

**MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING  
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO**

Monday, May 18, 2026

Commission Meeting: 5:30 PM  
Hayden City Hall Council Chambers, 8930 N. Government Way, Hayden, ID 83835

**CALL TO ORDER**

The meeting was called to order at 5:30 PM by Chair Shawn Taylor.

**ROLL CALL OF COMMISSION MEMBERS**

**Present:** Tony Grano, Chris Morris, Shawn Taylor, Vince Vargas, Ron Walters.

Staff Present: Donna Phillips, Community Development Director, Fonda Jovick, City Attorney, Shannon Drappo, City Planner, and Dulci Kau, City Engineer.

**PLEDGE OF ALLEGIANCE**

Commissioner Walters led the pledge of allegiance.

**ADDITIONS OR CORRECTIONS**

New Business Item 4A on the Agenda: Coeur d' Alene Airport District Overlay Discussion and Direction, will be postponed to a later date.

**CALL FOR CONFLICTS OF INTEREST**

None

**CONSENT CALENDAR *All items on the consent calendar are Action Items***

Approval of Planning & Zoning Commission Regular Meeting Minutes, 04-06-2026

**Motion to approve the Consent Calendar as presented. This motion, made by Vice-Chair Morris and seconded by Commissioner Grano; Carried.**

**Tony Grano: Yes**  
**Shawn Taylor: Yes**  
**Chris Morris: Yes**  
**Vince Vargas: Yes**  
**Ron Walters: Yes**

**PUBLIC HEARING (Public Testimony will be received for these items)**

A. PZE-26-0035 Monaghan Estates Subdivision **ACTION ITEM** - This public hearing is a request for a: 20 lot single family home subdivision located at the address currently known as: 751 E Honeysuckle Avenue, Hayden, ID 83835.

Chair Taylor opened the public hearing at 5:32 PM.

**Staff Introduction:**

Donna Phillips, Community Development Director, gave an overview of the proposed subdivision stating the applicant and the Engineer of record are Olson Engineering and Jeremy Terzulli will be presenting on behalf of the owners, Aspen Homes LLC.

The request is for a 20-lot subdivision on two lots, that are approximately 8.6 acres in size. Access is to be from W. Honeysuckle Road and N. Secretariate Lane. A future road, "road A" is to be named at some point. The "dotted line down the middle" of the property was referenced and was explained that there are two taxing entities across this property. The existing site has several outbuildings on this property, that the Historical Preservation Commission (HPC) went out and looked at for historical significance based on the age of the buildings. This was referenced also in the Staff Analysis. Most of the buildings on this property have demolition permits associated with them. Meaning that they will be removed from the property, or they will be burned as part of the Fire Departments training, leaving the land bare before this subdivision begins construction.

### **Applicant's Presentation:**

Jeramie Terzulli, a land use consultant with the collaboration of Olson Engineering, on behalf of Aspen Homes, presented. He began by referencing the Staff Report, and that he would be mentioning parts of it during his presentation. Mr. Terzulli showed a side-by-side diagram of the current cul-de-sac design that is being proposed (shown on the right), and the previous approved design, showing a "hammer head" style fire truck turn around (shown on the left) at the end of "future Road A". He went on to explain that the old design caused Lot #7 to be an "odd shape", so he worked with the Engineer to change the design to this cul-de-sac option which has the appropriate fire truck turn around space, and snow storage to the east. Next, Mr. Terzulli showed an overlay of the subdivision on the Kootenai County GIS Map which showed the lot sizes compared to neighboring lots and how this subdivision "would finish the build out of this area of town". Mr. Terzulli addressed the standards of subdivision approval as follows:

### **Review Criteria: Infrastructure/Utilities:**

Mr. Terzulli stated that Avondale Irrigation District will be the water purveyor for the subdivision and has provided a will serve letter stating so.

Sewer will be provided by the City of Hayden, and a will serve letter has been provided and capacity is available as of the date of the will serve letter. Mr. Terzulli stated that the extension of Secretariate Lane means that power and natural gas are already there and stubbed at the end of that road and would continue down to this subdivision along with internet and communication providers.

Multiple dry utility providers will be part of the subdivision, and the Engineer will coordinate with providers during the construction design phase.

