

**AGENDA OF THE PLANNING AND ZONING COMMISSION MEETING
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO**

Monday, November 17, 2025

Commission Meeting: 5:30 PM

Hayden City Hall Council Chambers, 8930 N. Government Way, Hayden, ID 83835

CALL TO ORDER

ROLL CALL OF COUNCIL MEMBERS

PLEDGE OF ALLEGIANCE

ADDITIONS OR CORRECTIONS

1. **CALL FOR CONFLICTS OF INTEREST**
2. **CONSENT CALENDAR *All items on the consent calendar are Action Items***
 - A. Approval of Planning & Zoning Commission Regular Meeting Minutes from November 3, 2025

DRAFT
MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

Monday, November 3, 2025

Commission Meeting: 5:30 PM
Hayden City Hall Council Chambers, 8930 N. Government Way, Hayden, ID 83835

CALL TO ORDER

The meeting was called to order at 5:35 PM.

ROLL CALL OF COMMISSION MEMBERS

Present: David Erickson, Tony Grano, Joel Johnson, Shawn Taylor, Vince Vargas, **Absent:** Chris Morris.

PLEDGE OF ALLEGIANCE

Chair Taylor led the pledge of allegiance

ADDITIONS OR CORRECTIONS – There were no additions or corrections.

1. CALL FOR CONFLICTS OF INTEREST

2. CONSENT CALENDAR *All items on the consent calendar are Action Items*

- A. Approval of Planning & Zoning Commission Regular Meeting Minutes from October 20, 2025

Motion to approve the minutes from October 20, 2025. This motion, made by Erickson and seconded by Johnson, Carried.

Chris Morris: Absent
David Erickson: Yes
Shawn Taylor: Yes
Vince Vargas: Yes
Tony Grano: Yes
Joel Johnson: Yes

- B. Approval of Written Recommendation to City Council for 2045 Comprehensive Plan Update

Motion to approve the Written Recommendation to City Council for 2045 Comprehensive Plan Update. This motion, made by Erickson and seconded by Johnson, Carried.

Chris Morris: Absent
David Erickson: Yes
Vince Vargas: Yes
Shawn Taylor: Yes
Joel Johnson: Yes

Tony Grano: Yes

3. WORKSHOP - Miscellaneous Code Text Amendments

Donna Phillips, Community Development Director, handed out copies of the presentation to the commission. Miscellaneous Code workshop was presented. A background was given for the Commission to understand why we review and amend the City Code from time-to-time. Updates are necessary to long range plans, policies, and/or standards as well as state law. Sometimes codes are reviewed for clarification and sometimes for the addition of new codes. Ms. Phillips explained this allows the ability to look at and prepare for the future.

Ms. Phillips explained Code amendments and codes which require only City Council and those which require both the Planning & Zoning Commission and City Council. She reviewed Titles 11 & 12 which are currently up for review by both City Council and the Planning & Zoning Commission. For Title 11 anything that gets changed must meet the standards of approval. She gave an example of the Zone Map Amendment update by using the Zone Map Amendment flow chart. She reviewed the process of the five Standards of Approval and explained what we are looking for when these are reviewed. The commission completed the Comprehensive Plan Amendment, and now we are ready to move forward with the goals and policies. She explained how the approvals are reached. Specific Standards of Approval are only required in Title 11 and not in the Title 12 changes. During the last year to 18 months, the Commission has been working on several items for review. She reviewed the Code areas to be considered in Titles 3, 4, 8, 11 and 12 with regard to Noise Ordinance, Zoning, Mobile Food Truck Program and Signage as well as various other topics. Commissioner Johnson asked if an expert had been called in regarding the wetlands, due to the Commission not being experts in this topic. Ms. Phillips responded experts have been contacted regarding wetlands.

Quiet Times were reviewed as the definition is not understandable to all who read them. Ms. Phillips explained she looked at the Kootenai County website regarding their quiet times, which are an hour later than the City of Hayden's for both weekdays and weekends. The question to the Planning & Zoning Commission is, would you like to see changes? The quiet hours were explained with understanding to the needs of workers and citizens. Commissioners Johnson and Erickson agreed they like the hours as proposed which match well with Kootenai County. Chair Taylor asked what "unnecessary or unusual" noise is, and the City Attorney responded that it is subjective but may be defined as, for example, jackhammering, things you would not expect in a residential area, etc.

