AGENDA OF THE CITY COUNCIL MEETING
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

Tuesday, November 18, 2025

Regular Meeting: 5:00 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. **CONSENT CALENDAR** ***All items on the Consent Calendar are Action Items***
   A. Approval of October 28, 2025 City Council Meeting Minutes

Assistance for persons with disabilities will be provided, upon provision of verbal or written notice to city staff 24 hours in advance of the meeting. The phone number for City Hall is (208) 772-4411.

DRAFT MINUTES OF THE CITY COUNCIL MEETING
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

Tuesday, October 28, 2025

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

CALL TO ORDER
The meeting was called to order at 5:02 PM.

ROLL CALL OF COUNCIL MEMBERS
Present: Ed DePriest, Matthew Roetter, Tom Shafer, Sandra White.

PLEDGE OF ALLEGIANCE
Mayor Davis asked Abbi Sanchez to lead the pledge of allegiance.

ADDITIONS OR CORRECTIONS
None

1. PROCLAMATION
A. Extra Mile Day

Mayor Davis proclaimed November 1, 2025, as Extra Mile Day in Hayden and encouraged individuals to go beyond in their own lives and to recognize those whose dedication and efforts make their organizations, families, communities, country, and the world a better place.

Stephanie Saterfiel, Chair of Hayden's Arts Commission, was honored as the first *Extra Mile Hero* of the year for her longstanding dedication to the community. She was recognized especially for leading the effort to create and install a statue honoring Ron McIntire in the park named after his family, exemplifying her commitment to enhancing Hayden through art.

Mayor Davis recognized Council Member Ed Driest for completing the Blue Cross of Idaho Foundation Mayor's Walking Challenge, raising $1,000 for the city. His voluntary effort was acknowledged with gratitude.

2. CONSENT CALENDAR ***All items on the Consent Calendar are Action Items***
A. Approval of October 7, 2025 Special City Council Meeting Minutes
B. Approval of October 7, 2025 City Council and Public Safety Commission Joint Meeting Minutes
C. Approval of October 14, 2025 City Council Meeting Minutes
D. Approval of the Veterans Commission Recommendation for the 2025 Veterans Day Ceremony Guest Speaker
E. Approval of Change Order No. 09C with MDM Construction Group for the Ramsey Road Gravity Sewer Phase 2 Project
F. Approval of J2025-0330 Woodman Subdivision Master Development Agreement
G. Approval of J-U-B's Contract Amendment for Final Design of the Government Way and Miles Avenue Intersection
H. Approval of Tumbleweed Tracts Final Plat and Acceptance of Infrastructure

I. Approval of Bills for Payment

MOTION: Council Member DePriest motioned to approve the consent calendar as presented. Council President Roetter provided the second.

ROLL CALL VOTE:	
Council Member Shafer	Yes
Council Member White	Yes
Council President Roetter	Yes
Council Member DePriest	Yes

The motion was approved by a unanimous vote in favor.

3. VISITOR/PUBLIC COMMENT (3-minutes maximum)

Amy McCamly, Hayden resident, thanked Mayor Davis for setting a positive example during the election season and raised concerns about negative behavior on social media. She emphasized the importance of respectful discourse, focusing on ideas and platforms rather than personal attacks, and encouraged city representatives to set a higher standard of conduct.

4. COMMISSION REPORT

A. Parks, Recreation and Community Forestry Commission

B. Quarterly Written Commission Reports

Written reports were provided to the City Council. There were no comments or questions from the Council.

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

A. *ACTION ITEM* PZE-25-0090 Vacation of Right-of-Way Request

Mayor Davis opened the public hearing at 5:10 p.m.

STAFF INTRODUCTION: Community Development Director Donna Philips introduced the request to vacate a small triangular piece of city-owned right-of-way. The process follows Idaho state statutes, with detailed procedures, agency notifications, and staff analysis provided in the packet. Utility agencies were notified by both email and mail, and their comments led to recommended conditions of approval. The applicant is asking the city to relinquish ownership of the right-of-way so it can revert to the adjacent property owner.

APPLICANT: Jeramie Terzulli, Olson Engineering, representing Marks Ranch, LLC explained that the request to vacate the small triangular right-of-way stems from the realignment of Lancaster Road, which left behind a remnant parcel of about 4,350 square feet with no practical city use. The parcel sits adjacent to a conceptual future city park and parking lot, and the developer proposes creating a gateway feature for the subdivision in that space. Utility providers in the area have been identified and can be relocated at the developer's expense, while roadway widths and easements will remain compliant. Mr. Terzulli emphasized that the parcel's maintenance would be handled by the homeowners association and that vacating it would not disadvantage the city but instead enhance the subdivision's entrance and surrounding community amenities.

QUESTIONS:

Council members asked clarifying questions about the triangular parcel, noting

confusion over property lines and whether the city retained any value in the right-of-way. It was explained that the land is held as right-of-way, not fee simple ownership, and under Idaho statutes (Title 50) its vacation is based on determining public interest rather than monetary value.

Questions were raised about potential easements and whether vacating the parcel would affect roadway or pathway widths; it was confirmed it would not. Council also asked about staff-recommended conditions, specifically water and sewer lines, and Mr. Terzulli stated the developer would relocate them at their own cost, with no expense to the city. Finally, a council member inquired about the sharp turns in the new multi-use path design, and Jeremy explained the alignment was intentional to slow cyclists at the intersection for safety, rather than allowing a straight crossing mid-block.

STAFF: Ms. Phillips outlined the statutory process for right-of-way vacations under Idaho law, noting that public notices were widely issued and the council must determine whether retaining the triangular parcel serves the public interest. Staff's analysis found the 4,350 sq. ft. parcel to be non-developable and below the $2,500 fair market value threshold, meaning no monetary compensation is required. If vacated, ownership would transfer to the adjacent property owner, eliminating city liability for any future structures placed there. Easements for underground utilities must be recorded concurrently, with relocation costs borne by the applicant. Several agencies responded with no major concerns, and staff recommended rewording conditions to clarify utility relocation and encroachment permit requirements.

QUESTIONS: Council members questioned how staff determined the parcel's value was below the $2,500 statutory threshold. It was explained that averages from past right-of-way acquisition appraisals were used, which did not trigger the requirement. Some council members noted the disparity between this valuation and the higher costs the city has paid for other right-of-way acquisitions, raising concerns about whether the public interest was being maximized. Staff clarified that the statute requires evaluating public interest rather than monetary value, and that the parcel's residential zoning, steep topography, and lack of development potential contributed to its low valuation. Additional discussion highlighted that the land is encumbered by utilities, making it costly to develop, though the applicant has agreed to bear relocation expenses.

Overall, council members weighed whether the parcel held any realistic value for the city beyond its current limited use.

PUBLIC COMMENT:
Neutral: Bill Brizee, Non-Hayden resident, emphasized the importance of incorporating public art that reflects Hayden's history and identity. He suggested that the Historic Preservation Commission, Arts Commission, and Parks Commission should be involved in reviewing and recommending any artwork for the site.

It was clarified that such conditions could not be tied to the right-of-way vacation itself but would need to be addressed through different development processes.