### **Review Criteria: Streets:**

Mr. Terzulli went on to explain the connectivity from the terminus of Secretariate Lane to the North, and the final output through the "future road A" onto Honeysuckle Avenue. Which will be a right-in, and right-out onto Honeysuckle Avenue. Mr. Terzulli said that there are no deviations from the City's standard for streets, other than the "hammer head" to cul-de-sac change, which either design is adequate for Northern Lakes Fire to maneuver around. He continued by saying that 10' street side swales will be used in accordance with the city standard, and there is no request for a private

road in this subdivision. There are multiple mailbox location options, and they will work with the US Postal Service to determine the best location. It was determined that a Traffic Impact Analysis was not needed for this subdivision per the city standard.

Parks:

Mr. Terzulli displayed a slide with the 2040 Parks Master Plan map and showed where the subdivision site is in relation to two proposed parks in the area. The city will be collecting Impact Fees from this project, to help in land acquisition and future parks. There will be a recreation/gathering spot within the development that will be managed by the HOA. He went on to show the plan for the multimodal pathways that will connect out onto Honeysuckle Avenue, and continue out to Honeysuckle Beach, McIntire Park, and down along Fourth Street as well allowing true pedestrian connectivity.

Zoning Standards of Approval:

Mr. Terzulli stated that this is an R-1 zoned subdivision that is already within the city limits and does not require annexation. The lot sizes exceed the City's minimum lot size of 8,250 square feet with their smallest lot being a bit larger than 8,300 square feet, and the largest lot being 18,000 square feet. The use is consistent with the current zoning, and neighboring subdivisions.

He went on to reference the Staff Report saying that there was a request to keep some of the historical aspects of the property with a historical board placed somewhere on the property. He showed a potential location for this board near the roundabout within the city right of way.

Summary:

Mr. Terzulli said that in summary they feel that all of the engineering criteria have been met and exceeded, and that the impact fees, utility hook ups, all infrastructure is at the developer's expense and they respectfully request approval.

He then asked if the Commission had any questions for him. To which Chair Taylor asked how they will prevent left turns in and out of the development onto Honeysuckle Avenue, since it is proposed to be a right-in and right-out? And will there be a barrier there?

Mr. Terzulli said that there will be at a minimum signage there to assist in preventing people from turning left, and if the city feels it is warranted they could put in something "sort of a pork chop" there to handle that, which would be determined by the city engineers.

Chair Taylor also asked about the historical board, and if they would be installing that in the city's right of way? Mr. Terzulli said they would not be the ones to install it, and that they were just suggesting that particular spot per their discussions they have had with the Historic Preservation Commission.

Vice-Chair Morris asked a clarifying question in regard to the cul-de-sac, about the fire department "not allowing a cul-de-sac with that many lots or that size" to which Mr. Terzulli clarified that is a city requirement, and that city code states that cul-de-

sacs are “capped” at 400’ from its nearest intersection to the end of the cul-de-sac. He showed on his slide show presentation where they had initially thought about putting a cul-de-sac and not creating that connectivity and went on to say that is a city code, and not a fire code. The fire department “doesn’t care as long as they can get their fire truck in and spun around.”

Commissioner Grano asked about the proposed recreational area and if there will be a pavilion or pickle ball courts. To which Mr. Terzulli said there will be one pickle ball court, and a pavilion. He clarified that the pavilion will not have a restroom, and this area will be owned and maintained by the HOA.

Chair Taylor asked how the lot lines of each lot line up with the properties off of Finucane Drive? Mr. Terzulli showed the overlay slide again in his presentation, which shows how the lots line up with those other properties. Noting that they do not line up identically, but they start out that way and then off set to the North.

**Staff Presentation:**

Ms. Phillips started by introducing Dulci Kau, City Engineer, to the Commission in case they have any questions for her during the public hearing. She began her presentation by saying that there are eight standards of approval for a subdivision. She referenced the Staff Analysis, stating that her presentation is a summary of the Staff Analysis. She went on to say that there is one extra public comment in addition to the public comments that the commission already had available to them. And that she will hand out the additional public comment during her presentation.

A Conditional Will Serve Letter was provided by Avondale Irrigation District (AID) in March 2026. AID confirmed that they would be able to serve this subdivision, and in the Agency Comments they said they did not have any further comments.