The new Rural Zone Designation was reviewed with specific regard to parking, landscaping and sign types. Ms. Phillips requested the commission open the code books provided to Title 11-4-4(G). She reviewed the Rural Zone Designation for the new Commission members who were not part of the earlier deliberation. The question presented was with respect to landscaping and does the Commission prefer to mirror other zones? Chair Taylor asked if Rural was replacing Agriculture and Ms. Phillips responded, Rural is in addition to and not replacing. And do you want the Rural zone to have a buffer of landscaping adjacent to Agriculture or Residential? She reviewed the different types of landscaping and how they grow and impact the cost for developers. Chair Taylor suggested closer to Agriculture would be more appropriate. Ms. Phillips suggested it depends on what you are buffering to decide what would ultimately be appropriate. Chair Taylor said Type 2 makes more sense. Commissioner Erickson and Commissioner Grano agreed that they believe some people may want the view and

to not have a buffer. It appeared to the commission that Type 2 was appropriate on all three.

Ms. Phillips asked the Commission to turn to Hayden City Code (HCC) Title 11 Chapter 5 Section 6 in the code book which provides a table on signage. Do they prefer signage to mirror Agriculture or Commercial for the Rural Zone? Chair Taylor stated that it makes sense to mirror Agriculture. Commissioner Erickson added that most Rural areas mirror Agriculture in most ways, so it would be best to align with it and the commission agreed.

Ms. Phillips reviewed the Use Table. It was requested the Commission turn to HCC Title 11 Chapter 2 Section 4 where she explained the designations of the cells in the use table and how to understand what it means. Since adding Rural to the Use Table is proposed, it is a good time to change the designations for a clearer understanding for both the public and staff. This is an attempt to reduce confusion.

Mobile Food Truck Pilot Program was reviewed. Ms. Phillips explained there was code including mobile food trucks from 2020 to 2021. However, COVID played a role in participation, which may have skewed results. At the conclusion of 2021, City Council agreed there was not enough participation in the program and dropped the code. City staff receives a lot of calls and knows food trucks are working in Hayden and should have code language in place. The proposal is to re-introduce the pilot program to collect better data. Commissioner Erickson asked why the pilot program is appropriate versus developing code? Ms. Phillips mentioned pros and cons to food trucks in the City of Hayden, such as small streets, taking up parking spaces, City sewer, signage, etc. She feels good data breeds good code which would apply in this scenario. Commissioner Johnson suggested a pilot program would be a good idea as well as designated locations being established. Commissioner Erickson suggested reaching out to other municipalities for input and is in favor of the pilot program. Chair Taylor and Commissioner Johnson agreed with a designation of 2 years.

Frontage improvements have needed to be reviewed with regard to timing and applying to accessory dwelling units. Ms. Phillips utilized The Fields subdivision as an example of frontage improvement requirements. She presented the question of taking the requirement out of code to build the frontage improvements immediately, to simply dedicating the right-of-way for some types of future development.

Ms. Phillips reviewed when a sign permit is required and that the City does not have a business license requirement but requests a Verification of Occupancy [at the time of new development and new tenants]. Temporary signs (90-day period) are proposed to be added to the permit process for better tracking of the actual 90-day period to allow for better code enforcement. She reviewed banner signage as an example and they are only to be used during the period the business is waiting for a permanent sign.

Subdivision code was reviewed with regard to matching processes, language clarity, plats, etc. Ms. Phillips reviewed the requested updates.

Outdoor Storage was reviewed which is currently allowed, and has restrictions regarding square footage, setbacks, etc. In looking at other kinds of storage such as truck trailers, railroad cars, etc., Ms. Phillips mentioned PODS and containers of that type are currently not addressed. She requested direction regarding outdoor storage per HCC Title 11 Chapter 2 Section 5(I). The time frames need clarification for duration of placement. Commissioner Johnson believes PODS should be left alone because people pay for them for temporary storage. Commissioner Erickson suggested using 30-days as

a maximum for temporary storage and believes shipping containers should be allowed with setback requirements. Chair Taylor believes they should be treated like sheds with regard to permitting, setbacks and Conditional Use Permits.

Commissioner Erickson mentioned LED signs need to have follow-up on signs which are too bright. Commissioner Erickson also mentioned we need a code for beekeeping as a hobby.

Ms. Phillips mentioned that after the workshop with the City Council, these items will be presented for public input.

4. REPORTS

- A. Community Development Director's Report
Nothing to Report
- B. Hayden Lights Parade Participation - Saturday, December 6, 2025, 5:00PM
Chair Taylor asked the Commission if they would like to participate in the Hayden Lights Parade. No decision was made.

5. ADJOURNMENT

3. **PUBLIC HEARING (Public Testimony will be received for these items)**
 - A. PZE-25-0102 King Sod Zone Map Amendment - **ACTION ITEM** *This public hearing request is to change the zoning from Agriculture to Light Industrial*

**Arts Zone Map Amendment
Parcel No. H-0000-009-3160
Owner: Justin and Heather Arts
Case No. PZE-25-0102**

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SUMMARY OF REQUEST

The applicant and owner, Justin and Heather Arts, are requesting the approval of a Zone Map Amendment from Agriculture (A) to Light Industrial (LI) on approximately 1.72 acres in size. The property has an approved site and building in construction presently.



