

Sycamore Valley Subdivision
Parcel No. H-0450-13-034-ZZ & H-0450-13-035-AB
Owner: Kulka Land LLC
Case No. PZE-25-0080

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SUMMARY OF REQUEST

The applicant, Olson Engineering, Inc., on behalf of the owner, Kulka Land, LLC, is requesting the approval of the PZE-25-0080 preliminary plat request for the Sycamore Valley Subdivision which is a 37-lot subdivision on two lots approximately 13.06 acres in size. The project as proposed will have access to East Miles Avenue and to North Maple Road. The existing structures on site are anticipated to be demolished.



LOCATION

The subject site (aerial shown on the next page) is on the northwest corner of North Maple Street and East Miles Avenue and is more commonly known as 337, 565, and 587 E Miles Avenue.

LEGAL DESCRIPTION

Parcel 1:

Tract 34 of Avondale, according to the plat filed in the book B of Plats at page(s) 132, records of Kootenai County, Idaho.

Parcel 2:

The West ½ of the East ½ of Tract 35 of Avondale, according to the plat filed in the book B of Plats at page(s) 132, records of Kootenai County, Idaho,

And together with:

A parcel of land in the Northwest quarter of Section 13, Township 51 North, Range 4 West, Boise Meridian, City of Hayden, Kootenai County, Idaho. Said parcel being the North 300 feet of the East ½ of the East ½ of Tract 35 of the Plat of Avondale, according to the plat thereof filed for record in Book B of Plats, page 132, records of Kootenai County, Idaho;

Also together with:

A parcel of land in the Northwest quarter of Section 13, Township 51 North, Range 04 West, Boise Meridian, City of Hayden, Kootenai County, Idaho. Said parcel being the south 15.00 feet of the East ½ of the east ½ of Tract 35 of the plat of Avondale according to the plat thereof filed for record in Book B of Plats, Page 132, records of Kootenai County, Idaho.

ANALYSIS

The analysis is organized following the general standards 1 through 8 of the Hayden City Code §12-3-4, which can be found in their entirety in the Appendix. Those items of the analysis, which are required of all subdivisions, shall be found in the Appendix and made a part of this staff review. Those items, which are more site specific, shall be identified in the analysis provided here.

1. Infrastructure *can/cannot be* constructed to function in a manner that promotes the public health, safety, and welfare.
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.

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

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 Northern Lakes Fire Protection District requirements.
 - 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.
- c) Provisions *have/have not* been made for snow storage that satisfies the City Public Works Department as the design relates to snow storage and removal practices. If snow storage is proposed to be co-located with storm water, it shall only be in roadside swale areas and not in regional detention basins unless approved administratively by the City engineer who shall determine that the likelihood of flooding is minimal.
 - d) Provisions *have/have not* been made for storm water systems that satisfy the city and IDEQ requirements.
 - e) 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.
 - f) 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

Potable Water and Fire-flow:

The subject property is located within the Avondale Irrigation District (AID). The Developer has submitted a Conditional Will Serve letter from AID, dated October 30, 2024. . The Developer shall be required to provide all dedications and easements, and construct appurtenances as may be required by the water district at the time of development.

The subject property is located within the Northern Lakes Fire Protection District (NLFPD). As a part of the subdivision construction, the property owner shall install fire hydrants and construct all infrastructures, which shall be designed and located as required by the NLFPD and District AID.

City Collection System:

Based on the 2020 Collection System Master Plan Update, the subject property is within the H-1 Sewer Basin.

Alan Soderling, PE, City of Hayden Public Works Director, provided a Will Serve letter for City sewer dated September 3, 2025, as required by Hayden City Code §12-3-4(A) (10). Per the Will Serve Letter provided by Alan Soderling, Public Works Director, the project site is within the H-1 sewer basin of the City's sewer plans. .

At the time of future development, the developer shall be required to construct all sewer infrastructures in conformance with the 2020 Collection System Master Plan Update, State law, and all City sewer policies, standards and technical memos. Per the City's adopted sewer policies, no cross-country sewer shall be allowed. This includes sewer main located within Miles Avenue and Maple Street adjacent to the project site. Changes to configurations of sewer and/or streets may be required, which may require an amendment to the preliminary plat in accordance with the Hayden

City Code. The Developer shall be required to reflect all necessary sewer easements on the face of the final plat of the subdivision.

The residence located at 385 E Miles Avenue shall be connected to the City sewer in accordance with Hayden City Code §12-10-1(A)(4.b.). Although the residence is not a part of the subdivision, the boundary line adjustment did occur between this property and the subdivision project properties.

HARSB Treatment Plant:

The subject property is located within the service area of the Hayden Area Regional Sewer Board (HARSB). Will serve letters are provided by the City of Hayden, and not generally received from HARSB.

Streets, Pedestrian Paths, and Right-of-Ways:

Road “A” and Road “B” shall be named with approved road names in accordance with Hayden City Code 9-5 and with Kootenai County E911 addressing standards prior to final plat approval.

Required Street Construction:

As proposed and shown on the next page, the Internal road typical section shall be in accordance with the City’s local street typical section of ST-111 and ST-111-A, the western ½ width of North Maple Road shall be constructed to an AC1 typical section and the northern ½ width of East Miles Avenue shall also be built to an AC1 typical section typical section in accordance with the 2040 Transportation Strategic Plan typical sections.

Individual lot approaches shall conform to ST-013.

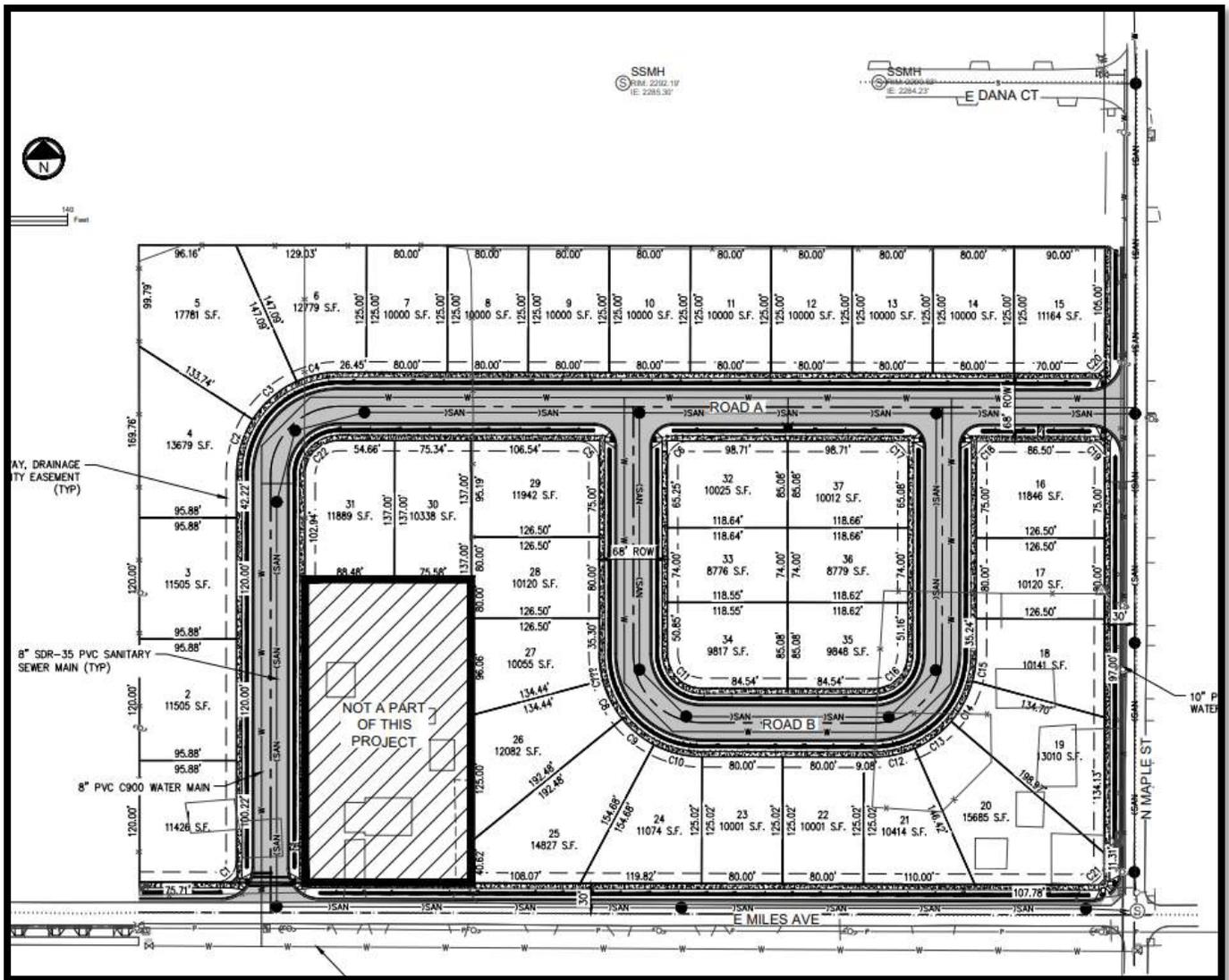
Intersection curb radii and minimum horizontal curvature shall be reviewed at the time of construction plan review.

Transition to the existing road typical section shall occur to create a seamless transition in swales, and roadway design along North Maple Street and East Miles Avenue.

Access Locations:

In 3.6 Multiple Points of Access Required of the 2040 Access Management Policy it identifies the following:

Development shall be planned such that no more than 30 dwelling units are placed without multiple access points to multiple public roads. When property ownership constrains the construction of multiple access points, the development shall plan for the eventual connection to multiple access points.



Multi-Modal Connections:

Although transportation often is not representative of non-motorized transportation, the 2040 Transportation Strategic Plan and the 2040 Parks Plan both identify when multi-modal transportation connection is important. Non-Motorized Transportation Recommendations of the transportation plan most notably identify the following on page 96 of the pdf:

Maple Avenue from Honeysuckle Avenue to Miles Avenue – The residents of the city emphasized the need for designated pedestrian and bike facilities on Maple Avenue at the Community Festival on November 14, 2019. However, because the roadway is already a developed area, the best solution to meet the residents’ needs is a “sharrow”, which is a road marking that indicates a shared bike and vehicle lane.”

North Maple Street is identified to include a Class III – Share the Road Bike Route shown in Figure 8.1 & 8.2 below. Class 3 facilities represent a share-the-road situation where the vehicle and the bicycle do not have separately delineated travel lanes.

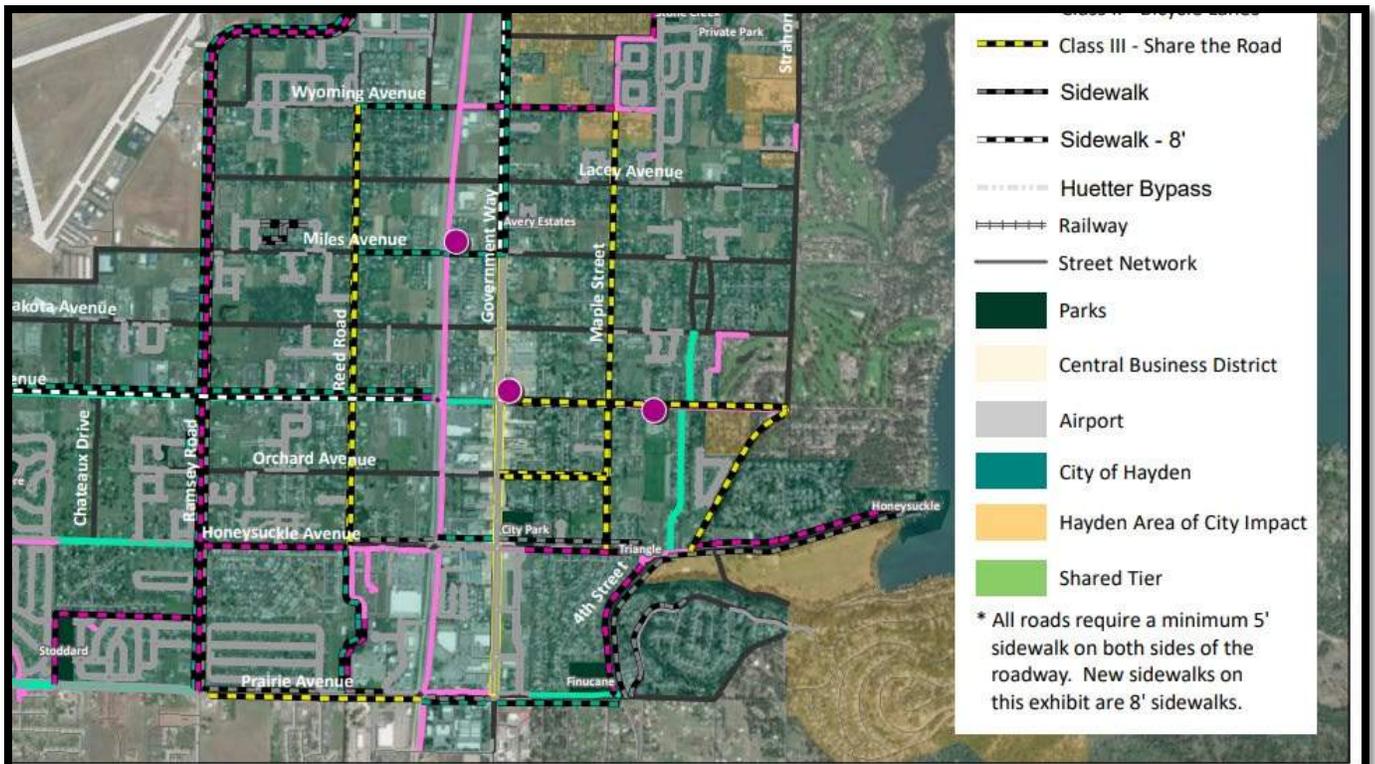


Figure 8.2
Recommended Non-Motorized Transportation



Figure 8.1 – Multi-Modal Pathway Classifications

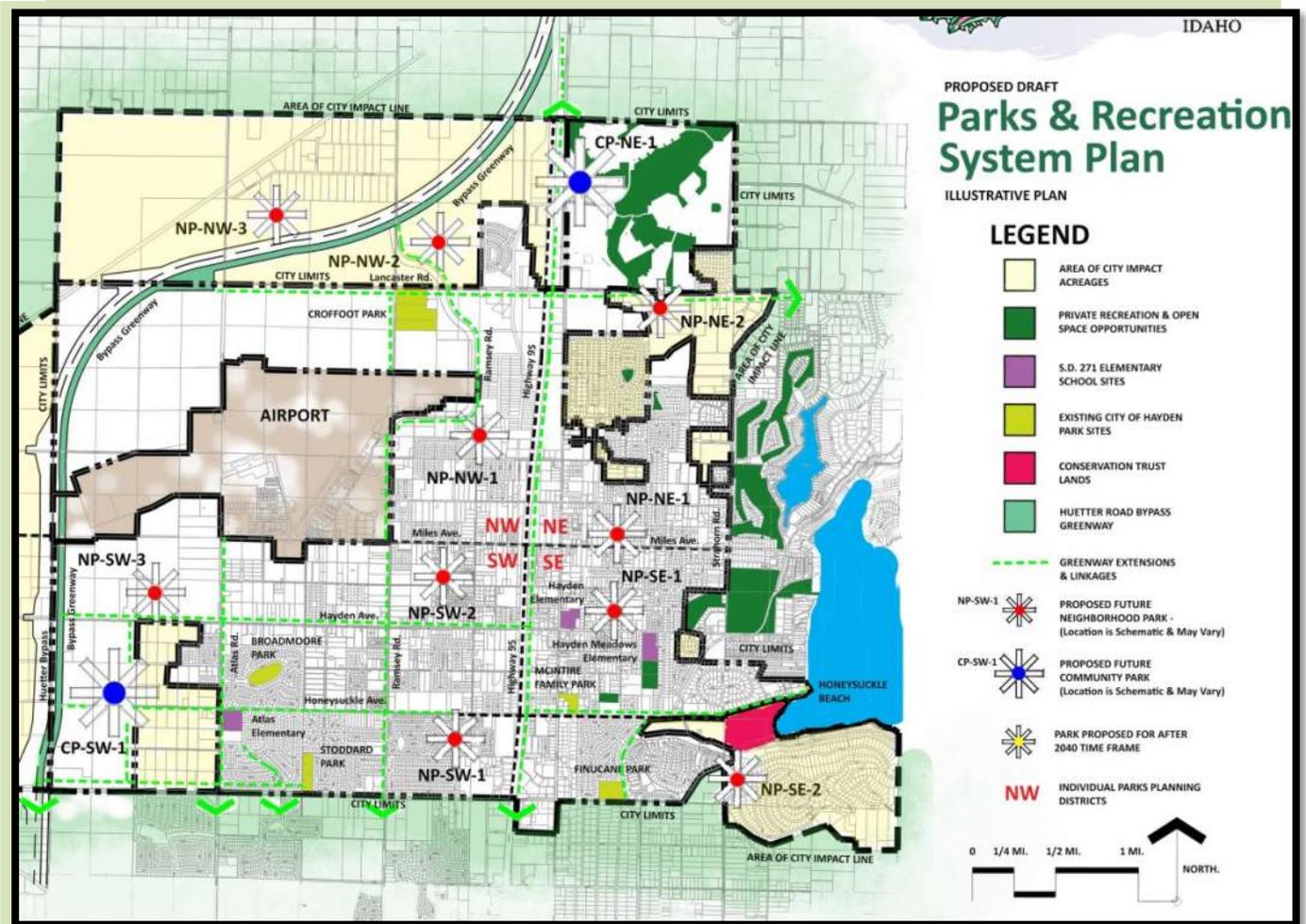
Future development shall include sidewalk connectivity adjacent to all new roadways and any required frontage improvements of existing roadways as shown on the next page.

Landscaping:

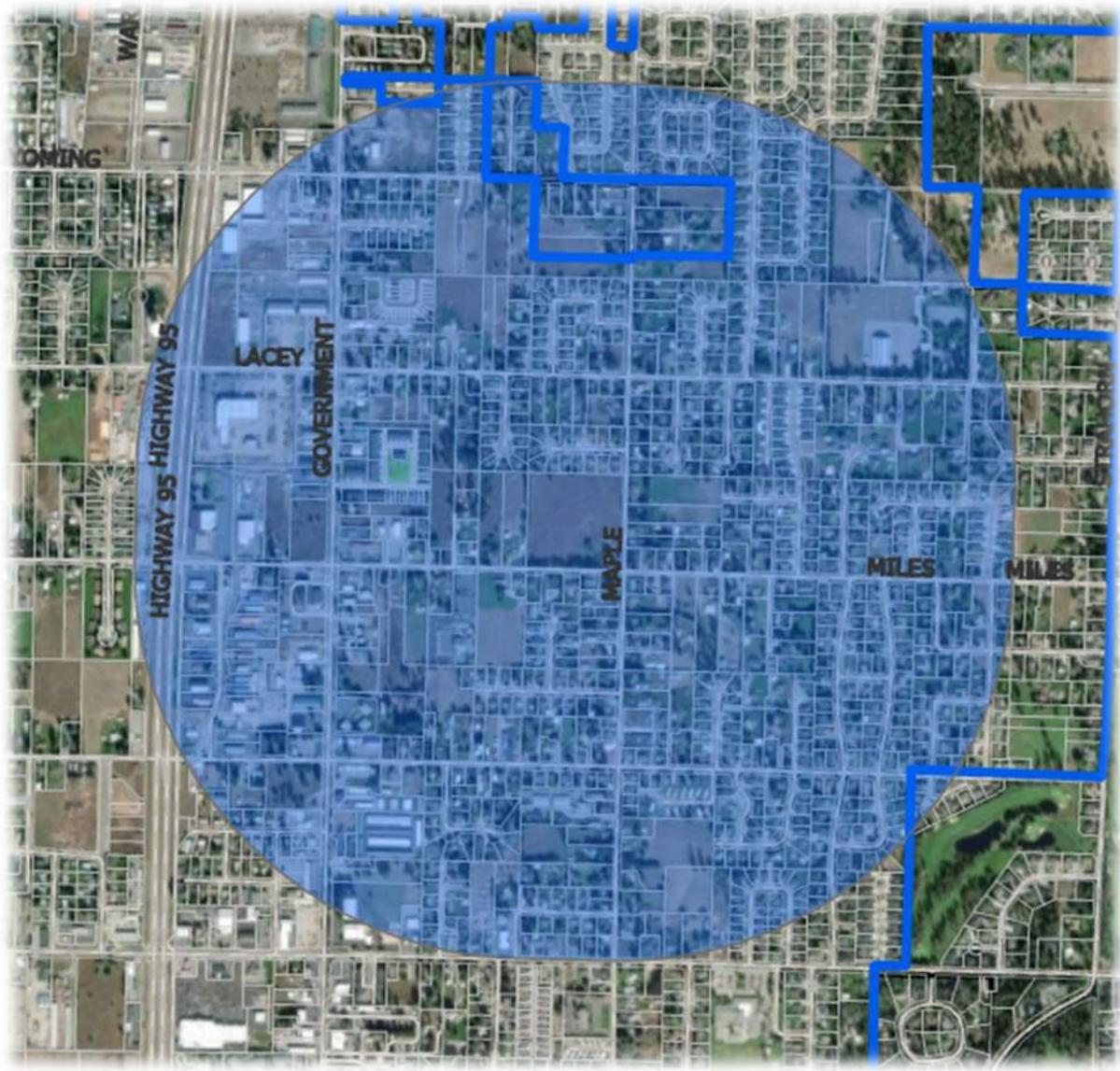
Landscaping associated with any joint stormwater swales shall be a requirement of the construction plans which the stormwater swales shall be constructed and required as a condition of acceptance of

infrastructure for the subdivision. Joint stormwater swales shall be within a separate tract to be owned by the HOA. Landscaping plans shall include the minimum number of trees required for Type IV Street frontage landscaping. Trees within green space tracts shall be placed at the time of the subdivision construction. Otherwise, trees shall be required at the time of building permit construction.

