



AGENDA

HAYDEN PLANNING COMMISSION

THURSDAY, OCTOBER 9th, 2025

6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/89548614591>

Meeting ID: 895 4861 4591

HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE, HAYDEN

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES
Review and Consider Approval of July 17th, 2025 Planning Commission Minutes.
4. Valley View Condo Subdivision Preliminary Plan
 - a) The applicant, Four Points Surveying and Engineering, has submitted an application (Application) for a Sketch Plan under Hayden's Development Code (HDC). The application requests to develop Lots 45-47 of Valley View Business Park.
 - b) The applicant, Four Points Surveying and Engineering, has submitted an application (Application) for a Preliminary Plan under Hayden's Development Code (HDC). The application requests to develop Lots 45-47 of Valley View Business Park.
5. STAFF REPORT
5. ADJOURNMENT

NOTICE: Agenda is subject to change up to 24 hours before scheduled meeting. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.

The regular meeting of the Hayden Planning Commission was called to order by Chair Williams at 6:00 p.m. Also in attendance were Commissioner David "Mo" Demorat, Commissioner Ben Robbins, Commissioner Carly Kelly and Commissioner Welch, Contracted Town Planner with Mesa Planning Ty Johnson, Town Manager Mathew Mendisco and Project Manager Kevin Corona

Pledge of Allegiance

Chair Williams led the Pledge of Allegiance.

Approval of the Minutes

Commissioner Kelly made a motion to approve the Planning Commission meeting minutes from June 12th, 2025, the motion was approved unanimously.

Poplar Street Rezone, 365 S Poplar Street

Town Manager, Mendisco gave an introduction of the proposed project. The Town of Hayden has applied for a rezone under Hayden's Development Code (HDC). The application requests a rezone of 365 S Poplar Street. from the existing zone district of Open to a new zone of Residential Medium Density (RMD). If approved, the applicant plans to facilitate the development of an income restricted housing development through the Hayden Municipal Housing Authority.

The Town of Hayden enrolled in the Colorado Housing and Finance Authority (CHFA) Small Scale Affordable Housing Technical Assistance Program with the intent of determining if the site could function as housing for entry level, public service employees that work in Hayden. Through the CHFA program, with participation from local public service employers, a conceptual property layout was created.

The concept plan, which has not been finalized at this stage, considers constructing four (4) structures across the site. Each structure is planned to contain a larger, primary dwelling unit with an attached accessory dwelling unit. The site would accommodate 8 households in total. The project, as planned is intended to serve entry level public service employees (ie educators, first responders, non-profit, and municipal/local government employees) who earn between 30-80% of the area median income.

Contracted Town Planner Ty Johnson was able to present the following:
COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the HDC contains numerous regulations regarding land use, staff has analyzed the following checklist to highlight the regulations directly applicable to this application and how it meets the standards for approval. Interested parties are encouraged to review the HDC to determine if there are other regulations that may be applicable to the review of this Application.

Chapter 10.16 – Development Review Procedures

Section 10.16.020 – General Procedures and Requirements.

Public Comments	Complies		Section	Standards
	Yes	No		
			10.16.020(3)	Step 3: Application Processing
	X		10.16.020(3)(a)	Determination of Completeness. A development application shall be reviewed for completeness by the manager within ten business days after receipt
	X		10.16.020(3)(b)	Referral to Other Agencies. Development applications may be referred to other agencies for review and comment.
	X		10.16.020(3)(b)(1)	Any utility, local improvement or service district or ditch company, when applicable. <i>Staff comment: A referral was made to Hayden Public Works Department, Yampa Valley Electric Association, Hayden Police Department, Hayden Building Department, Routt County Public Works Department, CDOT, Hayden School District and West Routt Fire Protection District. One comment was received which was a letter of support from the Hayden School District. This standard has been met.</i>
	X		10.16.020(4)	Step 4: Notice. Notice shall be required for all public hearings conducted by the Planning Commission and Council. <i>Staff comment: All</i>

public notice requirements have been completed. Therefore, this standard is met.