LOCATION

The project site is located southeast of the North Huetter Road and West Lancaster Road and north of the Spokane International Railroad tracks, as tax parcel H-0000-009-3160, and more commonly known as 12816 N Huetter Road.

LEGAL DESCRIPTION

Along the North line of said Section 9, South 88°26' East, a distance of 166.55 feet to a point that is 50 feet Northwesterly, measured at right angles, from said center line of the main track; thence

Parallel with said center line, South 54°40'00" West, a distance of 910 feet, more or less, to a point on the West line of said Section 9; thence

Along the West line of said Section, North, a distance of 122.58 feet to a point 150 feet distance Northwesterly, measured at right angles, from said center line of the main track; thence

Parallel with said center line, North 54°40'00" East, a distance of 705.92 feet, more or less, to the True Point of Beginning.

Excepting therefrom a parcel of land situate in the Northwest Quarter of the Northwest Quarter of Section 9, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Section 9, thence

Along the North line of said Section, South 88°26' East, a distance of 586.17 feet to the True Point of Beginning, said point being 150 feet Northwesterly, measured at right angles from the center line of the main track of the Spokane International Railway, as now constructed and operated; thence

Along the North line of said Section 9, South 88°26' East, a distance of 165.55 feet to a point that is 50 feet Northwesterly, measured at right angles, from said center line of the main track; thence

Parallel with said center line, South 54°40'00" West, a distance of 910 feet more or less, to a point on the West line of Section 9; thence

Along the West line of said Section, North, a distance of 122.58 feet to a point 150 feet distance Northwesterly, measured at right angles, from said center line of the main track; thence

Parallel with said center line, North 54°40'00" East, a distance of 705.92 feet, more or less, to the True Point of Beginning.

Excepting therefrom any portion of land lying within the road rights of way for Lancaster Road and Huetter Road.

ANALYSIS

The analysis is organized following the general standards 1 through 4 of the Hayden City Code §11-1-7(E) (7), which can be found in their entirety in the Appendix. Those items of the Analysis, which are required of all Zone Map Amendments, shall be found in the Appendix and made a part of this Staff Analysis. Those items, which are more site specific, shall be identified in the Analysis provided here.

- a. The Commission shall consider the existing zoning district or regulations, and may recommend approval, conditional approval, modification, or denial of the proposal or the commission may defer action until the completion of such studies or plans as may be necessary to determine the advisability of the proposal.

Based on the applicant’s proposal, Staff does not believe additional studies or plans are necessary.

- b. The City Council may impose conditions upon rezoning where such conditions are required to ensure that proposed uses of the area are consistent with community needs and its public health, safety, and general welfare. The Planning and Zoning Commission may recommend conditions upon rezoning for the City Council’s consideration.

Based on the applicant’s proposal, Staff does not believe additional conditions are necessary.



City of Hayden Future Land Use Map

- c. Amendment to the zoning map and zone text shall be in accordance with the Future Land Use Map and the goals and policies found in the Hayden Comprehensive Plan.

The Future Land Use Map (shown on the previous page) shows this area to be a Light Industrial land use. Light Industrial land use in the 2040 Comprehensive Plan is defined as the following:

Light industrial activity is primarily made up of light manufacturing, process, and distribution services.

Comprehensive Plan:

The 2040 Comprehensive Plan Goals and Policies in their entirety may be found in the Appendix of this Staff Analysis. Those most notably related to the request may be found below.

GOALS	
4	The City of Hayden should encourage the development of land within the corporate limits of Hayden prior to annexation of adjacent areas.
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.
8	Ensure all development can be serviced by existing public facilities or extended to adequately serve the development.
12	Establish a balance between jobs and housing to attract new employment and living opportunities.
16	Ensure that ordinances and policies do not violate private property rights, adversely impact property values or create unnecessary limitations on land use.

POLICIES	
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.
11	Promote nodes of development and density in the downtown and strategically along transportation corridors.
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.
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.
23	Ensure land use and zoning compatibility related to development (density and type) occurring in close proximity to Coeur d'Alene Airport.

- d. Amendment to the zoning map and zone text shall align with the zone district’s purpose and intent.

The existing zone designation of Agriculture (A) and the proposed zone designation of Light Industrial (LI) can be found in Hayden City Code §11-2 and are defined as follows:

Agriculture (A): The Agriculture zone provides for activity which generally occurs on the outskirts of Hayden, where large, undeveloped lots are primarily used for farming and agricultural pursuits as defined herein.



