

WRITTEN RECOMMENDATION

Preliminary Plat Request

PZE-26-0035 Monaghan Estates Subdivision Preliminary Plat

The application of **Olson Engineering, Inc, on behalf of the owner, Aspen Homes and Development, LLC**, requesting approval for the Preliminary Plat of a 20-lot single family residential subdivision to be known as PZE-26-0035 Monaghan Estates Subdivision and located north of West Honeysuckle Avenue and North Fourth Street was recommended by the Planning and Zoning Commission to the City Council to **APPROVE** with Conditions.

Planning and Zoning Commission Motions on May 18, 2026: At the conclusion of the hearing, the Planning and Zoning Commission deliberated the proposal and Commissioner Grano moved and Vice-Chair Morris seconded the motion, to recommend approval of the file PZE-26-0035 Monaghan Estates Subdivision with staff recommended conditions of approval, finding the request **IS** in accord with the standards of Hayden City Code, based upon testimony received at the Planning and Zoning Commission hearing and the record of the request.

FINDINGS:

12-3-4(F) Standards of Approval: The applicant has demonstrated that all existing and proposed infrastructures meets or can be constructed prior to final plat or within the approval duration identified in 12-3-4(G) from the date of City Council approval of the master development agreement which approves the preliminary plat to meet the following standards:

HCC §12-3-4 (F) (1): Infrastructure can/cannot be constructed to function in a manner that promotes the public health, safety, and welfare.

HCC §12-3-4 (F) (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.

Staff: *Standard #1 & #2 may be addressed throughout the remainder of the staff analysis and the applicant's narrative.*

HCC §12-3-4 (F) (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 NLFPD requirements.

Applicant: *See applicant's narrative on page 28.*

Staff: Avondale Irrigation District (AID) provided a Conditional Will Serve Letter dated March 23, 2026. Idaho Department of Water Resources identified the project would be served by Avondale Irrigation District and had no concerns with the proposal. They also noted the project could be served by North Kootenai (found on page 9). NLFPD provided comments as shown in Public Comments attached in Boardbook.

- 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 city, HARSB, and IDEQ requirements and that the existing or proposed systems can accommodate the proposed sewer flows.

Applicant: See applicant's narrative on page 28.

Staff: City of Hayden provided a Will Serve Letter dated March 13, 2026. The project site is wholly within the H-1 basin. "The intent and willingness of the City of Hayden to serve and treat sewer for the property described in this letter. However, this service is limited based on capacity available at the time of connection in the City's collector sewer lines [in the H-1 Basin] and capacity for treatment at the Hayden Area Regional Sewer Board's treatment facility. Please be advised that the City of Hayden has no singular jurisdictional authority over treatment and capacity at the sewer treatment plant and therefore cannot independently or expressly authorize expansion, enlargement, or extension of the facility, should capacity at the treatment plant be reached at the time of connection."

- c) Provisions have/have not been made for stormwater systems that satisfy the City and IDEQ requirements.
- d) 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 needed to address site-specific conditions. A cul-de-sac shall be limited to 400' in length measured from the edge of 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.
- e) 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.

Applicant: Applicant: See applicant's narrative on page 28.

Staff: See staff analysis beginning on page 3.

PZC Hearing:

Applicant: Jeramie Terzulli, representing the applicant and owner, opened his presentation identifying the possible turn-around on Road “A” from a hammerhead to a cul-de-sac. Both are identified as turn-around options for the fire department and the city. The reason for the change was to address lot design and building envelopes. He identified the City’s standard for streets would be utilized to include the street side swales. Mailbox locations would be worked out with the postal service. He also identified that a transportation impact analysis was not needed for this subdivision. A recreational/gathering spot within the subdivision and managed by the HOA would be provided at the eastern end of Road “A”. He went on to identify the multi-modal pathways at Honeysuckle Avenue and Fourth Street connected this subdivision to McIntire Park to the west, Honeysuckle Beach to the east and Finucane Park to the south.

Chair Taylor asked about entrance onto West Honeysuckle Avenue from within the subdivision and how that was going to be controlled. Mr. Terzulli noted that it was proposed to be right-in, right-out, which could be controlled with a median and signage. **Chair Taylor** asked if the lots lined up with the adjacent neighborhood. Mr. Terzulli noted they weren’t exact, but they were close.

Vice-Chair Morris asked if the fire department would not allow a cul-de-sac instead of the through street to Honeysuckle Avenue. Mr. Terzulli noted that a cul-de-sac cannot be on a road longer than 400 feet from the nearest intersection.

Commissioner Granno asked about the proposed recreational area and if it would include a pavilion or pickle ball courts. Mr. Terzulli stated it was anticipated to be one pickle ball court and a pavilion, but no rest rooms. It would be owned and maintained by the homeowner’s association.

Staff: Ms. Phillips identified that she had confirmed with Dulci Kau, City Engineer, that a cul-de-sac would work in this location instead of the hammerhead originally identified. This change was anticipated in the staff analysis; however, it was a part of the record here.