Craig Bashaw, Hayden Resident, questioned whether the triangular parcel, deemed undevelopable, could instead be used for a small public amenity such as a dog park or frisbee golf area without relocating utilities. Staff clarified that the land is

designated as public right-of-way, intended only for transportation corridors, not park or recreational development.

City staff explained that the council's decision must focus on whether there is public interest in retaining it as right-of-way, or whether to vacate it and transfer ownership to the adjacent property owner for private use.

For: Ian Shadman, Hayden Resident, stated that while seeking monetary value for the parcel might seem appealing, the costs and complications of making it usable would outweigh any benefit to the city. He felt the applicant's proposal would relieve the city of a burden, enhance the area at the developer's expense, and ultimately be a win for Hayden since the land has little practical use for public development.

Against: None

APPLICANT REBUTTAL:
Mr. Terzulli clarified that the parcel in question is only 4,300 square feet—about one-tenth of an acre—too small to meet minimum lot size requirements for development, leaving public art or similar features as its only realistic use. He noted they would be open to collaborating with the city on an art piece that fits the subdivision's theme. In discussing valuation, he emphasized that comparisons to commercial property acquisitions are not appropriate, since those typically occur at intersections where right-of-way impacts development potential. By contrast, this parcel has no such use, as necessary infrastructure and roadway widths are already accommodated elsewhere. He explained that any attempt to develop the land would require costly relocation of utilities, making it impractical. To conclude, he respectfully requested approval of the vacation, arguing it would benefit both the subdivision and the city.

Mayor Davis closed the hearing at 5:52 p.m.

DELIBERATIONS:
Council Members generally agreed the triangular parcel held little to no value for the city and supported vacating it. Council Member Shafer acknowledged concerns about valuation but concluded that the benefit of enhancing the area with art or park features outweighed any monetary gain. Council Member DePriest agreed, noting the land's limited use beyond serving as right-of-way for bikes and pedestrians. Council Member White concurred, asking for clarification on the process if the city were to sell property, but ultimately supported moving forward. Council President Roetter emphasized that the parcel had no practical purpose for the city, and while he would prefer monetary compensation, he recognized that was not possible and agreed it should be used to improve the subdivision and community.

MOTION: Council Member DePriest motioned to approve PZE-25-0090 Vacation of Right-of-Way Request with staff recommended conditions of approval. Council President Roetter provided the second.

ROLL CALL VOTE:	
Council Member White	Yes
Council Member Shafer	Yes
Council President Roetter	Yes
Council Member DePriest	Yes

The motion was approved by a unanimous vote in favor.

6. NEW BUSINESS

A. *ACTION ITEM* Confirm Appointment of Individuals to Commissions

MOTION: Council President Roetter motioned to approve the appointment of individuals to the Planning and Zoning Commission. Council Member White provided the second.

ROLL CALL VOTE:	
Council Member DePriest	Yes
Council Member Shafer	Yes
Council Member White	Yes
Council President Roetter	Yes

The motion was approved by a unanimous vote in favor.

MOTION: Council Member Shafer motioned to approve the appointment of Shiree Wilder to the Arts Commission. Council Member DePriest provided the second.

ROLL CALL VOTE:	
Council President Roetter	Yes
Council Member White	No
Council Member DePriest	Yes
Council Member Shafer	Yes

The motion was approved by a majority vote in favor.

B. *ACTION ITEM* Resolution Approving Addendum to Idaho Transportation Department State-Local Construction Agreement for Ramsey Road Extension Project

Council considered a resolution approving an addendum to the Idaho Transportation Department's state-local construction agreement for the Ramsey Road extension project. Because the project's final construction costs came in lower than the engineer's estimate, surplus gap funds remain. The city, which had contributed a 7.34% match and additional local funding, is now seeking reimbursement of about $2 million. The state may retain up to $50,000 to close out and audit the project, but the city can later request any remaining funds. This reimbursement reflects savings from the lower bid costs compared to initial projections.

MOTION: Council Member DePriest motioned to approve the resolution and addendum. Council President Roetter provided the second.

ROLL CALL VOTE:	
Council Member White	Yes
Council Member Shafer	Yes
Council President Roetter	Yes
Council Member DePriest	Yes

The motion was approved by a unanimous vote in favor.

C. *ACTION ITEM* Consider Extension of Contract Addendum until November 30, 2025 for Law Enforcement Services with Kootenai County

Council considered extending the contract addendum for law enforcement services with Kootenai County until November 30, 2025. The Board of County Commissioners had already supported the extension earlier that day, but approval requires both bodies. Questions clarified that work with the County on a new agreement is not a negotiation but a finalization of contract language, ensuring the sheriff's office is responsible for performance while the county handles financial obligations. The city attorney confirmed she has been working with county attorney Darren Murphy, and that revisions were based on feedback from the council's workshop with the Public Safety Commission.

MOTION: Council Member White motioned to approve sending a letter to the Kootenai County Board of County Commissioners supporting the extension of the addendum. Council Member Shafer provided the second.

ROLL CALL VOTE:	
Council President Roetter	Yes
Council Member DePriest	Yes
Council Member Shafer	Yes
Council Member White	Yes

The motion was approved by a unanimous vote in favor.

D. *ACTION ITEM* Idaho Department of Parks and Recreation Grant Opportunities for Honeysuckle Beach Facility Improvements

Public Works Director Alan Soderling presented an opportunity to apply for Idaho Department of Parks and Recreation grant funding in January to improve facilities at Honeysuckle Beach. Proposed projects include repairing the deteriorating boat ramp and parking lot, shifting the dock to allow more space for vehicles, and extending walkways to improve accessibility. The grant program offers up to $1.5 million statewide, with a 50% cap per county and a minimum 5% local match. Staff noted the city has about $70,000 in restricted boat launch fee funds available to meet match requirements. If awarded, the city would be obligated to complete all proposed improvements, with work likely scheduled during low-water months. Council was asked to authorize staff to apply, with final acceptance of the grant contingent on future council approval.

MOTION: Council Member Shafer motioned to authorize staff to draft the grant application. Council Member DePriest provided the second.

ROLL CALL VOTE:	
Council Member White	Yes
Council President Roetter	Yes
Council Member DePriest	Yes
Council Member Shafer	Yes

The motion was approved by a unanimous vote in favor.

E. Public Works Winter Response Presentation

City staff have been preparing extensively for the upcoming snow season, but as the city continues to add more roadway miles, it is becoming increasingly difficult to maintain the same level of service, particularly the long-standing ability to plow all

streets within a single day of most storms. The city currently maintains 180 lane miles using 12 full-time employees from both the Parks and Streets departments, supported by plow trucks, graders, loaders, deicers, and smaller sidewalk equipment. When freezing temperatures or snow are expected, crews pre-treat major routes to prevent ice from bonding, and full plowing begins when about three inches of snow are expected to remain. Arterial and collector roads are always the top priority, especially during heavy or prolonged storms where these routes may need to be cleared multiple times before crews can move into neighborhood streets. Local roads are divided into four zones that are serviced once the major routes are complete.