X

10.16.020(5)

Step 5: Public Hearings. The Manager shall schedule a public hearing date before the Planning Commission and/or Council after a complete application has been received, Town staff has completed Town staff review, and referral agencies have had an opportunity to provide comments. Staff comment: *The public hearing has been scheduled with the Planning Commission on July 17, 2025 and Town Council on August 7, 2025; therefore, this standard has been met.*

10.16.020(6)

Step 6: Review and Decision

X

10.16.020(6)(c)

Findings. The reviewing authority shall adopt written findings which document that a recommendation or decision is based upon a determination of whether the development application complies with the applicable review criteria. The written findings shall state the conditions or mitigation. Staff comment: *Recommended findings of fact are included below for the Town Council's consideration.*

Section 10.16.050 – Zone Change.

The boundaries of any zone district may be changed or the zone classification of any parcel of land may be changed pursuant to this section. The purpose is not to relieve particular hardships nor to confer special privileges or rights on any person, but only to make adjustments to the official zoning map that are necessary in light of changed conditions or changes in public policy or that are necessary to advance the general welfare of the town.

Complies		Section	Standards
Yes	No		
		10.16.050(2)	Review Criteria. The planning commission and Council shall use the following review criteria as the basis for recommendations and decisions on applications for zone changes. <i>Staff comment: The rezone application is reviewed against the zone change review criteria, which are reviewed below.</i>
✓		10.16.050(2)(a)	Correction of an error in an ordinance establishing the zoning for a specific property (if applicable); <i>Staff Comment: This application is not to the correction of an error. Therefore, this standard is not applicable.</i>
✓		10.16.050(2)(b)	Evidence of substantial compliance with the purposes of the Development Code <i>Staff Comment: The subject application has followed all general procedures and requirements in throughout the application process, as defined in the Development Code. Therefore, this standard is met.</i>



10.16.050(2)(c) Consistency with the master plan; Staff Comment: *The Hayden Forward Future Land Use Map depicts the subject property as Residential Medium Density (RMD). The requested zone of RMD is the implementing zone district for the Residential Medium future land use designation and therefore complies with the Town's vision for growth. Additionally, this rezone request enables residential development on the subject property and meets the following goals and objectives of the comprehensive plan:*

Action HE.ED1.1: Identify lots to encourage infill residential within Hayden's traditional neighborhood street network near downtown.

HE.ED2: Increase the quantity of housing units community-wide to achieve a carrying capacity that supports downtown investment.

Action ED2.1: Stimulate workforce housing creation through supportive policies and regulations along with other public resources and regulations (e.g. workforce housing overlay).

HE.ED3: Encourage housing stock that is affordable to the community's workforce.

Action HE.ED3.1: Develop partnerships with local and regional employers and organizations for land allocation, funding and other resources to support workforce housing development.

Action HE.ED3.5: Provide support for opportunities and development programs that prioritize provision of flexible, attainable, affordable and / or workforce housing

Action HE.HL1.2: Promote development of housing for the local workforce, including multi-family, duplex, single-family and alternative housing types.

Action HE.FE1.1- Encourage development that integrates affordable housing into the neighborhood or project.

✓ 10.16.050(2)(d) *This standard has been met.*
Physical suitability of the land for the proposed development or subdivision. Staff Comment: The subject property is suitable for development. It is bordered and has access to two established streets – Poplar and 1st st. The property has access to all required utilities to support future development.

✓ 10.16.050(2)(e) *This standard has been met.*
Compatibility with surrounding

land uses; Staff Comment: Residential Medium zoning is compatible with surrounding properties. The subject property is currently bordered by Mobile Home Residential (MHR) Zoning on the south and west with Open Zoning on the east and north. The properties on the north, west, and south function as residential properties. The property to the east functions as the Routt County Fairground. Therefore, this standard is met.

✓

10.16.050(2)(f)

Whether the proposed rezoning is justified by changed or changing conditions in the character of the area proposed to be rezoned. Staff Comment: The proposed zoning is supported by changed characteristics in that a new comprehensive plan has been adopted that outlines a vision for growth for this area that has changed since the original zoning of the property. The Town's vision for growth, as defined by the future land use map, envisions residential medium density development in this area. Therefore, this standard is met.

