

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

Monday, December 1, 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. **CONSENT CALENDAR** *All items on the consent calendar are Action Items*
 - A. Approval of PZC Regular Meeting Minutes from November 17, 2025

**MINUTES 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

The meeting was called to order at 5:50 PM.

ROLL CALL OF COUNCIL MEMBERS

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

PLEDGE OF ALLEGIANCE

Commissioner Erickson led the 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
Motion to approve minutes from November 3, 2025
Motion to approve minutes of 11/3/25. This motion, made by Morris and seconded by Grano, Carried.

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

Donna Phillips, Director Community Development, presented the request for a Zone Map Amendment for the property at 12816 North Huetter Road on behalf of property owners Justin and Heather Arts and King Sod. She presented the background as the property was annexed in 1991 and zoned Agriculture. A deferred Development Agreement was entered into at the time of building permit issuance due to the timing of a round-about constructed by Post Falls Highway District at the corner of Huetter and Lancaster Roads. An aerial photo of the property was presented to show the roads and railroad which surround the property.

Justin Arts, property owner, who resides at 7037 W. Bonner Loop Coeur d'Alene, Idaho, and Wilson McSwain, who resides at 7349 W. Crenshaw Street, Rathdrum, Idaho, presented the request for a zone map amendment for the above-mentioned property. Mr. Arts presented an ariel view showing the property and explaining the request to re-zone from an agricultural designation to light industrial. Mr. McSwain explained how the re-zoning would promote the responsible use of the property, align with the Future Land Use Map and promote

responsible growth. Mr. Arts said the agricultural designation does not align with the surrounding development trends. The area is transitioning to commercial and light industrial uses which support this land use change.

With regard to Public Health, Safety & Welfare, King Sod is planning a clean, low-impact use with traffic mitigation being addressed by the inclusion of the roundabout. The stormwater was addressed with a light industrial and/or commercial intent, and it is believed the request is fully consistent with Comprehensive Plan policies to promote good and responsible growth. The Future Land Use Map designates this area for light industrial, low-impact and employment use. They continued with the uniqueness of the property matching the current use of the area. While the property is not large, it is also not small and is perfectly suited to the uses they intend.

A final summary was presented by Mr. McSwain where it is believed that, upon working with City staff, the request meets all the approval standards.

Mr. Arts and Mr. McSwain stood for questions. Commissioner Erickson asked what the company, King Sod's, intention is with the property. Mr. Arts, responded that the company sells sod to residents and landscaping companies for both delivery and customers to pick up. Currently, they are selling Christmas Trees and all winter deicer will be sold from the property. Commissioner Erickson asked about heavy equipment use. Mr. Arts responded that fork-lifts and semi-trucks are used, and they manufacture deicer which is simply water and salt being mixed together which is very low impact. Commissioner Erickson requested any further questions. No questions were asked by the commission.

Ms. Phillips presented an abbreviated staff analysis to consider the existing zoning district and to recommend approval, conditional approval, modification or denial of the request. It was noted that based on the applicant's proposal, staff does not believe additional studies, plans or conditions are necessary. Standard #3 was reviewed stating that under the existing Future Land Use Map, the property is proposed to be light industrial.

Comprehensive Plan Goals, 4, 7, 8, 12 & 16 were reviewed as follows:

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

Comprehensive Plan Policies, 2, 11, 12, 17 & 23 were reviewed as follows:

- Policy 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.
- Policy 11 - Promote nodes of development and density in the downtown and strategically along transportation corridors.
- Policy 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.

- Policy 17 - Encourage small-scale retail activity, restaurants and other service businesses, as well as attract a live, work, play lifestyle through a mixture of commercial and residential uses.
- Policy 23 - Ensure land use and zoning compatibility related to development (density and type) occurring in close proximity to Coeur d'Alene Airport.

Standard #4 was reviewed with relation to the explanation of the purpose and intent of the agriculture and light industrial zones. The current City of Hayden Zone Map indicates the property is agriculture.

Infrastructure was reviewed to include there is a well on the property and Panhandle Health gave permission for a septic permit. Dry utilities, including gas, electric, cable and phone shall be installed with development. Dedications of right-of-way and access location designation occurred with the intersection project to include the round-about.

The last Standard says the amendment shall be consistent with the neighborhood context. The neighborhood today was discussed with relation to what is located surrounding the property, such as the railroad and farm accessory structures. Photos were presented to show a visual of the properties surrounding the property with the requested zone map amendment. The property is not in line with the runways of the airport but it is within the sound easement.

Public Agency comments were received from eight agencies including, Idaho Department of Fish & Game, Kootenai County Community Development, Kootenai County Sheriff's Office, Avondale Irrigation District, Idaho Department of Water Resources, Panhandle Health District, Northern Lakes Fire Protection District and Hayden Area Regional Sewer Board. All agencies responded with no comments or concerns. No public comments were received.

Ms. Phillips presented the Standards of Approval and possible motions of the Planning and Zoning Commission for consideration of the request. She then stood for questions, which the commission presented none.

