



Memo

To: Chair Taylor and Members of the Commission

From: Shannon Drappo, Planner

Date: May 14, 2026

Agenda Item: 3.A. PZE-26-0035 Monaghan Estates Subdivision

Agenda Item Location

Public Hearing

Recommended Action or Motion

Possible Motions of the Planning and Zoning Commission:

- **Motion to Approve** – I move to recommend approval of the PZE-26-0035 Monaghan Estates Subdivision request with Staff recommended Conditions of Approval, finding that it **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.
- **Motion to Continue** – I move to continue this hearing to {date specific} to address concerns related to _____.
- **Motion to Deny** – I move to recommend denial of the PZE-26-0035 Monaghan Estates Subdivision request, finding that it is **NOT** in accord with the standards of Hayden City Code, and, based upon testimony received at the Planning and Zoning Commission Hearing and the record of the request for the following reasons: _____.

Summary

All structures currently on-site are expected to be demolished, however, due to the historical aspect of the land and structures, the Hayden Historic Preservation Commission has been on site to take photographs prior to demolition. The Executive Summary of the project is attached for your use.

Agency and Public Comments Received as a result of Noticing:

During the review of the proposal, agency notices are requested concurrent with the Staff Analysis. If received in a timely manner, they are included in the Staff Analysis. If, however, they are received after the Staff Analysis is posted to the website and prior to the public hearing, those comments are

included within this memo to the Commission. As of the date of this memo, the following comments have been received and are also attached for review:

Agency Comments

Northern Lakes Fire Protection District (NLFPD):

- Roadways shown on site plan are approved as submitted
- Fire flow requirements to meet current edition of Idaho Fire Code
- Locations of fire hydrants approved with conditions of being operational before start of construction to any dwellings, and outfitted with 5" Storz adapter with cover and hydrant marking flags
- Address numbers provided and visible from access road fronting property
- Any construction other than 1 and 2 family dwellings will be reviewed for fire sprinkler systems
- Idaho Fire Code requirements apply when building permits are applied for. Additional requirements may apply.

Public Comments

Neutral

R. Talmage, Resident: Requests Secretariat Ln is not open to through traffic until all construction is complete. Does not want the bike path impacted

Opposed

A. Vandevender, Resident: Concerns regarding traffic, pedestrian safety and neighborhood impact. Area lacks adequate sidewalks and pedestrian infrastructure. Adding access point for roundabout further increases risk of accidents. Construction creates disruption for surrounding neighborhoods and affects quality of life.

A. Dux, Resident: Additional pressure on infrastructure, especially roads. Safety of Finucane Dr. is a concern.

A. Peters, Resident: Concerns that acreage is too small to accommodate 20 new homes. Increase of traffic and decrease in value of home. Fire safety is a concern due to too many people in such a small space. Traffic is too busy.

J. Roletto, Resident: Land is used for animals. The shade trees are essential for those on Finucane.

J. Robinson, Resident: Proposed egress point onto Honeysuckle Ave creates dangerous conditions for drivers. Environmental impact of loss of trees along west property line have been growing for 30 years and enhance property values and provide coolness for homes in the summer.

Attachment

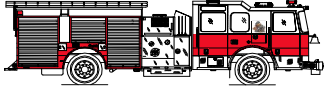
Agency Response: NLFPD

Public Comments: R. Talmage, A. Vandevender, A. Dux, A. Peters, J. Roletto, J. Robinson

Executive Summary

Northern Lakes Fire Protection District

Proudly serving the areas of and surrounding Hayden and Rathdrum



Hayden Area (208) 772-5711 • Fax: (208) 772-3044
Rathdrum Area (208) 687-1815 • Fax (208) 687-2088
www.northernlakesfire.com

April 15, 2026

City of Hayden Planning & Zoning
8930 N. Government Way
Hayden, ID 83835

Attn: Sadie Roe, Planning Assistant,

The Northern Lakes Fire Protection District has reviewed the subdivision request for Monaghan Estates Subdivision, 20 residential dwellings. Located at 751 E. Honeysuckle Ave.

The Fire District approves of the subdivision with the following requirements, the owner/applicant shall be aware that each new occupancy constructed will add to the impact on the Fire District and can reduce the response time to citizens and visitors within the boundaries of the Fire District.

This subdivision is only approved if all conditions of the current edition of the Idaho Fire Code are met.

- Roadways shown on site plan are approved as submitted.
- Fire flows shall meet the requirements of the current edition of the Idaho Fire Code. Dwellings smaller than 3,600 sq. ft. require a fire flow of 1,000 GPM for a duration of 1 hour. Dwellings larger than 3,600 sq. ft. require higher fire flows depending on the square footage. Refer to the Idaho Fire Code Appendix B, Section B105 and table B105.1.
- Locations of fire hydrants shown on site plan are approved with the following conditions.
 - **Fire hydrants shall be operational before the start of construction to any dwellings.**
 - **Fire hydrants shall be outfitted with 5" Storz adapter with cover and hydrant marking flags.**
- Address numbers shall be provided and visible from access road fronting the property.
- If any type of construction occurs other than 1 and 2 family dwellings homes will be reviewed for the need for fire sprinkler systems, this may require larger water line sizing.
- Idaho Fire Code requirements shall apply when building permits are applied for. Additional requirements may apply depending on size and type of occupancy constructed.