✓

10.16.050(2)(g)

Whether there are adequate facilities available to serve development for the type and scope suggested by the proposed zone compared to the existing zoning, while maintaining adequate levels of

service to existing development;. Staff Comment: Adequate facilities exist to support residential medium development on the subject property. This includes all utilities, vehicle access, and the ability to be served by emergency response as required by Town development standards.. Therefore, this standard is met.



10.16.050(2)(h)

Whether the rezoning is consistent with the stated purpose of the proposed zoning district;; and Staff Comment: The intent of the Residential Medium Density is to provide compact residential development and transition between lower and higher density residential uses and commercial uses. The RMD District encourages the creation of viable neighborhoods that occur adjacent to community destinations (schools and parks) and at key existing and future intersections. The subject property is consistent with the intent of the requested zone district and can support such development. Therefore, this standard is met.



10.16.050(2)(i)

That, compared to the existing zoning, the rezoning is not likely to result in adverse impacts upon the natural environment, including air, water, noise, stormwater management,

wildlife and vegetation, or such impacts will be substantially mitigated. Staff Comment: The proposed zoning will not result in adverse impacts. Any development on the subject property will be required to follow applicable procedures and standards in the Development Code, and will have to demonstrate compliance with Town standards for development and mitigate any adverse impacts, if applicable. Therefore, this standard is met.



10.16.050(2)(j)

That, compared to the existing zoning, the rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and Staff Comment: The proposed zoning will not result in adverse impacts upon other property. The subject property is bordered by residential development to the north, south, and west, and is located in an area that envisions medium density growth in the future. Therefore, this standard is met.



10.16.050(2)(k)

Adequate mitigation is required for zone change applications which result in greater intensity of land use or increased demands on public facilities and infrastructure. Staff Comment: It is not anticipated that adverse impacts will be created because of this zone change. It is recommended that mitigation

efforts be assessed at the time of development of the property, if any are necessary at all. Future development will be required to go through the Town's development review procedures which will formally address whether any adverse impacts are created that require mitigation. Therefore, this standard is met.

Chair Williams opened public comment at 6:39PM and closed at 6:40PM

Public Comment

There was no public comment.

Roundtable

The Planning Commission discussed the application and referred to Ty Johnson's comments.

Motion

Commissioner DeMorat made a motion of approve and stated the decision was approved unanimously.

Staff Reports

Town Manager, Mendisco gave a brief overview of how the next few weeks will look. Giving an update that Town Council will go for First reading of this approved application on 7/24/25 and follow up with a decision to approve

Adjournment

The meeting was adjourned at 7PM



Regular Meeting _____ Hayden Planning Commission _____ July 17th, 2025

Recorded by:

Kevin Corona

APPROVED THIS _____ DAY OF _____, 2025

Amy J. Williams, Chair



Town of Hayden

Planning Commission Agenda Item

MEETING DATE:	October 9, 2025
AGENDA ITEM TITLE:	Valley View Condo Subdivision Sketch Plan
AGENDA SECTION:	New Business
PRESENTED BY:	Ty Johnson, Contract Planner
APPLICANT(S):	Four Points Surveying and Engineering
CAN THIS ITEM BE RESCHEDULED:	Not recommended.
ATTACHMENTS:	Application Submittal

BACKGROUND REVIEW:

The applicant, Four Points Surveying and Engineering, has submitted an application (Application) for a Sketch Plan under Hayden's Development Code (HDC). The application requests to develop Lots 45-47 of Valley View Business Park.

The sketch plan application has been submitted as the first step in a major subdivision for the subject property. The applicant is requesting to create condominiums out of the existing duplex and triplex on the property. Additionally, the sketch plan envisions the development of the remaining portion of Lots 45-47 to the north of the existing duplex and triplex.

COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the HDC contains numerous regulations regarding land use, staff has analyzed the following checklist to highlight the regulations directly applicable to this application and how it meets the standards for approval. Interested parties are encouraged to review the HDC to determine if there are other regulations that may be applicable to the review of this Application.

Chapter 10.16 – Development Review Procedures

Section 10.16.020 – General Procedures and Requirements.

