



Memo

To: Mayor Davis and Councilmembers

From: Shannon Drappo, Planner

Date: April 22, 2026

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

Agenda Item Location

Public Hearing

Recommended Action or Motion

The City Council should take the information provided as public comments into consideration during their analysis and deliberation of the proposed request.

Summary

During the review of the proposal, agency notices are requested concurrently with the staff review. If received in a timely manner, they are included in the Staff Analysis. If, however, they are received after the Staff Analysis is posted and prior to the public hearing, those comments are included within this memo to the Council. Public comments received as a result of noticing and prior to the public hearing are summarized below in date order as they were received and all of the comments received identified in this memo are attached.

- W. & K. Murphy, Residents – Opposed; Roadways surrounding subdivision cannot support new homes.
- L. & B. Taunt, Residents – Opposed; Do not want homes across from them. Property is historical and home to wildlife. Prefers green space. Too much traffic. Do not want ADUs permitted. Development is going to destroy neighborhood.

Fiscal Impact

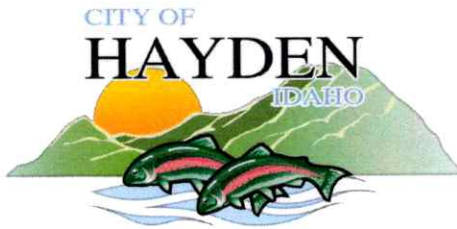
Not Applicable

Budget Funding Source / Transfer Request

Not Applicable

Attachment

Comments as received



8930 N. Government Way | Hayden, ID 83835 | Phone: 208-772-4411 | Web: www.haydenid.gov

NOTICE OF PUBLIC HEARING

The City of Hayden City Council will hold a public hearing to consider any and all comments regarding the following request:

Case No. PZE-25-0080 Sycamore Valley Subdivision

Steve Soltys, Olson Engineering, on behalf of the owner Kulka Land, LLC, is requesting approval of a major subdivision of two parcels totaling 13.06 acres for 37 single-family residential lots. The parcels are located at the northwest corner of East Miles Avenue and North Maple Street, directly west of North Maple Street for approximately 650 feet north, and directly north of East Miles Avenue for approximately 975 feet west. The parcels, more commonly known as 587 & 565 E Miles Ave and 337 E Miles Ave (AIN #108425 and #142651 or Tax Parcels #H-0450-130-34-ZZ and H-0450-130-35-AB, respectively), are zoned Single-Family Residential (R1) and are currently used as single-family residential and vacant land, respectively.

Once the Staff Analysis is completed, it will be available on the City's website at www.haydenid.gov under "Upcoming Public Hearings".

The public hearing will begin at 5:00 p.m. Tuesday, April 28, 2026, in the Council Chambers at the City of Hayden, located at 8930 N Government Way, Hayden, Idaho.

The City requests your comments in person at the public hearing and/or by submitting by mail the bottom portion of this form, via email at planning@haydenid.gov, or online at www.haydenid.gov under "Upcoming Public Hearings". If you wish to speak on behalf of a group, please call the Planning Department to confirm at (208) 209-2021 at least five days prior to the hearing.

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

See additional information on the back of this letter.

Please cut on the line below

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

Name: Will & Keri Murphy E-mail: willandkeri@gmail.com

Address: 450 E. Miles Ave. Hayden ID 83835

Comments: The roadways surround the proposed lot(s) absolutely cannot support 37 new homes, their residents or construction crews building the houses. This is a terrible idea.

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

Name: Lisa & BRIAN Taunt E-mail: adnhed65@gmail.com

Address: 532 E miles Ave, Hayden

Comments: Still don't want this across the street - too much traffic
already, this historical property is home to wild life & we prefer
the green space instead of MORE Houses.
Please do NOT permit ADU - which will only add more
congestion & OR STR - this is already going to destroy our
neighborhood.