If you have any questions, please call 208-772-5711.

Thank you,

Tyler Drechsel

Tyler Drechsel
Fire Marshal

Case No. PZE-26-0035, Monaghan Estates Subdivision Check the appropriate box:

Support

Neutral

Opposed

Name: RAYMOND TALMAGE

E-mail: talmage rd@gmail.com

Address: 9471 SECRETARIAT LANE, MAYDEN, 83835

Comments: OUR ONLY REQUEST IS THAT SECRETARIAT LN NOT BE OPENED TO THROUGH TRAFFIC UNTIL ALL CONSTRUCTION IS COMPLETED IN THE NEW SUBDIVISION. WE DON'T CARE TO HAVE ALL OF THE CONSTRUCTION TRAFFIC COMING THROUGH OUR NEIGHBORHOOD. ALSO IT IS IMPORTANT THAT THE BIKE PATH NOT BE IMPACTED.

Sadie Roe

From: Vandevenders <arvand0914@gmail.com>
Sent: Thursday, May 7, 2026 5:00 PM
To: Planning
Subject: Opposition to Case No. PZE-26-0035 Monaghan Estates Subdivision

You don't often get email from arvand0914@gmail.com. [Learn why this is important](#)

I strongly oppose the proposed subdivision at 751 E Honeysuckle Ave (8.67 acres) due to significant concerns regarding traffic, pedestrian safety, and neighborhood impact.

Honeysuckle Ave is heavily used by children, families, cyclists, and elderly residents traveling to nearby parks and neighborhoods. The area already lacks adequate sidewalks and pedestrian infrastructure, creating existing safety concerns for those walking or biking along the roadway. Adding substantial construction traffic, increased daily residential traffic, and another access point for the roundabout would further increase the risk of accidents and make the area significantly less safe for current residents.

In addition, the construction phase would create prolonged disruption for surrounding neighborhoods through increased noise, dust, heavy truck traffic, and reduced roadway safety. These impacts would directly affect the quality of life for nearby residents for an extended period of time.

I respectfully ask the Planning and Zoning Commission to prioritize pedestrian safety, traffic management, and the well-being of existing residents when considering this proposal.

Sincerely,

Alexandra Vandevender

9153 Secretariat Ln

Hayden ID 83835

Case No. PZE-26-0035, Monaghan Estates Subdivision Check the appropriate box:

Support Neutral Opposed

Name: Andy Dux E-mail: adux78@gmail.com

Address: 9006 N. Finucane Dr., Hayden, ID 83835

Comments: Another large subdivision in this part of town puts even more pressure on infrastructure, especially roads. My street (Finucane Dr.) is already becoming unsafe because it gets used as a throughway instead of a neighborhood street. This gets worse every time a nearby development goes in, like the 50 homes recently built adjacent to the proposed subdivision.

Case No. PZE-26-0035, Monaghan Estates Subdivision Check the appropriate box: Support Neutral Opposed

Name: Alyson Peters E-mail: _____

Address: 8820 W. Finucane Dr. Hayden, Id. 83835

Comments: Concerns that space of 8.67 acres is too small to accommodate 20 new homes, will ↑ Traffic and ↓ the value of my home.

Concern for fire safety - too small of a space with too many people. I say no go. There was a subdivision of 50+ homes just built down the street, and the traffic is too busy now.

Case No. PZE-26-0035, Monaghan Estates Subdivision Check the appropriate box:

Support Neutral Opposed

Name: Jodie Roletto E-mail: jkroletto1986@gmail.com

Address: 8965 N. Finucane Drive, Hayden

Comments: The land directly behind us is used for animals, nests, deer, shade trees that are essential for the people living on Finucane Drive.

May 11,2026

RE: Case No. PZE-26-0035

Monaghan Estates Subdivision

Dear Community Development Department,

This is John Robinson I own a residence on 685 E. Maple Pl. in Hayden Idaho adjacent to and west of the proposed Monaghan Estates Subdivision.

I am opposed to the Monaghan Estates subdivision because of the following reasons:

1. The proposed egress point where the subdivision exits onto Honeysuckle Ave. The strain of increased traffic congestion near the traffic circle creates dangerous conditions for drivers headed west bound on Honeysuckle Ave.
2. The environmental impact of the loss of trees especially the Colorado Blue Spruce along the fence line on the western edge of the subdivision. These trees have been growing for the past 30 years and enhance property values and keep our homes cooler in the summer.

Sincerely,

John Robinson

685 E. Maple Pl.

Hayden, Idaho 83835 208 772 7450