by the Northern Lakes Fire Protection District and as such, must mitigate the length requirements by one of the methods outlined in the NLFPD comments.

**Landscaping**

Detailed landscaping plans, conforming to the requirements of City Code §11-11-11 (H and I), with proposed landscaping along street frontages and proposed swales, shall be submitted for the entire development with construction plans for required subdivision improvements, for review and approval by the City.

Specifically, the Developer shall be required to provide a minimum of a “Type II Street Frontage” landscape buffer along Reed Road. With regard to swales and required landscaping along street frontages adjacent to residential lots; the swale shall be constructed and seeded with an approved seed mix prior to final plat approval. The finish construction of the swale and street frontage landscaping shall include installation of swale turf grass and drainage infrastructure, approaches, street trees, and irrigation systems, and shall be the responsibility of the property owner (or their representative) and shall be installed as a required condition of approval for a residential building.
permit. Any work within the right-of-way shall only be authorized through an approved right-of-
way encroachment permit and shall be guaranteed by the permittee in accordance with Hayden
City Code 7-2-19.

3. Infrastructure is/is not or will/will not be in compliance with applicable City, State, and Federal
policies and regulations as follows:

f. Provisions have/have not been made for parks and open space that are consistent with the
adopted parks master plan, as amended, and that satisfies the City’s requirement.

A dedication of parkland or open space is not required for a minor subdivision on 3.219 acres
which is below the acreage of 50 gross acres that requires the dedication for a neighborhood park
or parks.

4. Provisions have/have not been made for erosion controls and geo-hazards stabilization both
during construction and as need for permanent controls to the satisfaction of the City.

Per the Engineer’s memo, all construction of the site shall have geohazards stabilization
measures as needed to the satisfaction of the City.

5. Provisions have/have not been made for gas, power, telecommunications, mailboxes, and similar
infrastructure.

Dry utilities, including electric, gas, cable, and communication utilities shall be installed
underground within the development, in accordance with City Code Title 12. The applicant shall
meet the requirements of Northern Lakes Fire Protection District review letter dated August 25,
2020 and any required improvements shall be shown on the construction plans.

6. Provisions have/have not been made for driveway locations that take into consideration the
width and location of the driveway in relation to the location of snow storage, utility boxes,
crosswalks, adjacent roads, mailboxes and the like.

Per the Engineer’s memo, only one driveway will be permitted, therefore an access easement
will be required.

Addressing shall meet the requirements of Northern Lakes Fire Protection District, as outlined
in their review letter dated August 25, 2020 and Hayden City Code §9-5.

The site has an existing mailbox adjacent to Reed Road and south of the existing access point.
Prior to construction plan approval, the Developer shall work with the United States Postal
Service to determine if this location shall be approvable for both lots and if not shall address
collection points and any required turn-outs, if determined necessary by the City Engineer, shall
be included in the construction plans. If easements are needed, these shall be required to be
shown on the final plat.
7. The area proposed for subdivision is/is not zoned for the proposed use and the use conforms to other requirements found in this code.

Zoning

Hayden City Code §11-6-1: The Residential (R-1) Zone is established to protect stable neighborhoods of single-family dwellings on smaller lots.

Surrounding Zoning and Land Uses

Surrounding Zoning:
As shown in the image on page seven (7), properties to the north, west, and south are zoned residential (R-1) and properties to the northwest and southwest are zoned residential-suburban (R-S). Properties to the east are zoned residential multi-family (R/M-F).

Surrounding Existing Land Use
Properties surrounding the site are single-family homes.

The table below lists single-family residential requirements. The Developer shall comply with all height, design, and setback standards of the Residential Zone.
The table below is an analysis of the existing site and proposed lots.