Snow response can vary widely based on the timing, amount, and type of snowfall, as well as temperature swings and equipment breakdowns. Plow gates can reduce berms at driveways, but they are not effective in all conditions, especially with wet snow, closely spaced driveways, or narrow streets. Residents can help by removing vehicles and personal items from roadways, bringing in trash cans promptly, clearing sidewalks adjacent to their property, and avoiding shoveling or blowing snow into the street. Staff also remind families to keep children off snow berms, since they can be difficult for operators to see. The city does not plow Highway 95 or private roads.

The new Public Works facility is expected to improve efficiency by allowing equipment to be stored indoors and by providing onsite mag-chloride storage for road de-icing. Staff continue reviewing snow-response practices, especially with newer employees, to ensure consistent service and reduce uncertainty for crews. Council Members expressed strong appreciation for the team's work and noted that residents often receive faster snow service than neighboring cities.

7. REPORTS

A. City Administrator Report and Calendar Review

City Administrator Lisa Ailport noted that only one regular council meeting is scheduled for November (on the 18th) due to holiday conflicts, and a special meeting may be needed to handle pending items and bill payments. Staff is working urgently with auditors to complete the 2024 audit before the December 1 deadline to avoid state withholding of sales tax revenue, with plans to move quickly into the 2025 audit to bring the city current. Council was reminded that only cities and counties receiving tax revenue are subject to withholding.

Updates included installation of a new merchandise kiosk by Atomic Threads at City Hall, recognition of the successful Trunk or Treat event with over 1,000 attendees, and provision of preliminary financial reports through September 30, noting figures remain unaudited and subject to change.

B. Law Enforcement
None

C. Mayor/Council
None

8. REQUEST FOR FUTURE AGENDA ITEMS

None

Mayor Davis recessed the meeting at 6:41pm
Mayro Davis called the meeting back to order at 6:46 p.m.

9. EXECUTIVE SESSION *ACTION ITEM* *(Action will be taken to enter and exit Executive Session. No action will be taken during the Executive Session)*

A. Idaho Code 74-206(1)(c) To Acquire an Interest in Real Property Which is Not Owned by a Public Agency
B. Idaho Code 74-206(1)(f) To Communicate with Legal Counsel for the Public Agency to Discuss the Legal Ramifications of and Legal Options for Pending Litigation, or Controversies Not Yet Being Litigated but Imminently Likely to be Litigated.

MOTION: Council President Roetter motioned to enter executive session under Idaho Code 74-206(1)(c) and (f). Council Member DePriest provided the second.

ROLL CALL VOTE:	
Council Member Shafer	Yes
Council Member White	Yes
Council Member DePriest	Yes
Council President Roetter	Yes

The motion was approved by a unanimous vote in favor and the meeting entered executive session at 6:46 p.m.

MOTION: Council Member DePriest motioned to exit executive session. Council Member Shafer provided the second.

ROLL CALL VOTE:	
Council President Roetter	Yes
Council Member White	Yes
Council Member Shafer	Yes
Council Member DePriest	Yes

The motion was approved by a unanimous vote in favor and the meeting returned to regular session at 8:17 p.m.

10. ADJOURNMENT

The meeting was adjourned at 8:17 p.m.

_____
Abbi Sanchez, City Clerk

_____
Alan Davis, Mayor

B. Approval of November 3, 2025 Special City Council Meeting Minutes

DRAFT MINUTES OF THE CITY COUNCIL MEETING
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

Monday, November 3, 2025

Special Meeting: 2:00 PM
Hayden City Hall Council Chambers, 8930 N. Government Way, Hayden, ID 83835

CALL TO ORDER
The meeting was called to order at 2:01 PM.

ROLL CALL OF COUNCIL MEMBERS
Present: Ed DePriest, Matthew Roetter, Tom Shafer, Sandra White.

1. **EXECUTIVE SESSION** ***ACTION ITEM*** ***(Action will be taken to enter and exit Executive Session. No action will be taken during the Executive Session)***
   A. Idaho Code 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

MOTION: Council Member DePriest motioned to enter executive session under Idaho Code 74-206(1)(f). Council President Roetter provided the second.

ROLL CALL VOTE:	
Council Member Shafer	Yes
Council Member White	Yes
Council President Roetter	Yes
Council Member DePriest	Yes

The motion was approved by a unanimous vote in favor and the meeting entered executive session at 2:01 p.m.

MOTION: Council Member DePriest motioned to exit executive session. Council Member Shafer provided the second.

ROLL CALL VOTE:	
Council President Roetter	Yes
Council Member White	Yes
Council Member Shafer	Yes
Council Member DePriest	Yes

The motion was approved by a unanimous vote in favor and the meeting returned to regular session at 2:50 p.m.

2. ADJOURNMENT
The meeting was adjourned at 2:56 p.m.

_____ _____

Abbi Sanchez, City Clerk Alan Davis, Mayor

C. Approval of Professional Services Agreement with Environment Control for Janitorial Services

Memo

To: Mayor and Hayden City Council

From: Abbi Sanchez

Date: 11/14/2025

Agenda Item: Professional Services Agreement for Janitorial Services at Hayden City Hall and Public Works Facility

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Agenda Item Location
Consent Calendar

Recommended Action or Motion
In response to a request for proposals for janitorial services, six proposals were received. Staff reviewed the proposals and recommended approval of the Professional Services Agreement with Environmental Control for Janitorial Services.

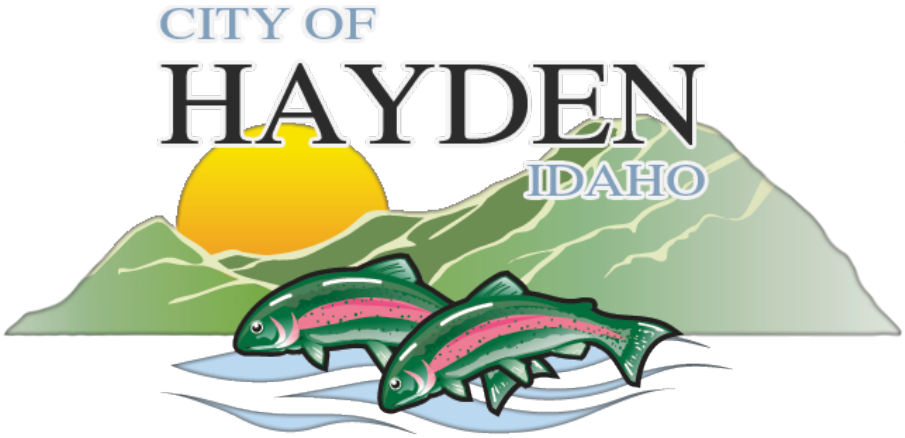
Functional Impact of Authorizing
Hayden City Hall and the Public Works Facility will receive regular janitorial services. The Public Works Facility does not currently have these services. The proposed agreement and adding the PW Facility will increase the current amount paid for these services.

Functional Impact of Not Authorizing
The Public Works Facility would not have regular janitorial services.

Fiscal Impact
Janitorial Services and the proposed costs were budgeted for in the current fiscal year budget.