Complies Yes No		Section	Standards
		10.16.020(d)	Step 4: Application Processing
X		10.16.020(d)(1)	Determination of Completeness. A development application shall be reviewed for completeness by the manager within ten business days after receipt
X		10.16.020(d)(2)	Referral to Other Agencies. Development applications may be referred to other agencies for review and comment. <i>Staff comment: A referral was made internally to Town review agencies and to Routt Co. Building, West Routt Fire, CDOT, CPW, Yampa Valley Regional Airport, Routt Co. Public Works, Routt Co. Planning, Hayden PD, and Hayden School District. One standard comment regarding building code and ADA parking requirements was submitted from Routt Co. Building Dept. This standard has been met.</i>
X		10.16.020(e)	Step 4: Notice. Notice shall be required for all public hearings conducted by the Planning Commission and Council. <i>Staff comment: All public notice requirements have been completed. Therefore, this standard is met</i>
X		10.16.020(f)	Step 5: Public Hearings. The Manager shall schedule a public hearing date before the Planning Commission and/or Council after a complete application has been received, Town staff has completed Town staff review, and referral agencies have had an opportunity to provide comments. <i>Staff comment: The public hearing has been scheduled with the Planning Commission on October 9, 2025; therefore, this standard has been met.</i>
		10.16.020(g)	Step 6: Review and Decision
X		10.16.020(g)(3)	Findings. The reviewing authority shall adopt written findings which document that a recommendation or decision is based upon a determination of whether the development application complies with the applicable review criteria. The written findings shall state the conditions or mitigation. <i>Staff comment: Recommended findings of fact are included below for Board of Adjustment's consideration.</i>

Section 10.16.080 – Subdivisions.

The purpose of the subdivision review procedures is to ensure compliance with all the standards and requirements in this Development Code and encourage quality development consistent with the goals, policies and objectives in the Master Plan and purposes of this Development Code.

Complies Yes No	Section	Standards
	10.16.080(4)(a)	<p>The land use mix within the project conforms to official zoning map and master plan future land use map and furthers the goals and policies of the master plan; <i>Staff comment: The current zoning of the property is Light Industrial (LI). The Light Industrial zone district is intended of this district to provide locations for a variety of workplaces including light industrial uses, research and development offices and institutions and complementary secondary uses. Additionally, this district is intended to encourage the development of planned office and business parks and to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes.</i></p> <p><i>The project furthers the goals and policies of the master plan, and more specifically conforms to the following:</i></p> <p><i>Action RE.ED3.1: Retain and expand upon regionally-serving commercial, industrial and service uses</i></p> <p><i>Action RE.ED3.5: Support efforts that expand the area's commercial base, growing Town revenues, and providing essential services for residents, while also reducing spending beyond the market</i></p> <p><i>Action RE.ED1.3: Prioritize investment and reinvestment in vacant and underutilized parcels within the municipal boundaries infrastructure is available, before growing beyond the existing Town boundaries</i></p> <p><i>The proposed development conforms to the existing development and furthers to goals and policies as defined in the master plan.</i></p> <p><i>This standard is met</i></p>
✓	10.16.080(4)(b)	<p>The sketch plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Development Code and the master plan;</p> <p><i>Staff Comment: The sketch plan does represent a functional system of land use as the site is well laid out. The applicant has thought through the design and layout to ensure that it is cohesive, functional, and considers surrounding land use and context. The project is</i></p>

consistent with the rationale and criteria set forth in the development code and the master plan, as described in the staff comment drafted in response to Section 10.16.080(4)(a) above.

This standard is met.

- ✓ **10.16.080(4)(c) The utility and transportation designs are adequate given existing and planned capacities of those systems;**

Staff Comment: The proposed development exists within the already established Valley View Business Park which has adequate access to utilities and dedicated/built right-of-way; therefore, this standard is met.

- ✓ **10.16.080(4)(d) Negative impacts on adjacent land uses have been identified and proposed mitigation is adequate; and***Staff Comment: There are no anticipated negative impacts to surrounding properties or land uses, as adjacent lots exist within the Valley View Bus. Park and all are zoned light industrial.*

This standard is met.

- ✓ **10.16.080(4)(e) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types according to the master plan and goals and purposes of this Development Code.***Staff Comment: The Comp Plan lays out the vision of growth for the community and it identifies the need to expand industrial uses and support business growth and development.*

This standard is met.