<table>
<thead>
<tr>
<th>Residential (R-1) Zone</th>
<th>Existing prior to subdivision</th>
<th>Existing structures after subdivision Lot 2</th>
<th>Lot 2</th>
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<tbody>
<tr>
<td><strong>Front Yard</strong></td>
<td>Principal Structure 316’/367’/258’</td>
<td>Accessory Structure 28’ 80’/130’/105’</td>
<td>-</td>
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<tr>
<td></td>
<td>N 79’ S 70’</td>
<td>N 18’/15’/56’ S 168’/167’/122’</td>
<td>-</td>
</tr>
<tr>
<td><strong>Side Yard</strong></td>
<td>Principal Structure 298’/240’/282’</td>
<td>Accessory Structure 359’ 298’/240’/282’</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>N 79’ S 70’</td>
<td>N 18’/15’/56’ S 168’/167’/122’</td>
<td>-</td>
</tr>
<tr>
<td><strong>Rear Yard</strong></td>
<td>359’</td>
<td>359’</td>
<td>-</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>4.1%</td>
<td>5.8%</td>
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<tr>
<td><strong>Lot Size</strong></td>
<td>140219.64</td>
<td>97,993 sf</td>
<td>39,110 sf</td>
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</table>

Measurements and calculations are approximate.

### Comprehensive Plan

The Comprehensive Plan 2008 Update Future Land Use Map identifies the project site as Residential and the Future Residential Density Map identifies the site as medium density of 4 to 7 dwelling units per acre and shall only be allowed when balanced with:

a. Dedicated public space, common area, and park facilities, with connected green space between developments;
b. Quality of development, design features and architectural styles;
c. Clustered development, mixes use concepts, provision of affordable housing and/or a variety of housing types; and,
d. Adequacy of transportation network, with an emphasis on connectivity and walkability.

*The required minimum setback to the face of the attached garage is 25 feet. No additional intrusion of features such as canopies, decks, chimneys, cornices, and the like are allowed into the 15 foot front yard setback.*
The proposal is for a minor subdivision to create two lots that are permitted one dwelling unit per lot, which is below the density identified in the Future Residential Density Map.

Section III-C: Land Use

GOAL 1: The physical development of the City of Hayden should be accomplished in an orderly fashion by judicious land use decisions.

POLICY 1: The Comprehensive Plan should serve as a guide for development.

POLICY 3: Input from citizens shall be encouraged at every level of land use decision making.

POLICY 4: The protection and enhancement of the general public safety, health, and welfare should be paramount to all other factors guiding land use decisions.

POLICY 5: The City should ensure that all new development is compatible with the land use plan.

GOAL 2: The City of Hayden should encourage the development of land within the corporate limits of Hayden prior to annexation of adjacent areas.

POLICY 1: The City should judiciously evaluate the opportunity to provide sewer, water and other services within the corporate limits and the planned future extension of those services outside the existing corporate limits of the City of Hayden.

GOAL 3: Provide a variety of development densities and types in various areas of the City, while preserving the traditional small town feel.

III-F: Public Service

GOAL 1: Encourage essential public services in the most cost effective manner.

GOAL 2: Promote the provision of utilities sufficient to protect the public health and welfare.

III-F-1: Sewer and Water Service

GOAL 1: Protect the aquifer and natural environment through the provision of necessary sewer and water services throughout the community in an environmentally sound manner.

POLICY 3: Minimize sprawl through the promotion of development where utility and road services are in place and available.

Section III-H: Housing:

GOAL 2: Encourage well-planned residential development.

POLICY 1: Developers should be encouraged to maximize the variety of attractive neighborhood settings in terms of price range, amenities, natural settings, and proximity other areas of activity.

Section IV-C: Property Rights:

GOAL 1: To ensure that ordinances and policies do not violate private property rights, adversely impact property values or create unnecessary technical limitations to land use.

POLICY 3: To administer ordinances including provisions such as variances or special exceptions to allow reasonable use of private lands consistent with maintenance of public health, safety and welfare.

8. The Developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the

PZE-20-0173 Young Minor Subdivision
Prepared by E.Allen
community. It is the expectation that in most cases, off-site improvements will be dealt with through the agreements.

All on-site and off-site improvements shall be required of the Developer.

ADDITIONAL INFORMATION

Notice and Comments
Legal Notice Directions, Date Tracking and Affidavits of Posting

In response to the request for agency comment, the following were received:

1. On August 18, 2020, Kootenai County responded with no comment or concerns.
2. On August 18, 2020, Hayden Area Regional Sewer Board responded with no comment or objection.
3. On August 20, 2020, Coeur d’Alene Airport responded with no comment and requested an Avigation Easement over the parcel.
4. On August 24, 2020, Avondale Irrigation District responded with no comment.
6. On September 2, 2020, Idaho Department of Environmental Quality responded with general comments.

