

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

Monday, November 3, 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. **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 October 20, 2025

DRAFT
MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

Monday, October 20, 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 5:30 PM.

ROLL CALL OF COMMISSION MEMBERS

Commissioner Joel Johnson: Absent
Chair Shawn Taylor: Present
Commissioner Chris Morris: Present
Commissioner David Erickson: Present

Staff Present: Fonda Jovick, City Attorney; Nick Peterson, Lake City Law; Donna Phillips, Community Development Director; Shannon Drappo, City Planner; Abbi Sanchez, Clerk

PLEDGE OF ALLEGIANCE

Commissioner Morris led the pledge of allegiance.

ADDITIONS OR CORRECTIONS

Donna Phillips, Community Development Director, identified the Sycamore Valley Subdivision preliminary plat request has been pulled from this meeting, and when it is ready to be heard by the Planning and Zoning Commission will be re-noticed to the public as it was done this time. Chair Taylor invited those in attendance for the subdivision to stay for the public hearing on the Comprehensive Plan Amendments. The room of 40(+/-) was reduced to five members of the public.

1. **CALL FOR CONFLICTS OF INTEREST** - None were noted.
2. **CONSENT CALENDAR** ***All items on the consent calendar are Action Items***
 - A. Approval of Planning and Zoning Commission Regular Meeting Minutes from October 6, 2025.

Commissioner Erickson motioned to approve the Planning and Zoning Commission meeting minutes of October 6, 2025, and Commissioner Morris seconded.

Joel Johnson: Absent
Shawn Taylor: Yes
Chris Morris: Yes
David Erickson: Yes
YES: 3 NO: 0

The motion passed.

3. PUBLIC HEARING (Public Testimony will be received for these items)

- A. 2040 Comprehensive Plan Update - **ACTION ITEM** *This public hearing is to recommend approval of the proposed amendments to the 2040 Comprehensive Plan Update to City Council*

Donna Phillips, Community Development Director identified the public hearing was for updates to the 2040 Comprehensive Plan to be called the 2045 Comprehensive Plan Update ("Plan"). Why is a Comprehensive Plan update needed? The existing Plan was last updated in 2020. The Plan guides land use and community vision; and is generalized, comprehensive, long range, not stagnant, not a zoning ordinance, and it is required by Idaho State Code.

Idaho Code §67-6508 identifies 18 different components of comprehensive planning that cities are required to cover, unless the city has specific reasons to not cover one (or more) of the components. These include the 17 previously covered and an additional area: Ground Water. The City had already included this area in the chapters of the Plan.

How does the City use the Comprehensive Plan? Guide for land use decisions such as code text amendments, conditional use permits, long term planning, and zone code or zone map amendments.

Ms. Phillips identified that she was going to review the chapters of the plan, similarities, and differences through the updated plan from a 5,000-foot level.

Chapter 1 - Introduction and Vision: What is the Vision for the City? Hayden is a well-managed Idaho town that prioritizes responsible growth and mature infrastructure planning practices to provide a variety of housing options, to encourage small business development, and to protect its natural resources. Similarities – Preservation of open space, efficient roadway systems, encouragement of small business culture, protection of natural resources. Differences – better tools for defining types of future uses and their locations, updates on completed projects and future projects, managing responsible growth.

Ms. Phillips went on to provide the timeline between the adoption of the Plan in 2020, to the Hayden City Survey results received in 2023, Workshops with PZC and CC in the fall of 2023, an Open House with the PZC and the Public in Spring of 2024, a review of the proposed Vision, Goals, and Policies in Summer and Fall of 2024, and Spring of 2025 and completion with another 3rd party review of the Plan in Summer and Fall of 2025.

Chapter 2 – Policy Framework: Goals are broad statements indicating a general purpose. A goal is direction setting; ideal future state or condition related to the public health, safety, or general welfare; a general expression of community values; somewhat abstract in nature; and generally, not quantifiable, time dependent, or suggestive of specific actions. Policies are statements providing guidelines for decision making. Policies indicate a clear commitment of the Hayden City Council, reflect topical nuance, and indicate how the City will respond. Actions are initiative, projects, or programs to put policy into motion. Ms. Phillips gave a recap of the Chapter/Element abbreviations, which are tied to the Goals, Policies, and Actions.