Budget Funding Source / Transfer Request
110-811-54301 – Building Maintenance and Repair

Attachment
Professional Services Agreement



PROFESSIONAL SERVICES AGREEMENT

AGREEMENT made between The City of Hayden Governmental Entity, a political subdivision of the state of Idaho, herein "ENTITY" and, Environment Control of Spokane, herein "CONSULTANT".

The parties agree as follows:

1. SCOPE OF WORK: ENTITY engages CONSULTANT to perform the work as described in Attachment 1.

2. PAYMENT: ENTITY agrees to pay CONSULTANT for their services rendered under this Agreement as identified in Attachment 1. The parties agree that CONSULTANT will invoice ENTITY for payment under this Agreement for services rendered herein.

3. RIGHT OF CONTROL: CONSULTANT has no obligation to work any hours or days or any particular number of hours or days, other than as identified in Attachment 1. CONSULTANT agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.

4. INDEPENDENT CONSULTANT RELATIONSHIP: CONSULTANT is an independent CONSULTANT and is not an employee, servant, agent, partner, or joint ventures of ENTITY. ENTITY shall determine the work to be done by CONSULTANT, but CONSULTANT shall determine the legal means by which it accomplishes the work specified by ENTITY.

5. FEDERAL, STATE, AND LOCAL PAYROLL TAXES: Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by ENTITY on behalf of CONSULTANT or the employees of CONSULTANT. CONSULTANT shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. CONSULTANT understands that CONSULTANT is responsible to pay, according to law, CONSULTANT's income tax. CONSULTANT further understands that CONSULTANT may be liable for self-employment (Social Security) tax to be paid by CONSULTANT according to law.

6. LICENSES AND LAW: CONSULTANT represents that he possess the skill and experience necessary and all licenses required to perform the services under this agreement.

CONSULTANT further agrees to comply with all applicable laws in the performance of the services hereunder.

7. FRINGE BENEFITS: Because CONSULTANT is engaged in its own independently established business, CONSULTANT is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of ENTITY.

8. WORKER'S COMPENSATION: CONSULTANT shall maintain in full force and effect worker's compensation for CONSULTANT and any agents, employees, and staff that the CONSULTANT may employ, and provide proof to ENTITY of such coverage or shall provide proof that such worker's compensation insurance is not required under the circumstances.

9. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES: CONSULTANT shall supply, at CONSULTANT's sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein, except as identified in Attachment 1.

10. EFFECTIVE DATE: This contract will run from the date at which it is signed by both parties until such time as the services are deemed no longer needed by the Mayor and Council or contract fulfillment is reached.

11. WARRANTY: CONSULTANT warrants that all materials and goods supplied under this Agreement shall be of good merchantable quality and that all services will be performed in a good workmanlike manner. CONSULTANT acknowledges that it will be liable for any breach of this warranty.

12. INDEMNIFICATION: CONSULTANT agrees to indemnify, defend, and hold harmless ENTITY, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the act and/or any performances or activities of CONSULTANT, CONSULTANT's agents, employees, or representatives under this Agreement.

13. WAIVER OF CLAIMS: CONSULTANT, by signature of this document does hereby waive any rights to any and all claims, losses, actions, and judgments for damages or injury to persons or property arising out of or in connection with the acts up to $1,000,000 against the ENTITY.

14. NONWAIVER: Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

15. CHOICE OF LAW: Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

16. ENTIRE AGREEMENT: This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

17. SEVERABILITY: If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

18. CERTIFICATION CONCERNING BOYCOTT OF ISRAEL: Pursuant to Idaho Code section 67-2346, if payments under the Contract exceed one hundred thousand dollars ($100,000)

and CONSULTANT employs ten (10) or more persons, CONSULTANT certifies that it is not currently engaged in, and will not for the duration of the Contract engage in, a boycott of goods or services from Israel or territories under its control. The terms in this section defined in Idaho Code section 67-2346 shall have the meaning defined therein.

19. ATTORNEY FEES: Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare forfeiture or termination of this Agreement.

20. CERTIFICATION THAT COMPANY IS NOT CURRENTLY OWNED OR OPERATED BY THE GOVERNMENT OF CHINA. Pursuant to Idaho Code section 67-2359, CONSULTANT certifies that the company is not currently owned or operated by the government of China and will not for the duration of the contract be owned or operated by the government of China. The terms defined in Idaho Code section 67-2359 shall be the meaning defined therein.

DATED this _____ day of _____, 2025.

ENTITY:

_____
Mayor

ATTEST:

_____
City Clerk

CONSULTANT:

By:_____
Bryan Spray, Owner

ATTACHMENT 1

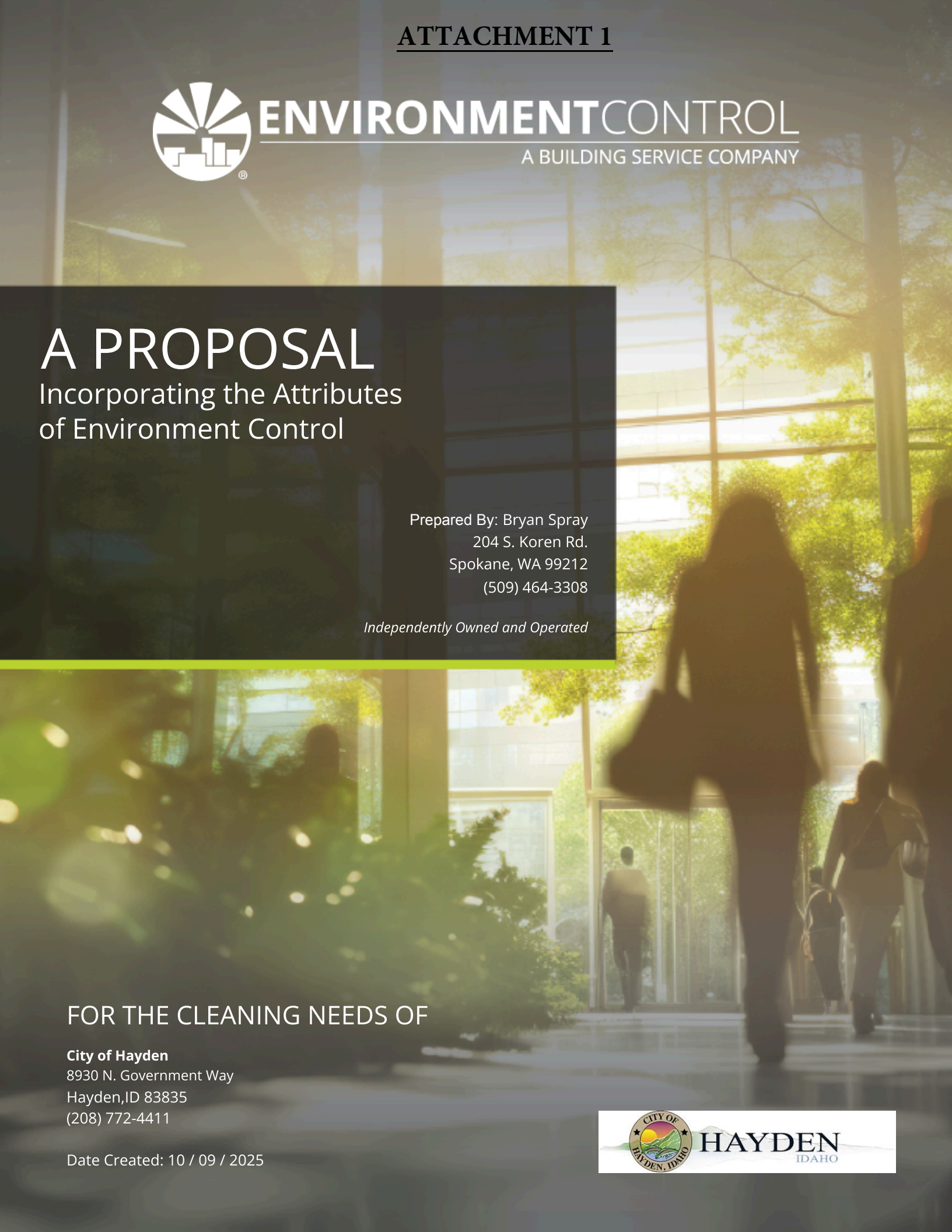
ENVIRONMENTCONTROL
A BUILDING SERVICE COMPANY

A PROPOSAL

Incorporating the Attributes of Environment Control

Prepared By: Bryan Spray
204 S. Koren Rd.
Spokane, WA 99212
(509) 464-3308

Independently Owned and Operated



FOR THE CLEANING NEEDS OF

City of Hayden
8930 N. Government Way
Hayden,ID 83835
(208) 772-4411

Date Created: 10 / 09 / 2025

CITY OF HAYDEN, IDAHO
HAYDEN
IDAHO

ENVIRONMENTCONTROL
A BUILDING SERVICE COMPANY

Dear Abbi,

Thank you for your interest in Environment Control and for the opportunity to work with City of Hayden!

We are a locally owned and operated company but also have the strong support of a national organization with **six decades** of experience in the commercial cleaning industry. This unique structure combines the care and concern of a local owner with the extensive experience and backing of a national organization. We believe our excellent management practices, our strong approach to leadership, and our proven systems can be a significant asset to you and your employees.

Our program assures the transition from your current service is seamless and stress-free. We pride ourselves in our comprehensive commitment to you and your satisfaction. This includes:

- The best value for your cleaning budget. We continually push the envelope on excellence and efficiency and pass these benefits on to you.
- A service that is attentive to your individual needs. Our current customer satisfaction is proof (see testimonials).
- Managing, so you don't have to.
- Protection of your facilities, including optimum insurance protection and personalized care.

The relationships we have developed with our current customers provide the best proof of our commitment to you, so we encourage you to reach out to them. Thanks again for this opportunity!

Sincerely,

Bryan Spray

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Commercial Cleaning Services

Full Service Janitorial

We provide full-service cleaning from one to seven days a week, customized to your unique requirements. Whatever your facility needs, we have the leadership, experience, and systems to get the job done right, consistently.

Carpet Cleaning

Extend the life of your flooring and improve your facility's indoor air quality with routine carpet cleaning. Through decades of experience, we have curated and proven a carpet care program to keep your floors looking great. Enjoy services like pre-cleaning, inspection, vacuuming, pre-spray and spotting, extraction cleaning, furniture removal (as requested), and post-inspection.

Hard Floor Care

Nothing says clean quite like a well-maintained floor. Maintaining the appearance of your hard floor surfaces starts with knowledgeable technicians who understand the right product's equipment and proper methodology for all floor types.

Window Washing

Our specialized cleaning products and proven methods are the secret to a sparkling window. By avoiding scratches to the glass, eliminating spots and streaks, and giving attention to the window sills, your eyes will look through the window, not at it.

Restroom Supplies

Our national buying power allows us to pass along great savings to you for all of your restroom supply needs. Our relationships with the major restroom consumable manufacturers give us access to the leading experts in the field enabling us to pass along the best products and the newest technologies. From can liners to air fresheners and everything in between, EC will keep your facilities well-stocked, consistently!

Company Website

Link: Environment Control Spokane

It's About Lives

Our success is measured by the positive influence we have in the lives of those we impact each day:

Our Customers

Through consistent quality service, prompt attention, and an honest commitment.

Our Employees

Through providing opportunity, respect, and development at every level.

Our New Vendors

Through fair treatment and respectable business practices.

It’s these people who have given our business significance and the ability to provide a superior service for six decades.

Company Overview and Experience

Environment Control is a national company with over 60 years of experience in the commercial cleaning industry. Environment Control of Spokane has been meeting the needs of our customers in Spokane County and Kootenai County for 37 years. Our unique structure combines the care and concern of a local owner with the extensive experience and backing of a national organization. Here are some of our distinctives:

Environment Control of Spokane

- **EC Spokane was established in 1984**.
    - Bryan Spray purchased the company in 2012.
    - Currently employees - approximately 270
    - Currently cleaning for 350 plus customers and over 4 million square feet per night
    - Average annual revenue of $8.5 Million.
    - Approximately 35% of business is in Idaho.

EC Corporate Office

- **EC Corporate Office was established in 1963, incorporated in 1970.**
    - CEO and Founder – Daryl Kraft
    - Headquartered in Hayden Idaho.
    - Provides Accounting and Payroll services to all local EC companies
    - Provides business management training and support to all local EC Companies
    - Current Staff – 50
    - Annual sales = $130 Million

Environment Control Team - Structure

- **President & Owner – Bryan Spray 13 years**
    - Will be directly involved in the oversight of his management team ensuring their success in properly caring for customers. Available for regular site visits and walk-throughs with Spokane County Representatives.

- **Senior Operations Manager – Josh Smith 11 years**
    - Responsible to provide each customer with all agreed upon service to assure their satisfaction. Development and on-going training of management staff. Documenting, scheduling and completion of service. Maintaining consistent quality control and customer contact. Regular site visits and walk-throughs with Spokane County Representatives

- **Operations Manager - Adam Olsen 9 years**
    - Development and on-going training of Management Staff and Controllers. Documenting work tickets and customer requests including scheduling and completion of requested services. Maintaining consistent quality control and customer contact. Regular scheduled visits and training with City of Spokane Valley Management Staff.

- **Operations Manager - Brandon Pollock 6 years**

- Development and on-going training of Management Staff and Controllers. Documenting work tickets and customer requests including scheduling and completion of requested services. Maintaining consistent quality control and customer contact. Regular scheduled visits and training with City of Spokane Valley Management Staff.

- **Area Manager - Gage Strickland 2 years**
  - Oversees the performance of the nightly cleaning crew. Ensures the consistent cleaning is completed per contract performance levels, while maintaining employee satisfaction and ongoing training of the team.
  - Oversees the inspections of all facilities to verify and document that cleaning quality is being maintained and checked.

- **Area Manager - Rob Washburn 8 years**
  - Oversees the performance of the nightly cleaning crew. Ensures the consistent cleaning is completed per contract performance levels, while maintaining employee satisfaction and ongoing training of the team.
  - Oversees the inspections of all facilities to verify and document that cleaning quality is being maintained and checked.