City of Hayden Current Zone Map

Light Industrial (LI): The Light Industrial zone provides for light manufacturing, processing and distribution, and wholesale/retail sales in an environment that is clean, quiet and free of noise, odor, dust and smoke.

A comparison of the two zones (shown below) shows the primary structure setbacks.

	Agriculture (A)	Light Industrial (LI)
Front Yard	25'; 35'	20'
Side Yard	10'	10'
Flanking Street	15'	15'
Rear Yard	25'; 10'	10'
Height	35'; 20'	60' ⁽⁴⁾
Max Lot Coverage	35%	NA
Min Lot Size	5 acres	NA
Min Street Frontage	20'	30'
ADU Allowed	Yes	No

Notes:

General Notes: (4) When the building is located within 300' of a residential zoning district or is within the Airport Runway Protection Zone established in the Coeur d'Alene Airport Master Plan, the maximum building height shall be 45'.

The property was annexed in 1991 as Ordinance #204 and zoned Agriculture (A) at the time of the annexation.

e. Amendment to the zone map and zone text shall be consistent with the neighborhood contexts.

Per the applicant's narrative, "The existing Agricultural zoning reflects the areas historical use for agricultural production; however, this use has become increasingly inconsistent with surrounding development patterns. The area is transitioning toward more intensive, non-agricultural uses, including industrial and commercial activities." The applicant goes on to state: "The LI zone limits heavy industrial uses and encourages clean, low-impact businesses such as warehousing, light manufacturing, and business parks – uses that are more compatible with surrounding growth than continued agricultural uses."

The property is located within the geographic area identified as Light Industrial on the Future Land Use Map and is situated directly south of the Hayden Area Regional Sewer Board's land application site, north of the Spokane International Railway, and between two roadways classified as arterials by Kootenai Metropolitan Organization. Additionally, the parcel is too small to be considered Agriculture as it does not meet the minimum lot size of 5 acres for a residential development use in addition to a more agriculture-based use.

Infrastructure:

The subject property is on a private well as it is not within a designated water system. Additionally, the project site is not near any sewer collection system and therefore was granted a septic permit through Panhandle Health District on January 23, 2024, as part of the building permit issued for the site.

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

The subject property is located within the Northern Lakes Fire Protection District and as a part of the building permit received approvals from NLFPD for the site and structures as proposed on January 5, 2024.

Dedications of the required right-of-way, granting of any required easements, and construction of roadways and associated frontage improvements shall be in accordance with the adopted Transportation Plan, and adopted studies and/or technical memos. The right-of-way dedications for the newly constructed round-about at the intersection of North Huetter Road and West Lancaster Road have been completed as part of the project. The remainder of the frontage improvements shall be completed in accordance with the building permit's Deferred Development Agreement for the site.

All required street improvements shall be in accordance with current City Standard Drawings, including pedestrian ramps, sidewalks, stormwater facilities, etc. Corner radii related to property lines, utility easements, and street intersections shall be reviewed at the time of construction plan review.

In considering this zone change request, it is important to note the improvements identified above are a requirement of the site development and not a condition of the Zone Map Amendment request.

ADDITIONAL INFORMATION

Notice and Comments

In response to the request for comments, the following agency comments were received as of the time of this Staff Analysis:

- 1) On October 24, 2025, the Idaho Fish and Game responded, “does not have any comments to submit”.
- 2) On October 27, 2025, the Kootenai County Community Development responded with “no comments or concerns”.
- 3) On October 27, 2025, the Kootenai County Sheriff’s Office responded, “does not have any concerns”.
- 4) On October 28, 2025, Avondale Irrigation District responded with “no comments”.
- 5) On October 28, 2025, the Idaho Department of Water Resources responded with “has no comment on this proposal”.
- 6) On October 28, 2025, the Panhandle Health District responded with “has no comments at this time”.
- 7) On November 3, 2025, the Northern Lakes Fire Protection District responded with comments related to development of the property.

From the public:

The Adjacent Property Owner (APO) Notices and required public notices to include the posting of the Staff Analysis on the City’s website shall occur after the Staff Analysis is completed. Public comments received during the noticing period will be included in the Written Decision of a minor subdivision or within the record of the Planning and Zoning Commission public hearing.

Appendix

APPENDIX

Zone Map Amendment

STANDARDS FOR ZONE MAP OR ZONE TEXT APPROVAL	1
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STANDARDS FOR ZONE MAP OR ZONE TEXT APPROVAL

Idaho State Law

67-6511. ZONING ORDINANCE.