Chapter 3 – Demographics: This chapter gives a snapshot of the people who live and/or work in the Hayden community. For example, Table 3-4 shows the Median Age is older at 43.1 years instead of 40.7 five years previously. In Table 3-3 the population projections of Hayden has decreased by a little over 9,000 people in 2040. Table 3-10 shows the Median

Household Income for Hayden has increased by nearly \$20,000 in five years. The findings show that Hayden's population is expected to have steady growth; Hayden trends toward older adults who have an above-average income, reflecting Hayden's appeal as a desirable place to live, work, and retire; and Hayden is similar to Kootenai County regarding race, ethnicity, education levels, and employment industries.

Chapter 4 – Land Use: Planning and Zoning & City Council found five land uses to incorporate into the updated Plan. These include: General Commercial – allows for most types of retail and service-oriented activities that are primarily accessed by vehicle and may require larger parking and/or service areas than that required in the Central Business Area; Light Industrial – allows for most types of manufacturing and wholesale business activities that are primarily made up of light assemblage, distribution services, fabrication, manufacturing, processing and warehousing; Mixed Commercial – allows for commercial properties that serve two or more purposes; typically, a combination of residential units, commercial, and/or retail space; Public/Recreation – allows for City-owned land, public and/or private recreational land, and land preserved as open space; and Residential – allows for lots of varying sizes designed for people to live.

Ms. Phillips pointed to a slide where Council President Roetter, Councilmember Shafer, and PZC Chair Taylor were working together to determine where the best locations were for these land uses. When reviewing their placement, things to consider should include both those items that exist today and what is envisioned in long range plans and/or already approved projects for the future with respect to the following: park locations, downtown, transportation corridors, airport and airport runway protection zones, undeveloped areas, area of impact, schools, and public facilities.

What are the biggest land use changes? Residential – encompasses all lot sizes with zone designations of Agricultural, Rural (proposed future zone), Residential Suburban, Mixed Residential, and Single-Family Residential. Mixed Commercial – mix of uses. Public/Recreation - known or anticipated recreation and public owned land. Ms. Phillips pointed out the park and open space in Hayden Canyon, the Battleground and Hayden Sky future subdivisions, as well as Stoddard, Broadmoore and McIntire Parks. She showed how the proposed Area of Impact to the County is smaller than it was previously. Commissioner Erickson asked why the area to the southeast was removed from the Area of Impact. Ms. Phillips identified that these properties have all of their services today and that they would need to be contiguous to the City to annex. There isn't an obvious incentive to want to annex into the City. Fonda Jovick, City Attorney, identified that the annexation of right-of-way to get to a piece of property (known as a shoestring annexation) is also not allowed.

Special Use Areas – Neighborhood Commercial Areas are limited scale of business, maintaining building typology and pedestrian orientation, and require a Conditional Use Permit. These are really an accessory to a residential land use that allows for that "run down to the corner store" kind of feeling. Central Business Area lines up with the Central Business District in the zone designation and is really in the downtown area with design standards that promote pedestrian first and has a mixture of residential and commercial uses.

Coeur d'Alene Airport is discussed in the land use chapter as the City nearly surrounds the airport. There are safety compatibility zones, and the land use map helps reflect these areas by not allowing the possibility of higher density development in these areas. The sound contour map from the Kootenai County website, was shown to represent where noise levels are higher when closer to the airport area.

How is the City addressing growth? Maintain neighborhood integrity, character, open space, and provide access to parks for all current and future Hayden residents. Transportation improvements to relieve impacts of increasing population and people moving to and through the City. Provide quality housing options for current and future residents for a range of both income levels and lot sizes, from Rural to Central Business District. Coordinate the timely development of efficient, effective and environmentally sound sewer, water and other utility infrastructure servicing the community and future residents. Growth should be accompanied by the development of infrastructure, public services, utilities and preservation of open space and recreational facilities within the City's means.