Vice-Chair Morris asked if the access from Honeysuckle Avenue into the subdivision was for utilities or could it be a path through and not a full street. Ms. Kau identified the purpose for the connection is really about transportation – both vehicular and pedestrian.

Public Comments:

For: M Lambert commented in favor of the project and hoped the project could be a catalyst to provide for pedestrian connectivity up Maple Street to Hayden Avenue and then to the school.

For: J Avla commented that he is for the proposal, but his concern is more with respect to speed limit on 4th street which is now 35 mph, and he believes it should be 25 mph.

Against: B. Arotca provided comments regarding where the intersection was on Honeysuckle Avenue and identified the best connection would be at the round-about.

Rebuttal (Applicant): Mr. Terzulli commented that he appreciated the comment regarding Maple Street but does not see how it is applicable to this specific subdivision. He provided insight regarding a possible fence around the subdivision but noted that for the recreational area that a fence was proposed and that no additional lights were planned for this area. He identified that it was the developer's intent to preserve as many trees as possible especially on the perimeter of the subdivision. With respect to the final road design and connectivity into Honeysuckle Avenue, he would defer that to the engineers to resolve.

Chair Taylor asked about the possible noise from the pickle ball courts. Mr. Terzulli identified the CCRs could identify "less noisy equipment" for use in this area.

HCC §12-3-4 (F) (4): Provisions have/have not been made for erosion controls and geo-hazards stabilization both during construction and as needed for permanent controls to the satisfaction of the city.

HCC §12-3-4 (F) (5): Provisions have/have not been made for gas, power, telecommunications, mailboxes, and similar infrastructure.

HCC §12-3-4 (F) (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.

Applicant: See applicant's narrative on page 28.

Staff: See Staff Analysis page 7.

PZC Hearing (Applicant):

PZC Hearing (Staff): No individual access will be allowed from Honeysuckle Avenue.

Commission Vargas asked if the utilities would be placed underground to include electricity. Ms. Phillips confirmed he was correct that all utilities would be placed underground. Commissioner Vargas asked if the intent was to remove the telephone poles. She confirmed that it was.

Chair Taylor asked Ducli Kau, City Engineer if their were requirements related to the proximity of the ingress/egress and the round-about? Ms. Kau identified that there were and why the requirement for the right-in, right-out to eliminate conflicting left turn turning movements.

HCC §12-3-4 (F) (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.

Applicant: See applicant's narrative on page 28.

Staff: See Staff Analysis beginning on page 7. As the purpose of the zoning ordinance is made in accordance with a comprehensive plan, the analysis includes much of the comprehensive plan.

This analysis begins on page 7 of the staff analysis. Additionally, as always, the full Goals and Policies may be found in the Appendix beginning on page 24.

PZC Hearing (Applicant): Mr. Terzulli stated the project was in the Single-Family Residential Zone designation. The lot sizes exceed the minimum with the smallest lot being 8300 square feet and the largest lot being 18,000 square feet. These lots are consistent with the neighboring subdivisions.

Public Comment:

Neutral: K. Ham asked if developer would fence the property, if the existing landscaping would remain, and identified concerns related to speed on Honeysuckle Avenue.

Neutral: R. Ham noted the location of their property was directly east of the proposed recreational area and identified concerns about privacy and noise.

Against: W. Horn stated this area is a major habitat for local wildlife and he has concerns about the overbuilding of the area.

HCC §12-3-4 (F) (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.

Staff: *All on-site and off-site improvements shall be required of the Developer to include various agreements, infrastructure per the adopted City Code, standards, and plans.*

PZC Hearing:

Applicant: Mr. Terzulli went on to note the request from the Hayden Historic Preservation Commission for a historical board to be placed somewhere on the property and provided an idea of where it could be located north of the roundabout.

Chair Taylor asked the applicant about the historical board and if they would be installing it. Mr. Terzulli identified a possible location for placement north of the Honeysuckle roundabout. Chair Taylor asked staff about the location of the historical board. Ms. Kau stated that the city definitely does not want the signage to be located in the right-of-way as there are multiple sewer mains in the vicinity. He went on to ask Fonda Jovick, legal counsel, if the HOA would be required to maintain the area of the signage. Ms. Jovick identified the city, and the applicant has a goal of providing signage in the most practical location.

Public Comment:

Neutral: B. Brizee provided comments regarding the story of Hayden and the importance of preserving that story through the re-use of building components and interpretative signage. He thanked the developer for accommodating the historical preservation commission and their requests in this regard.

Deliberations:

Commissioner Grano noted that he shares the view of people in the room and loves the small town feel of Hayden. He identified the project meets the standards of approval as identified. He thinks it is a good plan.

Commissioner Walter agreed with Commissioner Grano.

Vice-Chair Morris appreciated the lot sizes and acknowledged a concern for the access onto Honeysuckle Avenue. He mentioned concerns for the speed limits, which Ms. Jovick noted was not a decision point for the Planning and Zoning Commission but rather a City Council decision at a later point in time should they wish to review it.