Public:

No responses have been received at the time of this staff report.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

1. The Developer shall be required to provide all dedications and easements for sewer, water, right-of-way, utilities, typical sections, mailbox turnouts, etc. on the final plat.
2. The Developer shall be required to provide a shared access easement for the driveway.
3. The Developer shall provide a sewer easement across Lot 1 unless other design considerations are made and approved by the City.
4. The Developer shall comply with the requirements to construct all appurtenances as may be required by the Northern Lakes Fire Protection District at the time of development.
5. Detailed landscaping plans, conforming to the requirements of City Code 11-11-11 (H and I), with proposed landscaping along street frontages and proposed swales, shall be submitted for the entire development with construction plans for required subdivision improvements, for review and approval by the City.
6. The Developer shall reserve an avigation easement over the entire property as required by the Coeur d’Alene Airport and note the easement on the final plat.
7. The Developer shall provide concurrence with U.S. Postal Service pertaining to mailbox locations.

8. The development of the project shall be in accordance with the submitted and conditioned plans and shall run with the land regardless of whether the property ownership; applicant and/or design professionals noted herein remain the same, whether collectively or individually.

9. All permits from outside agencies (i.e. AID and NLFPD) shall be obtained prior to construction of any future development or building permit issuance.

10. Detailed analysis will occur during the subdivision processes. The analysis of layout, design, engineering and other factors may result in the need to revise a variety of plan elements. In addition, revisions may be necessary at the time of construction improvement plans. If City staff determined that the revisions are substantial, these changes will require an amendment to the memorandum of understanding. If the City staff determines that the revisions are minor, the changes may be approved, disapproved, or approved with conditions administratively. The authority to make the determination of when a revision is minor versus substantial is the City’s.
Person creating schedule and directions: Elizabeth Allen

Agenda Title: PZE-20-0173 a request by Johnson Surveying NW, INC., on behalf of the owner, for a 2-lot residential minor subdivision in the residential (R-1) zone. The property is located on the east side of North Reed Road, approximately 560-feet north of West Dakota Avenue, more commonly known as 10160 North Reed Road on approximately 3.22 acres.

Notices Attached/Notice Development Instructions

<table>
<thead>
<tr>
<th>Document Reference #</th>
<th>Agency Notice</th>
<th>Legal Notice</th>
<th>Adjacent Property Notice</th>
<th>Property Notice</th>
<th>Public Service Notice</th>
<th>Website Notice</th>
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Who Prepares? EAllen EAllen EAllen EAllen EAllen EAllen Beverly

Who Sends? EAllen EAllen EAllen EAllen EAllen EAllen EAllen


___ Adjacent or ___ 100 ft. or ___ 300 ft. landowner notice mailed

PSA emailed to media outlets: Q6 News, KREM News, KXLY, Nickels Worth, Spokesman Review, and Blue Sky Broadcasting

Written Comments Due By: Agency – 09/03/2020; Public Comments – 09/15/2020

Check all that apply

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<td>X Avista Utilities</td>
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<td>X Avondale Irrigation District</td>
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<td>X Chateau Water District</td>
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<tr>
<td>X Coeur d'Alene Airport</td>
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<tr>
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Adjacent City: Coeur d'Alene, Dalton Gardens, Hayden Lake
### NOTICING SCHEDULE

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Comments:
MINOR SUBDIVISION APPLICATION
Community & Economic Development Department
8930 N Government Way Hayden, ID 83835
www.cityofhaydenid.us (208) 209-2022

SUBDIVISION NAME: YOUNG ESTATES

APPLICANT: JOHNSON SURVEYING NW, INC
Mailing Address: 1859 N LAKEWOOD DRIVE SUITE 102; COEUR D'ALENE ID 83814
Telephone: 208-786-2814 Fax: _______________ E-mail Address: connie@johnsonsurveyingnw.com

PROPERTY OWNER: WILLIAM D AND JANIS L YOUNG
Mailing Address: 10160 N REED ROAD
Telephone: 208-661-6878 Fax: _______________ E-mail Address: youngsoldfloors@gmail.com

ENGINEER AND/OR SURVEYOR: GORDON DOBLER, DOBLER ENGINEERING
Mailing Address: 1875 N LAKEWOOD DR; SUITE 201; COEUR D'ALENE, ID 83814
Telephone: 208 755-9732 Fax: _______________ E-mail Address: gordon@doblerengineering.com

