

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

Thursday, March 13, 2025

Commission Meeting: 11:00 AM
Hayden City Hall Council Chambers, 8930 N. Government Way, Hayden, ID 83835

CALL TO ORDER

The meeting was called to order at 11:02 AM.

ROLL CALL OF COMMISSION MEMBERS

Barbara Bennett: Present
Bill Brizee: Present
Rhonda Budvarson: Present
Judy Eichelberger: Present
Ransom Storm: Present

ADDITIONS OR CORRECTIONS

1. PLEDGE OF ALLEGIANCE

2. CONSENT CALENDAR *All items on the Consent Calendar are Action Items*

A. Approval of Meeting Minutes of February 25, 2025

Motion to approve minutes with corrections. This motion, made by Eichelberger and seconded by Bennett, Carried.

Barbara Bennett: Yes
Bill Brizee: Yes
Rhonda Budvarson: Yes
Judy Eichelberger: Yes
Ransom Storm: Yes

Yes: 5, No: 0, Absent: 0

3. VISITOR/PUBLIC COMMENT on Non-Agenda Items (5-minutes maximum)

4. UNFINISHED BUSINESS

A. Discussion on changes to code regarding demo permits/reviews.

Lisa Ailport, City Administrator, introduced herself to the commission and presented a history of her accomplishments and ability to handle and understand writing and administering City Code. The focus of her discussion will be an overview of land use planning and legality of the code the commission wishes to update. She has written laws and navigated the public process in the past, therefore, well equipped to address their request. Historic Preservation Commissioners introduced themselves to Ms. Ailport and gave brief descriptions of their history and accomplishments.

Chair Eichelberger gave Donna Phillips, Director of Community Development, kudos for suggesting mimicking Coeur d'Alene's code regarding the Historic Commission reviewing demo permits. Ms. Ailport reached out to the CDA Planning Director to ask about the process they used to move forward. She feels the Commission may be getting the cart before the horse as CDA created a Historic Preservation Plan with a great deal of public input prior to creating code. The community was very engaged in the process so when it was brought to Council, it was already vetted. She suggested proceeding with caution as the CDA code may have legal and other concerns which need to be vetted prior to creating new code for Hayden. Hayden City Council would likely see the CDA code as an overreach of government, therefore, thorough research would need to be completed prior to

submittal. Chair Eichelberger asked if there is anything in the current code to allow for the Historic Commission to review? Ms. Ailport responded there is not. Vice Chair Brizee suggested the commission wants to bring attention to historic/significant places. Ms. Ailport stated that is not what the CDA code does. Vice Chair Brizee expressed it is frustrating because by the time projects go through Planning & Zoning, it's too late to save historic places. Ms. Ailport stated the commission has to think about the rights of private citizens and if they are following current code, they have a right to develop. Vice Chair Brizee asked about agreements with HOAs and their ability to control many aspects of homeowner's property. He merely wants the ability to recommend things, not regulate property. Chair Eichelberger asked if there is a preliminary step to initiating a new code. Vice Chair Brizee asked about a requirement allowing photographs before demo but Ms. Ailport said now we're talking about defining exactly what photos to take and what the expectations are. The commission would have to define a specific purpose, what expectations are and have supporting information on why it's necessary to present to people who are apprehensive about compliance. Chair Eichelberger suggested a way to begin would simply be a box on the demo permit application to agree or disagree allowing the Historic Commission to visit the project and take photos. Ms. Ailport said that would be a good start as it requests on a relationship level, not a law level, however, the commission needs to also create an active Historic Preservation Plan. A good long-range plan to engage the public in their desire to retain historic places would be the best place to begin. Vice Chair Brizee asked how would we begin when the difference between CDA and Hayden is vast in that Hayden does not have the historic structures that CDA has. Ms. Ailport suggested the need to identify what structures would apply from the list provided by Ms. Phillips. She again stated you cannot just create an ordinance in the City of Hayden and get it to pass City Council without a lot of research and documentation. Prioritize taking photographs, documenting locations/buildings, etc. Drive the community response on a willful level instead of a legal level.

Chair Eichelberger mentioned that while this is something we really want to do we realize more work is required before we get to the code arena. Ms. Ailport suggested following up on including a box on the demo application allowing the commission to review projects prior to demo. Commissioner Budvarson suggested the commission should simply be more proactive in photographing Hayden as a whole. Vice Chair Brizee asked again to be part of the review process and how can we get there sooner rather than later. The response was, once you put together a solid "why" you can move forward.

B. Create meeting time for second meeting of commission.

Chair Eichelberger brought up Thursday meetings and will the commission be able to attend on March 25th, 10:30AM. Commission agreed they will attend.

5. **REPORTS**

Chair Eichelberger and Ms. Phillips did not go to Gray Dog Publisher but will at a later date.

Commissioner Budvarson was glad Lisa Ailport was here to clarify the process for reviews. The Commission should make an effort to go to the CDA meeting on the survey of historic places.

6. **ADJOURNMENT ACTION ITEM**

Motion to adjourn the meeting. This motion, made by Bennett and seconded by Budvarson, Carried.

Barbara Bennett: Yes

Bill Brizee: Yes

Rhonda Budvarson: Yes

Judy Eichelberger: Yes

Ransom Storm: Yes

Yes: 5, No: 0, Absent: 0