

The regular meeting of the Hayden Planning Commission was called to order by Chair Amy Williams at 6:00 p.m. Other members present were Vice Chair Lewis and Commissioner David DeMorat. Community Development Director Tegan Ebbert, Applicant Scott Carlson, and Applicant's Representative Kieran O'Halloran, of Amplify Architecture, were also present.

Pledge of Allegiance

Chair Williams led the Pledge of Allegiance.

Approval of the Minutes

Vice Chair Lewis moved to approve the Planning Commission meeting minutes from April 11, 2024, Commissioner DeMorat seconded; the motion was approved unanimously.

Carlson's Corner Live/Work Development – Lots 14, 15 & 16., Valley View Business Park

Mr. Carlson described the proposed project and his motivation for pursuing it. He has been a business owner for many years in the valley but has never had a dedicated shop/location for his business. He, like many trades people and construction businesses struggle to find space for their businesses and he wants to create opportunity for businesses similar to his own.

Mr. O'Halloran discussed designing a development that fits within the character of the existing business park and is serving to the types of businesses that seem to be growing in Hayden.

Ms. Ebbert noted that the property consists of three lots that will be consolidated into one singular parcel containing just over one acre. The proposal is to construct three (3) buildings across the property, each building will contain four (4) live/work units. The units are being designed to that the live component and work component can be leases to separate occupants or the same occupants. This is being achieved by complying with a more stringent building code designation that maintains greater fire separations, separate access points, and a commercial building standard versus residential. The applicant intends on using some of the residential units for his employees to occupy, the remainder will continue to be under his ownership and leased to the public. The businesses that will occupy the development are unknown at this point however they are anticipated to be light industrial or commercial as is permissible in the Light Industrial (I-1) Zone District.

Commissioner DeMorat questioned if there will be hours of operation on the "work" component of the development as he has concerns about the work activities disrupting the residential occupants. Ms. Ebbert noted that currently the Town does not have a robust nuisance ordinance on the books however staff are actively working to create one. It will likely include a noise ordinance for certain hours and activities based on zone districts. Additionally, a recommended condition of approval is included require a

notice of the zoning designation of the property to be located within any residential lease. In addition to the “work” units on this site, the property is surrounded with existing light industrial businesses. This recommendation is a mitigation effort associated with recommended Finding of Fact #6. The overall desire for this property is that it supports community members who own their own business and/or supports the other businesses in Valley View Business Park and Hayden by housing the workforce needed for them to operate. Chair Williams commented that the primary use of this property is for light industrial and commercial activity with the residential component as a secondary, supporting use so she doesn’t want to limit the commercial activity to a degree that make it infeasible for businesses to operate.

Chair Williams asked about vehicle circulation onsite. Mr. Carlson indicated that he designed the ingress/egress to allow for a semi to drive through the site.

Ms. Ebbert noted that one concern about live/work units is that sometimes they revert to strictly residential use which isn’t particularly compatible with other uses and activities in the Light Industrial Zone District. Additionally, the subdivision lacks sidewalks, parks, and other features that residential developments typically have. One appealing feature of the “live” and “work” units being separately leasable is that the “work” area will not be simply included in a residential lease therefore, if someone doesn’t have a genuine use for a commercial shop they would be deterred from renting it to use it residentially. One of the goals of the Hayden Forward Master Plan is to encourage business establishment and growth and staff view this as a creative approach to ensuring that industrial and commercial space is being used for those reasons versus reverting to residential occupancy.

Ms. Ebbert discussed the findings of fact that are consistent with the review criteria for a Conditional Use Permit and the recommended conditions of approval.

Motion

Commissioner Lewis moved to recommend approval of the Carlson’s Corner live/work development Conditional Use Permit with the following findings of fact and conditions:

Findings of fact:

1. The proposed conditional use is consistent with the Hayden Forward Master Plan and all applicable provisions of this Development Code and applicable state and federal regulations.

2. The proposed conditional use is consistent with the purpose and intent of the I-1: Light Industrial zone district and any applicable use-specific standards in the Development Code.
3. The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics.
4. The proposed conditional use will not substantially alter the basic character of the I-1: Light Industrial zone district or jeopardize the development or redevelopment potential of the I-1: Light Industrial zone district.
5. The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
6. Any significant adverse impacts anticipated to result from the conditional use have been or will be mitigated or offset to the maximum extent practicable.
7. Facilities and services are or will be available to serve the subject property while maintaining adequate levels of service for existing development.
8. Adequate assurances of continuing maintenance have been provided.
9. The proposed conditional use meets all the applicable standards in Chapter 10.24 Development Standards.

Subject to the following conditions of approval:

1. The conditional use permit shall be authorized and approved by a resolution approved by the Town Council.
2. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire two (2) years from its effective date, unless application for renewal of the Site Plan approval is approved pursuant to Section 10.16.020, Hayden Development Code (HDC).
3. All exterior lighting must be downcast and opaquely shielded and in compliance with section 10.24.210 HDC.

4. Updated landscaping plans that include four (4) additional trees shall be submitted to staff for administrative approval prior to the issuance of the building permit.
5. The property owner is responsible for designation and/or assignment of parking spaces within the development.
6. The driveways and parking areas must be paved and striped prior to the issuance of a Certificate of Occupancy/Approval.
7. All residential rental leases shall include the following disclosure "This property is zoned Light Industrial and therefore noise, traffic, and activities associated with light industrial and commercial activities shall be expected in the vicinity of these units."
8. The fee in lieu of School Site Dedication shall be conveyed to the Town prior to issuance of a Certificate of Occupancy in compliance with section 10.24.140 and 10.24.150 HDC.
9. Rental restriction agreement for the Community Housing unit shall be executed prior to issuance of a Certificate of Occupancy in compliance with section 10.24.290 HDC.

Staff Reports

Ms. Ebbert updated the planning commission on ongoing projects. Funding was granted to work embark on a Development Code rewrite and a new contract planner has been hired.

Adjournment

The meeting was adjourned at 6:50PM

Recorded by:

Tegan Ebbert

APPROVED THIS _____ DAY OF _____, 2024

Amy J. Williams, Chair