PROPERTY: (General Location) 10160 N REED RD; HAYDEN ID 83835
Proposed Subdivision Name: YOUNG ESTATES
Legal Description of Property: SE 1/4 OF SECTION 14, TOWNSHIP 51N; RANGE 4W

Tax Parcel #: H-0450-14-088-AA Street Address (if applicable): 10160 N REED ROAD
Size of Project: 3.219 acres Average Lot Size: 1.56 ACRES sq. ft. Number of Lots: 2
Density: 62 lots per acre Zoning: B-1 Adjacent Zoning: MFR
Current Land Use: SINGLE FAMILY RESIDENTIAL Comprehensive Plan Designation: RESIDENTIAL--MEDIUM DENSITY

All fees shall be PAID IN FULL prior to the release of the final Memorandum of Understanding for the applicant’s signature.

No construction of infrastructure shall commence until:
1. preliminary subdivision plat approval
2. execution of a memorandum of understanding
3. subsequent review and approval of final construction plans by the city engineer
4. a pre-construction conference has occurred

Failure to file the final plat within two years after the signing of the Memorandum of Understanding, shall cause all approvals of said subdivision plan to be null and void, UNLESS an extension of one year has been applied for by the developer and approved by the City Council. After the two years has lapsed, the developer may apply for and receive additional extensions for good cause of time, if actual work has been commenced and is continuing on the installation of the improvements.

CERTIFICATIONS:
I understand that the decision made by the Director, or his/her designee on a Minor Subdivision is final unless appealed by me or by any affected persons. A notice of appeal by the developer or any affected party may be filed along with the applicable fee to City Council no later than fourteen (14) days after the date of the decision. I also understand that application fees are in accordance with the current City Council adopted fee schedule and that all additional fees, charges, pass-through engineering costs, legal advertising and postage are the sole responsibility of the applicant.

I hereby certify that I am the owner or contract buyer of the property upon which the subdivision is to be located or that I have been vested with the authority to act as agent for the owner or contract buyer. All the information, statements, attachments and exhibits transmitted herewith are true to the best of my knowledge.

DATED this 31 day of MARCH, 2020.

(CONNIE KRUEGER) (signature)

To be completed by city staff:
Check #: Amount Paid: Date: Initials:

The City of Hayden provides services to its citizens without regard to race, religion, color, sex, age, national origin or disability.
Young Estates
Minor Subdivision

Topics

- Property Information and Proposal
- Location and Directions
- Zone District, Bulk Standards, ACI Designation and Comprehensive Plan
- Agencies with Jurisdiction
  - Emergency Services
  - School District
  - Highway District
- Existing Physical Environment
  - Topography
  - Soils, Vegetation and Wildlife
  - Wetlands and Riparian Areas
    - Wetlands statement
    - Flood Zone Designation
- Infrastructure
  - Potable Water and Fireflow
  - Sewerage
  - Stormwater
  - Snow storage
  - Transportation and Emergency Vehicles
    - Traffic impacts

Note: Each category covers the following:

- Present
- Proposed Permanent and Temporary
  - Bonds
  - Maintenance
  - Easements/Dedications
- Others
  - Power, Street Lighting, Landscaping, Fences/Walls/Gates, and Signs
- Other Permits or Approvals
PROPERTY INFORMATION AND PROPOSAL
This is a minor subdivision of property assigned parcel number H-0450-14-088-AA and AIN #109312. The tax parcel is described as 3.2190 acres. The property is owned by William and Janis Young.

LOCATION AND DIRECTION
The property is located at 10160 N. Reed Rd., west of Highway 95, between W Dakota and W Miles Avenues in the City of Hayden. The property is located in the southeast quarter of Section 14, Township 51 North, Range 04 West, Boise Meridian, Kootenai County, Idaho.

Directions:
1. Travel north on US-95 N
2. Turn left on W Dakota Ave
3. Turn right onto N Reed Rd
4. Property is on east side of N Reed Rd, directly across from W Mustang Ave
ZONE DISTRICT, BULK STANDARDS, ACI DESIGNATION & COMPREHENSIVE PLAN

Zoning District
The zoning is R-1 which pursuant to Hayden City Code 11-6-1 Purpose: The Residential (R-1) Zone is established to protect stable neighborhoods of single-family dwellings on smaller lots.