The 2040 Parks Master Plan Parks & Recreation System Plan (Appendix 1) shows a Proposed Future Neighborhood Park at or near the proposed project location and which is identified as NP-NE-1 as shown below.



Neighborhood parks have a parcel size of between five and 10 acres, and a service area of a 1/2 a mile in radius. Utilizing the location provided in the System Plan above and applying that radius would provide a service area as shown on the next page in blue.



On page 57 of pdf of the 2040 Park Master Plan, it states:

“The greatest long-term need the city faces for all planning quadrants is the provision of neighborhood parks. The need takes the form of both land acquisition and development of facilities. The city is aligned such that new growth in the Northwest and Southwest planning quadrants will be in a position to provide and assist through future parkland dedications as part of the subdivision process. Because of the more intensely developed nature of the Northeast and Southeast quadrants, the task becomes more difficult to address; and these areas will remain underserved without some diligence and a bit of good fortune.”

Homes in this subdivision shall pay park and circulation impact fees at the time of building permit in accordance with the adopted fee schedule at the time of permit issuance. It is unclear to staff how this

standard is met in accordance with the adopted Parks & Recreation System Plan and the required service area are being met with the proposed layout and no preservation of future park area.

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.
5. Provisions *have/have not* been made for gas, power, telecommunications, mailboxes, and similar infrastructure.
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.

Per the applicant’s narrative, the site is predominantly flat with a less than 3% slope; however, the western portion of the site is steeper with as much as 8 percent slopes. Erosion control and geo-hazard stabilization plans shall be required at the time of construction plan submittal.

All parcels shall be accessed from the roads within the interior of the subdivision. No individual access shall be to Miles Avenue or Maple Street.

Mailboxes shall be provided on internal local roads, unless required otherwise by USPS. A pull out, and associated easements, may be required and will be reviewed at the time of construction plan submittal. No mailbox locations shall be allowed on Miles Avenue or Maple Street.

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.

Zoning:

Hayden City Code §11-2-2: The Single Family Residential (R-1) Zone provides for the classic Hayden neighborhood where single family homes on smaller lots are permitted. Accessory dwelling units are permitted, but two-family dwellings are not.

Per the applicant’s narrative the 37 lots with a minimum lot size of 8,776 square feet and a maximum lot size of 17,781 square feet. “Some larger lots will accommodate single-family homes with [accessory] shops.” Additionally noted on the preliminary construction plans, the average lot size of these 37 lots is 11,096 square feet with a density of 2.92 lots/acre for the project site as proposed.

All lot development and setbacks shall be in conformance with Hayden City Code, policies, and standards.

Building Setbacks and Minimum Lot Size		
Minimum Lot Size	8,250 square feet	
	Principal Structure	Accessory Structure*
Front Setback	25'	35'
Side Setback	10'	5'
Rear Setback	25'	5'
Flanking Street Setback	15'	15'

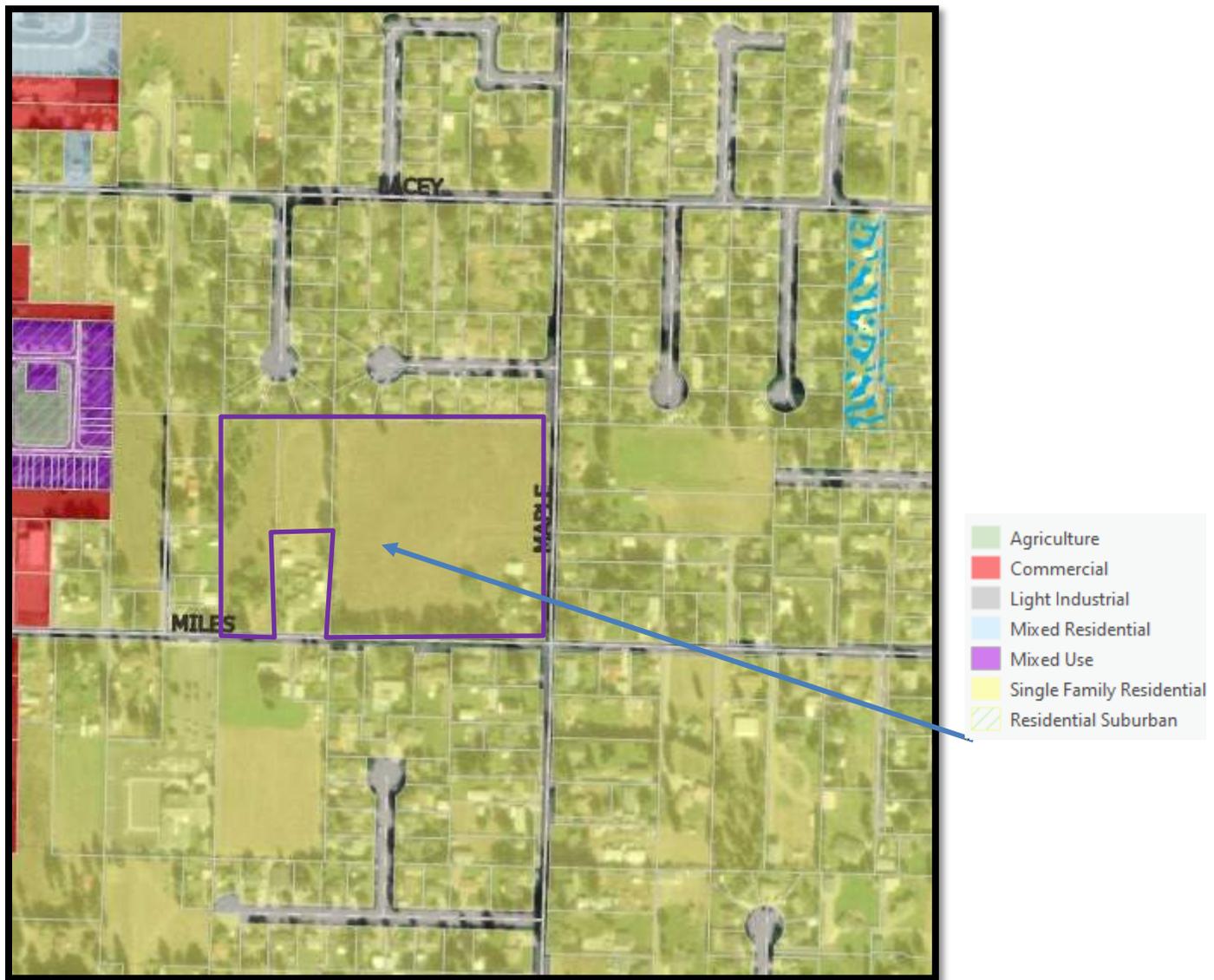
*Should the accessory structure contain an accessory dwelling unit additional design standards and setbacks apply.

Surrounding Zoning Map and Comprehensive Plan Land Uses:

Zoning Map: Properties to the north, south, east and west have a Single Family Residential (R1) zone designation. Property further to the west along North Government Way has a mixture of zone designations to include Commercial, Mixed Use, and Mixed Residential. Property to the east south of Lacey Avenue has a zone development agreement overlaying the Single Family Residential (R1) zone designation.

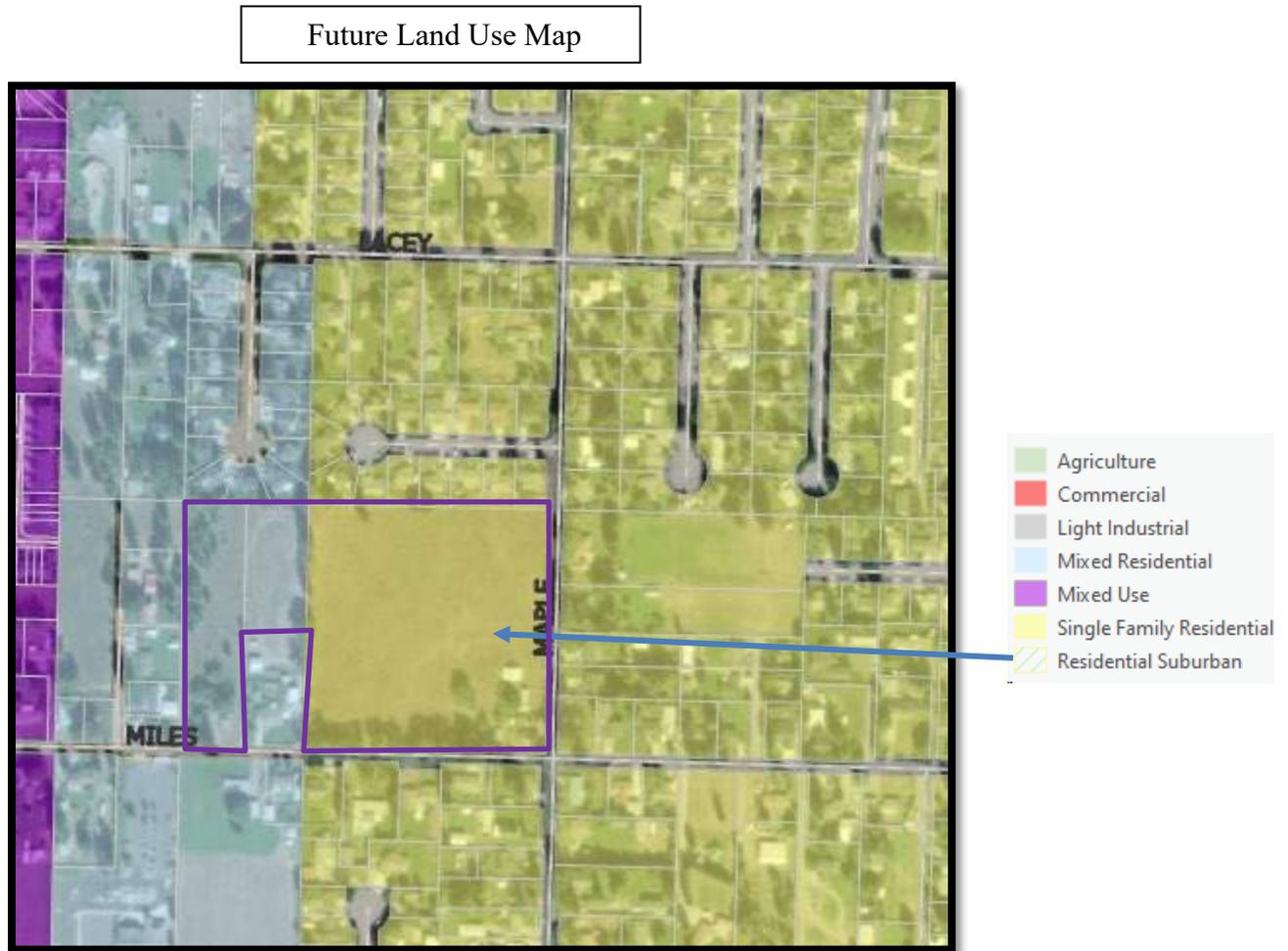
Surrounding Current Land Uses: All surrounding property is used for residential dwellings. With the exception of the property to the southwest of this project site which is a church.

Zone Map



Comprehensive Plan Future Land Use Map (shown below): The project property is shown as Single Family Residential. This land use is defined as follows:

- Single Family Residential – This land use type represents a classic Hayden neighborhood where single family homes dominate and densities are low, typically ranging from 3 to 4 units per acre. Accessory dwelling units are permitted, but two-family dwellings and other types of “missing middle” housing are not.



The 2040 Comprehensive Plan Goals and Policies in their entirety may be found in Appendix I of this staff analysis. Those most notably related to the request may be found beginning on the next page for consideration.

GOALS	
3	Maintain an attractive and balanced mix of land uses, densities, and housing types, ensuring the future character of the community; promote greater choices and opportunities.
4	The City of Hayden should encourage the development of land within the corporate limits of Hayden prior to annexation of adjacent areas.
5	Preserve, protect and strengthen the vitality and stability of existing neighborhoods.
8	Ensure all development can be serviced by existing public facilities or extended to adequately serve the development.
9	Ensure adequate park, recreation and open space are provided and maintained for the continued enjoyment of the community.
10	Adequately site essential public facilities and utilities without compromising surrounding neighborhood integrity and character, while contributing to the overall livelihood of the community; assure facility capacity aligns with projected growth and land use types.
14	Protect, preserve and be stewards of our environment's natural areas and resources, which enhance the quality of life in the City.
15	Coordinate the timely development of efficient, effective and environmentally sound sewer, water and other utility infrastructure servicing the community, assuring costs of development are shared equitably and accommodate for ongoing growth of Hayden.

POLICIES	
1	The City should judiciously evaluate the opportunity to provide sewer, water and other services within the corporate limits and planned future extension of services in areas of impact.
2	Development should be compatible with the land use chapter of the Comprehensive Plan and fiscally responsible in supplying adequate transportation, utilities and parks to newly developed areas.
4	The city should evaluate community-wide impacts from development; identifying their needs for public facilities, utilities, services, circulation, and housing, and the effects on city resources.
8	Improve pedestrian, bicycle and vehicular safety along city streets.
13	Growth should be accompanied by the development of infrastructure, public services, utilities and preservation of open space and recreational facilities within the cities means.
14	Coordinate and support local water and irrigation districts in efforts to balance growth with available water supplies and infrastructure.
16	Ensure levels of public services, facilities, and utilities are adequate to satisfy the community's needs now and as new development occurs.
18	Minimize financial and operational impacts resulting from road improvement projects and maintenance.

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.

All improvements shall be required of the Developer to include infrastructure development and dedication, extension of the infrastructure per the adopted City codes, standards, and plans, as required.

ADDITIONAL INFORMATION

Notice and Comments

In response to the request for comment from 24 agencies on September 15, 2025, the following agencies provided the responses identified below in summary and attached in full:

Agency Comments:

1. On September 15, 2025, the Kootenai County Sheriff's Office replied, "does not see any immediate impact that would prevent it from being approved, however, we would like to make you aware of the future impact this would have on public safety for the city of Hayden". The letter goes on to provide information about officer to population levels of service, impacts of increasing the population of the city on resources in the field, at the call center, on the jail population, and increased traffic congestion.
2. On September 15, 2025, Panhandle Health District responded that a complete subdivision application shall be submitted to PHD for review and fees paid, and all shallow injection wells must be registered with PHD.
3. On September 18, 2025, Avondale Irrigation District responded, "We are aware of this project and have no comments".
4. On September 19, 2025, Idaho Fish and Game responded, "...does not have any comments to submit for this application".
5. On September 23, 2025, Coeur d'Alene Airport requested an avigation easement to be completed and recorded with the subdivision.

Public Comments: There were no public comments received at the time of completion of the staff review.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

General Conditions of Approval:

1. The conditions provided here are in addition to those requirements of the Annexation Agreement as approved by the City Council. Any Development must meet these requirements as well as the subdivision requirements of Hayden City Codes, policies, plans, etc.
2. The Developer shall be required to reflect all necessary permanent dedications and/or easements (to include but not be limited to avigation, odor, 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.
3. All permits from outside agencies (ie. CDA Airport, AID, IDEQ, NLFPD, PHD, etc.) shall be obtained prior to construction of any future development or building permit issuance.

4. 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.

Access Conditions of Approval:

5. 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 Miles Avenue or Maple Street. The final location of all driveway locations 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:

6. 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 be required to construct the internal streets to a local street section per ST-III and ST-III A. As proposed the Internal road typical section shall be 36 feet face of curb to face of curb to allow for parking on both sides of the road, 10' swales to include Type IV landscaping, 5' sidewalks for a right-of-way width of 68 feet.
 - b. The site topography is relatively flat; however, erosion control measures shall be addressed with Best Management Practices (BMP).
 - c. 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.
 - d. 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 street and not on the the collectors or arterials.
7. 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. 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, with the exeption of landscaping required with the open space tracts to be owned by the homeowner's association, the planned unit development landscape buffer, and/or multi-modal pathways and the associated landscaping.

Requirements of the Final Plat:

8. All public road right-of-way shall either be dedicated on the plat or by separate document at the time of the final plat.
9. All utility easements required and/or as identified on the typical section shall be granted on the plat or by separate document at the time of final plat.

Requirements requested by other Agencies:

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

Appendix

APPENDIX SUBDIVISION (MAJOR)

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STANDARDS FOR SUBDIVISION APPROVAL

Idaho State Law

1. As per Idaho Code § 67-6513 Each governing board shall provide, by ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under section [67-6509](#), Idaho Code, for standards and for the processing of applications for subdivision permits under sections [50-1301](#) through [50-1329](#), Idaho Code. Each such ordinance may provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision. Fees established for purposes of mitigating the financial impacts of development must comply with the provisions of [chapter 82, title 67](#), Idaho Code. Denial of a subdivision permit or approval of a subdivision permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section [67-8003](#), Idaho Code, consistent with the requirements established thereby .

Hayden City Code

12-3-4 (F) Standards for Approval: The applicant has demonstrated that all existing and proposed infrastructures meets or can be constructed prior to the 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 approved the preliminary plat to meet the following standards.

1. Infrastructure can be constructed to function in a manner that promotes the public health, safety, and welfare.

2. Infrastructure can be constructed and located in an orderly manner that accommodates ongoing maintenance needs when taking into consideration collocation of other infrastructure.
3. Infrastructure is or will be in compliance with applicable city, state, and federal policies and regulations as follows:
 - a) Provisions have been made for a water supply system that satisfies city, Idaho Department of Environmental Quality (IDEQ) and Northern Lakes Fire Protection District requirements.
 - b) Provisions have 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.
 - c) Provisions have been made for snow storage that satisfies the City Public Works Department as the design relates to snow storage and removal practices. If snow storage is proposed to be co-located with stormwater, it shall only be in roadside swale areas and not in regional detention basins unless approved administratively by the City engineer who shall determine that the likelihood of flooding is minimal.
 - d) Provisions have been made for stormwater systems that satisfy the city and IDEQ requirements.
 - e) Provisions have 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.
 - f) Provisions have 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.
4. Provisions have been made for erosion controls and geo-hazards stabilization both during construction and as needed for permanent controls to the satisfaction of the city.

5. Provisions have been made for gas, power, telecommunications, mailboxes, and similar infrastructure.
6. Provisions have 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.
7. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code.
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.