Chapter 5 – Housing: Ms. Phillips identified this chapter has a fair amount of statistics in the chapter but most notably provided the following:

- Median house price increased 142% between 2013-2023
- Median rent increased 78% in that same time period
- ¼ of homeowners and nearly ½ of renters are “cost burdened” with the price of housing. Cost Burdened is when the home occupants spend more than 30% of their household income on housing.
- Hayden has only a 0.4% vacancy rate
- 78.4% of housing in Hayden is single-family detached
- 21% of the homes in Hayden are renter occupied
- Of the comparable cities of Garden City and Mountain Home, and of Kootenai County and the State of Idaho, Hayden has the highest median rent of \$1676.00

Chapter 6 – Living and Natural Environment: Ms. Phillips identified this chapter includes Groundwater/Aquifer and Hayden Lake (Surface Water), Air/Water Quality, Hazardous Areas and Emergency Preparedness. Hazardous areas could include wildfire, floods, steep slopes, toxic sites, environmental stewards & resource protection. Additionally, the Critical Natural Areas Map found in Appendix B had come from information in the previous All Hazard Mitigation Plan, but an update to this map was not included in the updated Mitigation Plan.

Chapter 7 – Transportation: This chapter points right back to the 2040 Transportation Strategic Plan for more detail and incorporated into this Plan by reference. The Chapter was updated with the projects anticipated for the future, which have now been completed. The Chapter identifies transportation issues – safety, multimodal accommodation, traffic congestion, roadway maintenance, construction, and traffic infrastructure funding, bicycle facilities, public transportation, air (airport was also discussed in land use), Huetter Corridor, and the completion of the Ramsey Road Extension project.

Chapter 8 – Economic Development: Ms. Phillips noted that overall, the disbursement of types of employment that is available in Hayden hasn't changed much. She provided a comparison of those who commute either to or from Hayden for work. 976 Hayden residents both live and work in Hayden, while 7,100 people travel to Hayden to work and 6,000 Hayden residents leave Hayden to work. We need more opportunities to both live and work in Hayden. Light Industrial, Commercial, small business, and special area development opportunities. There are a number of entities who can help with economic development opportunities to include but not limited to; Chamber of Commerce, North Idaho College Venture Network, Trail Connections, Coeur d'Alene Area Economic Development, Idaho Small Business Development Center, among others.

Chapter 9 – Parks & Recreation: Just like Transportation, this chapter points back to the 2040 Parks Master Plan incorporated into this plan by reference. The chapter was updated to include new park amenities and identified anticipated new parks to be developed.

Chapter 10 – Local Services: Ms. Phillips identified that this chapter includes the six Commissions of the City, all volunteers, who provide a meaningful service to the residents and landowners. The City provides sewer, parks, and street services. Other services for the community provided by others – library, schools, Kootenai County Sheriff, fire districts and utilities including power, gas, telephone, fiber, waste management, and water.

Chapter 11 – Community Design: Ms. Phillips recognized the Dusk to Dawn exhibit north of Hayden City Hall and the signs below the dragonflies. She invited those present and online to read the signs to get a better understanding of the artwork provided here. This artwork was a collaboration between the Arts Commission, City of Hayden, and Hayden Urban Renewal Agency. Community Design includes design standards for sites, special use areas, or specific zone designations found in City Codes; or Subdivision standards, public art, historic preservation, wayfinding, and landscape design. Community design concepts emphasize pedestrian-oriented, human scaled development that reinforces the community's unique character and design cohesiveness. Ms. Phillips gave some examples of design standards in the Central Business Area to include landscaping and height of the lighting to ensure it was pedestrian oriented. She challenged the Commission to not recognize when they had left another City and come into Hayden.

Appendix: There are four parts to the Appendix, including: A. Implementation Action Plan, B. Maps, C. Public Involvement, and D. History. The Implementation Action table was updated to look like the other tables in the Plan. It includes the Action proposed, the Task to complete the Action, a Time Frame for completion (short, medium, long, or on-going), the Lead – this is who is going to work to complete the action, Goal/Policy Reference, Implementation Reference which points back to the Chapter/Element within the Plan. There are 27 Actions identified to be completed.

Appendix B - Maps: Ms. Phillips recognized that in the previous Plan the maps appendix didn't really provide any context to how these maps were helpful or used in the Plan. They are the most visible components of the Plan yet are not any more important in guiding future development. Maps provided in this section include the Future Land Use, the Central Business Overlay, Critical Natural Areas, Water District Service Areas, and School Districts. Maps delineating future transportation system, sewer system, and park system are in their respective long-range plans and incorporated into this plan by reference. Additionally, the boundaries delineating types of uses are not finite but outline the general area for designated areas within 300 feet (plus/minus).