Northern Lakes Fire District provided a short list of requirements for this subdivision prior to the start of construction.

A Will Serve letter was provided by the City in March 2026 for sewer requirements and identified that the sewer is in the H-1 sewer basin.

Ms. Phillips went on to say that the Stormwater & Snow Storage Requirements were covered by Mr. Terzulli’s presentation, and he showed where the stormwater and snow storage is proposed to go. The street typical, and snow storage locations, are all reviewed in depth at the time of construction plan review in accordance with title eight.

She also discussed the cul-de-sac change with Dulci Kau, City Engineer, who confirmed that she did work with the applicants engineer on this new design. Ms. Phillips went on to state that this change was not a part of her original Staff Analysis but is now a part of the record.

Ms. Phillips explained that a trip generation letter was requested to show the commission what that looks like, and to also confirm that this subdivision does not require a traffic impact analysis per the findings of the trip generation letter. The

impact fees collected at the time of the subdivision for circulation would be the only mitigation that would be required for the subdivision should it be approved.

Next, she referenced Road A which is a “right-in, right-out” road, and she stated that frontage improvements will be completed in accordance with the typical section and will include the multimodal pathway. She stated that the park impact fees will be collected at the time of permit issuance.

On the next slide, Ms. Phillips explained erosion control and that the Geo-hazards stabilization will be reviewed during construction to the satisfaction of the city. The utilities will be placed underground, and the mailboxes will be located on internal public streets. Driveway placement is also reviewed during time of building permit.

This subdivision is proposed to be a Single-Family Residential (R-1) subdivision. All lots are larger than the minimum lot size is required to be. The smallest lot size is approximately 8,300 square feet, and the largest is 18,000 square feet. The average lot size is 14,000 square feet. Director Phillips referenced the Goals and Policies of Comprehensive Plan provided here and summarized (in her slideshow).

The next slide references on-site and off-site improvements and how it is required by the Developer to include extension of infrastructure per the adopted City codes, standards, and plans, and mitigating improvements as required.

She went on to identify the agencies’ which were noticed and their responses: Notice was sent to 21 Agencies with six comments back. Panhandle Health District (PHD) will require a full subdivision application submitted and all fees paid prior to final plat. Idaho Department of Water Resources identified that Avondale Irrigation District is going to serve this property however, North Kootenai Water District could have also serviced this property. Idaho Fish and Game (IDFG) did not have any comments at this time.

Director Phillips then referenced the public comments that are available on BoardBook. She then handed out one public comment that was submitted Friday afternoon after the other comments were submitted to Boardbook. She asked that it be read into the record when the time is right. She went on to provide the staff recommended conditions of approval, identifying that they are in addition to the subdivision requirements of Hayden City code. Any dedications and easements will be on the plat, or on a separate document and then noted on the plat. She referenced other agencies who must do their reviews, and the developer must comply with those requirements. All approvals run with the land should it be approved. The recreational area needs to provide the HOA documents and a legal instrument for the funding of that, and maintenance of that. Those documents will be required as part of their final plat requirements, along with the deed to transfer the land from the current owner to the HOA will also be required.

Ms. Phillips continued with her presentation stating that all lots will be accessed from internal roads of the subdivision, and there will be no lots with access onto Honeysuckle Avenue.

She identified the construction plan requirements, and that the developer is required to use the city’s sewer with accordance to city code and the sewer lines must follow

the road alignment. Regarding the mailbox placement, there are no mailboxes allowed along Honeysuckle Avenue.

Ms. Phillips mentioned landscaping requirements, and how the landscaping plans are required at the time of construction plan submittal. Dry grass seed mix is required as part of the landscaping, along with planting a tree in front of each lot is required as part of the street frontage landscaping. Street frontage for the HOA maintained recreational area, and the multimodal pathway landscaping is also required to be submitted during the subdivision construction.

She mentioned the Historical board site and showed the proposed location which is a corner point of the old railroad track which went down to Honeysuckle Beach where they collected logs and continued up to Strayhorn to the Hayden Lake Country Club. It is not proposed to be in the city's right-of-way, but instead to be inside an easement or tract unless the city engineer approves it in a different location (such as the right of way).

