Memo

To: Chair Taylor and Members of the Planning and Zoning Commission

From: Donna Phillips, Community Development Director

Date: October 2, 2026

Agenda Item: PZE-24-0013 Hazelnut Glen Subdivision Preliminary Plat – Public Comments Received

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Agenda Item Location
Public Hearing

Recommended Action or Motion
The Planning and Zoning Commission should take the information provided as public comments into consideration during their analysis and deliberation of the proposed request.

Summary
During the review of the proposal, agency notices are requested concurrent with the staff review analysis. If received in a timely manner, they are included in the staff review. If, however, they are received after the staff review is posted and prior to the public hearing, those comments are included within this memo to the Commission/Council. Public comments received as a result of noticing and prior to the public hearing are summarized below in date order as they were received and all of the comments received identified in this memo are attached.

- Ruben Garcia, Cornerstone Baptist Church – In favor, "...I want to express to the council members may full support of this upcoming project."
- Du Puis Adams, A, Non-Resident – In favor, "...I believe Hazelnut Glen will compliment the area and blend in seamlessly with the existing subdivisions around it. I feel Hazelnut Glen will enhance our community with its thoughtful design and provide much needed housing options."
- Cunningham, W., Non-Resident – In favor. As a previous Hayden resident, she believes that growth needs to be planned and a clear need is for additional housing. She appreciates the work that gone into the proposal and opportunity for residents to provide input.
- Magnuson, John, Bluegrass Development, LLC – In favor. "This process has been underway for 17 years, since the initial annexation request. The project is part of a collaborative effort by multiple landowners to develop in a responsible manner that addresses the extension of City services, at no cost to the public, and future traffic considerations."

CORNERSTONE
BAPTIST CHURCH

3983 West Prairie Avenue
Hayden, Idaho 83835

Sept. 29, 2026

To City Council Members,

My name is Ruben Garcia and I am the pastor of Cornerstone Baptist Church, which is located at 3983 W. Prairie Ave. in the city of Hayden. The church sits on the east side, adjacent to the said property.

I have worked with Scott Krajack for the past couple of years in regard to the Hazelnut Glen project. I've really enjoyed the meetings that I've had with him. He has always been very helpful and informative and very professional as well.

So, for the record, I want to express to the council members my full support of this upcoming project.

Yours Sincerely,

Ruben Garcia

✝ Pastor Ruben Garcia 208 772 9190 cornerstone@ephesians220.org ephesians220.org

- Dahm, T & A – Opposed. Two e-mail responses regarding concerns included concerns related to inaccurate and misleading roadway information, overcrowded school systems, strain on the aquifer, traffic, collisions, and public safety risks, growth without infrastructure is not sustainable.
- Wilson, P, Non-Resident – Opposed, "The Prairie Street is already to busy. It will bring down the property values and take away our view."

Fiscal Impact

Not Applicable

Budget Funding Source / Transfer Request

Not Applicable

Attachment

Comments as received

Sadie Roe

From: noreply@revize.com
Sent: Tuesday, September 22, 2026 9:04 AM
To: Planning
Subject: Public Hearing Comments

first_name = Angela
last_name = DuPuis Adams
email = Jaa498@yahoo.com
phone = 208-651-9336
Residency-Status[] = Non-Hayden Resident
PZE-Number = PZE-24-0013
Vote = In Favor
issue = I have lived in Kootenai County since 1974 in Coeur d' Alene, Post Falls and Hayden and have seen a lot of growth in the past 52 years. What I think is most important with these new subdivisions is that they are done in a responsible manner that will enhance our community.
I believe Hazelnut Glen will complement the area and blend in seamlessly with the existing subdivisions around it. I feel Hazelnut Glen will enhance our community with its thoughtful design and provide much needed housing options.

preferred_contact = email
Client IP = 205.173.78.190

Sadie Roe

From: noreply@revize.com
Sent: Monday, September 21, 2026 2:59 PM
To: Planning
Subject: Public Hearing Comments

first_name = Winter
last_name = Cunningham
email = winter.spencer@gmail.com
phone = 2086914397
Residency-Status[] = Non-Hayden Resident
PZE-Number = PZE-24-0013
Vote = In Favor
issue = I'm writing in support of the proposed housing project Hazelnut Glen. I am technically not a current Hayden resident but I was not too long ago.