(2) Ordinances establishing zoning districts shall be amended as follows:

(a) Requests for an amendment to the zoning ordinance shall be submitted to the zoning or planning and zoning commission which shall evaluate the request to determine the extent and nature of the amendment requested. Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction. An amendment of a zoning ordinance applicable to an owner's lands or approval of conditional rezoning or denial of a request for rezoning 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

11-1-7(E) (7) Standards of Approval: If the request meets the following standards of approval, the City Council may adopt the ordinance amendment:

a. The Commission shall consider the existing zoning district or regulations, and may recommend approval, conditional approval, modification, or denial of the proposal or the commission may defer action until completion of such studies or plans as may be necessary to determine the advisability of the proposal.

b. The City Council may impose conditions upon rezoning where such conditions are required to ensure that proposed uses of the area are consistent with community needs and its public health, safety, and general welfare. The Planning and Zoning Commission may recommend conditions upon rezoning for the City Council's consideration.

c. Amendments to the zone map and zone text shall be in accordance with the Future Land Use Map and the goals and policies found in the Hayden Comprehensive Plan.

d. Amendments to the zone map and zone text shall align with the zone district's purpose and intent.

e. Amendments to the zone map and zone text shall be consistent with the neighborhood contexts.

11-1-7(E) Amendment Procedures:

1. 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 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 15 days prior to the hearing notice of the amendment, shall be published in the official newspaper of the City of Hayden, and additional notice by first class mail shall be provided to property owners and purchasers within 300', excluding streets and alleys, of the external boundaries of the land being considered; and any additional area that may be impacted by the proposed change as determined by the Council. When notice is required to 200 or more property owners or purchasers of record, notice may be given through a display advertisement at least four inches by two columns in size in the official newspaper of the City at least 15 days prior to the hearing date, in addition to site posting on all external boundaries of the site, in lieu of mailed notice.

2. Planning and Zoning Commission Public Hearing: At, or prior to, the public hearing, the City staff will provide a report to the Planning and Zoning Commission.

3. Planning and Zoning Commission Recommendation: After the Planning and Zoning Commission has reviewed the amendment at the public hearing, the Commission shall forward a written recommendation to the City Council. The Commission shall recommend approval or disapproval of the amendment as soon as practicable.

4. City Council Public Hearing: No additional agency notice shall be required in advance of this public hearing unless the Planning and Zoning Commission recommendation consists of a material change from what was requested. All other noticing requirements shall follow those identified in 11-1-7(E)(1). At, or prior to, the public hearing, the City staff will provide a report to the City Council.

5. City Council Decision: Upon receipt of the Written Recommendation from the Planning and Zoning Commission, and public hearing notice, the amendment request will be placed on the next available City Council agenda. The City Council, upon receipt of the recommendations from the Planning and Zoning Commission, and after opportunity to review the file and minutes from the Planning and Zoning Commission public hearing, and after receiving testimony at a public hearing with the City Council shall act upon the request.

a. The City Council prior to adopting, revising, or rejecting the amendment to the zoning ordinance or map, and having made no material change from what was presented at the Planning and Zoning Commission and/or City Council public hearing, shall make a decision.

b. Upon granting or denying an application to amend the text of the zoning ordinance or the zoning map, the City Council shall specify in writing:

- (1) The ordinance and standards used in evaluating the application;
- (2) The reasons for approval or denial; and
- (3) The actions, if any, that the applicant could take to obtain a permit.

c. In the event that City Council shall approve an amendment, such an amendment shall thereafter be made a part of this title upon the preparation and passage of an ordinance and/or the City zone map duly amended as identified by the decision.

6. Additional Public Hearing: Following the City Council's public hearing, if the City Council makes a material change from what was presented at the public hearing(s), further notice and an additional public hearing shall be provided before the City Council makes a final decision.

7. Standards of Approval: If the request meets the following standards of approval, the City Council may adopt the ordinance amendment:

a. The Commission shall consider the existing zoning district or regulations, and may recommend approval, conditional approval, modification, or denial of the proposal or the commission may defer action until completion of such studies or plans as may be necessary to determine the advisability of the proposal.

b. The City Council may impose conditions upon rezoning where such conditions are required to ensure that proposed uses of the area are consistent with community needs and its public health, safety, and general welfare. The Planning and Zoning Commission may recommend conditions upon rezoning for the City Council's consideration.

c. Amendments to the zone map and zone text shall be in accordance with the Future Land Use Map and the goals and policies found in the Hayden Comprehensive Plan.

d. Amendments to the zone map and zone text shall align with the zone district's purpose and intent.

e. Amendment to the zone map and zone text shall be consistent with the neighborhood contexts

8. Amendment to Comprehensive Plan: If the request is not in accordance with the adopted comprehensive plan, the City Council may adopt or reject an amendment to the comprehensive plan under the notice and hearing procedures provided in section 67-6509, Idaho Code. After the comprehensive plan has been amended as hereinafter provided for, the City Council shall hold a public hearing and make a decision on the proposed zoning amendment.