- **Area Manager - Jacob Taylor 1 years**
  - Oversees the performance of the nightly cleaning crew. Ensures the consistent cleaning is completed per contract performance levels, while maintaining employee satisfaction and ongoing training of the team.
  - Oversees the inspections of all facilities to verify and document that cleaning quality is being maintained and checked.

- **Area Manager - Tony Bergman 1 year**
  - Oversees the performance of the nightly cleaning crew. Ensures the consistent cleaning is completed per contract performance levels, while maintaining employee satisfaction and ongoing training of the team.
  - Oversees the inspections of all facilities to verify and document that cleaning quality is being maintained and checked.

- **HR – Issa Bascom 3 years**
  - Recruitment and hiring of employees. Maintains HR compliance of our company. Placement and training of new employees. Works closely with the Operations Manager to fulfill specific staffing needs.

- **Recruiter - Kaitlyn Wimmer 2 years**
  - Recruitment and hiring of employees. Maintains HR compliance of our company. Placement and training of new employees. Works closely with the Operations Manager to fulfill specific staffing needs.

- **Recruiter – Tierney Giese 3 years**
  - Recruitment and hiring of employees. Maintains HR compliance of our company. Placement and training of new employees. Works closely with the Operations Manager to fulfill specific staffing needs.

- **Administration – Sally Knapp 6 years**
  - Answers phone, routes work tickets, orders supplies.
  - Provides support to Operations and HR.

- **Facility Special Services Lead – Kyle Bascom 3 years**
    - Implementing and performing special service requirements for Spokane County. Overseeing special service requests and managing the carpet and hard floor service program. Closely works with Operations Manager and quality control program.

- **Supervisor (14) – Assigned by geographical locations 1 - 5 years**
    - Assists in training of controllers, day porter and floater-filler staff. Spot checks and walk through for nightly verification of cleaning quality.

- **Controller (130) – Cleaners assigned to various facilities 1 - 10 years**
    - Maintain regular cleaning schedule.

- **Day Porter (8) – Assigned to various facilities 1 - 8 years**
    - Maintain regular cleaning schedule.

- **Floater (10) – Assigned nightly as needed 1 - 8 years**
    - Fill in for controller. Maintain regular cleaning schedule as needed due to call off, vacation, sick leave etc.

ABILITY TO PREFORM

Environment Control has no foreseeable circumstances adverse effect on its ability to honor all terms of the contract or service it can provide.

Our success is measured by the positive influence we have in the lives of those we impact each day:

Our Customers

Through consistent quality service, prompt attention, and an honest commitment.

Our Employees

Through providing opportunity, respect, and development at every level.

Our Vendors

Through fair treatment and respectable business practices.

- Environment Control is committed to sustainable growth by maintaining strong client relationships and consistently delivering high-quality service. A key indicator of this commitment is our average annual lost business rate of just 8% over the past 13 years. A reflection of our focus on customer satisfaction, service consistency, and long-term partnerships.

Account Management

How are customer complaints/problems resolved?

- Customer complaints are logged and tracked through our quality control software, OrangeQC. Once a complaint is received, it is reviewed by our operations team, assigned to the appropriate supervisor,

and resolved as quickly as possible. (refer to Quality Assurance Program)

How are recurring complaints/problems resolved?

- Recurring issues are flagged within OrangeQC through trend tracking and reporting. These are escalated to upper management for deeper review. We conduct a root cause analysis, adjust staffing, training, or processes as needed. (refer to Quality Assurance Program)

Invoicing

- Invoices can be customized regarding billing address & service address.
- Computerized bookkeeping system used is Sage Intacct 2025 R1
- Accounts receivable - Sally Knapp with 5 years at Environment Control.
- Backup for accounts receivable - Heidi Spray
- Accountant - Environment Control Idaho, Ashley Ryan 208-772-8200

Labor and Safety

All employees are W-2 employees; we do not utilize independent contractors. No union employees are currently on staff.
Safety Record: Our OSHA incident rate for 2024 was below industry average. We provide regular safety training and enforce strict safety protocols. Environment Control is a member of the CompWise Retrospective Rating program and continues to be top-performing. CompWise delivering millions of dollars to employers each year in refunds, while providing valuable services.

- Environment Control has been free of Arbitration or litigation, claims filed by the Federal Government or State of Idaho and has no liens filed by suppliers or subcontractors in the last five years.

Subcontracting
All work will be performed by Environment Control Company employees except for that work allowed to be performed by subcontractors as approved by the County. In submitting its proposal Environment Control affirms that it will not employ the use of workers classed as independent contractors.

Scope of Work

A. Frequency and Hours of Operation

• At no time shall janitorial services disrupt normal operations at any facility. Services shall be the least obtrusive possible.

• City Halls hours of operation are from 8:00 am to 5:00 pm, Monday-Friday with Council Chambers being occupied later for meetings regularly held Monday and Tuesdays. Cleaning services should be provided in the evening on Monday, Wednesday and Friday excluding City recognized holidays unless otherwise stated herein. City-recognized holidays are posted on the City's web page.

• :Public Works should be cleaned weekly and may be cleaned after 3:00 p.m. Monday-Friday

B. Daily Services - 3x Weekly City Hall and 1x Weekly at Public Works

• Clean and disinfect all restroom facilities, including all sinks, basins, urinals, and commodes.

• Replenish all paper products, soaps, and trash liners.

• Clean and polish all mirrors.

• Clean and disinfect all countertops and tables in breakrooms/kitchen areas and wipe down chairs.

• Clean and clear all drains.

• Clean inside and outside of all microwave units.

• Clean outside of all refrigerators, coffee machines, and other appliances.

• Sweep and clear debris at all landings and hallways.

• Empty all garbage and trash receptacles and replace liners.

• Remove all garbage and place in proper receptacles.

• Dust mop all hard surface floors with treated dust mop.

• Damp mop all hard surfaces to remove stains and spills as necessary.

• Wet mop floors when necessary due to inclement weather.

• Wet mop and disinfect all restroom and kitchen floors in all buildings.

• Vacuum floor mats and wipe walls behind trash containers

• Spot clean carpet as needed.

• Sweep and/or vacuum all stairs.

• Wipe down the interior of elevators.

C. Weekly Services

• Wet mop all hard surface floors thoroughly, including the removal of dirt along baseboards and corners.

• Clean all door fronts and handles.

• Clean all light switches.

• Dust all blinds, windowsill, doorframes, shelves, furniture, and picture frames in all public areas using a streak-free product intended for the surface being cleaned.

• Dust file cabinets, counters, partitions, conference tables, and desk tops provided no papers are on them. Use a streak-free product intended for the surface being cleaned.

• Dust stairwell railing.

• Wash and clean all glass surfaces including partitions, doors, and interior windows.

- Clean outside stairs and entrances to buildings.

D. Monthly Services

- Clean all baseboards.
- Vacuum all fabric covered furniture.
- Wipe clean plastic and leather furniture.
- Clean and dust all hall and lobby walls.

