

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

June 5, 2017

**Regular Meeting: 5:00 PM
Council Chambers
Hayden City Hall, 8930 N. Government Way, Hayden, ID 83835**

CALL TO ORDER:

Chairman Petersen called the meeting to order at 5:04 p.m.

ROLL CALL OF COMMISSION MEMBERS:

Brian Petersen, Chairman	Present
Alan Davis, Vice-Chairman	Present
Corey Andersen	Present
Michael Cramer	Not-Present
John Gentry	Not-Present
Chris Martin	Present

STAFF PRESENT:

Connie Krueger, Director
John Cafferty, Legal Counsel
Donna Phillips, Senior Planner
Heather McNulty, Commission Clerk

FLAG SALUTE:

Commissioner Martin led the meeting to order with the Pledge of Allegiance.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

None were requested.

CALL FOR CONFLICTS OF INTEREST:

No conflicts were reported.

CONSENT CALENDAR:

The consent calendar included the approval of the meeting minutes for May 15, 2017. The motion was made by Commissioner Martin, and seconded by Commissioner Andersen to approve the consent calendar. All were in favor, none were opposed.

PUBLIC HEARING:

Case No. ZC 0020, a request by L. Eric Christen on behalf of the owner Esquire Properties, LLC

Staff Introduction:

Donna Phillips, Senior Planner, introduced the proposal for the Zone Map Amendment from Light Industrial (L-1) to Commercial (C) to more accurately align with the existing and current use of the property with the City of Hayden's zoning designations.

Applicant's Presentation:

Ben Christen, 12655 North Government Way Hayden, General Manager of New Leaf spoke on behalf of the applicant. Mr. Christen gave a description of the proposal stating that, he has been the manager for the last three years and has been working with the City of Hayden to bring the property current with all City Code issues that have been flagged on the property. Mr. Christen stated that currently the vast majority of the property is used for retail gardening supplies. He gave the property's location description and zoning designation in regards to both the current and proposed zoning amendment. He then reviewed how his proposal meets all seven standards of approval. Mr. Christen acknowledged there was not sewer located to the property and that it was currently on septic. He then reviewed the City Code and State Law, stating his proposal did not conflict with either.

Staff Presentation:

Ms. Phillips gave her staff presentation starting with the property location which is on the southwest corner of the intersection of North Government Way and West Lancaster Road. Ms. Phillips gave a background of the property; she then reviewed land use designations of the surrounding properties along with the allowed uses in a light industrial and commercial zone. She noted that most of the infrastructure is currently in place, it was also noted that when Hayden Canyon is developed sewer would be available to the property and if sewer is available, there are City policies in related to the requirement to connect. Ms. Krueger stated that the requirements to connect to sewer will be reviewed if any building permits or subdivisions are applied for on the property. Ms. Phillips continued her presentation, noting the applicant would need to comply with development standards related to planned transportation infrastructure on three sides of the property. She reviewed the agency noticing and comments with the Commission along with the Standards of Approval for a zone change. Ms. Phillips noted there could be no conditions added to the proposed zone change, that the Planning and Zoning Commission action would be to either approve or disapprove the application.

Discussion: Commissioner Martin stated that the proposed zone change of this property from Light Industrial (L-1) to Commercial (C) is consistent with the zoning of neighboring properties. Vice-Chairmen Davis also noted the property has been used as a commercial use for the past ten years. Commissioner Andersen noted that the existing buildings on the property met height requirements for the proposed Zone Change.

Motion: Commissioner Davis made a motion to City Council to approve the written recommendation in Case No. ZC 0020. Commissioner Martin seconded the motion.

Roll Call:

Commissioner Andersen:	Yes
Commissioner Martin:	Yes
Vice-Chairman Davis:	Yes
Chairman Petersen:	Yes

All were in favor, none were opposed. The motion passes.

Continuing Business:

Review of SWOT Analysis as it relates to the Comprehensive Plan

Ms. Krueger stated she had met with City Council for their SWOT analysis and said that she would send out the minutes from the City Council meeting when they are available for the Commission to be able to read and review what was discussed at the workshop. She stated that the City Council would like to have a joint meeting on June 27, 2017 to discuss the final scope of work before the last amendments are codified. They could then discuss moving forward on the SWOT analysis.

Discussion:


Steven Kjergaard, Kootenai County Airport Director, was in attendance. Ms. Krueger asked if he would give an update to the Airport Master Plan Update being undertaken by the Kootenai County Airport. Mr. Kjergaard stated that they had received funding from the Federal Aviation Administration and by the end of June the airport will start their Comprehensive Plan, predicting a year and a half timeline for completion. Ms. Krueger went on to note that the City of Hayden has engaged in and is leading a joint regional planning process to provide for continuity as the City updates its Comprehensive Plan.

Next Meeting:

- June 19, 2017 – Esquire Properties Zone Map Amendment Written Recommendation
 - Review of Parks, Sewer Transportation and Urban Design and Opportunity Plans in relation to the Comprehensive Plan.
- June 27, 2017 – Joint Planning and Zoning Commission and City Council Workshop
- July 3, 2017 - Cancelled
- July 17, 2017 – Annexation, Special Use Permit

Adjournment: The motion to adjourn was made by Commissioner Martin and seconded by Vice-Chairman Davis.

The meeting adjourned at 5:40 p.m.


Heather McNulty, Recording Clerk