Section 10.24.300 – Community Housing Standards

The purpose of this community housing policy is to address the critical lack of housing across nearly all income levels that is imposing a high housing cost burden and limiting the local workforce. This mitigation is an effort to preserve the health, safety, welfare, and quality of life for residents in this community through housing that is attainable. This is accomplished through the establishment of community housing requirements for development, which requires a portion of all new residential development to be set aside for community housing purposes as a condition of approval for such development.

Complies Yes No	Section	Standards
	10.24.300(d)	Community Housing Requirements. All new residential subdivisions and all new multi-family residential developments shall set aside housing units for community housing as set forth in this section. <i>Staff comment: This standard is not applicable as this is not a housing development.</i>

RECOMMENDATION:

Move to approve the Valley View Condo Subdivision Sketch Plan with the findings of fact that:

1. The development application meets the standards of the Town of Hayden's Development Code, is consistent with the general goals and intent of the Town of Hayden Comprehensive Plan, and preserves the health, safety, and welfare of the citizens of the Town of Hayden.

MANAGER'S RECOMMENDATION/COMMENTS:

I concur with this recommendation.

SITE VICINITY MAP



Town of Hayden

Planning Commission Agenda Item

MEETING DATE:	October 9, 2025
AGENDA ITEM TITLE:	Valley View Condo Subdivision Preliminary Plan
AGENDA SECTION:	New Business
PRESENTED BY:	Ty Johnson, Contract Planner
APPLICANT(S):	Four Points Surveying and Engineering
CAN THIS ITEM BE RESCHEDULED:	Not recommended.
ATTACHMENTS:	Application Submittal

BACKGROUND REVIEW:

The applicant, Four Points Surveying and Engineering, has submitted an application (Application) for a Preliminary Plan under Hayden's Development Code (HDC). The application requests to develop Lots 45-47 of Valley View Business Park.

The preliminary plan application has been submitted as the second step in a major subdivision for the subject property. The applicant is requesting to create condominiums out of the existing duplex and triplex on the property. Additionally, the preliminary plan envisions the development of the remaining portion of Lots 45-47 to the north of the existing duplex and triplex.

COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the HDC contains numerous regulations regarding land use, staff has analyzed the following checklist to highlight the regulations directly applicable to this application and how it meets the standards for approval. Interested parties are encouraged to review the HDC to determine if there are other regulations that may be applicable to the review of this Application.

Chapter 10.16 – Development Review Procedures

Section 10.16.020 – General Procedures and Requirements.

Complies Yes No		Section	Standards
		10.16.020(d)	Step 4: Application Processing
X		10.16.020(d)(1)	Determination of Completeness. A development application shall be reviewed for completeness by the manager within ten business days after receipt
X		10.16.020(d)(2)	Referral to Other Agencies. Development applications may be referred to other agencies for review and comment. <i>Staff comment: A referral was made internally to Town review agencies and to Routt Co. Building, West Routt Fire, CDOT, CPW, Yampa Valley Regional Airport, Routt Co. Public Works, Routt Co. Planning, Hayden PD, and Hayden School District. One standard comment regarding building code and ADA parking requirements was submitted from Routt Co. Building Dept. This standard has been met.</i>
X		10.16.020(e)	Step 4: Notice. Notice shall be required for all public hearings conducted by the Planning Commission and Council. <i>Staff comment: All public notice requirements have been completed. Therefore, this standard is met</i>
X		10.16.020(f)	Step 5: Public Hearings. The Manager shall schedule a public hearing date before the Planning Commission and/or Council after a complete application has been received, Town staff has completed Town staff review, and referral agencies have had an opportunity to provide comments. <i>Staff comment: The public hearing has been scheduled with the Planning Commission on October 9, 2025; therefore, this standard has been met.</i>
		10.16.020(g)	Step 6: Review and Decision
X		10.16.020(g)(3)	Findings. The reviewing authority shall adopt written findings which document that a recommendation or decision is based upon a determination of whether the development application complies with the applicable review criteria. The written findings shall state the conditions or mitigation. <i>Staff comment: Recommended findings of fact are included below for Board of Adjustment's consideration.</i>

Section 10.16.080 – Subdivisions.