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

POTABLE WATER AND FIRE-FLOW

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 in order 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 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.

Revisions to the conceptual plans may be required by the City Engineer as part of the construction plan approval for development of the site. 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. Neither agency can guarantee at this time that future capacity will be available and therefore, is only able to determine capacity 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, if applicable.

Stormwater easements shall be reflected on the face of a plat or recorded as separate documents of a development site. No fences shall be placed within joint stormwater easement areas. Maintenance of joint stormwater areas on private property shall be in accordance with Hayden City Code.

STREETS, PEDESTRIAN PATHS, AND RIGHT-OF-WAYS

Transportation Impact Study

Hayden City Code §12-3-4(A) (18) in the case of a subdivision and §11-4-7 in the case of a site plan identifies the possible need for a traffic study as part of the application submittals for a development.

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 development 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 Street Frontage" landscape buffer along all street frontage at the time of subdivision or site development. With regard to 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 Street frontage 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 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 shall be addressed at the time of development; 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 Hayden City Code.

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. The City prefers the mailbox location to be 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 to 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 be in conflict with existing and proposed infrastructures. All lots shall be accessed from an internal street.

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

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

Narrative in Support of Zoning Map Amendment

Request: Rezone King Sod property from Agricultural (Ag) to Light Industrial (LI)

Applicant: King Sod

Location: 12816 N huetter Rd, Hayden Idaho

Overview

This application seeks to amend the City's zoning map by rezoning the King Sod property from Agricultural (Ag) to Light Industrial (LI). The request is based on the site's suitability for light industrial uses, current development trends, alignment with the City of Hayden's Future Land Use Map, and a desire to support local economic development while preserving public health, safety, and general welfare.

The following narrative addresses each of the standards of approval required for adoption of the proposed zoning change:

a. Consideration of Existing Zoning and Planning Studies

The existing Agricultural zoning reflects the areas historical use for agricultural production; however, this use has become increasingly inconsistent with surrounding development patterns. The area is transitioning toward more intensive, non-agricultural uses, including industrial and commercial activities.

The Planning and Zoning Commission has been presented with this application in the context of ongoing planning efforts and development trends in the area. No additional studies are necessary at this time to determine the advisability of this proposal, as existing plans and policies already support this type of land use transition.

Conclusion: The Commission has sufficient basis to consider and recommend approval of the zoning amendment at this time.

b. Conditions to Ensure Public Health, Safety, and General Welfare

The proposed rezone to Light Industrial will not jeopardize public health, safety, or welfare. The LI zone limits heavy industrial uses and encourages clean, low-impact businesses such as warehousing, light manufacturing, and business parks—uses that are more compatible with surrounding growth than continued agricultural use.

Furthermore, the City retains the ability to impose conditions on specific development proposals within the LI zone (e.g., through site plan review, landscaping buffers, traffic mitigation, and stormwater control), ensuring compatibility and mitigating potential negative impacts on neighboring properties.

Conclusion: This zone change, with appropriate conditions at the site development stage, will promote the public good while supporting logical and responsible growth.

c. Consistency with the Future Land Use Map and Comprehensive Plan

The Hayden Comprehensive Plan designates this area for **Employment** or **Light Industrial** uses on the Future Land Use Map, depending on the parcel's exact location. This rezone request is **directly aligned** with that land use vision.

Additionally, the Comprehensive Plan supports diversifying the local economy, attracting jobs, and encouraging development that makes efficient use of existing infrastructure—all goals furthered by this rezone.

Conclusion: The proposed amendment is consistent with the Future Land Use Map and the goals and policies of the Hayden Comprehensive Plan.

d. Alignment with the Zone District's Purpose and Intent

The intent of the Light Industrial (LI) zoning district is to provide space for low-impact industrial, manufacturing, distribution, and employment uses that are generally compatible with surrounding uses. The King Sod property is well-suited to meet these objectives due to its size, access to transportation corridors, and proximity to other industrially-zoned or developed parcels.

The rezone will allow the site to evolve in a way that meets the intent of the LI zone without introducing high-impact or incompatible uses typical of heavier industrial zoning districts.

Conclusion: The proposed rezone clearly aligns with the purpose and intent of the Light Industrial zone.

e. Consistency with Neighborhood Context

The surrounding area is transitioning from rural/agricultural to light industrial and commercial uses. This zoning amendment reflects that evolving context and will help prevent land-use conflicts by allowing a more compatible, transitional use in this area.