Appendix C - Public Process: As this is an update to the Plan, the previous Imagine Hayden public process was included within this appendix. Additionally, the public process for this update also included Citizen Engagement in the Fall of 2023, Public Process in Spring of 2024, and the Citizen responses to the questionnaire in the Spring of 2025.

Appendix D - History of Hayden: Timeline for the City. The City turned 70 years old this year. Ms. Phillips provided before and after pictures for Government Way and identified in the past 70 years Hayden has seen changes from a small village on the lake to a vibrant, evolving city.

Ms. Phillips acknowledged the one public comment received prior to the public hearing and stood for questions.

PUBLIC COMMENT

At the time of public comment, there was no one present who wished to provide comments.

Chair Taylor closed the Hearing at 6:15 PM.

DELIBERATIONS

Commissioner Erickson stated he thought the summary of the updates to the Comprehensive Plan was great and asked how the 300' buffer was identified. Ms. Phillips noted that it had been in previous Comprehensive Plans and was just being added back in here. These boundaries are drawn at a high level and not at a parcel line level. Commissioner Erickson asked what a "Non-Resident" is, as identified in the survey table (Appendix C). Ms. Phillips mentioned this could include those who are not a resident of Hayden and also those who could be a landowner or business owner in Hayden and do not reside in Hayden.

Chair Taylor mentioned the fact that there were folks in attendance for another public hearing and they chose not to stay for this hearing as it did not have an immediate impact on them. This process has taken over two years, with public engagement, workshops, and meetings. There wasn't a lot of public involvement during those meetings, and the City had to rely on survey results. He then gave a summary of changes to include a reduction of the Mixed Commercial and more residential opportunities. He stated it is hard to legislate "Small Town Feel" but believes the small-town feel comes from being kind to your neighbors, going the speed limit and stopping to talk to your neighbors or friends when you see them in the store. You may find that you have things in common. He went on to thank Staff, the Commission, and the members of the public present.

Commissioner Erickson made a motion to recommend approval of the 2045 Comprehensive Plan Update, finding that it is in accord with the standards of Hayden City Code, based upon testimony received at the Planning and Zoning Commission public hearing and the record of the request. The motion was seconded by Commissioner Morris.

Joel Johnson: Absent

Shawn Taylor: Yes

Chris Morris: Yes

David Erickson: Yes

YES: 3 NO: 0

The motion passed.

~~B. PZE-25-0080 Sycamore Valley Subdivision Preliminary Plat **ACTION ITEM** This public hearing is for a major subdivision of two parcels totaling 13.06 acres for 37 single-family residential lots located on the northwest corner of E Miles Ave and N Maple St~~

This item was pulled from the Agenda by the applicant. Should this item come back, it will be properly re-noticed.

4. NEW BUSINESS

A. Approval of 2026 Regular Meeting Calendar **ACTION ITEM**

Commissioner Morris made a motion to recommend approval of the 2026 regular meeting calendar, and Commissioner Erickson seconded.

Joel Johnson: Absent

Shawn Taylor: Yes

Chris Morris: Yes

David Erickson: Yes

YES: 3 NO: 0

The motion passed.

5. REPORTS

A. Community Development Director's Report

Ms. Phillips identified the Written Recommendation of the Comprehensive Plan decision of the Planning and Zoning Commission will be on the November 3, 2025 meeting. City Council will hold a public hearing on November 18, 2025, for this matter.

Potential code text amendments to come forward on November 3, 2025, for those amendments that will be heard by the Planning and Zoning Commission only, versus a workshop with City Council for code amendments that may come forward that will not be required to come to the Planning and Zoning Commission.

At the meeting on October 28, 2025, City Council will be reviewing two possible appointments to the Planning & Zoning Commission. If appointed, their first meeting will be November 3, 2025.

6. ADJOURNMENT

Chair Taylor adjourned the meeting at 6:26 PM.

Respectfully submitted,

Abbi Sanchez, Clerk

B. Approval of Written Recommendation to City Council for 2045 Comprehensive Plan Update

WRITTEN RECOMMENDATION

2045 Comprehensive Plan Update

2040 Comprehensive Plan Amendment Request

The Staff-initiated amendments to the 2040 Comprehensive Plan to be known as the **2045 Comprehensive Plan Update** was recommended by the Planning and Zoning Commission to the City Council to **APPROVE** the request. Members of the Commission present included Commissioners Erickson and Morris, and Chair Taylor.