Commissioner Erickson requested public comment to which there was none. He then closed the public hearing at 5:54PM.

Commissioner Morris feels it makes sense to bring in jobs and support businesses in the community and the request meets all criteria and would be a good fit for the property. Commissioner Grano agreed with Commissioner Morris and is impressed with how thorough the applicant was with the details of the request. Commissioner Erickson asked if Commissioner Vargas had any comments, to which he responded he had no questions or comments and the request looked good. Commissioner Erickson then spoke of having driven by the property for years and if you compare what it looked like before and what it appears now, it is a great fit. He believes it could not be used for agriculture. When you look at the Standards of Approval and the Future Land Use Map, the request meets the criteria well.

Motion to recommend approval of the request for a Zone Map. This motion, made by Grano and seconded by Morris, Carried.

Joel Johnson: Absent
Shawn Taylor: Absent
David Erickson: Yes
Tony Grano: Yes

Chris Morris: Yes

Vince Vargas: Yes

4. REPORTS

A. Community Development Director's Report

The question was presented about whether the Planning & Zoning Commission would like to participate in the Hayden Lights Parade?

Commissioner Vargas will check, but all other commissioners are not available. The Commission does not wish to participate.

Donna Phillips reviewed the application processes. On December 1, 2025, she hopes to go over the Code during the call-in meeting.

5. ADJOURNMENT

DRAFT

B. Approval of Written Recommendation for PZE-25-0102 King Sod Zone Map Amendment



WRITTEN RECOMMENDATION

RE: PZE-25-0102 Arts (King Sod) Zone Map Amendment Request

The application of **Justin & Heather Arts, 7037 W Bonnaire Loop, Coeur d'Alene, Idaho 83815**, requesting approval for a zone map amendment on one lot 1.73 acres in size, from Agricultural (A) to Light Industrial (LI) consistent with the properties use and the adopted future land use map was recommended by the Planning and Zoning Commission to the City Council to **APPROVE** the requested amendment as presented.

Planning and Zoning Commission Motion November 17, 2025: At the conclusion of the hearing, the Planning and Zoning Commission deliberated the proposal and Commissioner Grano moved and Commissioner Morris seconded the motion, to recommend approval of the file PZE-25-0102 Arts (King Sod) Zone Map Amendment, finding that the request **IS** in accord with the standards of Hayden City Code for a Zone Map Amendment, based upon testimony received, public and agency comments, and the facts in the record and the staff analysis. All members of the Commissioners present were in favor.

FINDINGS:

Standards of Review and Evidence of Record (Findings) for Approval of a Zone Map Amendment

HCC §11-1-7 (E)(7)(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.

Staff: Based on the applicant's proposal and the existing and proposed uses, staff does not believe additional studies or plans are necessary.

HCC §11-1-7 (E)(7)(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.

Staff: Based on the applicant's request, staff does not believe additional conditions are necessary.

PZC Hearing:

Applicant: Stormwater controls are in place as part of the site design and development. Traffic mitigation has already occurred as part of the West Lancaster Road and North Huetter Road round-about construction and the remaining frontage improvements shall be constructed with the completion of site development.

HCC §11-1-7 (E)(7)(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.

Applicant: “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.”

See Staff Analysis pages 3 & 4.

PZC Hearing Deliberation:

Commissioner Morris identified that it is in conformance with the Comprehensive Plan, the future land use map, and it brings jobs to the community.

HCC §11-1-7 (E)(7)(d): Amendment to the zoning map and zone text shall align with the zone district’s purpose and intent.

Applicant: “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 the 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 development 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.”

Staff: See Staff Analysis pages 5&6.

PZC Hearing:

Commissioner Erickson verified the King Sod business would remain on the location site and asked what that was anticipated to entail. Mr. Arts confirmed that for about 9-10 months a year King Sod sells sod to homeowners and landscapers alike. This sod would be trucked to the site and then distributed out to various locations. Christmas season is a tree lot for the season. And then in the wintertime, we sell salt deicer to landscapers which are really the economic base of the business year-round. Commissioner Erickson asked if they would be manufacturing on sit. Mr. Arts stated the deicer would be made on site, but no other manufacturing.

Deliberation:

Commissioner Erickson identified that this small parcel does not fit with the existing designation of Agriculture zone, and it hasn't existed for a very long time.

HCC §11-1-7 (E)(7)(e): Amendment to the zone map and zone text shall be consistent with the neighborhood contexts.

Applicant: "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."

Staff: See Staff Analysis page 6.

PZC Hearing:

Applicant: Because of its location north of a railroad line, and on the corner of two major roadways, it does fit the neighborhood context very well today and in the future.

FINDINGS AND RECOMMENDATION OF APPROVAL on the _____ day of December, 2025.

CITY OF HAYDEN, IDAHO

By: _____

Shawn Taylor, Chair

ATTEST:

Shannon Drappo, Clerk

2. **REPORTS**
 - A. Community Development Director's Report
3. **ADJOURNMENT**