Commissioner Vargas noted how polite everyone was during the public hearing and agreed on lowering the speed limit.

Chair Taylor differed to the city engineer for the final decision in regard to the connectivity of the road to Honeysuckle Avenue. He went on to note the lot sizes are a manageable growth, and believes the project meets the standards.

Staff Recommended Conditions of Approval (begins on page 9 of the staff analysis):**General Conditions of Approval:**

1. The Developer shall be required to reflect all necessary permanent dedications and/or easements (to include but not be limited to avigation, sewer, stormwater, water, utilities, etc.) on the face of the final plat of the subdivision and to record as a separate document all necessary temporary easements and to identify to whom the dedication and/or easement is to be granted and for what purpose.
2. All permits from outside agencies (ie. CDA Airport, HARSB, AID, IDEQ, NLFPD, and PHD) shall be obtained prior to construction of any future development or building permit issuance.
3. This approval shall run with the land for the term approved herein regardless of whether the property ownership, applicant and/or design professionals noted herein remain the same, whether collectively or individually.
4. Home Owners Association (HOA) documents and legal instrument providing a mechanism for funding shall be required prior to the recordation of the final plat to maintain the open space and landscaping island areas to be owned or maintained by the HOA.
5. Deeds for transfer of ownership of property to become owned by the home owners' association shall be provided to the City in the form acceptable to the City at the completion of any required infrastructure to be recorded concurrent with the final plat free of all liens and encumbrances.

Access Conditions of Approval:

6. All lots shall be accessed from the internal roads of the subdivision. No lot shall have any form (primary, secondary, for accessory buildings, etc.) of direct individual access onto Honeysuckle Avenue. The final location of all driveways shall be subject to the review and

approval of the City. Particular attention will be paid to location of utility pedestals in relation to driveway and snow storage needs and to those lots at intersections to avoid conflict with the required traffic flow.

Construction Plan Requirements:

7. The construction plan submittal shall include those requirements as identified in Hayden City Code §12-6 and more specifically as follows:
 - a. The Developer shall use the City of Hayden Sanitary Sewer system to serve future development in accordance with the adopted Sewer Master Plan. No cross country sewer alignments are allowed.
 - b. No USPS mailboxes shall be allowed on Honeysuckle Avenue. A letter (e-mail) from the US Postal Service with respect to mailbox locations shall be provided, with the intent to place the mailboxes within the subdivision on the internal streets.
8. Landscape Plans: Detailed landscaping plans conforming to the requirements of City Code, shall be submitted for the entire development with construction plans for required subdivision improvements for review and approval by the City. All disturbed areas shall be stabilized with dryland grass or other approved BMP.
 - a. Individual Lots: The landscape plans shall include a dryland grass mix and shall be applied until individual lots are constructed and the hydro-seeding, installation of the irrigation system and required landscaping are completed.
 - b. Street Frontage: Along all street frontages shall be included within the landscaping plan submittal, with actual street tree placement to be completed at the time of building permit for all lots on the internal streets, with the exception of landscaping required with the open space tracts to be owned by the homeowner's association, and/or multi-modal pathways and the associated landscaping.
 - c. Multi-modal Class I pathway: Shall be a requirement of the construction plans and required as a condition of acceptance of infrastructure in accordance with the design standards of the adopted Transportation Plan and/or Park Master Plan.
 - d. Open Space Tract(s): Shall be a requirement of the construction plans and required construction of the subdivision to be completed prior to final plat.
9. A historical interpretative sign structure shall be constructed in accordance with the adopted sign structure type with the sign content to be provided by the City Historical Preservation Commission and the sign shall not be placed within the City's right-of-way, but shall be placed within a dedicated easement or tract.

Requirements requested by other Agencies:

10. The Developer shall comply with the requirements from the Northern Lakes Fire Protection District.
11. The aviation easement requested by the Coeur d'Alene Airport shall be recorded and shall be referenced on all final plats of the subdivision.

With this recommendation, there are a number of conditions with specific components. The specificity does not preclude the City from exercising its right to require compliance, or demonstrate compliance, with any condition at any time, as well as any other applicable requirements whether or not specifically articulated herein.

The City shall notify the developer, in writing, of the recommendation of the commission and any recommended conditions or changes requested and shall advise the developer that the subdivision will be placed on the agenda of the City Council at the earliest practicable date, upon the developer's written request.

Should the applicant wish to contest the recommendations of the Planning and Zoning Commission, the applicant may provide a written statement of its objections regarding the Planning and Zoning Commission recommendations for inclusion in the City Council deliberations on the subdivision request. Such written statements must be received at least five (5) days prior to the scheduled City Council meeting.

A Recommendation for Approval of the subdivision application shall not constitute a variance or approval for deviation from said Code, standards and policies.

FINDINGS, CONCLUSIONS AND RECOMMENDATION OF APPROVAL on the _____ day of June 2026 by the City of Hayden Planning and Zoning Commission.

CITY OF HAYDEN, IDAHO

By: _____

Shawn Taylor, Chair

ATTEST:

Sadie Roe, Clerk