I understand that growth is coming to Hayden and the surrounding area, and I believe we need to plan for that growth thoughtfully. With more people choosing to live and work in our community, there is a clear need for additional housing. Providing new housing in appropriate locations is an important part of accommodating that growth.

We need housing for people who want to live in Hayden, and thoughtful development can help meet that demand while allowing the community to continue to grow.

I appreciate the work that has gone into the proposal and the opportunity for residents to provide input. I hope the project can move forward as it seems to have addressed the legitimate concerns about traffic, safety, and infrastructure.

For these reasons, I support the proposed housing project and believe it can be a positive addition to the community.

Thank you for considering my comments.

preferred_contact = email
Client IP = 205.173.78.190

Bluegrass Development LLC

208-667-0100 | fax 208-667-0500 | 1250 Northwood Center Court | Coeur d'Alene, ID 83816

October 1, 2026

Email to: planning@haydenid.gov

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

Re: Comment on Case No. PZE-24-0013 (Hazelnut Glen Subdivision)

Dear City of Hayden Planning and Zoning Commission Members:

Bluegrass Development, LLC is an Idaho limited liability company doing business in Kootenai County for nearly 25 years. The Company has developed many successful residential communities and neighborhoods in Kootenai County.

Bluegrass is familiar with the property that is the subject of the above-referenced application. Bluegrass is also familiar with the project proponent, OO Land Holding, LLC. The applicant is a qualified and responsible project proponent and a contributing member of our community.

More significantly, Bluegrass is familiar with the project as proposed by the applicant and whole-heartedly supports the same. Bluegrass has been working collaboratively with the City of Hayden with respect to the particular area of the City that includes the applicant's property. This process has been underway for 17 years, since the initial annexation request. The project is part of a collaborative effort by multiple landowners to develop in a responsible manner that addresses the extension of City services, at no cost to the public, and future traffic considerations. In light of the amount of time, commitment, resources, and collaboration that has gone into this area, including the applicant's property, Bluegrass believes all questions or concerns that might be legitimately raised have been adequately addressed. Again, this is the product of a 17 year process, which in and of itself is highly unusual.

Bluegrass asks that you favorably consider the application of OO Land Holding, LLC for the Hazelnut Glen Subdivision.

Thank you.

Sincerely,

John F. Magnuson

JFM/js
CITY OF HAYDEN.LTR.wpd

From: Tracee D
To: Planning
Subject: PZE-24-0013
Date: Saturday, September 26, 2026 7:58:43 AM

You don't often get email from traceesokolik86@gmail.com. Learn why this is important

Hello! To whom it may concern;
I am writing to express my strong opposition to the proposed Hazelnut Glen Subdivision (PZE-24-0013). After reviewing the materials provided and considering the current conditions in Hayden and Coeur d'Alene, I believe this development poses significant risks to public safety, infrastructure, and environmental stability. My concerns are outlined below.

1. Inaccurate and Misleading Roadway Information

The proposal references "Carrington Road" as an access point, yet **Carrington Road does not currently exist** in Hayden. The alignment shown in the developer's materials appears to run directly through private church property, which has not been approved or constructed. Presenting a non-existent road as a functional access route is misleading. If the primary access point is hypothetical, unbuilt, and dependent on future land acquisition, the subdivision cannot be evaluated safely or realistically.

2. Overcrowded School Systems

The schools designated to serve this subdivision are **already operating at or beyond capacity**. Adding nearly 200 additional homes—on top of multiple other approved developments—would further strain classrooms, staffing, transportation, and resources. The district has not shown it can absorb this level of growth without compromising educational quality and student safety. Furthermore, both the Lakeland and CDA school district levys are constantly not passed. If we don't have the funds to support our current school systems and needs how do you propose we do that with more homes?

3. Strain on the Aquifer

The Rathdrum Prairie Aquifer is already under increasing pressure. At the same time:

- A nearby development has approval for **3,000 homes**,
- Coeur d'Alene is proposing a **150-unit apartment complex**, and
- Multiple subdivisions are under review across the Prairie.

Adding another large subdivision compounds the demand on a water source that is essential, finite, and already showing signs of stress. Responsible growth requires protecting the aquifer—not accelerating depletion.