Additionally, the LI designation acts as a buffer between more intensive industrial uses and remaining residential or agricultural parcels, helping to ensure long-term compatibility.

Conclusion: The proposed zoning change is consistent with the current and emerging neighborhood context.

Final Summary

The proposed zoning amendment from Agricultural to Light Industrial for the King Sod property satisfies all applicable standards of approval. It reflects logical growth patterns, supports the City's economic development goals, and aligns with both the Comprehensive Plan and the Future Land Use Map. This change will allow for thoughtful, compatible development that promotes the long-term well-being of the Hayden community.

Recommendation: Approve the zoning map amendment as requested.

Public Agency Comments



October 24, 2025

Avista Utilities
Avondale Irrigation District
Coeur d'Alene Airport
Coeur d'Alene Garbage
Fatbeam
Hayden Area Regional Sewer Board
Idaho DEQ CDA Regional Office
Idaho Dept. of Fish & Games
Idaho Dept. of Lands
Idaho Dept. of Water Resources
Idaho Dept. of Transportation
Kootenai County Aquifer Protection District
Kootenai County Community Development

Kootenai County Sheriff's Office
Kootenai Electric Cooperative
Kootenai Metropolitan Planning Organization
Kootenai-Shoshone Soil & Water Conserv. Dist.
Northern Lakes Fire Protection District
Panhandle Health District
Post Falls Highway District
Spectrum (Charter) Communications
TDS Communications
United States Post Office
Waste Management
Ziplay Fiber

Re: PZE-25-0102 King Sod Zone Map Amendment

Justin & Heather Arts, owners, are requesting approval of a Zone Map Amendment of one parcel, from the Agriculture Zone to the Light Industrial Zone, which is consistent with the Future Land Use Map. The uses proposed by the applicant/owner align with those allowed in the Light Industrial Zone. The parcel (AIN #144598, Tax Parcel #H00000093160) is 1.72 acres, located on the southeast corner of N Huetter Rd and W Lancaster Rd, and is more commonly known as 12816 N Huetter Rd.

Please see the attached narrative, aerial imagery, current zoning map and Future Land Use Map. Submit any written comments by Friday, November 7, 2025, to be included in the Staff Analysis. You may email your comments to planning@haydenid.gov. If you have no comments, please advise us accordingly.

Sincerely,

Shannon Drappo
Planner



Aerial Imagery from Kootenai County GIS Mapping Tool



City of Hayden Current Zone Map

- Legend**
- City Limits
 - Area of City Impact
 - Airport Critical Zone
- Overlay District**
- Central Business District
 - Planned Unit Development
 - Zoning Development Agreement
- Zoning Districts**
- Agriculture
 - Commercial
 - Light Industrial
 - Mixed Residential
 - Mixed Use
 - Single Family Residential
 - Residential Suburban





Legend

- City Limits
 - Area of City Impact
 - Airport Critical Zone
 - Future Ramsey Road
 - Future Huetter Bypass
 - Shared Tier
 - Rathdrum City & ACI
- Future Land Use Types**
- Agriculture
 - Commercial
 - Light Industrial
 - Mixed Residential
 - Mixed Use
 - Recreational
 - Residential Suburban
 - Single Family Residential

City of Hayden Future Land Use Map

Deborah Shaver

From: Bob Chandler <bobchandlercda@gmail.com>
Sent: Tuesday, October 28, 2025 3:02 PM
To: Planning
Subject: PZE-25-0102 - AGENCY NOTICE (UPDATED), KING SOD ZONE MAP AMENDMENT

Categories: Deborah

No Comments.

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, October 24, 2025 3:20 PM
To: Planning
Subject: PZE-25-0102

Categories: Deborah

Hi Shannon,
The Idaho Department of Fish and Game does not have any comments to submit for this Zone Map Amendment.

Thank you for the opportunity to review and comment.

Have a nice weekend,

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



Deborah Shaver

From: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Sent: Tuesday, October 28, 2025 4:56 PM
To: Planning
Subject: FW: PZE-25-0102 - AGENCY NOTICE (UPDATED), KING SOD ZONE MAP AMENDMENT
Attachments: Narrative.pdf

Categories: Deborah

Hello,

Thank you for the opportunity to comment. IDWR has no comment on this proposal.

