

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

July 15, 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 5:01 PM.

ROLL CALL OF COMMISSION MEMBERS

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

STAFF PRESENT

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

FLAG SALUTE

Michael Cramer 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 July 1, 2019 and the written recommendation for Case No. PZE-19-0016, Mountain Ridge Holdings Annexation the motion was made by Commissioner Mobraten, and seconded by Vice-Chair Cramer to approve the consent calendar. All members present were in favor, none were opposed. The motion passed.

PUBLIC HEARING

Case No. PZE-19-0017, Ray Accessory Building Special Use Permit

Staff Introduction:

Elizabeth Allen, Planner, introduced the application for a special use permit (SUP), by the applicants Christopher and Jeanette Ray, representing the Christopher J Ray and Jeanette L Ray 2016 Revocable Trust, for an accessory building greater than 1,500 square feet. The proposed shop accessory building is approximately 1,500 square feet with an additional 200 square foot overhanging roof structure attached, thus creating a building footprint of 1,700 square feet. In the residential (R-1) zone, accessory buildings in excess of 1,500 square feet, but no greater than 2,001 square feet required a SUP. Accessory buildings