Planning and Zoning Commission Motions on October 20, 2025: At the conclusion of the hearing, the Planning and Zoning Commission deliberated the proposal and Commissioner Erickson moved and Commissioner Morris seconded the motion, to recommend approval of the updates to the Comprehensive Plan (2045 Comprehensive Plan Update), finding it **IS** in accord with the standards of Hayden City Code, based upon testimony received at the Planning and Zoning Commission hearing and the record of the request.

FINDINGS:

11-1-7(E)(8)Amendment to Comprehensive Plan: If the request is not in accordance with the adopted comprehensive plan, the City Council may adopt or reject an amendment to the comprehensive plan under the notice and hearing procedures provided in section 67-6509, Idaho Code. After the comprehensive plan has been amended as hereinafter provided for, the City Council shall hold a public hearing and make a decision on the proposed zoning amendment.

Donna Phillips, Community Development Director, provided a high-level summary of the proposed amendments and updates to the 2045 Comprehensive Plan Update (the “Plan”). She noted the update is needed because the previous Plan was adopted in 2020 and the Plan guides land use and community vision, it is generalized, comprehensive, long range, not stagnant, not a zoning ordinance, and it is required by Idaho State statutes. Recently, a new component was added to Idaho Code §67-6508 adding Ground Water which was already addressed by the City in the 2020 Plan. Ms. Phillips identified the Plan was used to guide land use decisions such as Code Text Amendments, Conditional Use Permits, long term planning and Zone Code or Zone Map Amendments.

Ms. Phillips summarized the public outreach and the process for the amendments from the adoption in 2020, through public surveys in 2023, workshops with Planning and Zoning Commission (PZC) and City Council (CC) in the Fall of 2023, and Open House with PZC members and the Public in the Spring of 2024, a 3rd party review of the Vision, Goals and Policies in Summer and Fall of 2024, and Spring of 2025, follow up questionnaire in Spring of 2025 and upon completion, a second 3rd party review of the Plan in Summer and Fall of 2025. Public hearings with PZC and CC are to be completed prior to adoption.

Chapter 1 provides the Introduction & Vision: Hayden is a well-managed Idaho town that prioritizes responsible growth and mature infrastructure planning practices to provide a variety of housing options, to encourage small business development, and to protect its natural resources.

Chapter 2 provides the Policy Framework: Chapters/Elements provide an abbreviation used throughout the tables for Goals, Policies, and Actions to tie the various aspects of the Plan together. For example, Chapter 4 is the Land Use Chapter and the abbreviation in the tables is “LU”. Goals are tied to Policies, Policies are tied to Goals, and the Actions to implement these found in the Appendix, are tied to both Goals and Policies.

Chapter 3 provides updates to the Demographics: The Median Age of the City has grown older by nearly three years, the estimated population in 2040 has gone down by nearly 9,000 people, and the Median Household Income has increased by nearly \$20,000 in the last five years.

Chapter 4 provides updates to the Land Use: Through a variety of workshops with the PZC and CC, and recognizing the input from the surveys, the Residential land use is just that – everywhere the City sees as residential with a variety of sizes of lots. These are areas anticipated to have zone designations from Agricultural, Rural (proposed new zone), Residential Suburban, Residential, Mixed Residential. Mixed Commercial is a land use for a combination of two or more uses and most commonly this would be a land use of commercial and residential. Light Industrial for manufacturing and wholesale business activities or distribution. General Commercial is for that service/retail business where generally accessed by vehicle. Public/Recreation will allow for City-owned land, public and/or private recreation land, and land preserved as open space. Ms. Phillips also identified the Area of Impact as proposed to Kootenai County reduces the Area of Impact in the Northwest area of the City near Rathdrum and in the Southeast area where it is already developed to urbanized standards. She provided an overview of the vision of Neighborhood Commercial Areas and the Central Business Area. These are two areas where pedestrian orientation and additional design standards are implemented. The Coeur d’Alene Airport is nearly surrounded by the City of Hayden. The Future Land Use Map identifies the runway protection zones and tries to limit intensity of uses in these protected areas.