Bulk Standards
The minimum lot size in the R-1 zone is 8,250 square feet with a minimum frontage of twenty feet on a public or private street. The lots proposed are of sufficient size to meet setback and lot coverage requirements as shown in the below table. The property is in an area without specific architectural or design standards.

<table>
<thead>
<tr>
<th></th>
<th>Principal Structures</th>
<th>Detached Accessory Building^2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>15 feet^1 single-family dwelling</td>
<td>35 feet</td>
</tr>
<tr>
<td></td>
<td>25 feet all other structures</td>
<td></td>
</tr>
<tr>
<td>Side yard</td>
<td>10 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Flanking street</td>
<td>15 feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>Rear yard</td>
<td>25 feet</td>
<td>5 feet</td>
</tr>
</tbody>
</table>

Notes:
1. The required minimum setback to the face of the attached garage is 25 feet. No additional intrusion of features such as canopies, decks, chimneys, cornices, and the like are allowed into the 15 foot front yard setback.
2. Accessory buildings that are attached to the principal structure shall meet the required setbacks of the principal structure. When detached, an accessory structure shall be a minimum of 5 feet from the principal structure.

Comprehensive Plan—Land Use and Density Designations

<table>
<thead>
<tr>
<th>Future Land Use Designation: Residential</th>
<th>Residential Density: Medium 4-7 DU/Acre</th>
</tr>
</thead>
</table>

Young Subdivision AIN 109312  Page 3 of 8
AGENCIES WITH JURISDICTION

Emergency Services
Emergency police services are provided by the Kootenai County Sheriff’s Office and fire suppression will be provided by Northern Lakes Fire District. Emergency medical, and general emergency response will be provided by Kootenai County Emergency Medical Services Systems for ambulance and medical transportation vehicle and equipment support.

School District
The Coeur d’Alene School District attendance zones for this property are as follows:

EXISTING PHYSICAL ENVIRONMENT

Topography
The property is generally flat as shown in the below topographic survey.

Source: Johnson Surveying Field Survey

Wetlands and Riparian Areas
Pursuant to the National Wetlands Inventory Surface Waters and Wetlands maps, there are no riparian areas or wetlands on the property. No wetlands or riparian areas were found onsite in the field investigation.
Flood Zone Designation
Pursuant to the National Flood Insurance Program, the property is located entirely in a Zone X area of minimal flood hazard.

INFRASCTURE
Potable Water and Fireflow
Present: The existing home on proposed Lot 2 is served by an individual service line to the City water main on N. Reed Rd. Fire protection is provided by Northern Lakes Fire District through the use of an existing hydrant system on Reed Road.

Proposed permanent and temporary: Potable water for the new lot will be via a new individual service line. A will-serve letter has been provided from Avondale Irrigation. Fire protection will be provided as required by Northern Lakes Fire District. Temporary infrastructure is not proposed.
Bonds: Bonding is not proposed for potable water or fireflow infrastructure related to this plat. The new individual water line connection will be installed by that lot owner at the time of building permit.

Maintenance: Potable water service lines will be maintained by the individual property owner. Northern Lakes Fire District will maintain the hydrant infrastructure.

Easements/Dedications: A multi-purpose utility easement for roadway, drainage, utilities and snow storage has been reserved along N Reed Road. The common driveway easement has language allowing for access and utilities.

**Sanitary Sewer**

Present: The existing home is serviced by an individual service line taken from the sewer main on N Reed Road.

Proposed permanent and temporary: The future homes will be served by an individual sewer service line connecting to the main on N Reed Road. A will-serve letter has been provided from the City of Hayden. Temporary infrastructure is not proposed.

Bonds: Bonding is not proposed for sewer infrastructure related to this plat. The new individual sewer line connection will be installed by that lot owner at the time of building permit.

Maintenance: Individual service lines will be maintained by the individual lot owners.

Easements/Dedications: A multi-purpose utility easement for roadway, drainage, utilities and snow storage has been reserved along N Reed Road. The common driveway easement will contain language allowing for access and utilities.

**Transportation and Emergency Response Vehicle Access/Circulation**

Present: N Reed Road is an approximately 24 foot wide public road with no curb or gutter. There is an existing home on-site accessed via a private driveway that is approximately 13 feet wide.