The purpose of the subdivision review procedures is to ensure compliance with all the standards and requirements in this Development Code and encourage quality development consistent with the goals, policies and objectives in the Master Plan and purposes of this Development Code.

Complies		Section	Standards
Yes	No		
		10.16.080(e)(1)	The Preliminary Plan is consistent with the approved Sketch Plan and incorporates the Planning Commission recommendations and conditions of approval; <i>Staff comment: The sketch plan hearing is concurrent with the preliminary plan hearing. A condition of approval has been recommended for a potential approval of this request that, if approved, this preliminary plan comply with any conditions of approval from the sketch plan. Therefore, this standard can be met.</i>
✓		10.16.080(e)(2)	The proposed subdivision shall comply with all applicable use, density, development and design standards set forth in this Development Code that have not otherwise been modified or waived pursuant to this Chapter and that would affect or influence the layout of lots, blocks and streets, and the proposed subdivision does not create lots or patterns of lots that will render compliance with such development and design standards difficult or infeasible; <i>Staff Comment: The proposal has been designed to meet all standards of the development code. Furthermore, this project exists within an already developed subdivision that complies with all standards from the Development Code.</i> <i>This standard is met.</i>
✓		10.16.080(e)(3)	The subdivision application complies with the purposes of this Development Code; <i>Staff Comment: The subject application has followed all general procedures and requirements throughout the application process, and furthers the purposes of the development code as stated in Section 10.04.030. Therefore, this standard is met.</i>
✓		10.16.080(e)(4)	The subdivision application and proposed land use mix is consistent with Official Zoning Map, the Master Plan and other community planning documents <i>Comment: The current zoning of the property is Light Industrial (LI). The Light Industrial zone district is intended of this district to provide locations for a variety of workplaces including light industrial uses, research and development offices and institutions and complementary secondary uses. Additionally, this district is intended to encourage the development of planned office and business parks and to</i>

promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes.

The project furthers the goals and policies of the master plan, and more specifically conforms to the following:

Action RE.ED3.1: Retain and expand upon regionally-serving commercial, industrial and service uses

Action RE.ED3.5: Support efforts that expand the area's commercial base, growing Town revenues, and providing essential services for residents, while also reducing spending beyond the market

Action RE.ED1.3: Prioritize investment and reinvestment in vacant and underutilized parcels within the municipal boundaries infrastructure is available, before growing beyond the existing Town boundaries

The proposed development conforms to the existing development and furthers to goals and policies as defined in the master plan.

This standard is met

✓

10.16.080(e)(5)

The land is physically suitable for the proposed development or subdivision .Staff Comment: The land exists within an already developed subdivision and has been partially developed with a duplex and triplex, and is therefore suitable for development and subdivision.

This standard is met.

✓

10.16.080(e)(6)

The proposed subdivision is compatible with surrounding land uses; Staff Comment: The proposed subdivision is compatible with surrounding properties and land uses, as adjacent lots exist withing the Valley View Bus. Park and all are zoned light industrial.

This standard is met.

✓

10.16.080(e)(7)

There are adequate public facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads and will be conveniently located in relation to schools, police, fire protection and emergency medical services; Staff Comment The proposed development exists within the already established Valley View Business Park which has adequate access to utilities, dedicated/built right-of-way, and is served by emergency services ; therefore, this standard is met.