She stated that the developer is required to comply with the Northern Lakes Fire Protection District requirements that are listed in the public comments, and she also mentioned the Airport usually requires an avigation easement but that she has not received that request yet from them.

She stood for questions.

**Questions from the Commission:**

Commissioner Vargas asked about the utilities being placed underground, and if that included electrical power? Ms. Phillips replied yes. To which Commissioner Vargas said "no telephone poles?" and Ms. Phillips said "that is the goal".

Chair Taylor asked City Engineer, Dulci Kau, if there are requirements for how close ingress or egress can be to a roundabout? Ms. Kau answered that there is, which is why this is an access controlled right-in, right-out road to eliminate the conflicting turning movements of left turns.

Chair Taylor also asked about the historical board and the proposed city right of way spot for it, to which Ms. Kau stated that the city definitely wants that to not be located in the city right of way as there are multiple mains in this vicinity.

Chair Taylor also asked legal counsel, Fonda Jovack, if the historical board was placed in the city right of way, could there be a document stating that the subdivision HOA be responsible for the maintenance of that area? To which Ms. Jovick responded saying no, but the city and the applicant have a goal of providing signage in the most practical location.

Vice Chair, Morris asked about the access off Honeysuckle Avenue, and if the utilities must travel with the street? And mentioned is there a plan to bring the path "all the way through." Ms. Kau answered by saying that she cannot recall what the water provider's design was through that area, but she went on to say that there is no gravity sewer in that vicinity. She stated that it really is for transportation; vehicular and pedestrian.

Ms. Phillips left a slide up on the projector screen showing the development layout. Public comments were then taken.

**Public Comments:** 5 minutes allotted for individuals, 15 minutes allotted for groups.

**FOR:**

A letter was read into record by Chair Taylor on behalf of a public comment for:

**Matt Lambert:** 732 Ripatti Way, Hayden, ID 83835. "I am writing in support of the Monaghan Estates Subdivision. I think this is a logical use of property in our area to get some incremental housing supply. As a resident of The Fields, I would like to see the city consider Monaghan Estates as a supporting factor in developing a sidewalk that would run along the East side of North Maple Street from Ripatti Way to Hayden Avenue. We already have a number of children in The Fields walking to Hayden Meadows along the roadside. Drivers are courteous here, but it will still be much safer to have dedicated sidewalk on Maple Street that would connect these subdivisions to the sidewalk on Hayden Avenue and provide a more suitable walking path for children heading to Hayden Meadows."

**John Avla:** 8600 North 4<sup>th</sup> Street Hayden, ID 83835: Is for the proposal, but has numerous problems with speed limit on 4<sup>th</sup> Street. Would ask that the commission look at the speed limit between 4<sup>th</sup> street and Honeysuckle Avenue which currently is 35 MPH. Has lived at his residence for seven years, and there have been multiple fatalities on 4<sup>th</sup> street including pedestrians and deer. Mr. Avla thinks the increase in traffic will cause more issues, and requests changing the speed limit to 25 MPH.

**NEUTRAL:**

**Bill Brizee:** 12201 N Strahorn Road, Hayden, ID 83835. Member of the Hayden Historic Preservation Commission and was not there in that capacity for comment. He started his comment by thanking the developer for allowing the commission to go in and take photos of this property for its historical value. He mentioned the "historical marker" and the historic commission wanting to make sure that the story of that property gets told. He went on to mention the demolition permit that was pulled for the current structures on this property, and saving some windows, doors, and trim in order to re-use them and preserve the story of this property. He thanked the developer again for accommodating the historic preservation commission.

**Kelly Ham:** 8843 North Finucane Drive, Hayden, ID 83835. He asked questions during his allotted time. Asking, will there be a fence put in around this subdivision? What is the projected average cost of these homes? He also mentioned the speed limit on Honeysuckle Avenue, and said people usually drive 45 MPH and do not slow down for the roundabout. He also asked if all the trees will be removed from the property? And when they start building these homes, where will they start? He ended by saying "thank you."