12-3-4: PROCEDURES

A. Subdivision Plan Standards: Every subdivision plan shall consist of one or more maps, prepared by an engineer or surveyor licensed in the State of Idaho and drawn to a scale that is reasonable and legible with written data which considered together, they shall fully and clearly disclose the following information:

1. The name of the proposed subdivision;
2. The legal description of the land contained within the subdivision;
3. The names, mailing addresses, telephone numbers, fax numbers and e-mail addresses of the applicant and all persons, firms and corporations holding interests in said land;
4. Proof of ownership and consent from all property owners and lienholders granting authorization to subdivide the property and the name and contact information of the authorized agent;
5. A list, prepared by a title company licensed to do business in the State of Idaho, of the names and mailing addresses of all property owners whose property is within or adjacent to the area bounded by lines three hundred feet (300') from the external boundary of the entire proposal area. Such list shall be provided on self-adhesive labels in the number of copies necessary for the hearing(s) scheduled. Said list shall be accompanied by a date stamped tax map prepared by Kootenai County;
6. The name, a mailing address, telephone number, fax number, and e-mail address of the Idaho licensed engineer that prepared the plan;
7. The location of the boundary lines of the proposed subdivision in relation to section, quarter section and quarter-quarter section lines and any adjacent corporate boundaries of the City which are part of the legal description of the property;
8. The boundaries and dimensions of all blocks and lots within the proposed subdivision together with the numbers proposed to be assigned each block and lot. A lot utilized for open space, placement of utility infrastructure such as a lift station, and the like shall be titled a "tract";
9. A data table showing the number of lots, the smallest, largest and average lot area within the proposal site, the total acreage of the entire proposal area, and the density in lots per acre;
10. A statement of proposed provisions for irrigation/domestic water supplies and sewage disposal in the form of a will serve letter from the applicable purveyor, and the Idaho Department of Environmental Quality approved facility plan, if applicable;

11. A sketch map of the general vicinity in which the land proposed for subdivision lies prepared at a scale of not more than four hundred feet (400') to the inch. The vicinity map shall show all adjacent lots and shall show how the streets and alleys in the proposed subdivision connect with existing and proposed streets and alleys in neighboring subdivisions and unplatted property;

12. Any existing or proposed easements and right-of-way dedications, easements to be labeled with the name of the recipient and purpose of the easement;

13. All existing and proposed streets. Show plan, profile and cross sections along with street names (existing and proposed);

14. All adjacent streets. Show existing right-of-way width, and the location of centerline, swales, curbs and sidewalks, and trees;

15. Show location of existing structures such as septic tanks, drain fields, underground storage, wells, houses and outbuildings with notes to indicate if they will remain or be removed along with setbacks from proposed lot lines and streets. Additionally, show the location of any natural features such as wooded areas, streams, drainageways, flood hazard areas identified on the flood insurance rate map, rock outcroppings, or other sensitive, hazardous, or difficult to develop areas;

16. Location, dimensions and area of all tracts of land to be set aside for parks, open space, or other public use or for the use of property owners in the proposed subdivision. Include information on park amenities and uses demonstrating compliance with the City's park plan, annexation agreements, development agreements and the like;

17. Provide a graphic and narrative depicting and explaining development phases, or stages, if the project will be done over several years;

18. Provide preliminary construction plans (typically 50 - 70 percent design unless otherwise approved by the City Engineer) for the subdivision demonstrating constructability and functionality which shall include:

a. Proposed utility infrastructure plan indicating locations, sizes and approximate centerline grades;

b. General grading plan showing existing and proposed topography, identifying areas of cut and fill of over two feet (2') along with and existing and proposed all surface water flow patterns. Conceptual stormwater management plans for all proposed subdivision infrastructure shall be provided;

c. Pedestrian and bicycle circulation plans;

d. A general right-of-way landscape plan;

e. Proposed mailbox locations;

f. Traffic studies;

g. Snow storage and removal plan;

h. Geotechnical or similar study, if required by the City Engineer.

19. For projects which may result in potential negative impacts from the proposed development, additional studies to evaluate the impacts and identify potential mitigation measures may be required as part of the project review process. Such studies may include, but not be limited to, the following:

a. Additional transportation impact analysis shall be required for all development as identified in the currently adopted Traffic Impact Analysis policies.

(1) The requirement may be waived by the City Engineer after his/her review of the City's traffic model and a determination that the analysis is not likely to result in the need for mitigation.

(2) The applicant shall be responsible for all costs associated with a transportation impact analysis and potential mitigation as defined in the study.

b. Additional infrastructure plans and feasibility analyses may be required for submittal to the city for sewer collection and pretreatment infrastructure as required by the City's currently adopted Master Sewer Plan.

c. Additional infrastructure plans and feasibility analyses may be required for submittal to the City for stormwater collection infrastructure in accordance with the City standards and Idaho Department of Environmental Quality standards.

d. Additional geotechnical and/or environmental studies may be required to be completed by the applicant for submittal as part of the project review process, in circumstances where:

(1) Construction activities and/or processes will require blasting or construction activities and processes will result in excessive production of noise, smoke, fumes, odors, hazardous materials, emissions or discharges during construction;

(2) The proposed project is located in an area where sensitive or hazardous conditions are present (this may include, but is not limited to, certain soil conditions, shallow bedrock, seasonal high-water table, wetlands, surface water bodies, or slopes in excess of 15%), where said conditions create the need for special precautions during site construction; or

(3) The project contains a documented and unmitigated environmental hazard, including, but not limited to, underground storage tanks, illegal dump sites, contaminated soils, or other such "brown field" conditions as may be documented.

B. Agency And Public Notice: Once the City staff has reviewed the application and the staff has determined that the application is complete and that sufficient information regarding the proposal can be provided, notice will be provided to involved public agencies, as identified by the City. This notice shall allow fourteen (14) days for agency comment and the results of the agency comment shall accompany and be incorporated in summary in the staff report. At least fifteen (15) days prior to the public hearing notice of the public hearing, shall be published in the official newspaper of the City and shall be provided by mail to those property owners owning land within three hundred feet (300') of the external boundaries of the land being considered along with any additional properties that may be substantially impacted by the proposed subdivision, said determination of substantial impact is to be made by the Planning and Zoning Commission. When notice is required to two hundred (200) or more property owners, extraordinary notice may be given as provided by State law. Notice will also be provided, posted and maintained in accordance with the standards of section [11-12-4](#) of this Code. The applicant shall bear all costs of publication, mailing of the notices, and posting on the property. The assessors' maps and the title company search will be current within the sixty (60) days prior to issuing notice to the public agencies. If the information is more than sixty (60) days old at the time the notice is issued, the applicant shall provide current information.

C. Planning and Zoning Commission Public Hearing: At, or prior to, the public hearing, the City staff (Planning, Engineering, and other staff as required) shall provide a Staff Review for the Planning and Zoning Commission. This staff review shall address the request based on the standards of approval and City Code, adopted facility plans, including but not limited to transportation, sewer and parks, policies and standards, and provide staff recommended conditions of approval to ensure compliance with the City's requirements.

D. Planning And Zoning Commission Recommendation: After the Planning and Zoning Commission has reviewed the subdivision plan at the public hearing, the commission shall forward a written recommendation to the City Council. The commission shall recommend approval, approval with conditions, or disapproval of the subdivision as soon as practicable. The

City staff shall provide the written recommendation of the commission to the developer and shall advise the developer that the subdivision will be placed on the agenda of the City Council at the earliest practicable date, only upon the developer's written request.

E. City Council Decision: Upon receipt of a written request that the subdivision be placed on the Council agenda, the subdivision request will be placed on the next available Council agenda. The City Council, upon receipt of recommendations from the Planning and Zoning Commission, and after opportunity to review the file and minutes from the public hearing, shall act upon the request. The City Council may approve, approve with conditions, or disapprove the subdivision. City staff will notify the developer in writing of the decision of the City Council. Should the Planning and Zoning Commission recommend a substantive change to the preliminary subdivision plan involving a significant change, including, but not limited to, substantial changes in layout, density, or points of access, a public hearing may be required before the City Council, with proposed revisions as recommended by the commission subject to agency and public notice requirements for a public hearing, as detailed in subsection B of this section. Should the applicant wish to contest the recommendations of the Planning and Zoning Commission, the applicant may provide a written statement of their objections regarding the Planning 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.

F. Standards for Planning and Zoning Commission or City Council 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:

1. Infrastructure can be constructed to function in a manner that promotes the public health, safety, and welfare.

2. Infrastructure can be constructed and located in an orderly manner that accommodates ongoing maintenance needs when taking into consideration collocation of other infrastructure.

3. Infrastructure is or will be in compliance with applicable City, State, and Federal policies and regulations as follows:

- a. Provisions have been made for a water supply system that satisfies City, Idaho Department of Environmental Quality (IDEQ) and Northern Lakes Fire District requirements.

- b. Provisions have been made for a public sewage system in accordance with the City and Hayden Area Regional Sewer Boards (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.

- c. Provisions have been made for snow storage that satisfies the City Public Works Department as the design relates to snow storage and removal practices. If snow storage is proposed to be co-located with stormwater, it shall only be in roadside swale areas and not in regional detention basins unless approved administratively by the City Engineer who shall determine that the likelihood of flooding is minimal.

- d. Provisions have been made for stormwater systems that satisfy the City and IDEQ requirements.

- e. Provisions have 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 four hundred feet (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.

f. Provisions have 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.

4. Provisions have been made for erosion controls and geohazards stabilization both during construction and as needed for permanent controls to the satisfaction of the City.

5. Provisions have been made for gas, power, telecommunications, mailboxes, and similar infrastructure.

6. Provisions have 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.

7. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this Code.

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.

G. Approval Duration: Failure to file the final plat application within two (2) years after the date of City Council approval of the master development agreement which approved the preliminary plat shall cause all approvals of said subdivision plan to be null and void, unless an extension of one year has been applied for by the developer and approved by the City Council, except as provided for in subsection I3 of this section. After the two (2) years have elapsed, the developer may apply for and receive additional extensions for good cause of time if actual work has been commenced and is continuing on the installation of the improvements up to a maximum of five (5) years, after which the preliminary plat approval shall be null and void and reapplication for a new preliminary plat application shall be required.

H. Changes, Alterations Or Deletions:

1. Upon issuance of agency and/or public hearing notices, and prior to approval of the preliminary subdivision plan by the City Council, any alterations of the plan must be reviewed by the Community and Economic Development Director or his/her designee to determine if the alterations are considered substantive. If the amendment is major or involves a substantial or significant change to the plan, said changes may be subject to agency and public notice requirements as detailed in subsection B of this section.

2. After approval of the subdivision plan and before approval of a final subdivision plat, the City Engineer may, in writing, approve minor changes of the plan. If an amendment is major or involves a substantial change in the conditions of approval, the same procedures for a public hearing for subdivision plan approval must be followed to address the requested amendment. The public hearing on the proposed amendment shall be limited to the proposed amendment, and the commission shall make a decision to recommend approval, approval with conditions, or denial. The recommendation will be brought forward for City Council decision as an addendum to the development agreement.

I. Phasing Of Subdivisions:

1. Subdivisions may be phased, to be developed in portions periodically according to a proposed schedule, so long as each phase contains all of the necessary improvements to function as a subdivision without the completion of any of the other phases. The developer shall indicate plans for phasing at the time of application. The plans shall show proposed phasing boundaries, proposed interim or temporary solutions to sanitary sewer systems and to the handling of traffic on local streets within the subdivision and shall be accompanied by a narrative description of assurance of completion of permanent system improvements.

2. A phasing plan shall coordinate required infrastructure systems, dedications, off site improvements, open space/parks, landscaping, private utilities, or other elements of a subdivision. The plan may indicate times of triggering mechanisms for improvements.

3. Approval duration for phased subdivision: The application for the first plat in a phased subdivision shall be made in accordance with section [12-3-3](#) of this chapter and the final plat application for the final phase of a phased subdivision shall be submitted no later than five (5) years after the date of City Council approval of the master development agreement which approved the entire subdivision in concept unless extensions of one year have been applied for by the developer and approved by the City Council or if some other time frame has been agreed to in the master development agreement.

INFRASTRUCTURE COMPLIANCE WITH APPLICABLE CITY, STATE, AND FEDERAL POLICIES AND REGULATIONS

POTABLE WATER AND FIRE-FLOW

Will serve letters are required by Hayden City Code §12-3-4(A) (10). The city does not participate in the QLPE (Qualified Licensed Professional Engineer) review of the construction plans for subdivisions as it relates to water and/or sewer. Therefore, the City relies on the Idaho Department of Environmental Quality (IDEQ) for their interpretation of the adequacy of the Will Serve letter to meet the requirements of the Idaho Code section 67-6526 to have the sanitary restriction lifted and to determine if the water and sewer infrastructure construction will meet Idaho Code Requirements. If IDEQ does not lift the sanitary restriction, building permits cannot be issued by the City.

The Developer shall be required to provide all dedications and easements, and construct appurtenances as may be required by the water district at the time of development.

The Developer shall be required to provide detail on the location, size and design of all water system improvements, including water lines, stubs, meters, and fire department connections and hydrants as part of the construction drawing for required subdivision improvements.

SEWER - CITY AND HARSB

The sewer system consists of both a collection system consisting of gravity lines, force mains and lift stations (owned and operated by the City of Hayden) and wastewater treatment facility and regional force mains (owned and operated by the Hayden Area Regional Sewer Board – HARSB). Hayden City Code §12-3-4(F) (3) (b), as a standard of approval, requires that “provisions have been made for a public sewage system in accordance with the City and Hayden Area Regional Sewer Board (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”. Additionally, to meet this requirement a will serve letter from the utility provider confirming that the provider has the current availability, capacity, authority and willingness to service the proposal with the requested service must be provided as part of the application submittal.

At the time of future development, the developer shall be required to construct all sewer infrastructures in conformance with the City of Hayden 2020 Collection System Master Plan Update, State law, and all City sewer policies, standards and technical memos. All sewer manholes shall be placed on the centerline or within public roadways unless approved by the City. Public sewer shall be located within roadways within public rights-of-way or private tracts as appropriate. Revisions to the overall layout may be required where sewer is shown to be running in locations which are not within these locations.

Revisions to the conceptual plans may be required by the City Engineer as part of the construction plan approval for the subdivision. The Developer shall be required to reflect all necessary sewer easements on the face of the final plat of the subdivision

Ability to Provide Sewer Service

The City issues Will Serve letters that are non-binding generalized statements of their agency’s ability and desire to provide sewer service under current circumstances. A Will Serve letter is not a guarantee of service because the actual physical connection to utilities takes place under a separate authorization, generally with a building permit, which can be issued in the near or far future. As such, time may have passed and circumstances change; or perhaps something arises in detailed plan review that affects the ability to provide service, which is why the City cannot guarantee at this time that future capacity will be available and is only able to determine this at the time of authorization to physically connect to the utilities.

STORMWATER

City Code Title 8 prohibits the acceleration, concentration, and/or conveyance of runoff, stormwater or other surface waters beyond the project boundaries. The stormwater management plan for the proposed development shall be designed in conformance with the above referenced City Code, with adopted road typical sections and their related design standards, and in conformance with the annexation agreement.

Stormwater easements shall be reflected on the face of the plat. No fences shall be placed within joint stormwater easement areas. Routine maintenance of joint stormwater areas on private property shall be the responsibility of the individual lot owner. Structural or functional maintenance of joint stormwater areas shall be the responsibility of a Homeowner’s Association.

STREETS, PEDESTRIAN PATHS, AND RIGHT-OF-WAYS

Transportation Impact Study:

Hayden City Code §12-3-4(A) (18) identifies the possible need for a traffic study as part of the application submittals for a subdivision.

Addressing Requirements:

The Developer shall confirm street names comply with 9-1-1 emergency addressing requirements as detailed in City Code §9-5 and are deemed acceptable by the City, with said street name to be reflected on the preliminary and final subdivision plats.

Street Requirements:

Plan and Profile scales shall be not more than 1" = 50' Horizontal and 1" = 5' Vertical on an 11" x 17" drawing (or sheet of paper).

All required street improvements shall be in accordance with current City Standard Drawings, including pedestrian ramps, sidewalks, stormwater facilities, etc.

Street Lighting:

The Developer shall be required to provide street lighting construction plans along all internal streets and at intersections with external streets, as part of the construction drawings, meeting the design standards identified in Hayden City Code 11-4-5, to be installed as required subdivision improvements. The determination of adequate light coverage and the requirement of an additional light at both internal and external intersections shall be made by the City Engineer at the time of construction plan review.

Signage:

Break-away type street signs, including stop signs, speed limit signs, and other signs as may be required, shall conform with MUTCD standards, and shall be installed by the developer, with signs identified, and locations shown on construction plans to be approved by the City Engineer.

Landscaping:

Detailed landscaping plans, conforming to the requirements of City Code, with proposed landscaping along street frontages and proposed swales, shall be submitted for the entire development with construction plans for required subdivision improvements, for review and approval by the City.

Specifically, the developer shall be required to provide a minimum of a "Type IV" landscape buffer along all street frontages. Regarding swales and required landscaping along street frontages adjacent to the internal streets, the swale shall be constructed and seeded with an approved seed mix prior to final plat approval and the Type IV landscaping shall be a requirement of the building permit.

The finish construction of the swale and street frontage landscaping shall include installation of swale turf grass and drainage infrastructure, approaches, street trees, and irrigation systems, and shall be the responsibility of the property owner (or their representative) and shall be installed as a required condition of approval for a residential building permit. The work within the right-of-way shall only be authorized through an approved right-of-way encroachment permit and shall be guaranteed by the permittee in accordance with Hayden City Code §7-2-19.

EROSION CONTROLS AND GEO-HAZARD STABILIZATION

The site topography is relatively flat; however, erosion control measures shall be identified on the construction plans.

GAS, POWER, TELECOMMUNICATIONS, MAILBOXES

Dry utilities, including electric, gas, cable, and communication utilities shall be installed underground within the development, in accordance with City Code Title 12.

The Developer shall identify mailbox locations that have been approved by the Hayden Postmaster for project site and provide an approval by the postmaster at the time of construction plan submittal. Mailbox locations shall be allowed only on an internal street. Prior to construction plan approval, the Developer shall work with the US Post Office to address any required turnouts, if determined necessary by the City Engineer, and shall be included in the construction plans. If easements are needed, these shall be required to be shown on the final plat.

DRIVEWAY LOCATIONS

The final location of all driveway locations shall be subject to the review and approval of the City and in accordance with the standard detail of ST-013. Particular attention will be paid to those lots at intersections to avoid conflict with required traffic flow; and to those driveway locations, which may conflict with existing and proposed infrastructures. All lots shall be accessed from an internal street.

COMPREHENSIVE PLAN GOALS and POLICIES

The Vision of the City of Hayden is as follows:

Hayden is a regionally connected City with a small-town feel, defined by responsible growth and planning. The City maintains strong systems that align with the values of its citizens, including top-tier K-12 schools, an efficient roadway system that manages traffic well, and plentiful open space. The City maintains a small-town feel by concentrating high-impact development at nodes and along corridors and preserving natural open space. The City also encourages a small-business culture to enhance and encourage a healthy, connected, family-friendly community.

GOALS: Broad Statements indicating a general aim or purpose to be achieved. A goal is a direction setter. It is an ideal future state or condition related to the public health, safety, or general welfare toward which planning, and implementation actions are directed. A goal is a general expression of community values and is somewhat abstract in nature. Consequently a goal is generally not quantifiable, time dependent, or suggestive of specific actions for its achievement.

POLICIES: Statements providing guidelines for current and future decision-making or position-taking. A policy indicates a clear commitment of the Hayden City Council. It is an extension of the plan's goals, reflecting topical nuance as well as an assessment of conditions and how the City will respond.

Table columns show how the goals, policies, and actions interrelate. In many cases, a single goal serves the needs of multiple planning topics. This has been summarized by abbreviations of the main topics of Hayden’s Comprehensive Plan as outlined Table 2-1.

Table 2-1 Elements of the Comprehensive Plan identified in the Goals and Policies	
Abbreviation	Chapter Listing
LU	Land Use – Chapter 4
NR	Natural Resources – Chapter 6
HA	Hazardous Areas – Chapter 6
PR	Parks and Recreation – Chapter 9
T	Transportation – Chapter 7
PF	Public Facilities – Chapter 10
U	Utilities & Infrastructure – Chapter 10
H	Housing – Chapter 5
CD	Community Design – Chapter 11
I	Implementation – Chapter 2 & Appendix
ED	Economic Development – Chapter 8
CBD	Central Business District – Chapter 4, 8 & 11

The Goals and Policies of the Comprehensive Plan are attached here in their entirety.

