

**MINUTES OF THE PLANNING AND ZONING COMMISSION
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO**

May 6, 2019

**Regular Meeting: 5:00 PM
Council Chambers**

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

CALL TO ORDER

Chair Petersen called the meeting to order at 5:00 p.m.

ROLL CALL OF COMMISSION MEMBERS

Brian Petersen, Chair	Present
Michael Cramer, Vice-Chair	Not-Present
Corey Andersen	Present
Alan Davis	Present
Gavin Mobraten	Present
Benjamin Prickett	Present
Shawn Taylor	Present

STAFF PRESENT

Melissa Cleveland, Community Development Director
John Cafferty, Legal Counsel
Donna Phillips, Senior Planner
Heather McNulty, Commission Clerk

FLAG SALUTE

Commissioner Taylor led the meeting in the Pledge of Allegiance.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

CONSENT CALENDAR

The consent calendar included the approval of the meeting minutes for April 15, 2019, the written decision in Case No SUP 0058, Avondale Irrigation District Well house, and the written recommendation in Case No ZC 0035, Chapin Zone Map Amendment. The motion was made by Commissioner Taylor, and seconded by Commissioner Davis to approve the consent calendar. All were in favor, none were opposed.

Chair Petersen welcomed Gavin Mobraten, Commissioner and asked him to give a brief introduction. Mr. Mobraten stated that he works with US Bank in commercial lending. He has lived in Hayden for 15 years, and that he and his wife moved from the Seattle area. He continued by stating that he moved from the Strawberry Fields Development into a 100 year old home that was moved from Athol, Idaho to his new address off of Orchard Avenue. Commissioner Mobraten continued by stating that he is excited to be a part of the Planning and Zoning Commission.

CONTINUING BUSINESS

Zone District Discussion

Donna Phillips, Senior Planner started the presentation for the zone district discussion with the discussion of accessory structures she reviewed definitions and comparisons of the Residential and Residential Multi Family Zone as defined in the Comprehensive Plan:

Residential - Areas where a variety of residential types and densities are allowed, ranging from larger lots to higher densities, as based upon the Residential densities map

The Comparison Type is as follows:

	A	R-S	R-1	R-MF
Min. Lot	5 acres	0.5 acres	8,250 sq. ft*	8,250 sq. ft**
Height	35'	35'	35'	35'
Lot Coverage	35%	35%	45%	35%
Front Setback	15'; 25'	15'; 25'	15'; 25'	15'; 25'
Side Setback	10'	10'	10'	10'
Rear Setback	25'	25'	25'	25'

Ms. Phillips then discussed lot coverage in the City of Hayden defined as: The area of a lot occupied by the principle building or buildings and accessory buildings. Presenting the following visual table within each zone district as a guideline for the workshop:

Zone	Size	Max Coverage Area	Minus Ave House
R-1	8250	3712.5	1212.5
R-MF	9900	3465	965
R-MF	15000	5250	2750
R-S	21780	7623	5123
A	217800	76230	73730

She continued with a background of neighboring Cities examples. The City of Coeur d'Alene accessory structures must meet setbacks, and height restrictions. They have no specific language found for size restrictions. The City of Post Falls Accessory structure must meet design standards, setbacks, and all single family and duplex residential must at a minimum have a single family car. The City of Rathdrum requires the accessory structures must meet, design standards, setbacks, right-of-way access improvements, and there size limits shall be limited in size to no greater than a footprint of one thousand two hundred square feet or a footprint equivalent to that of the primary structure, whichever is greater.