Proposed Permanent and Temporary:
The existing approach on the east side of N Reed Road will be utilized as a joint approach and the N Reed Road frontage will be improved per ST-109. New Lot 1 is proposed to be served from an individual driveway taken from the joint approach. If required, the approach off of N Reed Road will be improved as required by the City’s standard drawing ST-013. Temporary infrastructure is not proposed.

Maintenance: Maintenance of the joint approach and any portion of joint driveway will be the collective responsibility of the lot owners. As such a private driveway maintenance agreement will be recorded. Maintenance of the N Reed Road infrastructure will be the continued responsibility of the City of Hayden.
Easements/Dedications: An easement for the joint use of the driveway and private driveway maintenance agreement shall be established. Any portion of common approach and driveway will be dedicated to the maintenance entity, in this case, the collective lot owners.

Bonding: Bonding is not proposed for transportation facilities, unless such a facility is part of required approach or frontage standards or if the owner chooses to bond for infrastructure prior to final plat approval.

Traffic Impacts: Pursuant to the ITE Trip Generation Manual, 9th Edition, a single-family residence generates an average of 9.57 vehicle trips per day. There will be one new lot added with the ability to construct one new single family residences, so there will be an increase in vehicle traffic access on N Reed Road of 9.57 average vehicles trips per day.

Stormwater
Present: Stormwater currently infiltrates on-site, at the sides of the existing driveway and at the sides of N Reed Road.

Proposed permanent and temporary: The owner will be installing flush curbing and stormwater infrastructure on N Reed Road. If the approach is required to be reconstructed, it will be designed with appropriate stormwater infrastructure. Temporary infrastructure is not proposed.

Bonds: Bonding is not proposed for stormwater facilities unless such a facility is part of required approach or frontage standards or if the owner chooses to bond for infrastructure prior to final plat approval.

Maintenance: Maintenance of the joint approach and any portion of joint driveway will be the collective responsibility of the lot owners. As such a private driveway maintenance agreement will be recorded. Maintenance of the N Reed Road infrastructure will be the continued responsibility of the City of Hayden.

Easements/Dedications: A multi-purpose utility easement for roadway, drainage, utilities and snow storage has been reserved along N Reed Road. The common driveway easement will contain language allowing for drainage.

Snow Storage
Present: Snow is currently stored on-site, at the sides of the existing driveway and at the sides of N Reed Road.

Proposed permanent and temporary: Snow storage will continue at the sides of the approach and driveway. Snow removal on N Reed Road is proposed to continue through the City of Hayden.

Bonds: No bonding is proposed for snow storage facilities.

Maintenance: Snow removal at the joint approach and any portion of common driveway will be the collective responsibility of the lot owners. As such a private driveway maintenance agreement will be recorded. Maintenance of the N Reed Road infrastructure will be the continued responsibility of the City of Hayden.
Easements/Dedications: A multi-purpose utility easement for roadway, drainage, utilities and snow storage has been reserved along N Reed Road. The common driveway easement will contain language allowing for access and utilities.

Others:
Power
Electric power will be provided by Avista.

Lighting:
As this is a minor subdivision to create access to only one additional lot within a developed neighborhood, street lighting is not proposed.

Landscaping
As this is a residential subdivision, one deciduous tree per lot has been provided on the N Reed frontage.

Fences/Walls/Gates
No fences, walls, or gates are proposed at this time.

Signs
No signs are proposed at this time.

OTHER PERMITS OR APPROVALS
Future building permits

Application Narrative Prepared:
Connie Krueger, AICP
Elizabeth,

Avondale Irrigation has no comments on this minor subdivision.

Thanks,
B.

Bob Chandler
District Manager

Avondale Irrigation District
PO Box 81, Hayden ID 83835
Office (208) 772-5657
Mobile (208) 691-3428

On Tue, Aug 18, 2020 at 11:42 AM Elizabeth Allen <eallen@cityofhaydenid.us> wrote:

Good Morning,

Attached is the Agency Notice for PZE-20-0173. Johnson Surveying NW, INC., on behalf of the owner, is requesting approval for a two lot residential minor subdivision. Please send any comments you have to Elizabeth Allen at planning@cityofhaydenid.us before the below date.

Thursday, September 3, 2020 at 5:00 p.m.