Table 2-2: Goals

Element	No.	Goal	Policy Reference	Action Reference
LU, NR, HA, PR, T, PF, U, H, CD, I, ED, CBD	1	The City of Hayden will promote and actively participate in intergovernmental coordination efforts at the regional and at the local level.	2, 16, 18, 21, 22, 23	5, 7, 9, 10, 13, 14, 15, 18, 19, 20, 21, 23, 24, 26, 29
LU, I, CD	2	The Comprehensive Plan is a living document and serves as a guide for development; components of the Comprehensive Plan are updated as necessary to reflect the community’s vision.	2, 4	1, 2, 4, 5, 7, 9, 10, 19, 22, 25, 28, 29
H, LU, T, PF, NR, PR	3	Maintain an attractive and balanced mix of land uses, densities, and housing types, ensuring the future character of the community; promote greater choices and opportunities.	4, 7, 11, 12, 17	1, 3, 4, 12, 13, 24, 25, 27
PF, T, U, LU, NR, H	4	The City of Hayden should encourage the development of land within the corporate limits of Hayden prior to annexation of adjacent areas.	1, 2, 4, 5, 9, 13, 14, 16	3,10, 14, 18, 23
H, CD, I, LU	5	Preserve, protect and strengthen the vitality and stability of existing neighborhoods.	3, 7, 8, 11, 12, 15, 19, 24	3, 4, 5, 12, 15, 16, 24, 27
LU, H, T, CD, CBD	6	Promote an identity-rich downtown core that offers a mix of uses.	2, 8, 11, 12, 17, 22, 24	3, 4, 12, 13, 14, 15, 24, 25, 26, 29
ED, PF, LU, U, T, CBD, H	7	Provide a balance of commercial uses in designated areas throughout the community centered around established transportation corridors, while protecting the character of adjacent land uses.	2, 8, 11, 12, 17, 22, 23	1, 9, 11, 12, 13, 14, 25
LU, T, U, H, PF	8	Ensure all development can be serviced by existing public facilities or extended to adequately serve the development.	1, 2, 4, 5, 7, 9, 13, 14, 16	4, 10, 18, 19, 20, 21, 23
LU, PR, PF, CD, T	9	Ensure adequate park, recreation and open space are provided -and maintained for the continued enjoyment of the community.	2, 3, 7, 9, 10, 13, 19, 20, 24	3, 15, 16, 17, 27
LU, PF, PR, CD, I, NR, ED	10	Adequately site essential public facilities and utilities without compromising surrounding neighborhood integrity and character, while contributing to the overall livelihood of the community; assure facility capacity aligns with projected growth and land use types.	1, 2, 4, 6, 13	4, 16, 17, 18, 19, 20, 21
LU, NR, PF, PR, H, CD, I	11	Emphasize the enhancements and maintenance of existing parks while creatively seeking ways to acquire and develop future recreational facilities that meet a variety of community recreational interests.	3, 7, 9, 10, 19, 20, 21	3, 6, 15, 16, 17, 24, 26, 27, 29
LU, U, T, PR, H, CD	12	Establish a balance between jobs and housing to attract new employment and living opportunities.	11, 12, 17, 23	1, 3, 4, 12, 13, 14

Element	No.	Goal	Policy Reference	Action Reference
LU, U, T, H, CD, CBD	13	Enhance bicycle and pedestrian connectivity and infrastructure in order to better serve residents and tourists while protecting its historical and cultural character and attracting new business.	2, 6, 7, 8, 10, 12, 17, 21, 24	9, 11, 12, 14, 15, 26, 27
LU, NR, PR, I	14	Protect, preserve and be stewards of our environment's natural areas and resources which enhance the quality of life in the City.	3, 7, 10, 20, 21	5, 6, 7, 8, 10, 15, 16, 17, 22, 23, 27, 28, 29
LU, T, PR, NR, P, SFT, LU, NR, A, U, XP, R, SA, H, CD, I AF	15	Coordinate the timely development of efficient, effective and environmentally sound sewer, water and other utility infrastructure servicing the community, assuring costs of development are shared equitably and accommodate for ongoing growth of Hayden.	1, 4, 7, 13, 14, 16, 18	6, 8, 9, 10, 18, 19, 20, 22
PR, LU, H, CD, I	16	Ensure that ordinances and policies do not violate private property rights, adversely impact property values or create unnecessary limitations on land use.	2, 12, 15, 23	1, 2, 3, 4, 10, 23, 24
PR, LU, H, CD, I, CBD	17	Promote and encourage the development and rehabilitation of quality housing through a variety of housing options and densities.	2, 11, 12, 17	1, 3, 4, 24, 25
H, LU, T, PR, ED, CBD	18	Honor Hayden's past while promoting a sense of place through quality public spaces, trails, neighborhoods, design etc.	2, 8, 11, 12, 17, 23, 24	1, 2, 3, 4, 6, 15, 17, 23, 24, 25, 26, 27, 28, 29
I, CD, LU, T	19	Enhance non-motorized connectivity and reduce the highways impact on the community.	2, 4, 8, 18, 22	9, 11, 26

Table 2-3: Policies

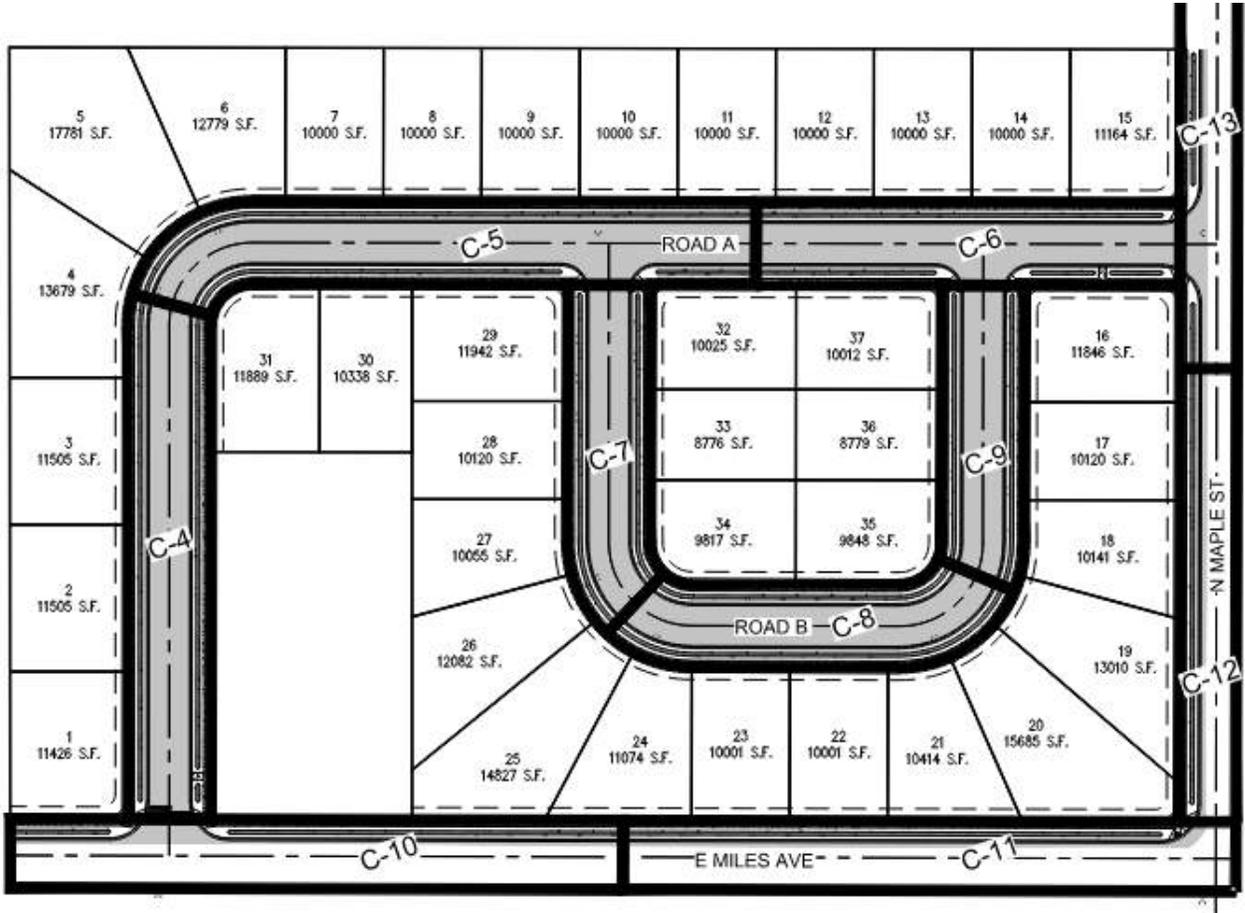
Element	No.	Policy	Goal Reference	Action Reference
U, T, PR, PF, I, ED	1	The City should judiciously evaluate the opportunity to provide sewer, water and other services within the corporate limits and planned future extension of services in areas of impact.	4, 8, 10, 15	4, 5, 10, 19, 20, 21, 22, 23
LU, U, T, PR, PF, H, CD, I, ED	2	Development should be compatible with the land use chapter of the Comprehensive Plan and fiscally responsible in supplying adequate transportation, utilities and parks to newly developed areas.	1, 2, 4, 6, 7, 8, 9, 10, 13, 16, 17, 18, 19	1, 2, 3, 4, 5, 9, 10, 12, 18, 19, 20, 23
LU, NR	3	Land use decisions should consider the preservation and enhancement of natural resources.	5, 9, 11, 14	5, 6, 7, 8, 10, 17, 22, 23, 28
LU, NR, U, T, H, CD, I	4	The city should evaluate community-wide impacts from development; identifying their needs for public facilities, utilities, services, circulation, and housing, and the effects on city resources.	2, 3, 4, 8, 10, 15, 19	3, 4, 6, 18, 20, 21, 22
LU, U, T, PF	5	Areas proposed for annexation are to be considered only if they are contiguous to the city limits and adequate infrastructure can be provided to service the development.	4, 8	6, 10
U, T, CD, I, ED	6	City infrastructure improvement projects should aim to improve all above and below ground facilities (paths, connectivity, pedestrian/bike amenities) and utilities (sewer and water).	10, 13	3, 4, 6, 9, 10, 11, 16, 18, 22, 26
NR, R, I	7	Ensure adequate park, recreation and open spaces are provided for and maintained for the continued enjoyment of the community.	3, 5, 8, 9, 11, 13, 14, 15	6, 10, 15, 27
LU, T, PR, ED	8	Improve pedestrian, bicycle and vehicular safety along city streets.	5, 6, 7, 13, 18, 19	4, 9, 11, 15, 16, 20, 25, 26
LU, NR, U, T, PR, H, CD, I	9	Regularly evaluate and update impact fees for support of transportation systems and parks and require developer participation (land donations and mitigation).	4, 8, 9, 11	4, 6, 9, 10, 16, 27, 28
PR, NR, PF	10	Encourage and support recreational activities (passive and active uses) catered to senior citizens, retirees, families, teens and youth populations.	9, 11, 13, 14	4, 6, 15, 16, 20
LU, T, CD, CBD, ED	11	Promote nodes of development and density in the downtown and strategically along transportation corridors.	3, 5, 6, 7, 12, 17, 18	1, 3, 4, 5, 9, 11, 12, 13, 14, 25, 26, 29
LU, T, CD, H, CBD, ED	12	Encourage rezoning and zoning text amendments to support the creation of strategic nodes, higher density development and transition zones between residential and industrial uses.	3, 5, 6, 7, 12, 13, 16, 17, 18	1, 3, 5, 9, 11, 12, 13, 14, 25, 27, 28

Element	No.	Policy	Goal Reference	Action Reference
LU, NR, U, T, PR, H, CD, I, ED	13	Growth should be accompanied by the development of infrastructure, public services, utilities and preservation of open space and recreational facilities within the cities means.	4, 8, 9, 10, 15	4, 5, 8, 9, 10, 11, 18, 20
LU, NR, PF, U, I	14	Coordinate and support local water and irrigation districts in efforts to balance growth with available water supplies and infrastructure.	4, 8, 15	10
NR, HA, I	15	Protect lives and property from environmental and man-made risks and hazards.	5, 16	5, 6, 7, 8, 22, 28
LU, U, T, I	16	Ensure levels of public services, facilities, and utilities are adequate to satisfy the community's needs now and as new development occurs.	1, 4, 8, 15	2, 7, 9, 10, 11, 18, 20
LU, I, ED	17	Encourage small-scale retail activity, restaurants and other service business, as well as attract a live, work, play lifestyle through a mixture of commercial and residential uses.	3, 6, 7, 12, 13, 17, 18	1, 3, 4, 9, 11, 12, 13, 14, 24, 25, 26, 29
T, I	18	Minimize financial and operational impacts resulting from road improvement projects and maintenance.	1, 15, 19	4, 9, 10
PR, NR, I	19	Ensure park and recreation facilities are easily visible and can be found with minimal effort.	5, 9, 11	15, 26
PR, NR, I	20	Encourage revenue-producing parks and recreation development opportunities.	9, 11, 14	10, 15, 16, 17, 24
PR, NR, I	21	Coordinate with all other parks and recreation providers in the region to provide a full spectrum of parks and recreation opportunities.	1, 11, 13, 14	15, 16, 17, 27
T	22	Ensure multi-modal transportation compatibility and connectivity between agencies and jurisdictions through regional coordination.	1, 6, 7, 19	4, 9, 11, 13, 20, 25, 28
LU, I	23	Ensure land use and zoning compatibility related to development (density and type) occurring in close proximity to Coeur d'Alene Airport.	17, 12, 16, 18	1, 2, 5, 13
CBD, T I, CD, PR, PF, ED	24	Explore the location and feasibility of a community center or core development in downtown Hayden.	5, 6, 9, 13, 18	4, 12, 16, 25

Applicant's Materials

SYCAMORE VALLEY SUBDIVISION PRELIMINARY SUBDIVISION PLAN

LOCATED IN THE NW 1/4 OF SEC. 13, T.51N., R.4W., B.M.,
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO
KOOTENAI COUNTY PARCEL #: H-0450-13-034-ZZ



Sycamore Valley Preliminary Plat

Project Narrative
The Sycamore Valley Subdivision

Prepared by:
Olson Engineering
1649 Nicholson Center St. Suite #102
Post Falls, ID 83854

January 31, 2025

Legal Description

AVONDALE, TR 34

A PORTION OF AVONDALE, E2-E2-TR 35

AVONDALE, W2-E2-TR 35

Project Location

The property is located in the northwest corner of E Miles Ave and N Maple St., in the city of Hayden.



Vicinity Map

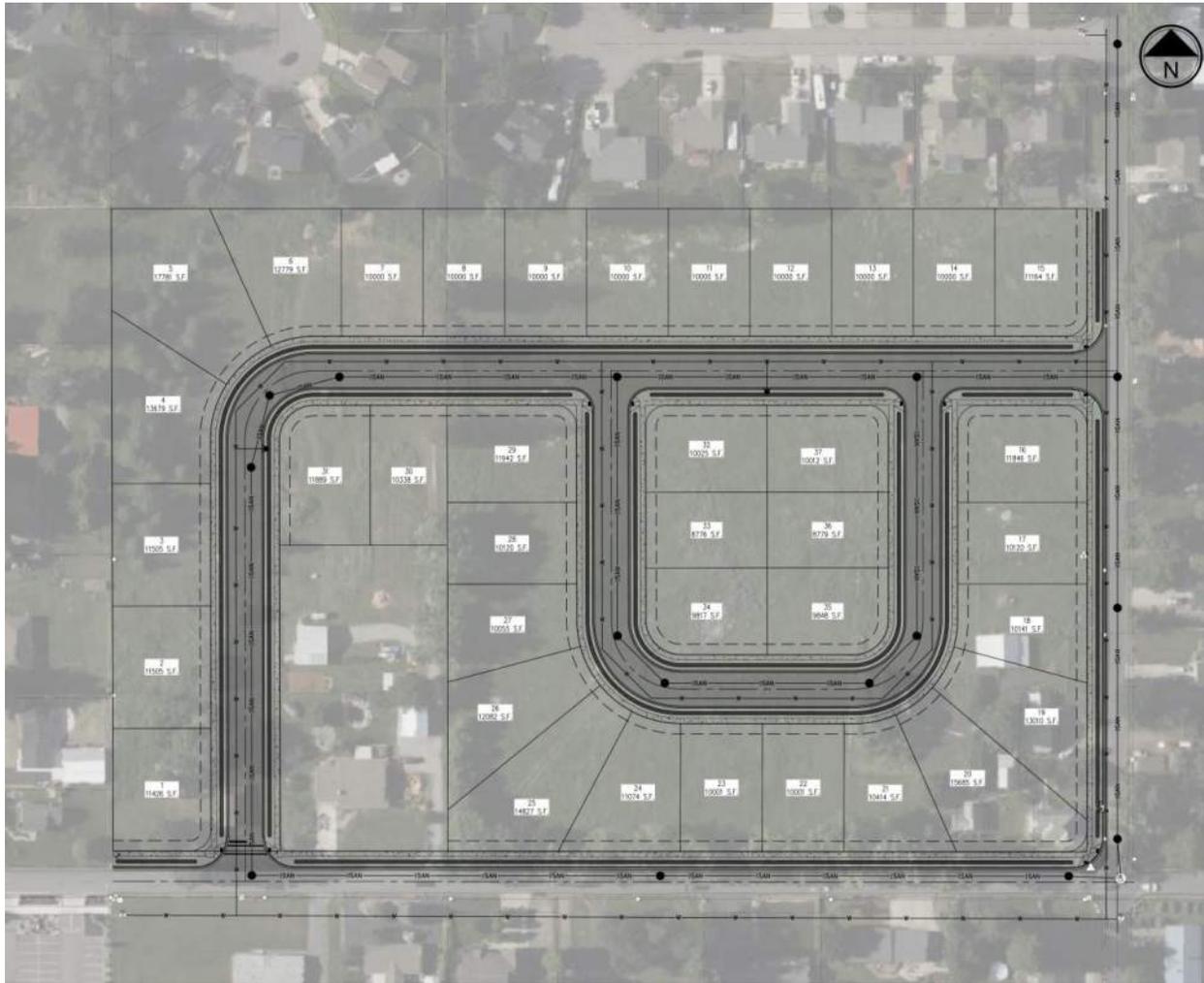
Site Conditions

The property consists of three existing parcels. There is an existing residential structure on each of the parcels. However, the existing structures at 385 E Miles Ave will be demolished. There are no constraining natural features of the property that will prohibit the proposed design. The topography of the site is relatively flat with slopes less than 3 percent in most areas. The western portion of the site is steeper with slopes as much as 8 percent.

There is no evidence of drainage channels/pathways, floodplains, or wetlands on the property.

Project Proposal

The proposed subdivision will consist of 37 single family residential lots. The residential lots will range in size from 8,776 sq ft to 17,781 sq ft. Some larger lots will accommodate single-family homes with shops.



Site Plan

Existing Zoning.

The property is currently zoned Single Family Residential (R1).

Surrounding Zoning

R-1

Comprehensive Plan

This property is part of the City of Hayden, and the 2040 Comprehensive Plan offers guidance as to how the property will be best utilized upon redevelopment. Goals and policies can be found in Chapter 2-Policy Framework section of the comprehensive plan. The following goals and policies that are directly related to this proposal are as follows:

“The City of Hayden should encourage the development of land within the corporate limits of Hayden prior to annexation of adjacent areas.”

This parcel is currently within Hayden city limits so the development of this land should be encouraged over lands that require annexation.

“Improve pedestrian, bicycle and vehicular safety along city streets.”

This project is adding frontage improvements including sidewalks on Miles and Maple to provide safer travel.

“Coordinate the timely development of efficient, effective and environmentally sound sewer, water and other utility infrastructure servicing the community, assuring costs of development are shared equitably and accommodate for ongoing growth of Hayden.”

The most effective and efficient option for sewer and water was chosen for this subdivision.

Streets

The development will dedicate required right-of-way and make improvements along Miles and Maple. These improvements will include sidewalks and pedestrian crossings. Streets will be widened in accordance with the City’s transportation plan. Internal streets will be designed to city standards.

Utilities

Sewer will be provided by the city of Hayden. The city engineer has indicated adequate capacity at this location.

Potable water will be provided by Avondale Irrigation District and a will-serve letter has been provided.

Gas and electric will be provided by Avista and/or Kootenai Electric Cooperative.

Multiple data providers are available in the immediate vicinity.

Summary

The owner of the property is requesting to subdivide 3 existing parcels located in the City of Hayden in the R-1 zoning. The “Sycamore Valley Subdivision” will provide attractive housing that will promote the natural feel of the neighborhood.

The developer will be required to dedicate the necessary public rights-of-way, make required upgrades to public infrastructure and pay permits and impact fees. In addition to adding to the City’s tax base, these developer contributions will ensure that the development does not burden the residents of Hayden.