**Rosie Ham:** 8843 North Finucane Drive, Hayden, ID 83835. She began her time by pointing out which house was hers on the map pulled up on the projector screen. Stating that her property is the one that would be right behind the proposed pavilion area for this subdivision. She has concerns about privacy, and noise. She

appreciates the historical value of that area and was curious to know if the “mature healthy trees” on that property will be preserved or not.

**AGAINST:**

**Barth Arotca:** 9506 N Secretariat Lane, Hayden, ID 83835. Began by thanking the developer for not building high density housing, and for using Aspen Homes, which he states has a good reputation as a builder in the area which he appreciates. He has questions and concerns about access to Honeysuckle Avenue. He thinks the best access onto Honeysuckle Avenue is through the roundabout, not from the proposed “Road A” as many people speed on Honeysuckle Avenue, and he thinks accessing straight into the roundabout will help prevent high speed accidents, and if accidents to happen they will be at a lower speed. He stated that if the right-in, right-out will be posted by street signs or painted lines, people will ignore those “suggestions” and still make left turns. He requests that a barrier be developed on “Road A” to prevent left turns.

**Walt Horn:** 9429 North Secretariat Lane, Hayden, ID 83835. Stated that he is an Idaho native and believes in habitat preservation. The property where this subdivision is proposed is a major habitat for local wildlife. He has concerns about the overdevelopment of Hayden, and mentioned seeing this in Phoenix, AZ when he lived there. He believes this kind of building will decrease home values, and crime rates will increase. He stated the development of forest areas is following and mentioned the increase in trash along the roadways.

**Applicant Rebuttal:**

Mr. Terzulli began his rebuttal regarding putting in a sidewalk on Maple Street and stated that impact fees that are collected from this subdivision will help with the build out of things like this. He appreciates the comment, as he has always felt attention was needed on Maple Street but does not see how it is applicable to this specific subdivision.

He went on to say that there is likelihood of a fence being installed around this subdivision, especially around the recreational/pavilion area and there is no plan to add lights in that area. He also mentioned the mature trees on the property, and the developer’s intention is to preserve as many of them as possible, especially on the perimeter of the subdivision.

Regarding the safety onto Honeysuckle Avenue, he “tends to let the engineer’s figure that out” because he “is not a traffic engineer” but does understand the safety there. He mentioned that it was the discretion of the city engineer who determined that this (Road A) was the best location and connectivity onto Honeysuckle Avenue.

Next, Mr. Terzulli stood for questions and stated that he believes this subdivision meets and exceeds all standards and can be built safely and, in a manor, to promote public health and safety and recommends approval of this proposal.

Chair Taylor asked about the pickle ball courts stating that sometimes the noise can be “pervasive” and if the pickle ball equipment standards could be a part of the CCR’s and if the residence could be required to us “less noisy equipment.” To which Mr. Terzulli stated that they would entertain the idea of residence possibly using “ours.”

Chair Taylor closed the public hearing at 6:38 PM and asked the commissioners if they would like to proceed with deliberations or postpone them to another night? To which the commissioners all agreed to proceed to deliberations.

**Deliberations**

Commissioner Grano said that he shares the views with a lot of people in the room, and loves the small town feel of Hayden. He continued by saying that this project does meet all of the criteria and even exceeds it. He stated he does not have any means to disapprove of it, and it is a good plan.

Commissioner Walters said he agrees with Commissioner Grano.

Vice Chair Morris said that he appreciates the lot size and acknowledged the concern for access onto Honeysuckle Avenue to which he said that it sounds like it was addressed already. He mentioned concerns for the speed limit on Honeysuckle Avenue as well to which legal counsel Fonda Jovack responded saying that the applicant does not have any control over the speed limit through there and that is a City Council decision. She noted that council will be watching the recording of this public hearing and the deliberations of the Planning and Zoning commission as this project comes forward to them. Council will not adjust speed limit during this time, but it will be brought to their attention for consideration at a later date.

Commissioner Vargas noted that everyone has been very nice during the public hearing, and mentioned bringing the speed limit down to 25 MPH. Other than that, he said “he was good with it.”

Chair Taylor differed to the city engineer for the final decision in regard to the right-in, right-out and if they would rather add a fourth leg onto the roundabout instead. He went on to say that the lot sizes are manageable growth, and he sees nowhere that the commission would see any reason to not approve this project.

