



Memo

To: Mayor Davis and Members of the City Council

From: Donna Phillips, Community Development Director

Date: January 21, 2026

Agenda Item: PZE-25-0102 Arts (King Sod) Zone Map Amendment Request Ordinance

Agenda Item Location

Unfinished Business

Recommended Action or Motion

The City Council approved PZE-25-0102 Arts (King Sod) Zone Map Amendment request from Agricultural (A) to Light Industrial (LI) with staff recommended conditions on January 13, 2026. Should the Written Decision have been approved then the Ordinance to implement the decision is attached for review and approval.

Functional Impact of Authorizing

Upon approval of the ordinance and upon its approval and publication the zone map shall be amended.

Functional Impact of Not Authorizing

Should the ordinance not be approved, then the zone map amendment process shall stop, and direction shall be given to staff and/or applicant as to the next steps.

Fiscal Impact

Properties will develop in accordance with the development standards of the zone designation.

Budget Funding Source / Transfer Request

NA

Attachments:

City Council Ordinance

ORDINANCE NO. _____

ARTS (KING SOD) ZONE MAP AMENDMENT (PZE-25-0102)

ZONE MAP AMENDMENT

AN ORDINANCE OF THE CITY OF HAYDEN, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR CHANGE IN ZONING CLASSIFICATION FOR THE LANDS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM AGRICULTURAL TO COMMERCIAL; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT THESE CHANGES; PROVIDING THAT ALL PRIOR ZONES APPLICABLE TO THE LANDS DESCRIBED IN SECTION 1 ARE HEREBY SUPERSEDED; PROVIDING SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hayden has carried out the procedures required by law to consider the Zone Map amendment request addressed by this Ordinance and has adopted Findings of Fact and Conclusions concerning this matter.

NOW, THEREFORE, BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAYDEN, IDAHO AS FOLLOWS:

Section 1: That the zoning classification for the property located on the southeast corner of North Huetter Road and West Lancaster Road and more specifically described in Exhibit “A”.

Be changed from the current zone designation Agricultural (A) to Commercial (C).

Section 2: The Official Zoning Map of the City of Hayden shall be modified to include the land described in Section 1 and to reflect the zoning applied thereto, and that prior zoning designations for the lands described in Section 1 of this Ordinance are hereby superseded to reflect the same.

Section 3: This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 4: This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law, and may be published by summary.

PASSED by the City Council as an Ordinance of the City of Hayden upon roll call vote on the _____ day of January 2026.

{Continued on the next page.}

APPROVED on this _____ day of January 2026.

City of Hayden

Alan Davis, Mayor

ATTEST:

Abbi Sanchez, City Clerk

Exhibit A – Legal Description :

A parcel of land lying in the Northwest Quarter of Section 9, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, and described as follows:

Commencing at the Northwest corner of Section 9; thence

Running East along the North line of said Section to a point of intersection of said line with North line of the Right of Way of Spokane International Railway 660 feet; thence

Southwesterly along said North line of said Railway, to its intersection with the West line of said Section, 805 feet; thence

North 468 feet to the Beginning, lying Northwest of the Railway.

Excepting therefrom a parcel of land situate in the Northwest Quarter of the Northwest Quarter of Section 9, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Section 9, thence

Along the North line of said Section, South 88°26' East, a distance of 586.17 feet to the True Point of Beginning, said point being 150 feet Northwesterly, measured at right angles, from the center line of the main track of the Spokane International Railway, as now constructed and operated; thence

Along the North line of said Section 9, South 88°26' East, a distance of 166.55 feet to a point that is 50 feet Northwesterly, measured at right angles, from said center line of the main track; thence

Parallel with said center line, South 54°40'00" West, a distance of 910 feet, more or less, to a point on the West line of said Section 9; thence

Along the West line of said Section, North, a distance of 122.58 feet to a point 150 feet distance Northwesterly, measured at right angles, from said center line of the main track; thence

Parallel with said center line, North 54°40'00" East, a distance of 705.92 feet, more or less, to the True Point of Beginning.