SYCAMORE VALLEY SUBDIVISION PRELIMINARY SUBDIVISION PLAN

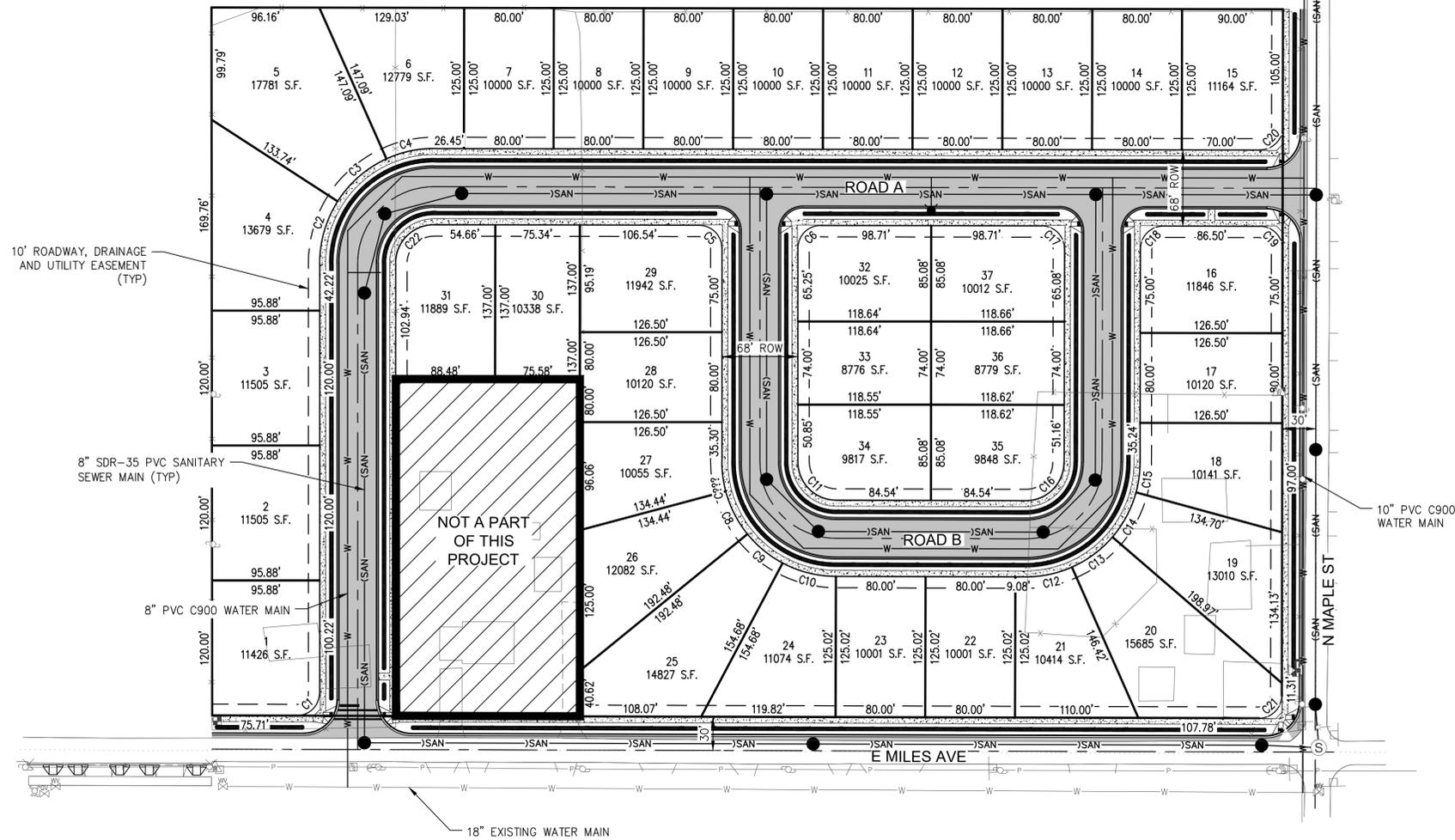
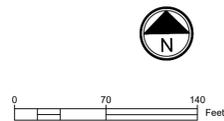
LOCATED IN THE NW 1/4 OF SEC. 13, T.51N., R.4W., B.M.,
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO
KOOTENAI COUNTY PARCEL #: H-0450-13-034-ZZ



SSMH
RIM: 2292.19'
IE: 2285.30'

SSMH
RIM: 2290.92'
IE: 2284.23'

E DANA CT



Parcel Curve Table				
SEGMENT	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C???	102.00'	26.51'	26.43'	N6°09'56"W
C2	102.02'	57.98'	57.20'	N17°33'57"E
C3	102.00'	58.56'	57.76'	S50°17'50"W
C4	98.05'	43.89'	43.52'	S79°03'46"W
C5	20.00'	31.38'	28.26'	S43°40'11"E
C6	20.00'	31.45'	28.31'	N46°19'49"E
C8	102.00'	43.11'	42.79'	S25°43'13"E
C9	102.00'	40.78'	40.51'	S49°17'03"E
C10	102.00'	49.54'	49.05'	N74°39'07"W
C11	34.00'	53.32'	48.02'	N43°38'34"W
C12	102.00'	42.67'	42.36'	N79°27'03"E
C13	102.00'	45.36'	44.99'	S54°43'34"W
C14	102.00'	45.36'	44.99'	S29°14'43"W
C15	102.00'	26.92'	26.85'	S8°56'34"W
C16	34.00'	53.44'	48.11'	S46°24'28"W
C17	20.00'	31.42'	28.28'	S43°37'10"E
C18	20.00'	31.42'	28.28'	N46°22'50"E
C19	20.00'	31.42'	28.28'	S43°37'10"E
C20	20.00'	31.42'	28.28'	S46°22'50"W
C21	20.00'	31.43'	28.30'	N46°22'28"E
C22	34.00'	53.47'	48.12'	S46°19'53"W

LOTS SUMMARY TABLE	
NUMBER OF LOTS	37
MIN. LOT SIZE	8,776 SF
MAX. LOT SIZE	17,781 SF
AVG. LOT SIZE	11,098 SF
TOTAL ACREAGE OF PARCEL	12.674 AC
LOTS/ACRE	2.92
RIGHT OF WAY	3.337 AC

SINGLE FAMILY HOME LOTS = 37

BUILDING SETBACKS (R1 ZONING)

SINGLE FAMILY HOMES:

FRONT SETBACK = 25'; 35'
SIDE SETBACK = 10'; 5'
REAR SETBACK = 25'; 5'
FLANKING SIDE SETBACK= 15'



SYCAMORE VALLEY

prj:

587 E MILES AVE
HAYDEN, ID

loc:

SUBDIVISION PLAN

sht:

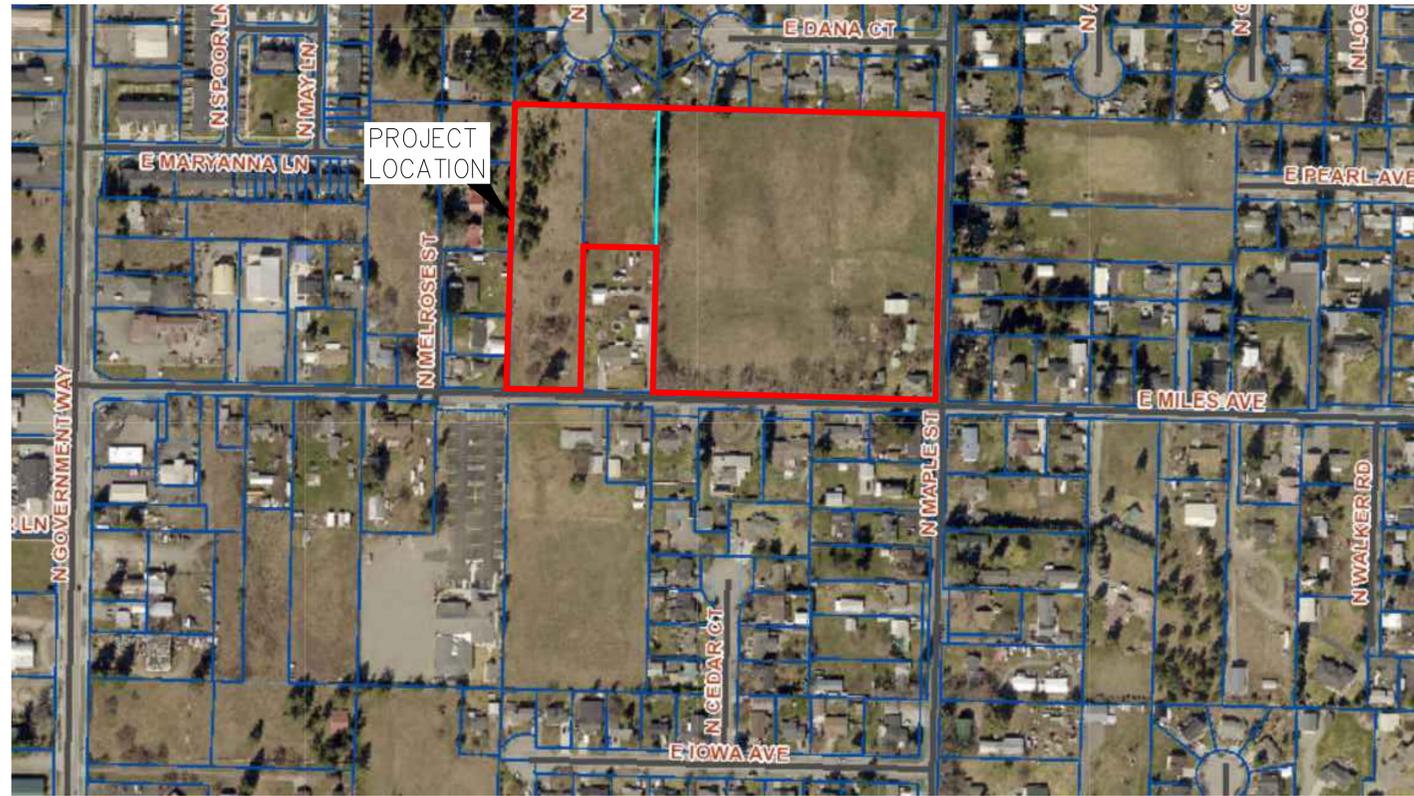
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P-1

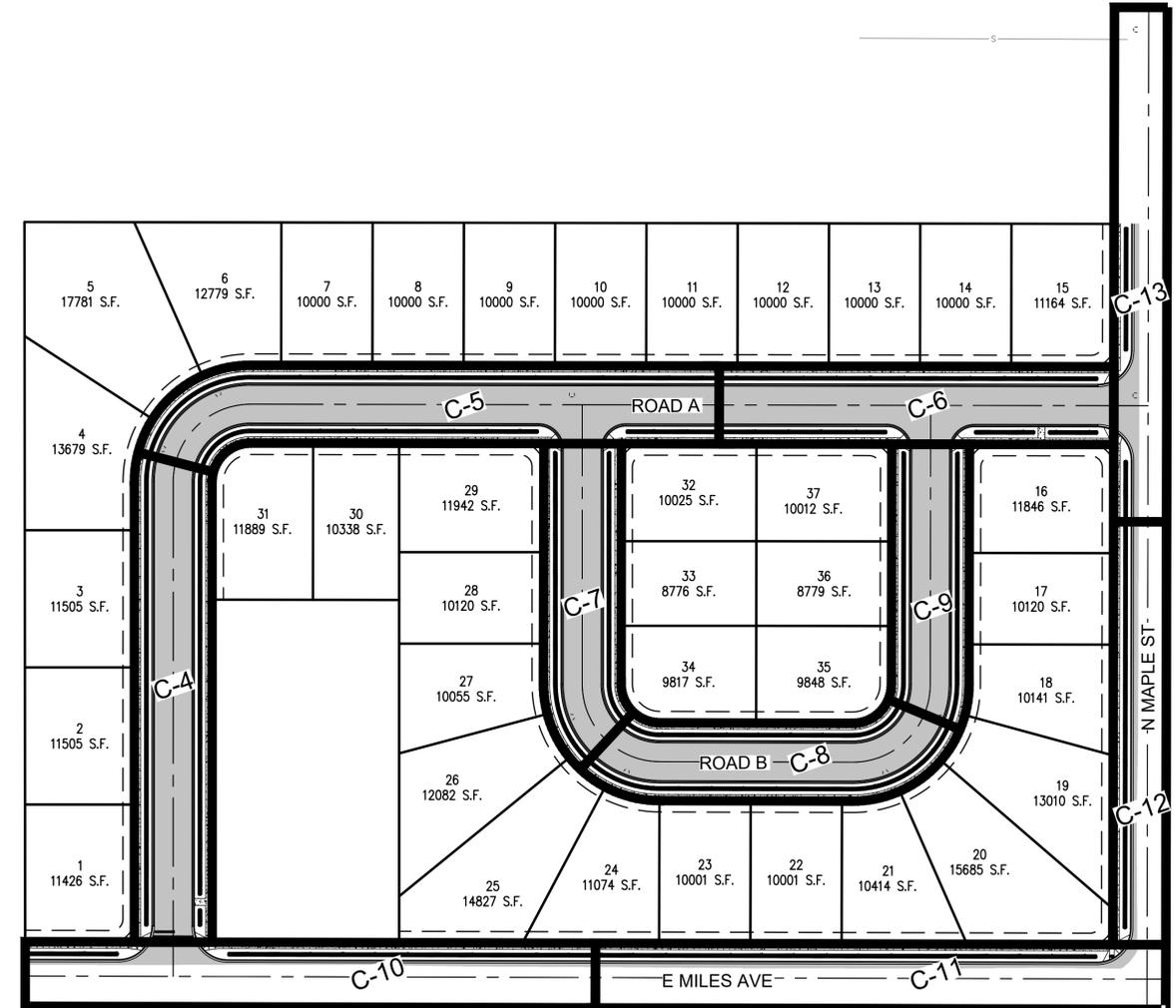
SYCAMORE VALLEY SUBDIVISION PRELIMINARY CIVIL ENGINEERING PLANS

LOCATED IN THE NW 1/4 OF SEC. 13, T.51N., R.4W., B.M.,
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO
KOOTENAI COUNTY PARCEL #: H-0450-13-034-ZZ

KULKA LAND LLC
8720 KULKA RD
LAS VEGAS, NV 89161



VICINITY MAP
NTS



SITE MAP



MONUMENT SEARCH NOTE IC 55-1613

AVAILABLE RECORDS AND FIELD RESEARCH HAS BEEN CONDUCTED TO LOCATE EXISTING PROPERTY CORNERS ASSOCIATED WITH THE SUBJECT PROJECT. ALL EXISTING MONUMENTS ARE IDENTIFIED WITHIN THE PLANS, AND THEIR LOCATIONS SHALL BE VERIFIED PRIOR TO AND AT THE COMPLETION OF CONSTRUCTION PER IDAHO CODE 55-1613. EXISTING MONUMENTS SHALL BE PRESERVED AND PROTECTED THROUGHOUT THE COURSE OF CONSTRUCTION.

VERTICAL DATUM

VERTICAL DATUM IS NAVD-88.

CONSTRUCTION GENERAL PERMIT

THIS PROJECT IS LOCATED ON THE SPOKANE VALLEY RATHDRUM PRAIRIE AQUIFER WITH DEEP, EXTREMELY WELL-DRAINED GRANULAR SOILS. THERE ARE NO SURFACE WATER DISCHARGE POINT DISCHARGE LOCATIONS ON SITE AND THEREFORE THE PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE EPA CONSTRUCTION GENERAL PERMIT.

LEGEND OF EXISTING FEATURES

	PROPERTY LINE
	WATER LINE
	POWER OVERHEAD
	UTILITY POLE
	STREET LIGHT
	SANITARY SEWER MANHOLE
	UTILITY POLE ANCHOR
	GAS STUB
	SIGN
	TELEPHONE RISER
	FIREHYDRANT
	WATER METER
	WATER STUB
	WATER VALVE
	GAS VALVE

SHEET INDEX

C-1	COVER SHEET
C-2	GENERAL NOTES (RESERVED)
C-3	TYPICAL SECTIONS
C-4	ROAD A, STA: 10+00 TO 14+50
C-5	ROAD A, STA: 14+50 TO 19+50
C-6	ROAD A, STA: 19+50 TO 23+25.94
C-7	ROAD B, STA: 10+00 TO 13+00
C-8	ROAD B, STA: 13+00 TO 16+00
C-9	ROAD B, STA: 16+00 TO 18+71.04
C-10	E MILES AVE, STA: 10+00 TO 15+00
C-11	E MILES AVE, STA: 15+00 TO 20+00
C-12	N MAPLE ST, STA: 10+00 TO 14+50
C-13	N MAPLE ST, STA: 14+50 TO 19+00



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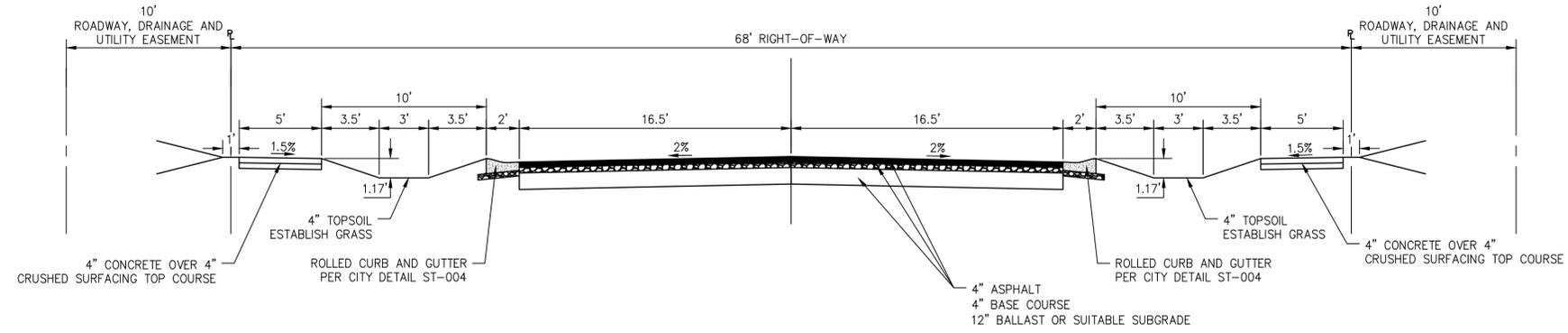
SYCAMORE VALLEY

prj: 587 E MILES AVE
HAYDEN, ID

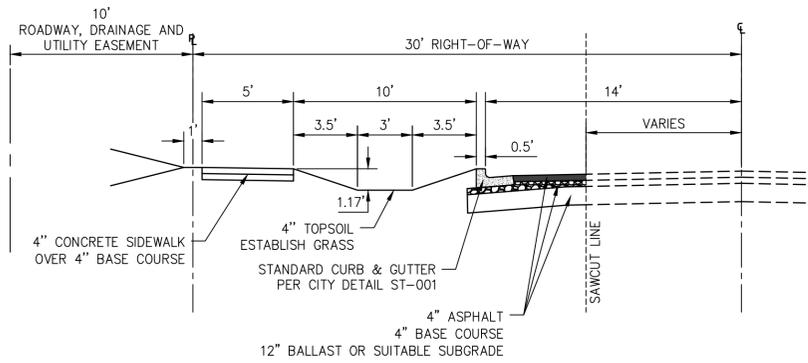
loc: COVER

sht:		
#	DATE	REVISION

C-1



(A) ROAD A AND ROAD B SECTION
1" = 5'

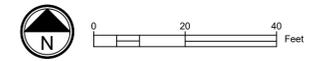
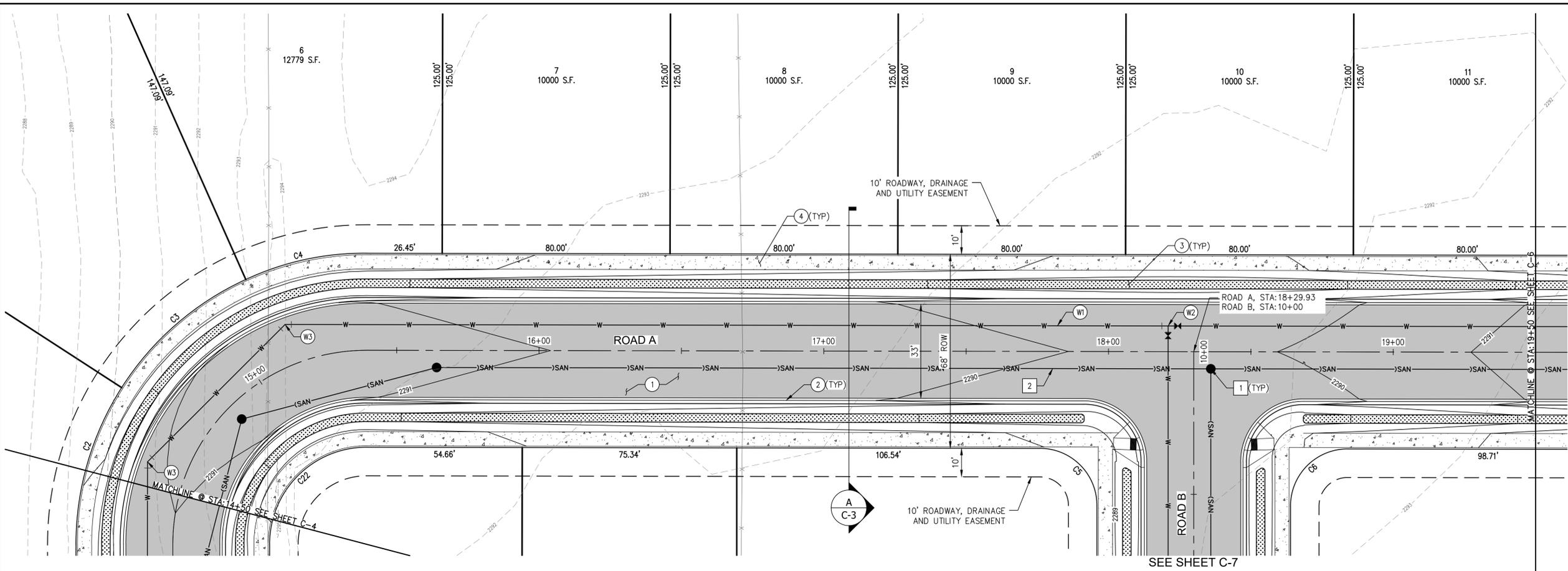


