



Memo

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

From: Donna Phillips, Community Development Director

Date: October 17, 2025

Agenda Item: PZE-25-0080 Sycamore Valley Subdivision Preliminary Plat – Public Comments Received

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.

- M. Clausen, Resident – Opposed; “This project will affect my daily life, well-being and privacy.
- J. Clausen, Resident – Opposed; “I believe the value of my property will decrease. There are plenty of houses being built elsewhere so why build more houses here!”
- L. Hanson, Resident – Opposed; comment relates to general concern related to traffic, and requests less lots and more green space.
- L. Taunt, Resident – Opposed; “We are extremely disappointed that the old Hanson Farm was sold to an out of state developer rather than made into a beautiful historical city park.” And the comment goes on to discuss impacts to the neighborhood, view and wildlife, traffic, speeding and running of stop signs and red lights are all too common, and general feel of Hayden is changing.
- J. and A. Warner – opposed; “Traffic, safety, including commercial is already high for such a narrow corridor with no sidewalks or bike paths. Speed limit not enforced. Concern for wildlife in the area.”

- A. Smith – neutral; “Having green space would be nice. More traffic adds to the already limited space for safe walking. People run Maple/Miles stop signs many times a day already. What will be done?”

Fiscal Impact

Not Applicable

Budget Funding Source / Transfer Request

Not Applicable

Attachment

Comments as received

Deborah Shaver

From: noreply@revize.com
Sent: Tuesday, October 07, 2025 1:32 PM
To: Planning
Subject: Public Hearing Comments

Categories: Deborah

first_name = Michael
last_name = Clausen
email = mikeclausen@msn.com
phone = 2087552705
Residency-Status[] = Hayden Resident
Residency-Status[] = Hayden Property Owner
PZE-Number = PZE-25-0080
Vote = Opposed
issue = This project will affect my daily life, well-being and privacy!
preferred_contact = email
Client IP = 135.135.56.197

Deborah Shaver

From: noreply@revize.com
Sent: Tuesday, October 07, 2025 1:36 PM
To: Planning
Subject: Public Hearing Comments

Categories: Deborah

first_name = Jeanne

last_name = Clausen

email = jclausen8@hotmail.com

phone = 2087558697

Residency-Status[] = Hayden Resident

Residency-Status[] = Hayden Property Owner

PZE-Number = PZE-25-0080

Vote = Opposed

issue = I believe the value of my property will decrease. There are plenty of houses being built elsewhere so why build more houses here!

preferred_contact = email

Client IP = 135.135.56.197

Deborah Shaver

From: noreply@revize.com
Sent: Wednesday, October 08, 2025 2:29 PM
To: Planning
Subject: Public Hearing Comments

Categories: Deborah

first_name = Lynda

last_name = Hanson

email = scottandlynda1@frontier.com

phone = 208-661-0338

Residency-Status[] = Hayden Resident

Residency-Status[] = Hayden Property Owner

PZE-Number = PZE-25-0080

Vote = Opposed

issue = I am opposed to this request, as 37 residential lots will add too much traffic to Maple Street, which is already overloaded. The continued growth north of my residence has already put a strain on the street, as it used as a main route by the residents in the Rocking R, Emerald Estates, etc. Preparing for such an increase in traffic is crucial. This involves installing a traffic light at the intersection of Miles Avenue and Government Way before any proposed building takes place. I would not be opposed if the light can be installed and the number of sites is lessened, making more green room in the subdivision.

preferred_contact = email

Client IP = 135.135.59.231

Deborah Shaver

From: noreply@revize.com
Sent: Monday, October 13, 2025 10:34 PM
To: Planning
Subject: Public Hearing Comments

first_name = Lisa
last_name = Taunt
email = pdnhed65@gmail.com
phone = 208-719-9012
Residency-Status[] = Hayden Resident
Residency-Status[] = Hayden Property Owner
PZE-Number = PZE-25-0080
Vote = Opposed

issue = We are extremely disappointed that the old Hanson Farm was sold to an out of state developer rather than made into a beautiful historical city park. The addition of said 37 houses PLUS ADUs is definitely going to impact our neighborhood. We absolutely are heartbroken to be losing the lovely view and all the wildlife that we have enjoyed over the years. Many does have birthed and raised babies in the field, colorful pheasants entertain us with their antics as well as the sweet little quail. We were even blessed with bald eagles hanging out and hunting the field for morsels. Looking at someone's back fence and hideous shop is going to change the whole feeling of our street. Hayden has changed o much in the last few years and not for the better. The traffic is stupid on Government. We cannot make a left turn from Miles or cross to get to 95 very easily most of the day. People do NOT adhere to the 25MPH speed limit in the residential areas, and apparently we don't have enough sheriffs to cover traffic issues like the speeding, running of stop signs and red lights that has become all too common. Sticking these cheap looking pocket neighborhoods in the open spaces of an established area destroys the essence of what Hayden used to be. It no longer feels like a quaint little Idaho town but more like over-crowded frenzied So Cal.

While it's probably futile to even submit this, our vote is no thank you on this development. I cannot attend the public hearing due to a prior commitment, I will be hoping for a miraculous reversal of this plan with fingers crossed. Thank you for your time and the opportunity to voice our opinion.

preferred_contact = email
Client IP = 76.178.167.138

Case No. PZE-25-0080, Sycamore Valley Subdivision Check the appropriate box: Support Neutral Opposed

Name: Jim + Andrea Warner

E-mail: amwarner44@gmail.com

Address: 577 E. Dana Ct. Hayden

Comments: Traffic^{safety}, including commercial is already high for such a narrow corridor. with no sidewalks or bike paths. Speed limit not enforced. • Concern for wildlife in the area.

The agenda will be posted at City Hall and on the City's website at www.haydenid.gov 48-hours before the hearing.
If you require special accommodation, please contact the Community Development Department at (208) 209-2021 at least 24-hours prior to the date of the hearing.

See additional information on the back of this letter.

Please cut on the line below

Case No. **PZE-25-0080, Sycamore Valley Subdivision** Check the appropriate box: Support Neutral Opposed

Name: Amber Smith

E-mail: Amber@idahoLTP.com

Address: 663 E miles Ave

Comments: Having green space would be nice. More traffic adds to the already limited space for safe walking. People run maple/miles stop sign's many times a day already what will be done?