

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

June 5, 2019

**Special 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	Present
Corey Andersen	Present
Alan Davis	Not-Present
Gavin Moberaten	Present
Benjamin Prickett	Not-Present
Shawn Taylor	Not-Present

STAFF PRESENT

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

FLAG SALUTE

Heather McNulty led the meeting in the Pledge of Allegiance.

CALL FOR CONFLICTS OF INTEREST

No conflicts were reported.

CONTINUING BUSINESS:

Case No. ANNEX 0011, PUD 0007, and SUB 0028, is a request by Hayden Canyon Land, LLC

Chair Petersen stated this meeting is a continuation of the Public Hearing that was opened on May 21, 2019. At that public hearing, the application was introduced by staff; the applicant gave his presentation, followed by staff the presentation, Public testimony, and the applicant's rebuttal. The public hearing was then closed and the meeting was continued for deliberations only. The Commission all stated they had not had any ex-parte communication with the applicant or the general public. John Cafferty, Legal Counsel reviewed that at the Public Hearing the Commission had asked if the Lakeland School District, the Schools Performance Certificate was thought to be in the Staff Review, it was not. Staff then forwarded the Certificate to all members of the Commission for review.

Commission Discussion:

- Commissioner Anderson stated that he is in favor of the school proposal with the possibility that the elementary school could advance into a middle school and or high school. Mr. Andersen continued by stating that the City will benefit from the other facilities that are being proposed for

the whole community to use as gathering spaces. He sees the traffic flow will be an issue however the new amendments are a low-density impact that has been previously approved.

- Commissioner Cramer stated that all of the amendments that are being requested met all requirements and do not alter negatively the original agreements they are in fact going to streamline and clarify the process of the phased development that is already approved. Commissioner Cramer asked for clarity on the workforce-training program that is being proposed. Mr. Cafferty stated that the term is used to have affordable housing for schoolteachers, police force, and firefighter it is to encourage people who work in the development to be able to live in the development. It is meant to be good for the community. The Home Owners Associations (HOA) question that arose sounds like a great plan. He continued by questioning the maintenance of the open space managed by the HOS and sub-association would manage and receive payments additionally to the sub-home owners association for extra amenities within a certain developments. Ms. Phillips explained that yes, it is set up to have every homeowner pay for the open-space needs and then the phases that require extra maintenance or features to only charge the home owners within that phase. Mr. Cramer asked about the completion date that is projected for the year 2029, what happens to the development if it is not completed. We are already five years into their timeline for completion. Ms. Phillips stated that the Applicant could request an extension with the City Council; however, they would have to show justification for that extension.
- Mr. Mobraten stated that the recommendations in front of the Commission meet all requirements for approval.
- Chair Petersen stated that the agreements are already approved, the question before the Commission is whether the amendments change the approvals. The amendments do not make the agreements to be non-compliant to the approved agreements.

Motion:

Vice-Chair Cramer moved to recommend to City Council the approval of Case No. ANNEX 0011, PUD 0007, and SUB 0028, there are no substantial changes to the agreements including the two amended staff recommend conditions of approval, as shown on page ten of the staff review. Commissioner Andersen seconded.

Roll Call:

Commissioner Andersen:	Yes
Commissioner Mobraten:	Yes
Vice-Chair Cramer:	Yes
Chair Petersen:	Yes

All were in favor and none were opposed. The motion Passed.

ADJOURNMENT

The meeting adjourned at 5:24 p.m.