(B) MILES AVE AND MAPLE ST FRONTAGE IMPROVEMENTS
1" = 5'

	<p>Olson Engineering 1649 N. Nicholson Center St. Suite #102 Post Falls, ID 83854 208-651-4152 eo@oecivil.com</p>	<p style="color: red; font-weight: bold; transform: rotate(-45deg);">PRELIMINARY</p>
<p>prj: 587 E MILES AVE HAYDEN, ID</p>		
<p>loc: TYPICAL SECTIONS</p>		
<p>sht: # DATE REVISION</p>		
		C-3

c:\users\gregory\olson_engineering\projects\2024\24054 - hedge hill (miles and maple)\dwg\ref\24054_cbase3.dwg

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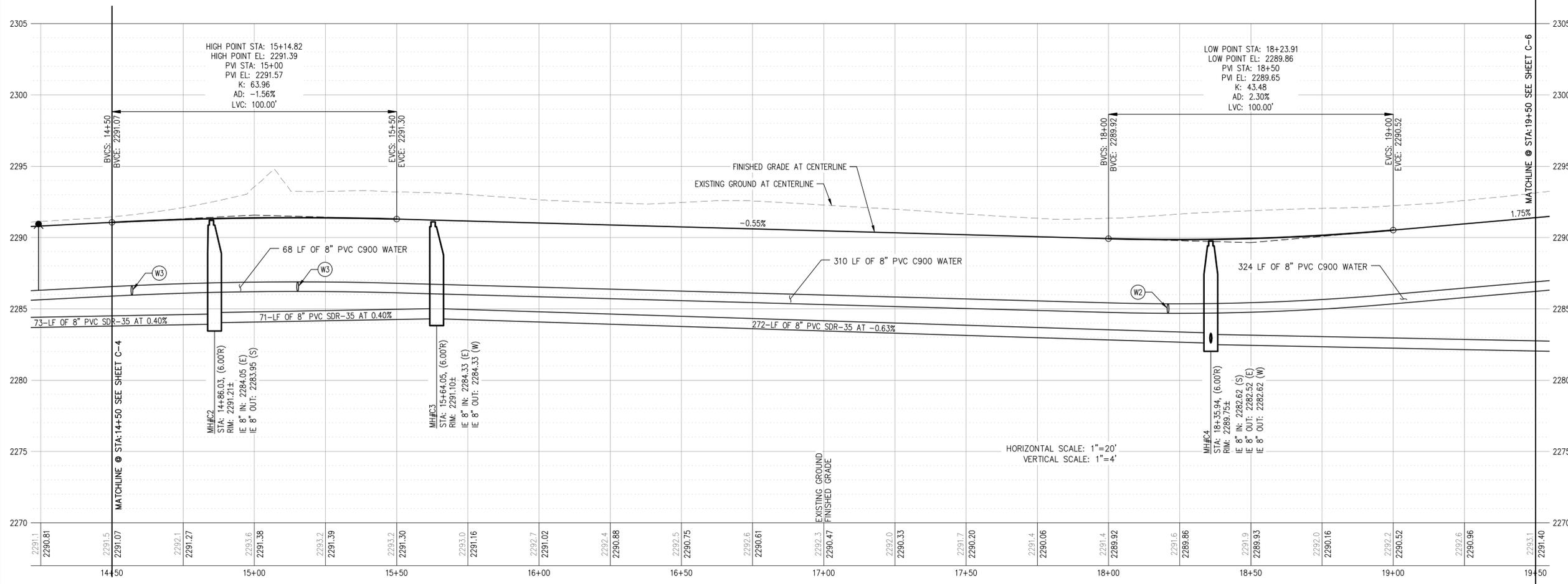


- KEYNOTES**
- ① 4" HMA OVER 4" CRUSHED AGGREGATE BASE
 - ② ROLLED CURB AND GUTTER PER DETAIL X, SHEET C-X
 - ③ GRASS SWALE PER DETAIL X, SHEET C-X
 - ④ 5' CONCRETE SIDEWALK PER DETAIL X, SHEET C-X

- WATER KEYNOTES**
- Ⓜ1 8" PVC C900 WATER MAIN
 - Ⓜ2 INSTALL 8" TEE AND THRUST BLOCK PER DETAIL X, SHEET C-X
 - Ⓜ3 INSTALL 45° BEND AND THRUST BLOCK PER DETAIL X, SHEET C-X

- SEWER KEYNOTES**
- 1 SANITARY MANHOLE PER CITY DETAIL S-001
 - 2 8" SDR-35 PVC SANITARY SEWER MAIN

- NOTES**
- 1) EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
 - 2) ALL BENDS AND TEES SHALL HAVE THRUST BLOCKS. REFERENCE HLD DETAIL
 - 3) ALL WATER MAINS SHALL BE INSTALLED AT A MINIMUM BURY OF 4.5'
 - 4) WATER AND SEWER LINES MUST MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION EXCEPT AT CROSSINGS.
 - 5) IF 18" OF VERTICAL SEPARATION CANNOT BE MAINTAINED AT CROSSINGS, THE WATER LINE OR SEWER LINE MUST BE SLEEVED PER IDEQ REQUIREMENTS.



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PRELIMINARY

SYCAMORE VALLEY

prj:

**587 E MILES AVE
HAYDEN, ID**

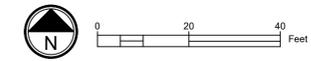
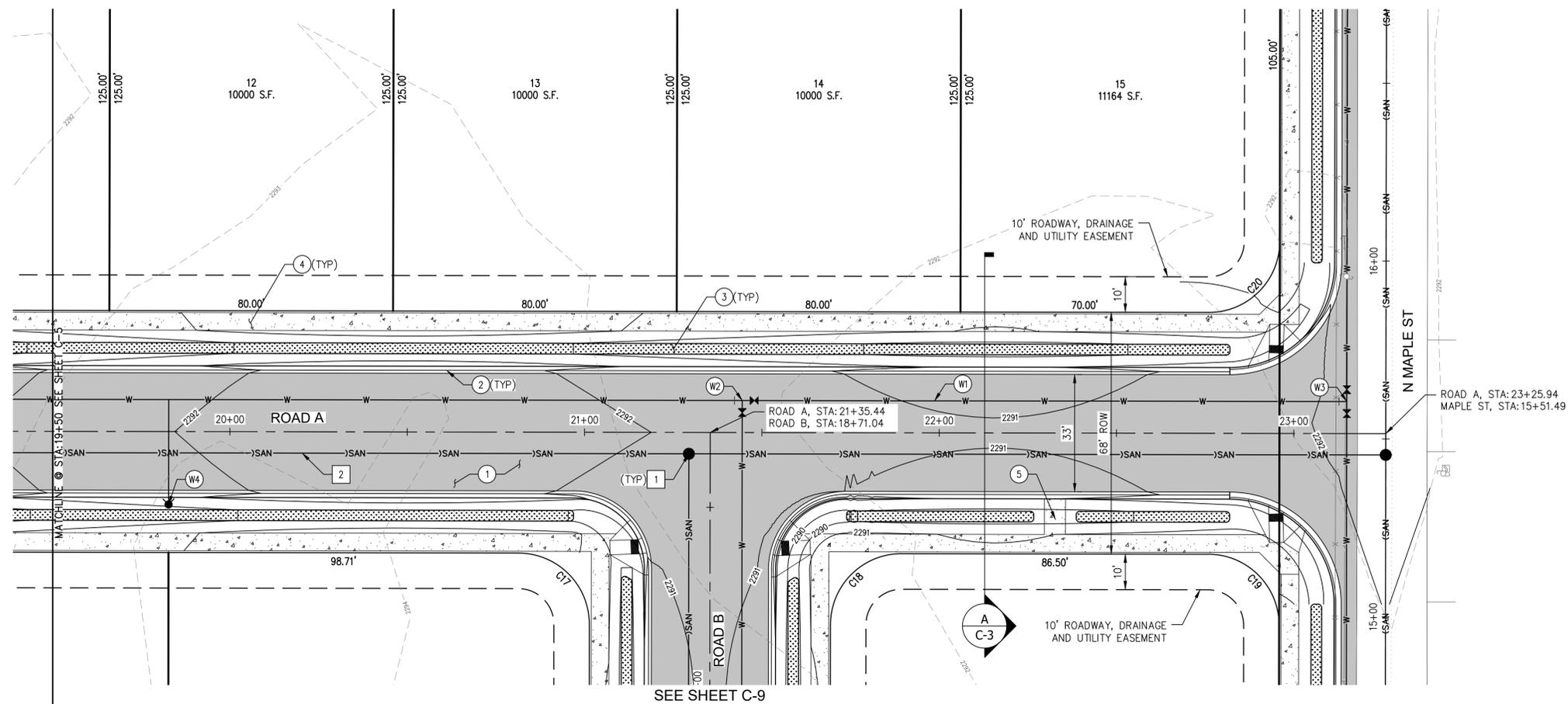
loc:

**ROAD A,
STA: 14+50 TO 19+50**

sh: #

#	DATE	REVISION

C-5



KEYNOTES

- ① 4" HMA OVER 4" CRUSHED AGGREGATE BASE
- ② ROLLED CURB AND GUTTER PER DETAIL X, SHEET C-X
- ③ GRASS SWALE PER DETAIL X, SHEET C-X
- ④ 5' CONCRETE SIDEWALK PER DETAIL X, SHEET C-X
- ⑤ 6'X10' CONCRETE PAD FOR MAILBOX CLUSTER

WATER KEYNOTES

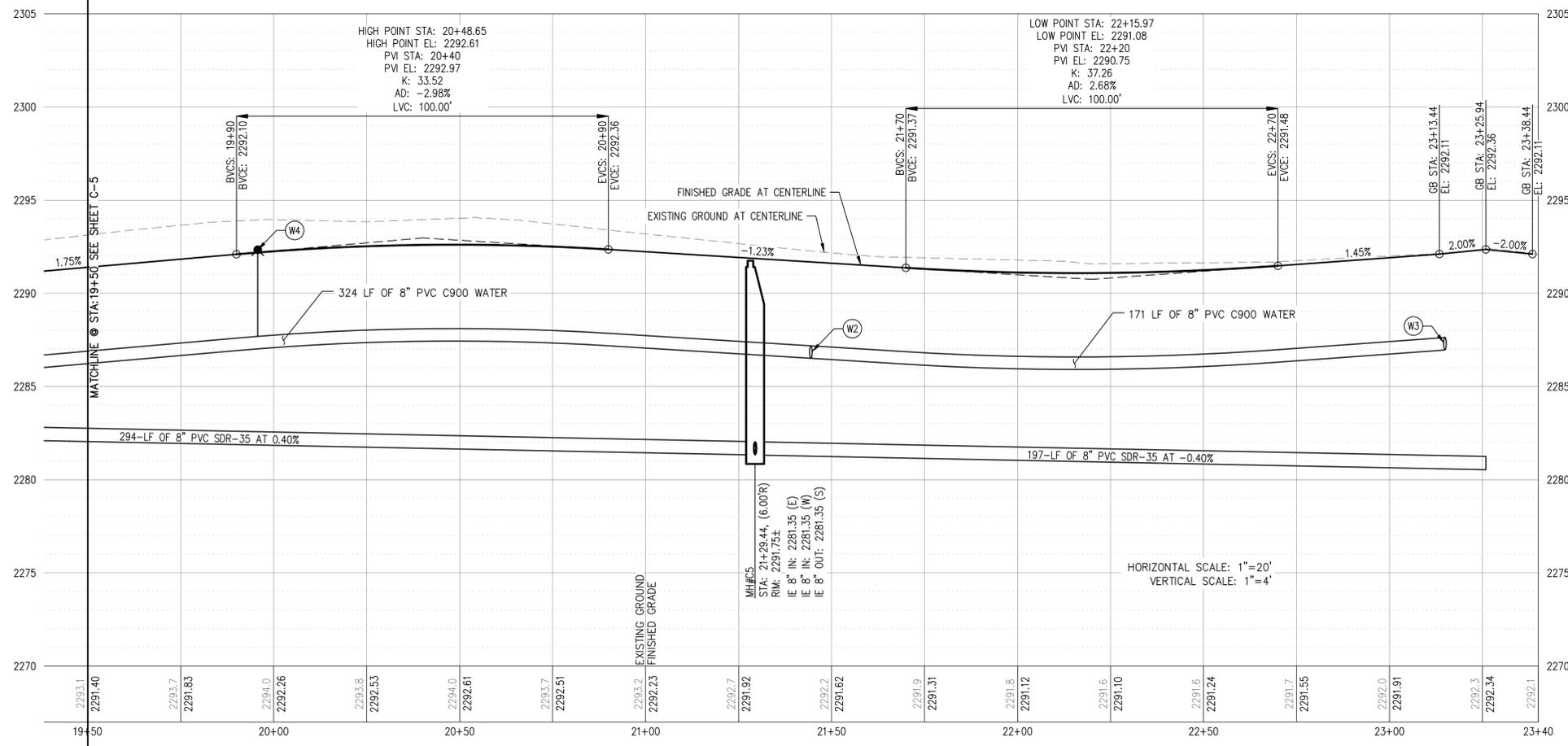
- Ⓜ1 8" PVC C900 WATER MAIN
- Ⓜ2 INSTALL 8" TEE AND THRUST BLOCK PER DETAIL X, SHEET C-X
- Ⓜ3 INSTALL 8" X 10" TEE AND THRUST BLOCK PER DETAIL X, SHEET C-X
- Ⓜ4 FIRE HYDRANT PER DETAIL X, SHEET C-X

SEWER KEYNOTES

- ① SANITARY MANHOLE PER CITY DETAIL S-001
- ② 8" SDR-35 PVC SANITARY SEWER MAIN

NOTES

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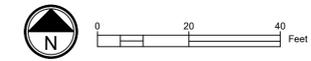
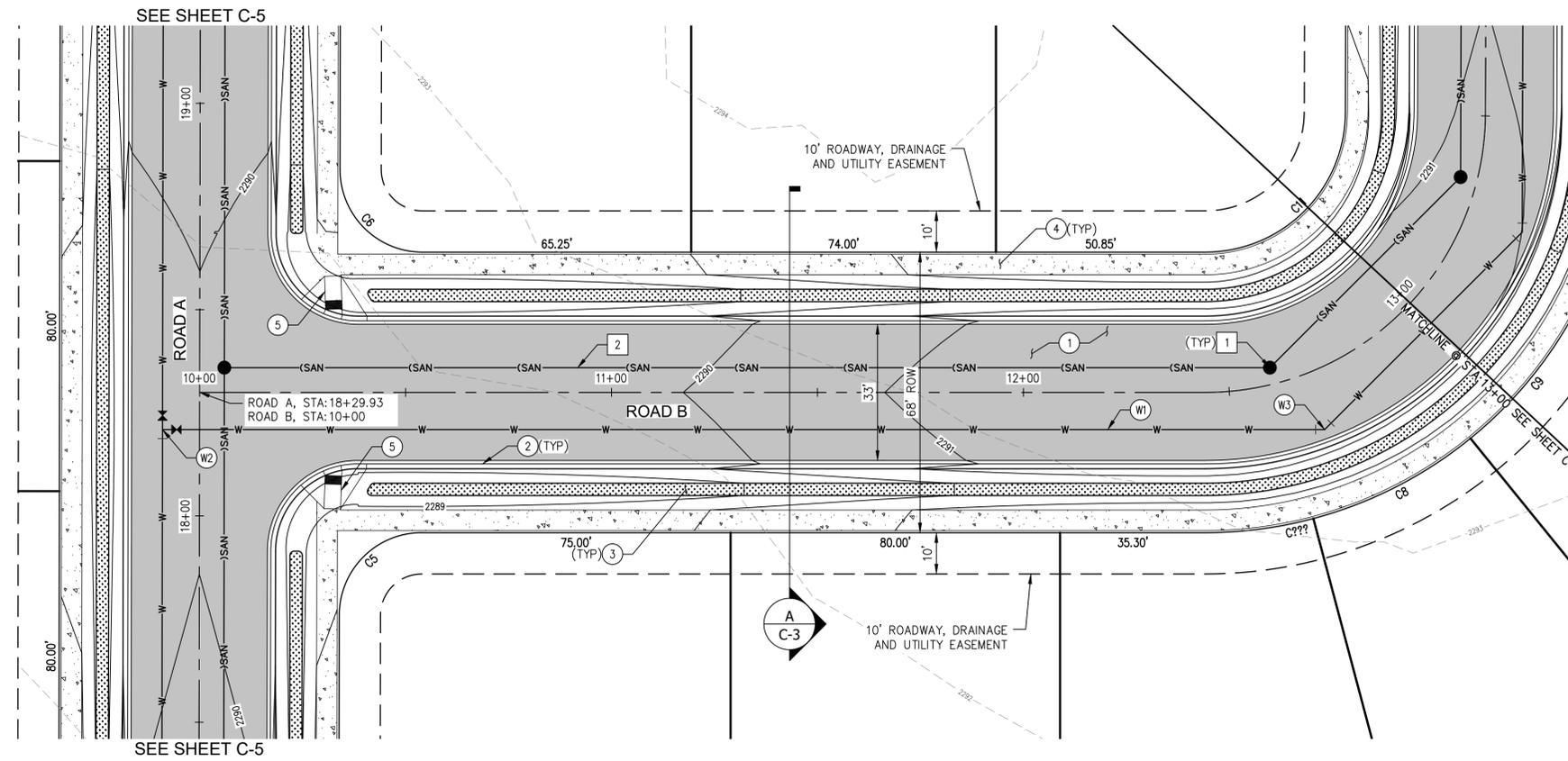
SYCAMORE VALLEY

prj: **587 E MILES AVE
HAYDEN, ID**

loc: **ROAD A,
STA: 19+50 TO 23+25.94**

sh: **C-6**

#	DATE	REVISION



KEYNOTES

- 1 4" HMA OVER 4" CRUSHED AGGREGATE BASE
- 2 ROLLED CURB AND GUTTER PER DETAIL X, SHEET C-X
- 3 GRASS SWALE PER DETAIL X, SHEET C-X
- 4 5' CONCRETE SIDEWALK PER DETAIL X, SHEET C-X
- 5 PEDESTRIAN RAMP PER DETAIL X, SHEET C-X

WATER KEYNOTES

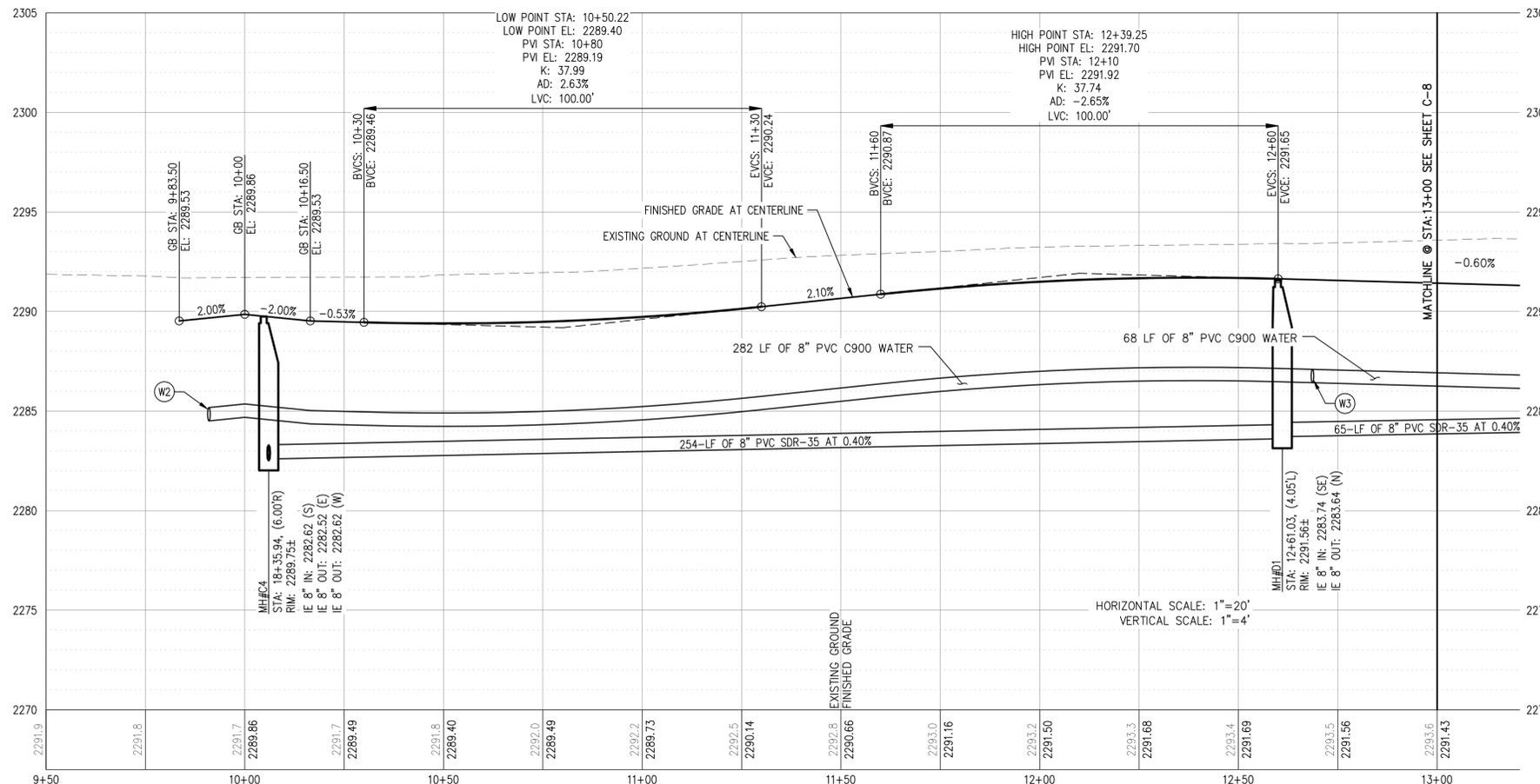
- W1 8" PVC C900 WATER MAIN
- W2 INSTALL 8" TEE AND THRUST BLOCK PER DETAIL X, SHEET C-X
- W3 INSTALL 45° BEND AND THRUST BLOCK PER DETAIL X, SHEET C-X