Chapter 5 provides updates to the statistics related to Housing: Ms. Phillips identified this chapter has a fair amount of statistics, but most notably provided the following:

- Median house price increased 142% between 2013-2023
- Median rent increased 78% in that same time
- ¼ of homeowners and nearly ½ of renters are “cost burdened” with the price of housing. Cost Burdened is when the home occupants spend more than 30% of their household income on housing.
- Hayden has only a 0.4 vacancy rate
- 78.4% of housing in Hayden is single family detached
- 21% of the homes in Hayden are renter-occupied
- Of the comparison cities of Garden City and Mountain Home, and of Kootenai County and the State of Idaho – Hayden has the highest median rent of \$1,676

Chapter 6 provides Living and Natural Environment: Ms. Phillips identified that this is the chapter which included “Ground water”. Beyond some updates to language in this chapter, it was identified the Critical Natural Areas Map found in Appendix B had been included with the 2020 Comprehensive Plan from a data set within the All-Hazard Mitigation Plan through Kootenai County. In the update to that plan, this map was not included. The information on the map is still relevant, so Staff opted to leave it in place.

Chapter 7 provides updates to Transportation: This chapter points right back to the 2040 Transportation Strategic Plan for more detailed information and it incorporates this Plan by reference. The Chapter updated the completed projects since the last Plan; and some updates related to transportation issues.

Chapter 8 provides updates to Economic Development: It was noted that overall, the types of employment opportunities available in Hayden is mostly unchanged. A comparison of the commute to and from Hayden for work; however, shows that approximately 7,100 people come to Hayden for work, 6,000 people leave Hayden to work elsewhere, and only about 976 people live and work in Hayden.

Chapter 9 provides updates to Parks & Recreation: This chapter points right back to the 2040 Parks Master Plan for more detailed information and it incorporates this plan by reference. The Chapter was updated to include new amenities in existing parks, and to include anticipated future parks to be developed.

Chapter 10 provides an overview of Local Services: Local services include the Commissions of the City; parks, sewer, and streets provided by the City; services provided by others to include the library, schools, sheriff, fire districts, power, gas, telephone, fiber, waste management and water.

Chapter 11 provides for Community Design: Community design includes design standards, subdivision standards, public art, historic preservation, wayfinding, and landscape design. Community design concepts emphasize pedestrian-oriented, human scaled development that reinforces the community's unique character and design cohesiveness.

Appendix includes four areas:

- A. Implementation Plan – 27 Actions identified
- B. Maps include Future Land Use, the Central Business Overlay, Critical Natural Areas, Water District Service Areas, and School Districts.
- C. Public Process
- D. History of Hayden – Hayden is 70 years old this year. Timeline table for the City brought current.

Ms. Phillips acknowledged the one public comment received prior to the public hearing. No one wished to provide comments at the time provided during the public hearing.

Deliberations:

Commissioner Erickson identified that was a great summary of the updates to the Comprehensive Plan and asked how the 300' buffer was identified. Ms. Phillips noted that it had been in previous Comprehensive Plans and was just being added back in here. These boundaries are drawn at a high level and not at a parcel line level. Commissioner Erickson asked about what a Non-Resident would mean as identified in the survey table (Appendix C). Ms. Phillips identified that they could simply not be a resident, but they could also be a landowner or business owner in Hayden and not a resident.

Chair Taylor identified that we had folks here for another public hearing, but who didn't stay for this hearing as this did not have an immediate impact on them. This was an over two-year process with public engagement, workshops, and meetings. Not a lot of public involvement during those meetings but had to rely on survey results. He then gave a summary of changes to include a reduction of the Mixed Commercial and more residential opportunities. It is hard to legislate "Small Town Feel", but rather it is being kind to your neighbors, going the speed limit, and stopping to talk to your neighbors. You may find that you have things in common. He went on to thank Staff, the Commission, and the members of the public present.

FINDINGS, CONCLUSIONS AND RECOMMENDATION OF APPROVAL on the _____ day of November 2025, by the City of Hayden Planning and Zoning Commission.

CITY OF HAYDEN, IDAHO

By: _____

Shawn Taylor, Chair

ATTEST:

Deborah, Clerk

3. **WORKSHOP - Miscellaneous Code Text Amendments**
4. **REPORTS**
 - A. Community Development Director's Report
 - B. Hayden Lights Parade Participation - Saturday, December 6, 2025, 5:00PM
5. **ADJOURNMENT**