**Motion to approve PZE-26-0035 Monaghan Estates Subdivision preliminary plat request with the recommended conditions of approval. Finding the request is in accordance with the standards of Hayden City code based upon testimony received at the Planning and Zoning Commission public hearing and the record of request. This motion, made by Commissioner Grano and seconded by Vice Chair Morris; Motion carried.**

**Tony Grano: Yes**  
**Shawn Taylor: Yes**  
**Chris Morris: Yes**  
**Vince Vargas: Yes**  
**Ron Walters: Yes**

Chair Taylor explained that this motion was approved to recommend approval to City Council.

## **NEW BUSINESS**

Item 4A: Coeur d' Alene Airport District Overlay Discussion and Direction is postponed to a later date.

Item 4B: New & Unlisted Use – Mobile Food Truck Complex Discussion:

This item was presented by Shannon Drappo, City Planner. She stated there was a mobile pilot program that was during 2020-2021, and it was repealed in 2021. Since then, there have been multiple calls, e-mails, and walk in interest for a mobile food establishment. Ms. Drappo said that this use is not on the list of approved uses as of today. She stated that city staff wanted to bring this to the attention of the Planning and Zoning Commission to see how they felt about adding this to the uses table. And would like to start the discussion to see if they would like city staff to add this to code.

Chair Taylor said yes that he thinks all of the commissioners would agree that having more food options in the area is a great idea.

Commissioner Grano said that he likes food trucks and mentioned the uniqueness that it brings to the area.

Vice Chair Morris agreed shaking his head yes and saying, "on the record."

Commissioner Walters also agreed and asked if there would be a mobile food truck complex in a permanent set up or just a temporary spot where people could park for a weekend and then move it after that. Mr. Drappo and legal counsel confirmed that this was the point of the discussion tonight, was to see how the commission felt about either of those options because it could be one or the other, or both options, or none.

Vice Chair Morris stated that he would be in support of staff putting both options (permanent mobile food truck complex and a temporary option) back into code. All other commissioners shook their heads or stated "yes" in agreement.

## **REPORTS**

Community Development Director's Report

Director Phillips reported that the Coeur d' Alene Airport Director was meant to attend the meeting but was called away unexpectedly so that is why he was unable to attend. She confirmed that he does wish to present to the commission and is on the agenda for the 1<sup>st</sup> meeting in June.

She continued by saying that there is a plan for a joint workshop between PZC and City Council regarding the new code amendments for the second meeting in June. Commissioner Grano confirmed the date of this workshop. The date is confirmed to be June 15<sup>th</sup>, 2026.

Legal Counsel, Fonda Jovick stated that they can send out the new legislation ahead of the meeting time, so that their commissioners have a chance to look it over before the workshop. Director Phillips confirmed that it will be sent out to the commissioners.

Ms. Jovick went on to say that the city has an obligation to enact or amend the city code by February 27<sup>th</sup>, 2027, and the comprehensive plan has to be amended.

Director Phillips said that with the collaboration of city council and PZC, that will help with the code amendments.

The workshop meeting date was confirmed again as June 15<sup>th</sup>, 2026.

Chair Taylor asked if there were any public hearings coming up, to which Ms. Phillips said no, not yet.

Ms. Phillips continued by saying that she met with each of the commissioners from PZC to go over Ms. Jovick's PowerPoint presentation that she would have presented during the last meeting, had that meeting not been canceled. She said that if the Commissioners have any questions about the presentation that they can reach out to her or they can ask now. The highlights that she mentioned were the violation of due process rights, bias, ex parte communication, and conflicts of interest.

Vice Chair Morris asked if it would have been better to call ahead of time and ask questions before the public hearing?

To which Ms. Jovick said yes, always calling ahead of time to give city staff enough time to come up with a well-reasoned response is good, and you can still ask your question during the public hearing as well. She went on to say the other thing you could have done once the applicant completed the rebuttal and the public hearing was closed, during deliberations you could have asked staff questions, and could have asked the city engineer about the round-about. Clarifying to Vice-Chair Morris, that those questions cannot be asked now because it is an open record still occurring, but for future reference.

#### **ADJOURNMENT**

Chair Taylor adjourned meeting at 6:55 PM

Respectfully submitted,

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Sadie Roe, Clerk