SEWER KEYNOTES

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- 2 8" SDR-35 PVC SANITARY SEWER MAIN

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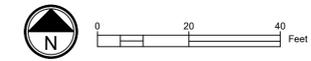
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 HAYDEN, ID

loc: ROAD B,
 STA: 10+00 TO 13+00

sh: # DATE REVISION

C-7

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KEYNOTES

- ① 4" HMA OVER 4" CRUSHED AGGREGATE BASE
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- ④ 5' CONCRETE SIDEWALK PER DETAIL X, SHEET C-X

WATER KEYNOTES

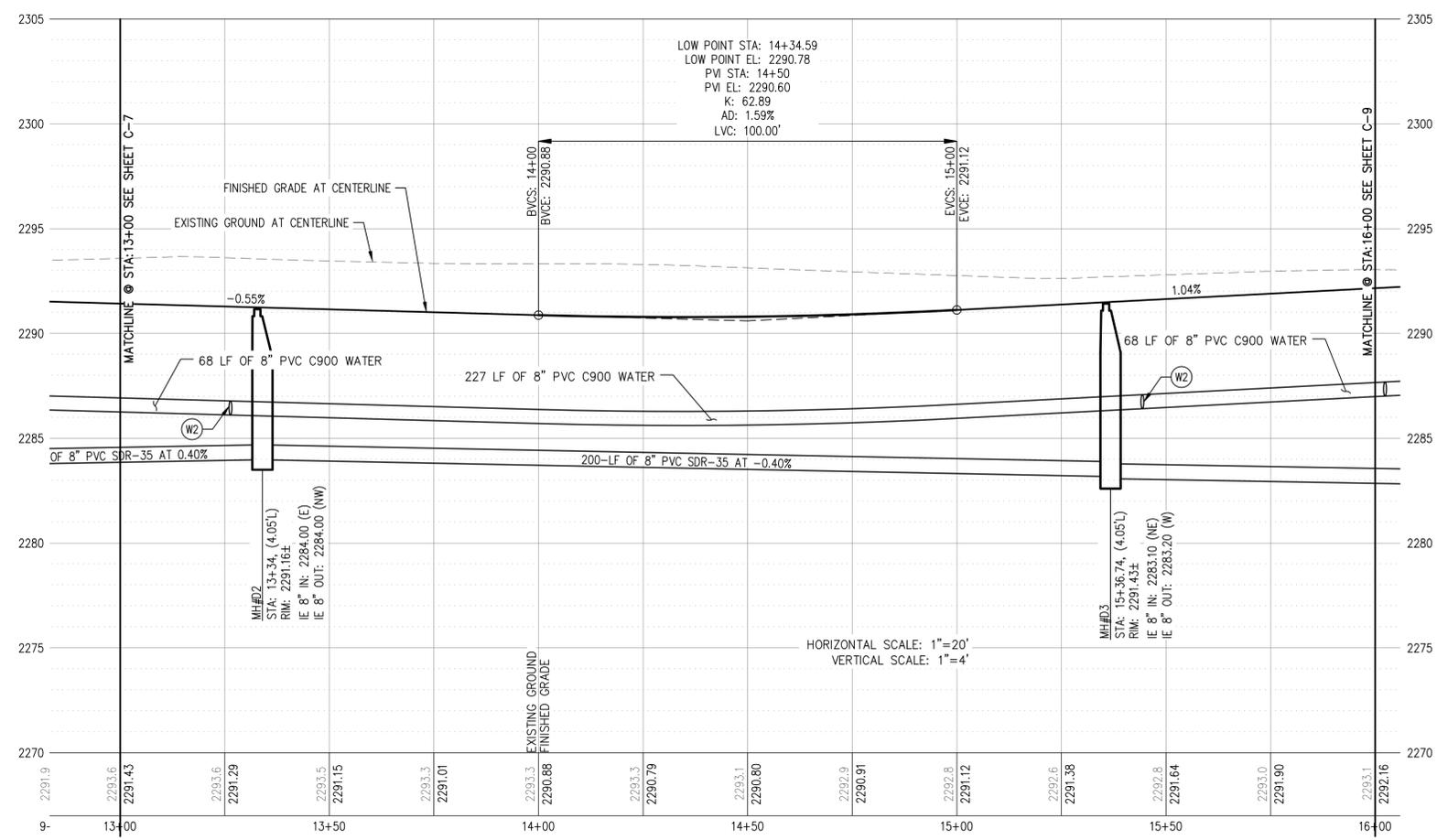
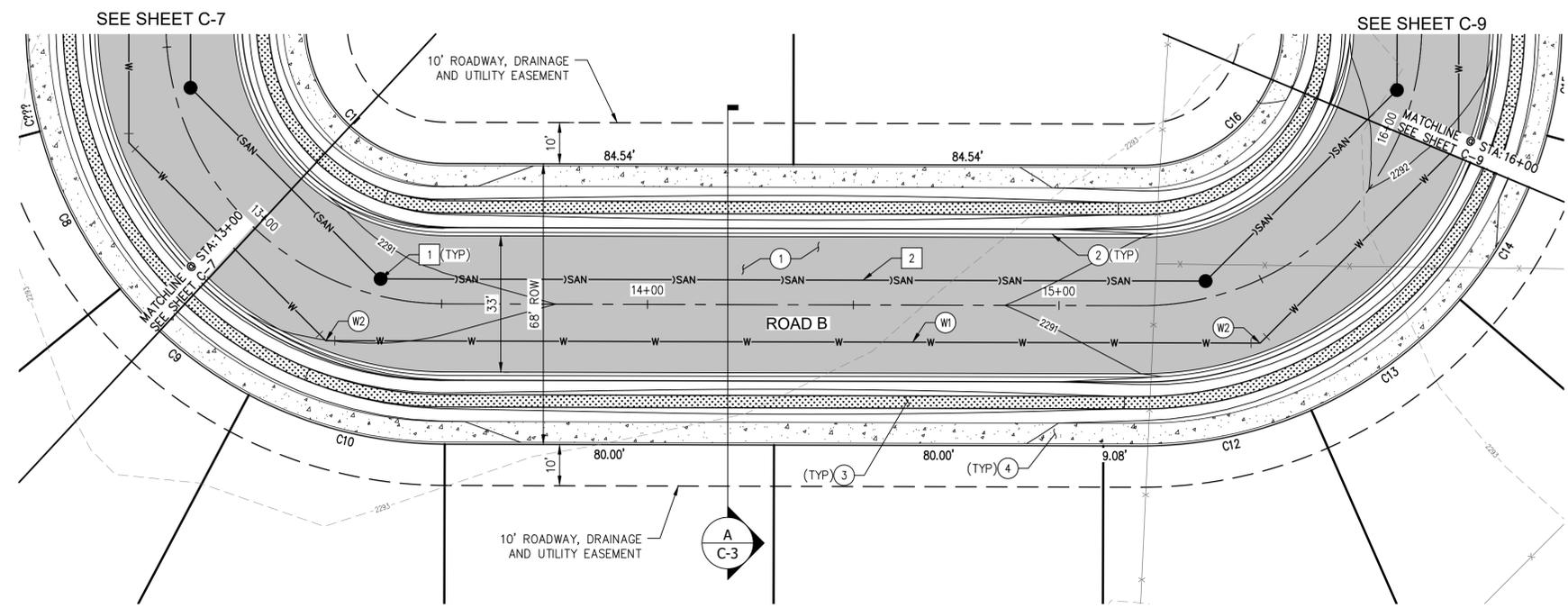
- Ⓜ1 8" PVC C900 WATER MAIN
- Ⓜ2 INSTALL 45° BEND AND THRUST BLOCK PER DETAIL X, SHEET C-X

SEWER KEYNOTES

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PRELIMINARY

SYCAMORE VALLEY

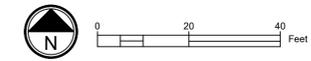
prj: **587 E MILES AVE
HAYDEN, ID**

loc: **ROAD B,
STA: 13+00 TO 16+00**

sh: **C-8**

#	DATE	REVISION

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KEYNOTES

- ① 4" HMA OVER 4" CRUSHED AGGREGATE BASE
- ② CURB AND GUTTER PER DETAIL X, SHEET C-X
- ③ GRASS SWALE PER DETAIL X, SHEET C-X
- ④ 5' CONCRETE SIDEWALK PER DETAIL X, SHEET C-X

WATER KEYNOTES

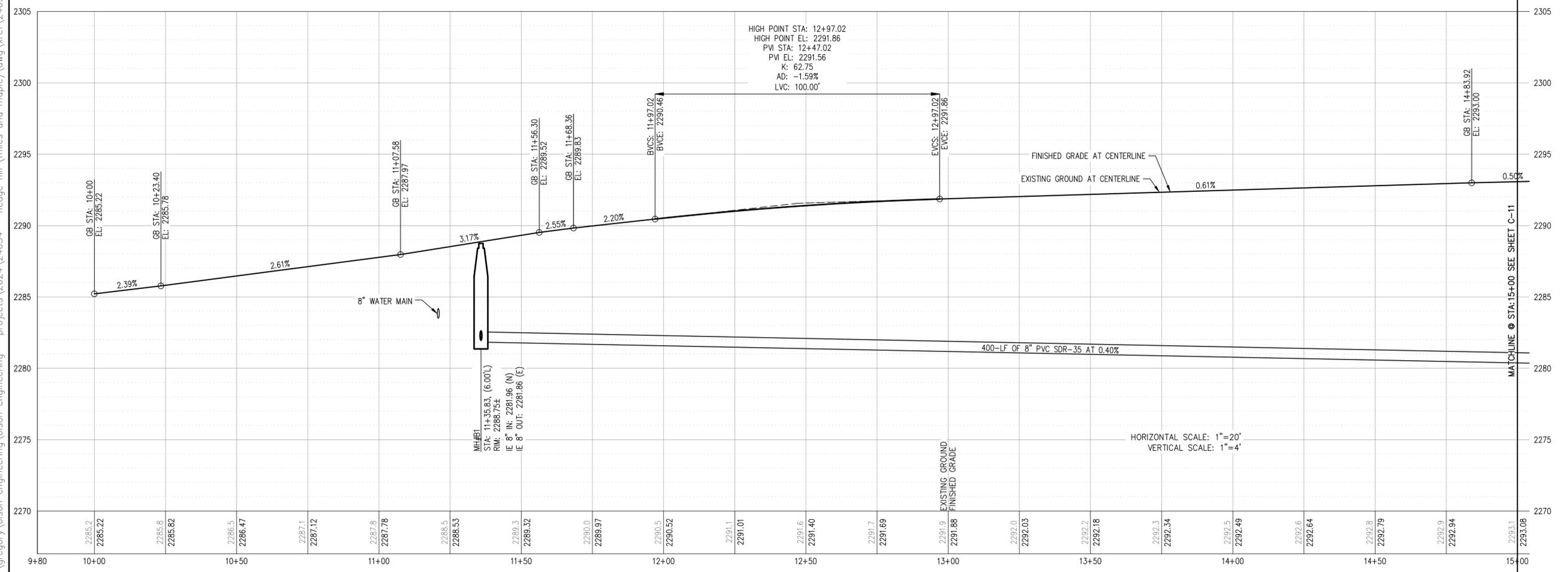
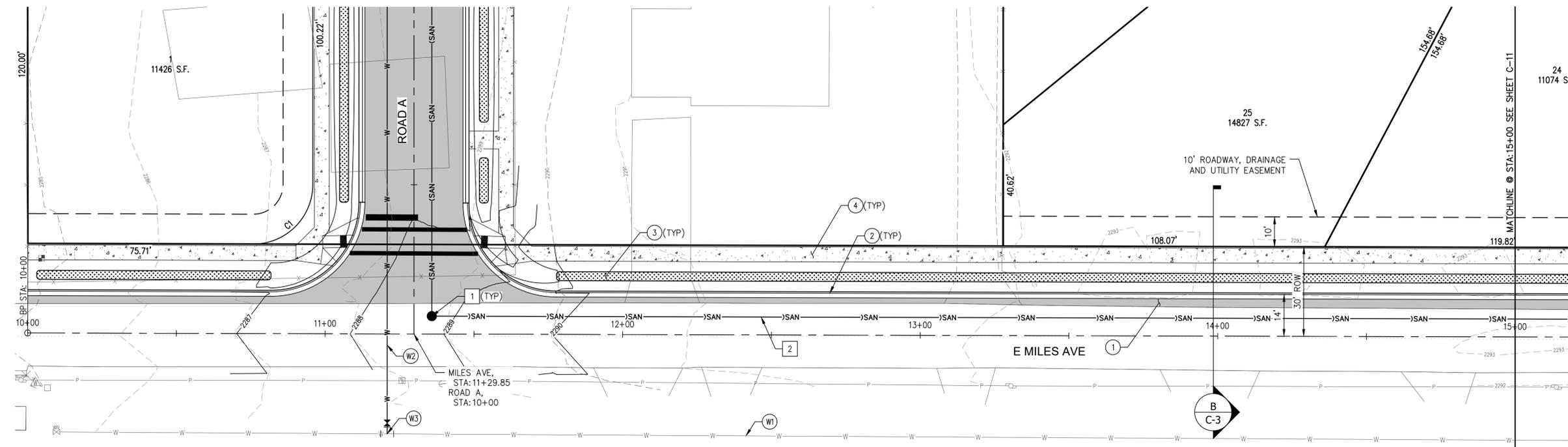
- Ⓜ1 18" EXISTING WATER MAIN
- Ⓜ2 8" PVC C900 WATER MAIN
- Ⓜ3 INSTALL 8" X 18" TEE AND THRUST BLOCK PER DETAIL X, SHEET C-X

SEWER KEYNOTES

- 1 SANITARY MANHOLE PER CITY DETAIL S-001
- 2 8" SDR-35 PVC SANITARY SEWER MAIN

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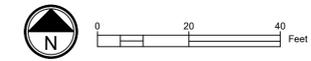
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HAYDEN, ID**

loc: **E MILES AVE,
STA: 10+00 TO 15+00**

sht: **C-10**

#	DATE	REVISION

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KEYNOTES

- ① 4" HMA OVER 4" CRUSHED AGGREGATE BASE
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- ③ GRASS SWALE PER DETAIL X, SHEET C-X
- ④ 5' CONCRETE SIDEWALK PER DETAIL X, SHEET C-X

WATER KEYNOTES

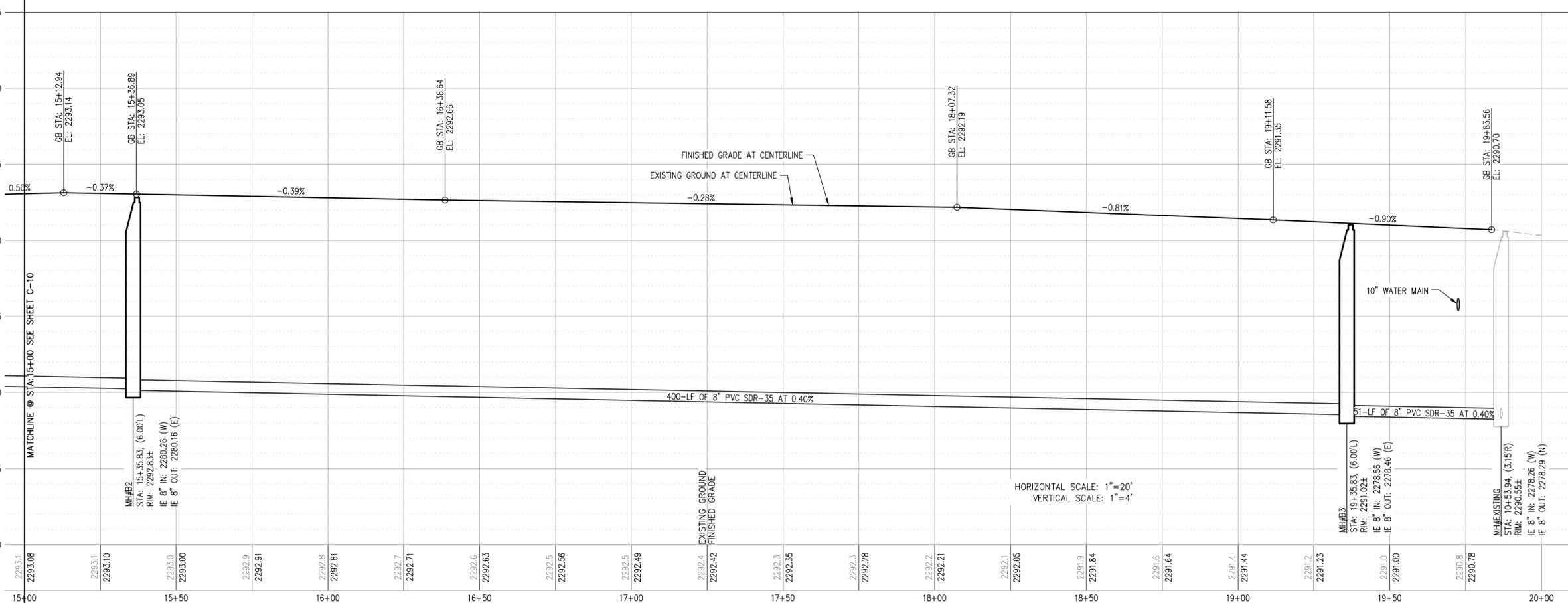
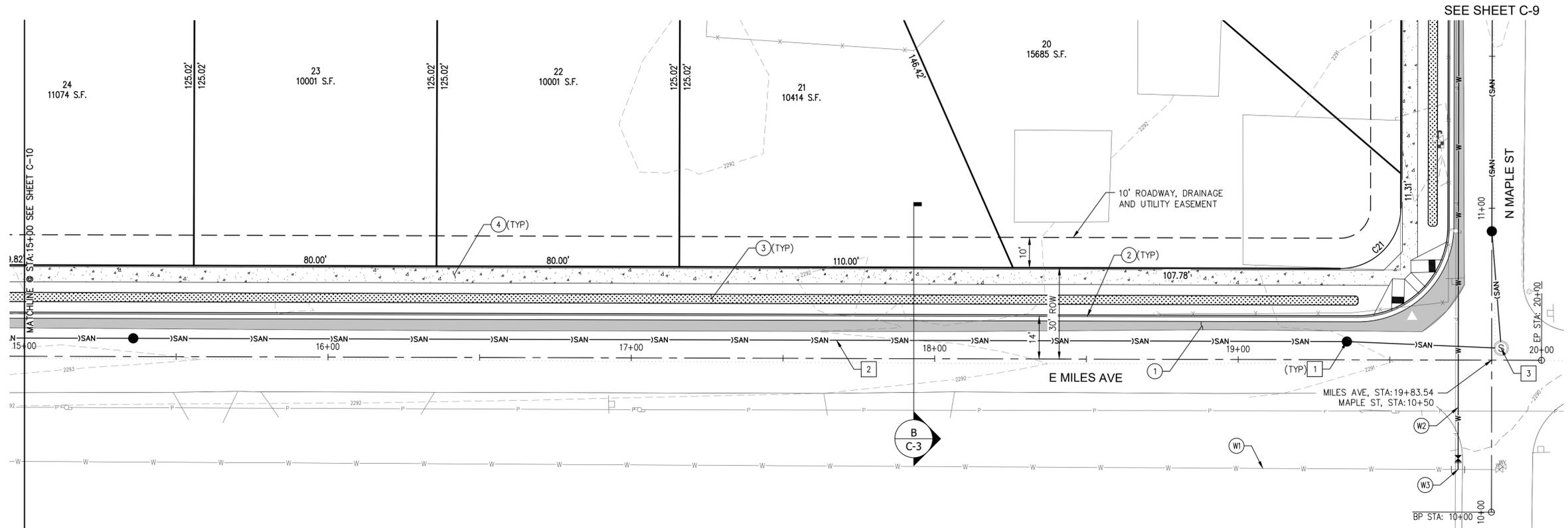
- W1 18" EXISTING WATER MAIN
- W2 10" PVC C900 WATER MAIN
- W3 INSTALL 10" X 18" TEE AND THRUST BLOCK PER DETAIL X, SHEET C-X

SEWER KEYNOTES

- 1 SANITARY MANHOLE PER CITY DETAIL S-001
- 2 8" SDR-35 PVC SANITARY SEWER MAIN
- 3 EXISTING MANHOLE

NOTES

- 1) EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
- 2) ALL BENDS AND TEES SHALL HAVE THRUST BLOCKS. REFERENCE HLID DETAIL
- 3) ALL WATER MAINS SHALL BE INSTALLED AT A MINIMUM BURY OF 4.5'
- 4) WATER AND SEWER LINES MUST MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION EXCEPT AT CROSSINGS.
- 5) IF 18" OF VERTICAL SEPARATION CANNOT BE MAINTAINED AT CROSSINGS, THE WATER LINE OR SEWER LINE MUST BE SLEEVED PER IDEQ REQUIREMENTS.