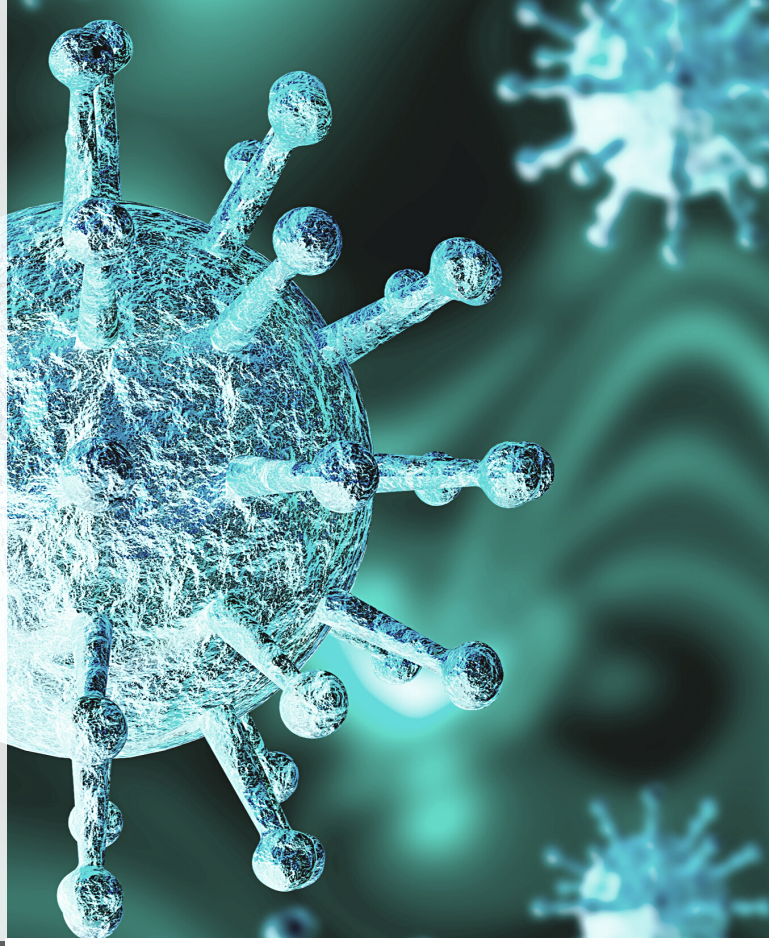
DISINFECTION SERVICES

COVID-19 &
OTHER INFECTIOUS DISEASE CONTROL

Environment Control has been cleaning and disinfecting surfaces for nearly 60 years.

Our Training includes:

- ✓ Center for Disease Control (CDC) Cleaning Guidelines
- ✓ OSHA Compliance
- ✓ HAZCOM / SDS
- ✓ Association for Healthcare Environment (AHE) including Frontline Infection Control and proper PPE use
- ✓ Bloodborne Pathogen Training / Universal Precautions



ENVIRONMENTCONTROL

EC management carefully monitors the most up-to-date safety, infection control and cleaning protocols recommended by the Centers for Disease Control and Prevention (CDC) and the Occupational Safety and Health Administration (OSHA) and is prepared with pandemic action plans to continue services for your facility.

EC will partner with you to design an effective cleaning plan that considers the current exposure risk to your facility and your employees.

SERVICES

We offer a range of exposure incident cleaning and disinfection services, depending on your need.

- High Touchpoint Disinfection
- Deep Cleaning
- Electrostatic or Atomized Spraying
- Terminal Cleaning

METHODOLOGY AND DISINFECTANTS

All surfaces are cleaned with EPA registered disinfectant with strict adherence to the proper chemical dwell time.

PROVIDING HYGIENE PRODUCTS*

EC can provide additional disinfectant products such as hand sanitizers, disinfecting wipes, touch free paper and soap dispensing systems.

**Subject to availability*

Our Exposure Response Teams are fully prepared to handle all levels of disinfection.

Please contact _____.

Customer Health and Safety

- We stive to protect the health and well being of both out customers and their patients.
- We understand that this dies not occur by chance. It is the result of careful attention to all company operations by those who are both directly and indirectly involved with caring for your facility
- We accomplish this through the consistent training of our staff in the following areas
    - OSHA Compliance
    - HazCom/GHS
    - Bloodborne Pathogens / Universal Precautions
    - Association for the Healthcare Environment (AHE) Video Training Series on: Front Line Infection Control, Cleaning and Disinfecting Medical Offices, and Cleaning Operating and Procedure Rooms
    - Center For Disease Control (CDC) Cleaning Guidelines
    - Responsible Cleaning Systems and Procedures
    - HIPPA abd Confidentiality

Supply Services and Price List Sample

Our national buying power allows us to pass along great savings to you. Our consistent awareness of your facility allows us to provide excellent products for your needs. Environment Control will keep your facilities well stocked, consistently! For your convenience, we will coordinate ordering, delivery, and billing when materials are needed.

Product	# Per Case	Size	Price
LINERS			
Large Liners	250/cs	40 x 48	$46.32
Medium Liners	500/cs	30 x 37	$68.64
Small Liners	1,000/cs	24 x 33	$45.69
TOILET PAPER			
Regular 2-ply (household)	80/cs	Household	$92.45
Coreless (Jumbo Jr.) (#7006)	12/cs	2-ply	$68.15
Seat Covers	5000/cs	Standard	$74.41
PAPER TOWELS			
Universal Roll Towel	6 pks/cs	Standard	$65.40
Kitchen Roll Towel	30 pks/cs	Household	$54.89
Scott Multi-fold	16 pks/cs	White	$49.17
HAND SOAP			
SW Pink Hand Soap	4/cs	1 gallon	$47.33
GOJO Foam Soap	4/cs	700 ml bottle	$67.95
MISCELLANEOUS ITEMS			
Metered Air Fresh	12/cs	Standard	$74.75
Urinal Screens	10/cs	Standard	$26.20

Additional product pricing provided on request.

Inspection and Quality Control Program

Our Inspection and Quality Control Reports are the foundation of our comprehensive quality management program and are tools we use to ensure that your facility is kept consistently clean. These electronic reports, in conjunction with personal visits by local management, provide a unique combination of verbal and written communication. Together they ensure we provide consistent quality service, while quickly identifying those areas that need additional attention.

Below is a brief description of five critical areas of quality control. Samples of related reports are also included.