4. Traffic, Collisions, and Public Safety Risks

The proposed location is already a high-collision zone. Residents along Prairie Avenue have experienced vehicles crashing into their backyards. Serious accidents occur regularly at:

- Huetter & Hayden Ave
- Atlas & Prairie Ave
- Huetter & Prairie Ave
- Atlas & Hayden Ave

These intersections frequently experience backups, near-misses, and congestion. Introducing hundreds of additional daily vehicle trips will **increase collision risk**, emergency response times, and neighborhood danger. Before adding more homes, Hayden and Coeur d'Alene must prioritize **roadway improvements, traffic mitigation, and long-term infrastructure planning**.

5. Growth Without Infrastructure Is Not Sustainable

Both cities are experiencing rapid development without the necessary upgrades to roads, schools, water systems, and emergency services. Approving yet another subdivision—especially one dependent on unbuilt roads and located in a high-risk traffic corridor—would worsen existing problems and create new ones.

Conclusion

For these reasons, I respectfully request that the Hazelnut Glen Subdivision proposal be denied or postponed until:

- Accurate and feasible access routes are established,
- School capacity issues are addressed,
- Aquifer sustainability is prioritized, and
- Road infrastructure improvements are completed.

Responsible growth requires planning, transparency, and safety—not pushing forward developments that strain the community beyond its limits.

Thank you for your time,
Tracee & Andrew Dahm

From: noreply@revize.com
To: Planning
Subject: Public Hearing Comments
Date: Saturday, September 26, 2026 8:03:30 AM

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first_name = Tracee
last_name = Tracee
email = traceesokolik86@gmail.com
phone = 7573538071
Residency-Status[] = Hayden Resident
PZE-Number = PZE-24-0013
Vote = Opposed
issue = Hello! To whom it may concern;
I am writing to express my strong opposition to the proposed Hazelnut Glen Subdivision (PZE-24-0013). After reviewing the materials provided and considering the current conditions in Hayden and Coeur d'Alene, I believe this development poses significant risks to public safety, infrastructure, and environmental stability. My concerns are outlined below.
1. Inaccurate and Misleading Roadway Information
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2. Overcrowded School Systems
The schools designated to serve this subdivision are already operating at or beyond capacity. Adding nearly 200 additional homes—on top of multiple other approved developments—would further strain classrooms, staffing, transportation, and resources.
The district has not shown it can absorb this level of growth without compromising educational quality and student safety. Furthermore, both the Lakeland and CDA school district levys are constantly not passed. If we don't have the funds to support our current school systems and needs how do you propose we do that with more homes?

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Coeur d'Alene is proposing a 150-unit apartment complex, and

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Atlas & Prairie Ave

Huetter & Prairie Ave

Atlas & Hayden Ave

These intersections frequently experience backups, near-misses, and congestion.
Introducing hundreds of additional daily vehicle trips will increase collision risk, emergency response times, and neighborhood danger.
Before adding more homes, Hayden and Coeur d'Alene must prioritize roadway improvements, traffic mitigation, and long-term infrastructure planning.

5. Growth Without Infrastructure Is Not Sustainable
Both cities are experiencing rapid development without the necessary upgrades to roads, schools, water systems, and emergency services. Approving yet another subdivision—especially one dependent on unbuilt roads and located in a high-risk traffic corridor—would worsen existing problems and create new ones.

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Accurate and feasible access routes are established,

School capacity issues are addressed,

Aquifer sustainability is prioritized, and

Road infrastructure improvements are completed.

Responsible growth requires planning, transparency, and safety—not pushing forward developments that strain the community beyond its limits.

Thank you for your time,
preferred_contact = email
Client IP = 135.131.227.5

Case No. PZE-24-0013, Hazelnut Glen Subdivision

Name: Paige Wilson E-mail: PAIGEWILSON4020@GMail.com

Address: 4255 Wirth Dr Cd'A Idaho 83815

Please check the appropriate box: ☐ In support of ☐ Neutral/Uncommitted ☒ Opposed

Comments: The Parie Stree is already to busy
It will bring down the property Values and
Take away our View

Memo

To: Mayor Davis and Members of the City Council

From: Donna Phillips, Community Development Director

Date: November 4, 2026

Agenda Item: PZE-24-0013 Hazelnut Glen Subdivision Preliminary Plat – Public Comments Received

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Agenda Item Location
Public Hearing

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The City Council should take the information provided as public comments into consideration during their analysis and deliberation of the proposed request.