811
Know what's below.
Call before you dig.

Olson Engineering
1649 N. Nicholson
Center St. Suite #102
Post Falls, ID 83854
208-651-4152
eo@oecivil.com

PRELIMINARY

SYCAMORE VALLEY

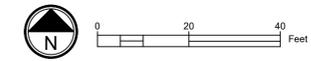
prj: **587 E MILES AVE
HAYDEN, ID**

loc: **E MILES AVE,
STA: 15+00 TO 20+00**

sh: **C-11**

#	DATE	REVISION

c:\users\gregory\olson_engineering\projects\2024\24054 - hedge hill (miles and maple)\dwg\ref\24054_cbase3.dwg



KEYNOTES

- 1 4" HMA OVER 4" CRUSHED AGGREGATE BASE
- 2 CURB AND GUTTER PER DETAIL X, SHEET C-X
- 3 GRASS SWALE PER DETAIL X, SHEET C-X
- 4 5' CONCRETE SIDEWALK PER DETAIL X, SHEET C-X

WATER KEYNOTES

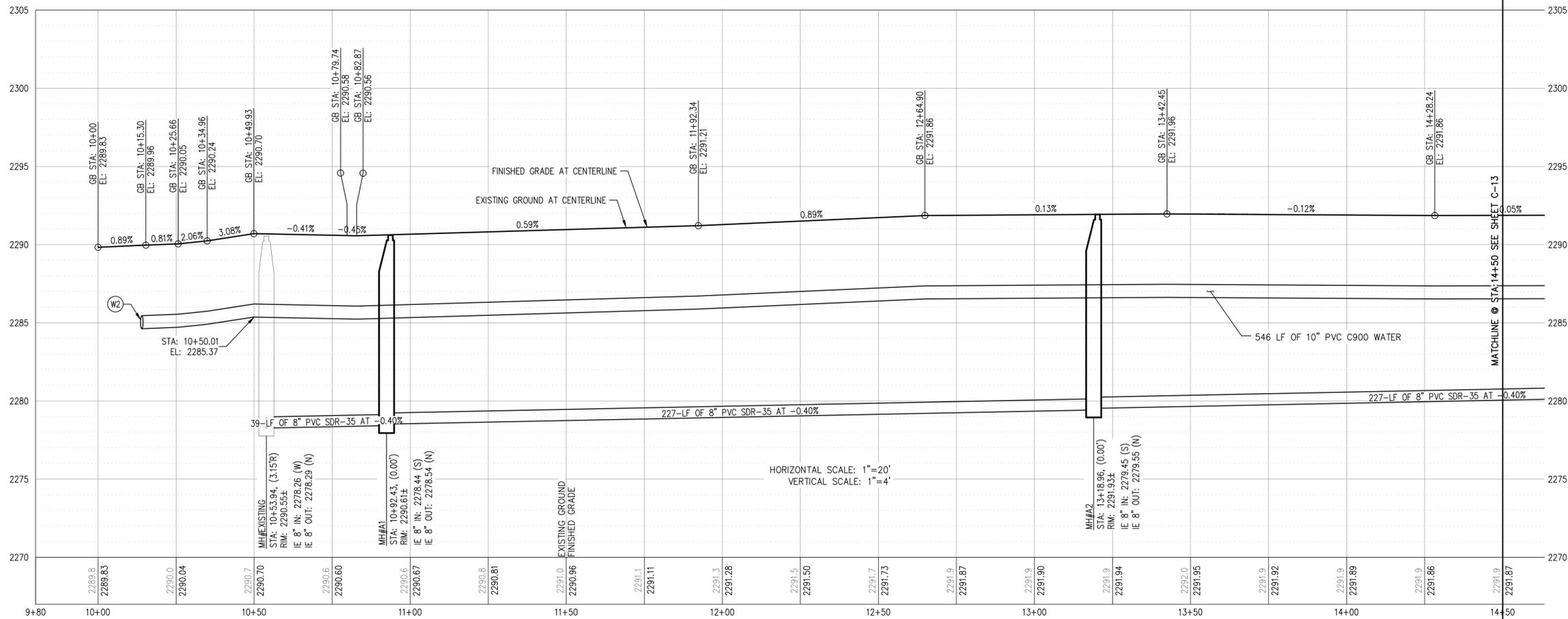
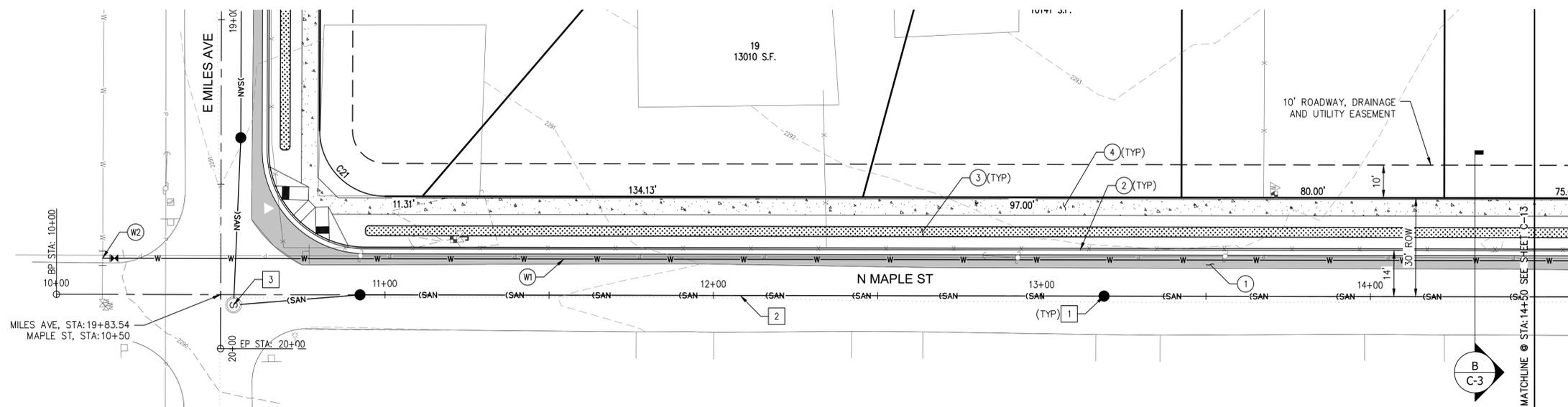
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Post Falls, ID 83854
208-651-1412
eo@oeecivil.com

PRELIMINARY

SYCAMORE VALLEY

prj: **587 E MILES AVE HAYDEN, ID**

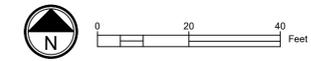
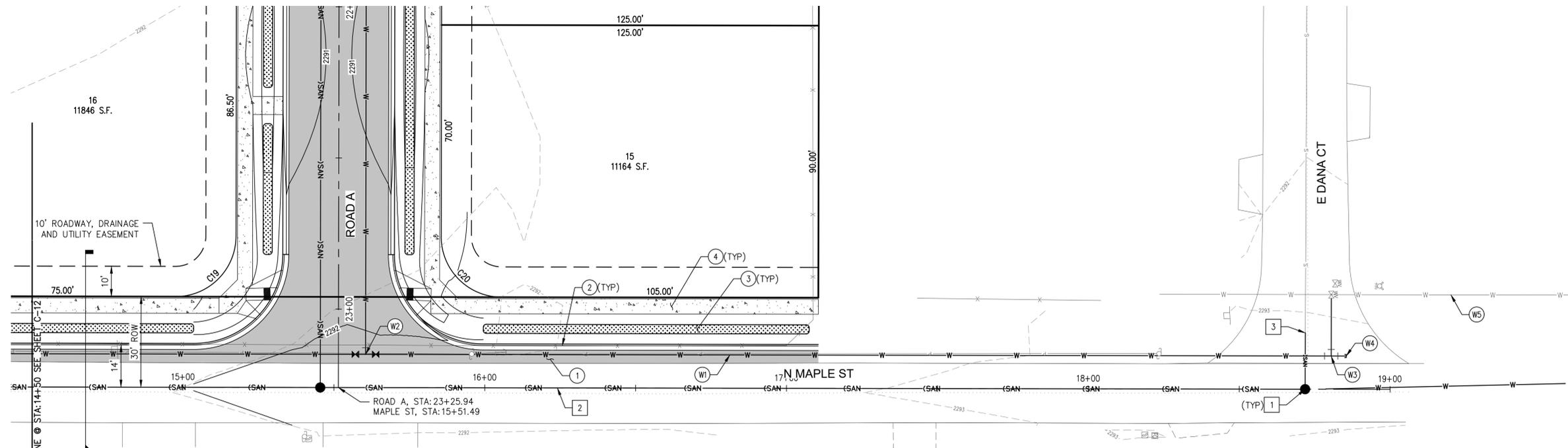
loc: **N MAPLE ST, STA:10+00 TO 14+50**

sh: **C-12**

#	DATE	REVISION

c:\users\gregory\olson_engineering\projects\2024\24054 - hedge hill (miles and maple)\dwg\ref\24054_cbase3.dwg

c:\users\gregory\olson_engineering - projects\2024\24054 - hedge hill (miles and maple)\dwg\ref\24054_cbase3.dwg

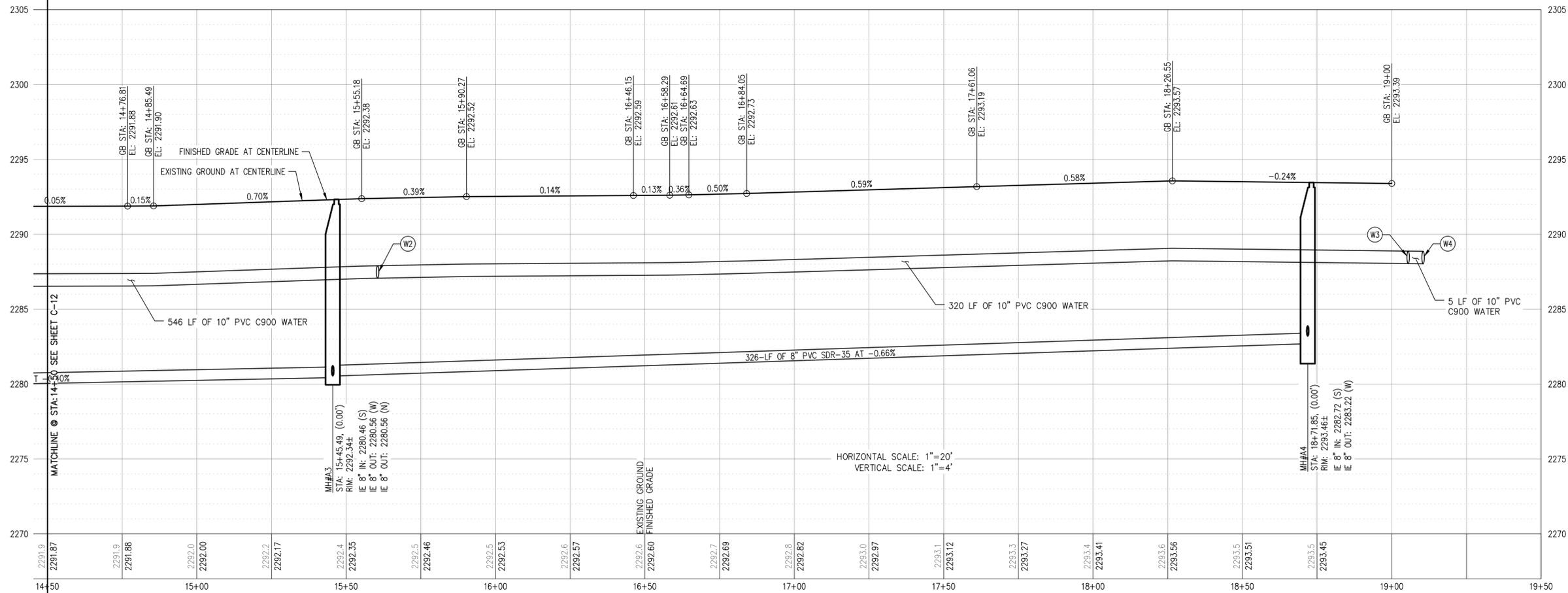


- KEYNOTES**
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 - 2 CURB AND GUTTER PER DETAIL X, SHEET C-X
 - 3 GRASS SWALE PER DETAIL X, SHEET C-X
 - 4 5' CONCRETE SIDEWALK PER DETAIL X, SHEET C-X

- WATER KEYNOTES**
- W1 10" PVC C900 WATER MAIN
 - W2 INSTALL 8" X 10" TEE AND THRUST BLOCK PER DETAIL X, SHEET C-X
 - W3 INSTALL 8" TEE AND THRUST BLOCK PER DETAIL X, SHEET C-X
 - W4 STUB AND CAP 10" WATER LINE
 - W5 EXISTING 4" WATER MAIN

- SEWER KEYNOTES**
- 1 SANITARY MANHOLE PER CITY DETAIL S-001
 - 2 8" SDR-35 PVC SANITARY SEWER MAIN
 - 3 TIE INTO EXISTING 8" SEWER MAIN STUB GOING AT 0.40%

- NOTES**
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PRELIMINARY

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Center St. Suite #102
Post Falls, ID 83854
208-651-1452
eo@oecivil.com

SYCAMORE VALLEY

prj: **587 E MILES AVE
HAYDEN, ID**

loc: **N MAPLE ST,
STA: 14+50 TO 19+00**

sh: **C-13**

#	DATE	REVISION

Public Agency Comments



SHERIFF KOOTENAI COUNTY



SHERIFF ROBERT B. NORRIS

UNDERSHERIFF BRETT A. NELSON

To: Hayden Planning/Building Department
From: Captain Andrew Deak, Operations Support Commander
Date: September 15, 2025
Re: PZE-25-0080 Sycamore Valley Subdivision

The Sheriff's Office has reviewed this request for PZE-25-0080 Sycamore Valley Subdivision and does not see any immediate impact that would prevent it from being approved, however, we would like to make you aware of the future impact this would have on public safety for the City of Hayden. The facts presented below will hopefully encourage your planning department and City Council to properly assess the current and future needs for public safety and impact that increased housing densities will have on law enforcement response.

Currently the Sheriff's Office can provide the City of Hayden a Law Enforcement ration of .57 Deputies (10) per 1000 residents (17,383). This ratio is far below that of the other policing agencies around Kootenai County. The city of Coeur d'Alene currently has a ratio of 1.74 Officers per 1000 residents, the City of Post Falls has a ratio of 1.26 Officers per 1000 residents, the City of Rathdrum has a ratio of 1.58 Officers per 1000 residents and the City of Spirit Lake has 2.7 Officers per 1000 residents.

This ratio also does not cover the additional resources that need to be committed to public safety when making changes that will inevitably increase the population of the City of Hayden. In 2021 the 911 center fielded 10,816 calls for service for the City of Hayden. Increasing the population will cause an increase in the number of calls into the 911 center and will increase needs for staffing to handle the additional calls.

Additionally, an increase in population will also inevitably cause an increase in crime and the number of criminals that will need to be housed at the Kootenai County Detention Facility. The current Kootenai County ratio of inmates to population is .0024 per 1000 residents. Currently the cost to house an inmate at our jail is \$112 (2023) per day.

Also, a final area to consider is the increased congestion with traffic from the development proposed and the surrounding surface streets that will have to handle this additional traffic flow, which could further burden a rapid law enforcement response. As you are aware, there are limitations to the response public safety can offer and we rely on our community development partners to be proactive in planning and properly assessing current and future growth needs.

Thank you for soliciting the input of your community partners.

Deborah Shaver

From: Corey Koerner <ckoerner@phd1.idaho.gov>
Sent: Monday, September 15, 2025 8:29 AM
To: Planning
Subject: PZE-25-0080

Categories: Deborah

Hello,

In regards to PZE-25-0080, Sycamore Valley Subdivision, PHD has the following comments:

PHD will require a complete subdivision application submitted to the health district for review and all fees paid. All shallow injection wells must be registered with PHD.

Thank you.

Corey Koerner, REHS
Registered Environmental Health Specialist
Panhandle Health District 1
8500 N. Atlas Road
Hayden, ID 83835
O: (208) 415-5215
C: (208) 819-0411
[Ckoerner@phd1.idaho.gov](mailto:ckoerner@phd1.idaho.gov)

Deborah Shaver

From: Bob Chandler <bobchandlercda@gmail.com>
Sent: Thursday, September 18, 2025 6:20 AM
To: Planning
Subject: AGENCY NOTICE - PZE-25-0080 SYCAMORE VALLEY SUBDIVISION

Categories: Deborah

We are aware of this project and have no comments.

Thanks,
B.

Bob Chandler | District Manager
Avondale Irrigation District

PO Box 81, Hayden, ID 83835
P (208) 772-5657 | M (208) 691-3428

Deborah Shaver

From: Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Friday, September 19, 2025 3:37 PM
To: Planning
Subject: RE: AGENCY NOTICE - PZE-25-0080 SYCAMORE VALLEY SUBDIVISION

Categories: Deborah

Hi Shannon,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager
Panhandle Region
2885 W. Kathleen Ave.
Coeur d'Alene, ID 83815
208.769.1414 office
208.251.4509 mobile
merritt.horsmon@idfg.idaho.gov



From: CITY OF HAYDEN - Community Development <noreply@bsacloud.com>
Sent: Monday, September 15, 2025 8:16 AM
To: Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Subject: AGENCY NOTICE - PZE-25-0080 SYCAMORE VALLEY SUBDIVISION

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning,

Please see the attached Agency Notice for the Sycamore Valley Subdivision. Comments should be received by Monday, 9/29/25 to be included in the Staff Analysis. You can send comments to planning@haydenid.gov. Should you not have comments, an email stating so is much appreciated. If you have questions, please do not hesitate to contact us.

Deborah Shaver

From: Kim Stevenson <kstevenson@kcgov.us>
Sent: Tuesday, September 23, 2025 3:45 PM
To: Planning
Subject: FW: AGENCY NOTICE - PZE-25-0080 SYCAMORE VALLEY SUBDIVISION
Attachments: PZE-25-0080 Agency Notice.pdf

Categories: Deborah

Good Afternoon,
The Airport requests an avigation easement be completed and recorded for the subdivision.
Thank you, Kim



From: CITY OF HAYDEN - Community Development <noreply@bsacloud.com>
Sent: Monday, September 15, 2025 8:16 AM
To: Kim Stevenson <kstevenson@kcgov.us>
Subject: AGENCY NOTICE - PZE-25-0080 SYCAMORE VALLEY SUBDIVISION

Good morning,

Please see the attached Agency Notice for the Sycamore Valley Subdivision. Comments should be received by Monday, 9/29/25 to be included in the Staff Analysis. You can send comments to planning@haydenid.gov. Should you not have comments, an email stating so is much appreciated. If you have questions, please do not hesitate to contact us.

Thank you & have a great day!

Sincerely,

Shannon Drappo

Planner

208-209-2021