Thank You,

Elizabeth Allen
The Coeur d'Alene Airport has no comment on PZE20-0173. We do request an Avigation Easement over this parcel.

Thanks,

Linda Leigh
Administrative Secretary
Coeur d’Alene Airport
(208) 446-1860
Hello City of Hayden Planning Department,

This email is in response to PZE-20-0173, Young Minor Subdivision Request.

HARSB has no Comment or objection for PZE-20-0173, Young Minor Subdivision Request

Thanks,

Ken Windram
Hayden Area Regional Sewer Board
208-772-0672
DEQ Response to Request for Environmental Comment

Date: September 2, 2020
Agency Requesting Comments: City of Hayden
Date Request Received: August 18, 2020
Applicant/Description: PZE-20-0173

Thank you for the opportunity to respond to your request for comment. While the Idaho Department of Environmental Quality (DEQ) does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at https://www.deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts/

DEQ has not completed a thorough review of the documents provided, therefore, the following general comments should be applied as appropriate to the specific project:

1. **Air Quality**
   - **Fugitive Dust** - All reasonable precautions shall be taken to prevent particulate matter (dust) from becoming airborne, as required in IDAPA 58.01.01.651.

   - **Land Clearing** - If open burning of land clearing debris is incorporated into the land clearing phase, smoke management practices to protect air quality as described in IDAPA 20.02.01.071.03 and IDAPA 58.01.01.614 must be implemented by the applicant. Local fire protection permits may also be required.

   - **Open Burning** - Open burning of demolition or construction debris is not an allowable form of open burning as defined by IDAPA 58.01.01.600. Demolition and construction debris must be treated in accordance with solid waste regulations.

   - For questions, contact Shawn Sweetapple, Air Quality Manager, at (208) 769-1422.

   - **Air Quality Permits** - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
For permitting questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. **Wastewater**
   - DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
   - If connecting to an existing wastewater utility, DEQ recommends verifying that there is adequate capacity to serve this project prior to approval. Please contact the sewer provider for a will-serve letter stating the provider’s capacity to serve the project, willingness to serve this project, and a declining balance of available connections.
   - IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
   - All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

   For questions, contact Matt Plaisted, DEQ Water Quality Engineering Manager, at (208) 769-1422.

3. **Drinking Water**
   - DEQ recommends using an existing drinking water system whenever possible or construction of a new drinking water system. Please contact DEQ to discuss this project and to explore options to best serve the future residents of this development and provide for protection of ground water resources.
   - If connecting to an existing public or non-public drinking water system, DEQ recommends verifying that there is adequate capacity to serve this project prior to approval. Please contact the water provider for a will-serve letter stating the provider’s capacity to serve the project, willingness to serve this project, and a declining balance of available connections.
   - IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval. All projects for construction or modification of public drinking water systems require preconstruction approval.
• If any private wells will be included in the proposed project, DEQ recommends at a minimum testing the private well for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

For questions, contact Matt Plaisted, DEQ Water Quality Engineering Manager, at (208) 769-1422.

4. Surface Water

• Water Quality Standards. Site activities adjacent to waters of the United States (US) must comply with Idaho’s Water Quality Standards (WQS) (IDAPA 58.01.02). The WQS provide limits to pollutants to assure water quality for the protection and propagation of fish, shellfish, and wildlife and recreation in and on the water. The federal Clean Water Act (CWA) requires states to list current conditions of all state waters (required by §305(b)), including publicly-owned lakes (required by §314), and to list waters that are impaired by one or more pollutants (required by §303(d)).
  • WQS: http://www.deq.idaho.gov/water-quality/surface-water/standards/
  • Current conditions of state waters (with interactive map): http://www.deq.idaho.gov/water-quality/surface-water/monitoring-assessment/integrated-report/

• Point Source Discharges. Site activities that discharge pollutants into waters of the US in Idaho may require Idaho Pollution Discharge Elimination System (IPDES) coverage (IDAPA 58.01.25) or the Environmental Protection Agency (EPA) National Pollution Discharge Elimination Program (NPDES) coverage.
  • http://www.deq.idaho.gov/permitting/water-quality-permitting/ipdes/