- ✓ 10.16.080(e)(8) The proposed utility and road extensions are consistent with the utility's service plan and are consistent with the Master Plan; Staff Comment The project exists within an already established subdivision that has been built and complies with road extensions and utility service plans.; therefore, this standard is met.
- ✓ 10.16.080(e)(9) The utility lines are sized to serve the ultimate population of the service area to avoid future land disruption to upgrade under-sized lines; Staff Comment The project exists within an already established subdivision where utilities were sized to accommodate full build out.; therefore, this standard is met.
- ✓ 10.16.080(e)(10) The subdivision is compatible with the character of existing land uses in the area and shall not adversely affect the future development of the surrounding area; Staff Comment: The proposed subdivision is compatible with surrounding properties and land uses, as adjacent lots exist withing the Valley View Bus. Park and all are zoned light industrial, and will not impact future buildout of surrounding lots. Therefore, this standard is met.
- ✓ 10.16.080(e)(11) Any proposed subdivision for an existing PUD shall be consistent with the relevant PUD Master Plan as reflected in the approval of that PUD; Staff Comment: This criteria is not applicable as this is not a part of an existing PUD.
- ✓ 10.16.080(e)(12) Appropriate utilities, including water, sewer, electric, gas and telephone utilities, has provided a “conditional capacity to serve” letter for the proposed subdivision; Staff Comment: This property is already served by all utility providers. Therefore, this standard is met.
- ✓ 10.16.080(e)(13) That the general layout of lots, roads, driveways, utilities, drainage facilities and other services within the proposed subdivision are designed in a way that minimizes the amount of land disturbance, minimize inefficiencies in the development of services, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat and otherwise accomplishes the purposes of this Development Code; Staff Comment: This criteria is not applicable as the existing lot is partially developed and has already been designed as a part of the Valley View sub.
- ✓ 10.16.080(e)(14) Evidence that all areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the applicant and that the proposed use of these areas are compatible with such conditions or that adequate mitigation is proposed; Staff Comment: This criteria is not applicable as the

✓	10.16.080(e)(15)	<p><i>existing lot is partially developed and soil conditions have already been assessed as a part of the Valley View Sub. Therefore, this standard is met.</i></p> <p>The subdivision application addresses the responsibility for maintaining all roads, open spaces and other public and common facilities in the subdivision and that the Town can afford any proposed responsibilities to be assumed by the Town; <u>Staff Comment:</u> <i>The development will maintain all common areas throughout the site. Therefore, this standard is met.</i></p>
✓	10.16.080(e)(16)	<p>Adverse impacts on adjacent or nearby land uses have been identified and appropriate and effective mitigation is proposed; <u>Staff Comment:</u> <i>There are no anticipated negative impacts to surrounding properties or land uses, as adjacent lots exist withing the Valley View Bus. Park and all are zoned light industrial. This standard is met.</i></p>
✓	10.16.080(e)(17)	<p>If applicable, the declarations and owners' association are established in accordance with the law and are structured to provide adequate assurance that any site design standards required by this Development Code or conditions of approval for the proposed subdivision will be maintained or performed in a manner which is enforceable by the Town; and <u>Staff Comment:</u> <i>CCRs have been submitted that are established in accordance with the law and provide assurance that the development will be maintained in accordance with standards. This standard is met</i></p>
✓	10.16.080(e)(18)	<p>As applicable, the proposed phasing for development of the subdivision is rational in terms of available infrastructure capacity and financing. <u>Staff Comment:</u> <i>The proposed phasing is rational in terms of available infrastructure as all infrastructure is already installed and ready to serve any phasing for the site.. This standard is met</i></p>

Section 10.24.300 – Community Housing Standards

The purpose of this community housing policy is to address the critical lack of housing across nearly all income levels that is imposing a high housing cost burden and limiting the local workforce. This mitigation is an effort to preserve the health, safety, welfare, and quality of life for residents in this community through housing that is attainable. This is accomplished through the establishment of community housing requirements for development, which requires a portion of all new residential development to be set aside for community housing purposes as a condition of approval for such development.

Complies		Section	Standards
Yes	No		
		10.24.300(d)	Community Housing Requirements. All new residential subdivisions and all new multi-family residential developments shall set aside housing units for community housing as set forth in this section. <u>Staff comment:</u> <i>This</i>

standard is not applicable as this is not a housing development.

RECOMMENDATION:

Move to approve the Valley View Condo Subdivision Preliminary Plan with the findings of fact that:

1. The development application meets the standards of the Town of Hayden's Development Code, is consistent with the general goals and intent of the Town of Hayden Comprehensive Plan, and preserves the health, safety, and welfare of the citizens of the Town of Hayden.

Subject to the following conditions of approval:

1. The applicant adjust the preliminary plan to meet any conditions of approval from the sketch plan application, if applicable.

MANAGER'S RECOMMENDATION/COMMENTS:

I concur with this recommendation.

SITE VICINITY MAP