Thanks,
Michelle

From: CITY OF HAYDEN - Community Development <noreply@bsacloud.com>
Sent: Monday, October 27, 2025 8:42 AM
To: Richman, Michelle <Michelle.Richman@idwr.idaho.gov>
Subject: PZE-25-0102 - AGENCY NOTICE (UPDATED), KING SOD ZONE MAP AMENDMENT

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 Afternoon:

Please see the attached -UPDATED- Agency Notice for the King Sod Zone Map Amendment. The narrative was not included in the original attachment. Comments should be sent to planning@haydenid.gov no later than November 7, 2025, to be included in the Staff Analysis. Should you not have comments, an email indicating so is much appreciated. If you have any questions, please do not hesitate to contact us. My apologies for any inconvenience.

Applicant: Justin & Heather Arts (Owners), 208-818-2891, jmarts51@gmail.com

Thank you for your time!

Sincerely,

Shannon Drappo

Deborah Shaver

From: David Callahan <dcallahan@kcgov.us>
Sent: Monday, October 27, 2025 8:56 AM
To: Shannon Drappo
Subject: FW: PZE-25-0102 - AGENCY NOTICE (UPDATED), KING SOD ZONE MAP AMENDMENT
Attachments: Narrative.pdf

Categories: Deborah

You don't often get email from dcallahan@kcgov.us. [Learn why this is important](#)

Hi Shannon,
We have no comments or concerns.

David Callahan, AICP
Director



Kootenai County
Community Development

451 N Government Way • P.O. Box 9000
Coeur d'Alene, Idaho 83816-9000

Phone: 208 446 1082 • Email: dcallahan@kcgov.us
Mobile: 208 660 3029

From: CITY OF HAYDEN - Community Development <noreply@bsacloud.com>
Sent: Monday, October 27, 2025 8:42 AM
To: David Callahan <dcallahan@kcgov.us>
Subject: PZE-25-0102 - AGENCY NOTICE (UPDATED), KING SOD ZONE MAP AMENDMENT

Good Afternoon:

Please see the attached -UPDATED- Agency Notice for the King Sod Zone Map Amendment. The narrative was not included in the original attachment. Comments should be sent to planning@haydenid.gov no later than November 7, 2025, to be included in the Staff Analysis. Should you not have comments, an email indicating so is much appreciated. If you have any questions, please do not hesitate to contact us. My apologies for any inconvenience.

Applicant: Justin & Heather Arts (Owners), 208-818-2891, jmarts51@gmail.com

Thank you for your time!

Sincerely,

Deborah Shaver

From: Andrew Deak <adeak@kcgov.us>
Sent: Monday, October 27, 2025 9:34 AM
To: Shannon Drappo
Cc: City of Hayden Building Department
Subject: FW: PZE-25-0102 - AGENCY NOTICE (UPDATED), KING SOD ZONE MAP AMENDMENT
Attachments: Narrative.pdf

Categories: Deborah

Good Morning Shannon

The Kootenai County Sheriff's Office does not have any concerns with *PZE-25-0102 KING SOD ZONE MAP AMENDMENT* at this time.

Respectfully,

Andrew M. Deak

Captain

Kootenai County Sheriff's Office – North Campus

2451 W Dakota Ave

Hayden, ID 83835

Office - (208) 446-1311

Fax - (208) 446-1407

Email: adeak@kcgov.us

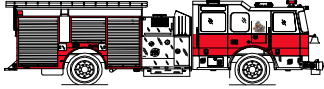


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From: CITY OF HAYDEN - Community Development <noreply@bsacloud.com>
Sent: Monday, October 27, 2025 8:42 AM
To: Andrew Deak <adeak@kcgov.us>
Subject: PZE-25-0102 - AGENCY NOTICE (UPDATED), KING SOD ZONE MAP AMENDMENT

Northern Lakes Fire Protection District

Proudly serving the areas of and surrounding Hayden and Rathdrum



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

November 3, 2025

City of Hayden Community Development
8930 N. Government Way.
Hayden, ID 83835

Attn: Shannon Drapo, Planner

The Northern Lakes Fire Protection District has reviewed the zone map amendment request for Justin and Heather Arts. The request is to change the zoning from Agriculture to Light Industrial for the property located at 12816 N. Huetter Rd. AIN 144598.

The Fire District approves of the zone change and has the following requirements. If/when future development occurs on the property the below listed items may be required.

- Future roads/driveways shall meet minimum district standards for access.
- Idaho Fire Code conditions shall apply regarding fire flow including installation of new fire hydrants, access and addressing.
- Any future subdivision or site construction will be reviewed separately; a permit and permit fees will be required for future subdivisions or site construction.
- Current Idaho Fire Code requirements shall apply when building permits are applied for. Additional requirements may apply depending on size and type of occupancy constructed.

If you have any questions, please do not hesitate to call 208-772-5711.

Thank you,

Tyler Drechsel

Tyler Drechsel
Fire Marshal

4. **REPORTS**
 - A. Community Development Director's Report
5. **ADJOURNMENT**