• Construction activities. Construction activities should implement Best Management Practices (BMPs) to control, prevent, or minimize pollution. Construction activities disturbing areas greater than one acre of land that may discharge stormwater directly or indirectly into waters of the US require development and implementation of a Stormwater Pollution Prevention Plan (SWPP) under a Construction General Permit with EPA NPDES.
  • http://www.deq.idaho.gov/water-quality/wastewater/stormwater/

• Stream channel/lakeshore alteration and dredge and fill activities. Site activities that disturb ground below the ordinary high water mark (OHWM) within streams/lakeshores must have a permit under IDAPA 37.03.07 (administered by Dept. of Lands) and IDAPA 58.13 (administered by Dept. of Water Resources). Activities that discharge fill material below the OHWM must have a permit under Section 404 of the CWA (administered by US Army Corps of Engineers). All activities must also comply with Idaho Water Quality Standards.
  • Idaho Department of Water Resources permits: https://idwr.idaho.gov/streams/
  • Idaho Department of Lands permits: https://www.idl.idaho.gov/lakes-rivers/lake-protection/index.html
5. **Solid/Hazardous Waste And Ground Water Contamination**

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Solid Waste.** The disposal of all solid waste must comply with Idaho’s Solid Waste Management Rules (IDAPA58.01.06). No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho’s Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

  Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that all activities comply with Idaho’s Ground Water Quality Rules (IDAPA 58.01.11), which states that “No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

- **Underground Storage Tanks.** DEQ requests that the installation of all underground storage tanks and piping along with any required testing and owner/operator training comply with Idaho’s Rules Regulating Underground Storage Tank Systems (IDAPA 58.01.07)
6. **Additional Notes**

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. The Panhandle Health District regulates all ASTs over the Rathdrum Prairie aquifer. EPA regulates ASTs at all other areas. UST and AST sites should be assessed to determine whether there is potential soil and groundwater contamination. Please call DEQ at 769-1422, or visit the DEQ website (http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208)769-1422.

Dan McCracken, Regional Administrator, Coeur d’Alene
Hi Elizabeth,

Thank you for the opportunity to review PZE-20-0173. We have no comments or concerns.

David Callahan, AICP
Director
Kootenai County
Community Development
451 N Government Way • P.O. Box 9000
Coeur d'Alene, Idaho 83816-9000
Phone: 208 446 1082 • Email: dcallahan@kcgov.us
Mobile: 208 660 3029

Good Morning,

Attached is the Agency Notice for PZE-20-0173. Johnson Surveying NW, INC., on behalf of the owner, is requesting approval for a two lot residential minor subdivision. Please send any comments you have to Elizabeth Allen at planning@cityofhaydenid.us before the below date.

Thursday, September 3, 2020 at 5:00 p.m.

Thank you,

Elizabeth Allen
Planner
Community Development Department
City of Hayden
208.209.1082
www.cityofhaydenid.us
eallen@cityofhaydenid.us
August 25, 2020

City of Hayden Building and Planning
8930 N. Government Way
Hayden, ID 83835

Attn: Elizabeth Allen, Planner,

The Northern Lakes Fire Protection District has reviewed the minor subdivision, Young Minor Subdivision, a 2 lot subdivision. The project is located at parcel number H-0450-14-088-AA. Case No. PZE-20-0173.

The Fire District approves of the 2 lot subdivision with the following conditions.

- The driveway(s) access to the separate lots shall meet the Fire District access standards.
  - Driveway(s) shall be no less than twelve (12) feet wide with approved surfacing.
  - Any driveway that exceeds one-hundred fifty (150) feet in length shall be provided with an approved fire apparatus turn-around.
  - Any driveway that exceeds two-hundred (200) feet in length shall have pull-outs measuring 10 X 35 feet in approved locations, to eliminate the pull-outs road/driveway can be widened to twenty (20) feet wide.
- Address numbers shall be posted where driveway(s) leave main road, if not visible from frontage road.
  - Address numbers shall be a minimum of 4 inch high, contrasting to their background and visible from both directions of travel.
- If gates are installed across site ingress/egress approved Knox access shall be provided.
- When building permits are applied for, additional fire code compliance may be required.
- Contact Northern Lakes Fire at time of construction for any additional district requirements.

The above requirements shall not conflict with, but may be more restrictive than, requirements of the City of Hayden Building and Planning Department.

If you have any questions, please call 208-772-5711.

Thank you,

Tyler Drechsel
Fire Marshal