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- Meyer, C., Parkwood Properties (Glacier NEC Huetter Prairie, LLC) – In Support, own the property to the west and are actively working together with the applicant and others to build sewer lift station, utility and street infrastructure.
- Mitchell, Gary, Non-Resident – Opposed, sites concern related to water use, traffic, "When is enough, enough?"
- Mitchel, OkChu, Non-Resident – Opposed, sites concern related to traffic, and chaos during construction, "No reason for more".
- Craig, A. & C, Non-Resident – Opposed, sites concern related to water, traffic, and safety.

Attachment
Comments as received

Sadie Roe

From: noreply@revize.com
Sent: Thursday, October 29, 2026 9:37 AM
To: Planning
Subject: Public Hearing Comments

first_name = Chris
last_name = Meyer
email = cmeyer@parkwoodproperties.com
phone = 208-667-4086
Residency-Status[] = Non-Hayden Resident
Residency-Status[] = Hayden Business Owner
Residency-Status[] = Hayden Property Owner
PZE-Number = PZE-24-0013
Vote = In Favor
issue = Parkwood Business Properties (Glacier NEC Huetter Prairie, LLC) is an adjacent landowner to this application and is in support of the proposed changes. We are actively partnering with the applicant and several other area landowners to build a sewer lift station to serve this parcel. We are also working directly with the applicant to construct utility infrastructure and the street profile of the south end of Downing Street. We support the proposed re-zone by the applicant.

Chris Meyer
Asset Manager
preferred_contact = email
Client IP = 99.196.133.90

Sadie Roe

From: noreply@revize.com
Sent: Thursday, October 29, 2026 7:30 PM
To: Planning
Subject: Public Hearing Comments

first_name = Gary
last_name = Mitchell
email = gomadog@gmail.com
phone = 2086596253
Residency-Status[] = Hayden Resident
PZE-Number = PZE-24-0013
Vote = Opposed
issue = Please stop with the building and permits !! Every one of these 126 homes will be "required" to water the lawn and use huge amounts of water. Every home will probably have 2 or 3 cars. We have more than enough people and traffic to deal with. All of you on the board see the same things I do. There is absolutely no reason for more of this. Stop handing out the permits !!! There is already construction everywhere !! Is it really so hard to say NO ??? When is enough, enough ?
preferred_contact = email
Client IP = 2603:90d8:301:2a60:849d:6f0:5fb1:2f73

Sadie Roe

From: noreply@revize.com
Sent: Thursday, October 29, 2026 7:38 PM
To: Planning
Subject: Public Hearing Comments

first_name = OkChu
last_name = Mitchell
email = gomadog14@yahoo.com
phone = 2086596253
Residency-Status[] = Hayden Resident
PZE-Number = PZE-24-0013
Vote = Opposed
issue = Can you please stop !!! Traffic is bad enough. Construction is nothing but pure chaos. You board members can see what you have already caused and there is NO REASON FOR FOR MORE !!! KNOCK IT OFF !!!!
preferred_contact = email
Client IP = 2603:90d8:301:2a60:849d:6f0:5fb1:2f73

Sadie Roe

From: Ashley Craig <acraig@hagadonemarine.com>
Sent: Tuesday, November 3, 2026 3:49 PM
To: Planning
Cc: chris.craig3@gmail.com
Subject: Reply to Hazelnut Glen Division
Attachments: SHMC-SALES-26110315390.pdf; SHMC-SALES-26110315391.pdf

You don't often get email from acraig@hagadonemarine.com. Learn why this is important

Hi there,

I am emailing our response for Chris Craig and me.

We live at 4519 Wirth Drive Coeur d Alene, ID 83815.

We oppose the new development due to traffic concerns, safety issues, and the protection of our aquifer. I will also attend the meeting on Nov 10th.

Attached is the form that you requested.

Thank you for your time.

Ashley Craig
Service Manager | Hagadone Marine Group
1000 S Marina Dr, Coeur d' Alene, ID 83814
Phone: (208) 664 - 8274