Personal Visits

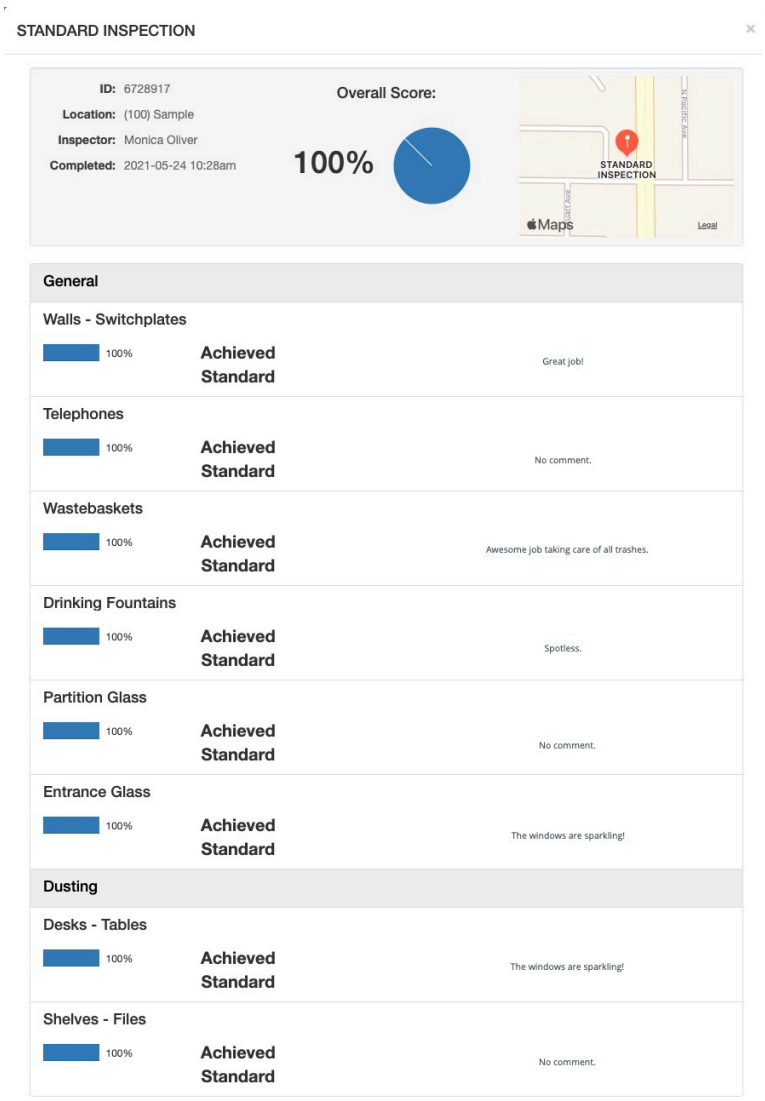
We take the initiative to visit your building during office hours to discuss your needs.

Inspection Reports

Used in conjunction with regular inspections by our management team, the information gathered through our mobile devices tells us if the work being performed at your facility is consistent with the terms of our Maintenance Service Agreement. The inspection is distributed as follows:

- The "Customer" copy is emailed to our clients for their records.
- The "Employee" copy is directed to the employee assigned to your facility to provide feedback on work quality and to ensure any corrective actions are taken, if necessary.
- An electronic copy is retained for follow-up inspections. The score is used in the equation to determine employee overall performance, salary increases, and bonuses.

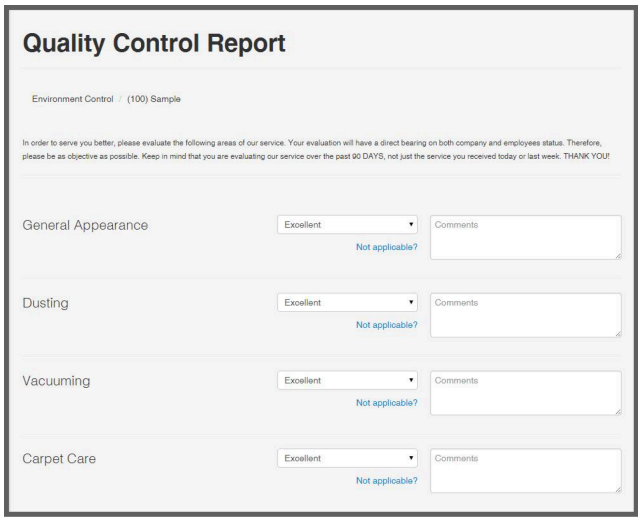
GPS tracking documents the location of the inspections, and photo features allow visuals for optimum communication.



Inspection and Quality Control Program

Quality Control Reports

We ask our customers for their regular evaluation of our services on an optional basis to determine if your specific cleaning needs are being met. This form is distributed and used as follows:



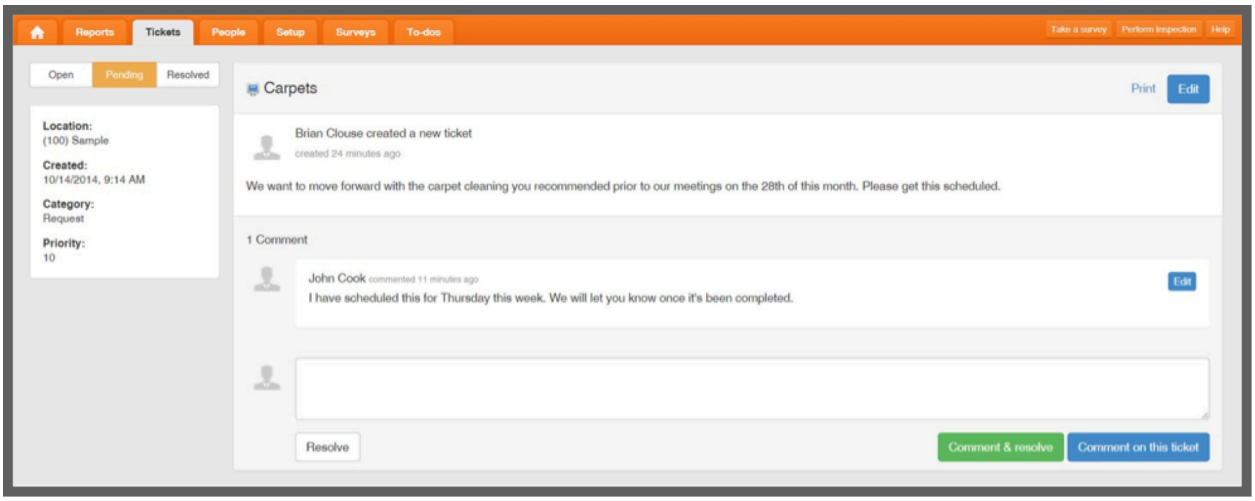
- Your communication becomes a part of our performance tracking with regard to your facility.
- This information is directed to the employee assigned to your facility to provide feedback on work quality and to ensure any corrective actions are taken, if necessary.
- The "Local" copy is retained electronically for follow-up inspections. They are also used in the equation to determine employee overall salary increases and performance bonuses.

Accountability

We record and review each of the above categories with both management and cleaners to confirm consistent service excellence.

Customer Requests

When your requests are submitted (through your personalized portal, over the phone, or through email), instant messages notify our management team. Our Resolution Tracker documents the progress of your requests until completion. Each step is noted and easily accessible as an audit trail.



Quality Assurance Software Program

Ensuring Consistent Service

- Our software system for monitoring quality provides clear visibility and transparency.
- Easily submit requests by phone or online from your personalized service portal, and instant messages notify our management team.
- Our Resolution Tracker documents the progress of your requests; each step is noted and easily accessible as an audit trail.
- Current and past inspection records are archived and available in “real time.”
- GPS verifies location during inspection, and photo features allow visuals for optimum communication.

Getting Started is Easy

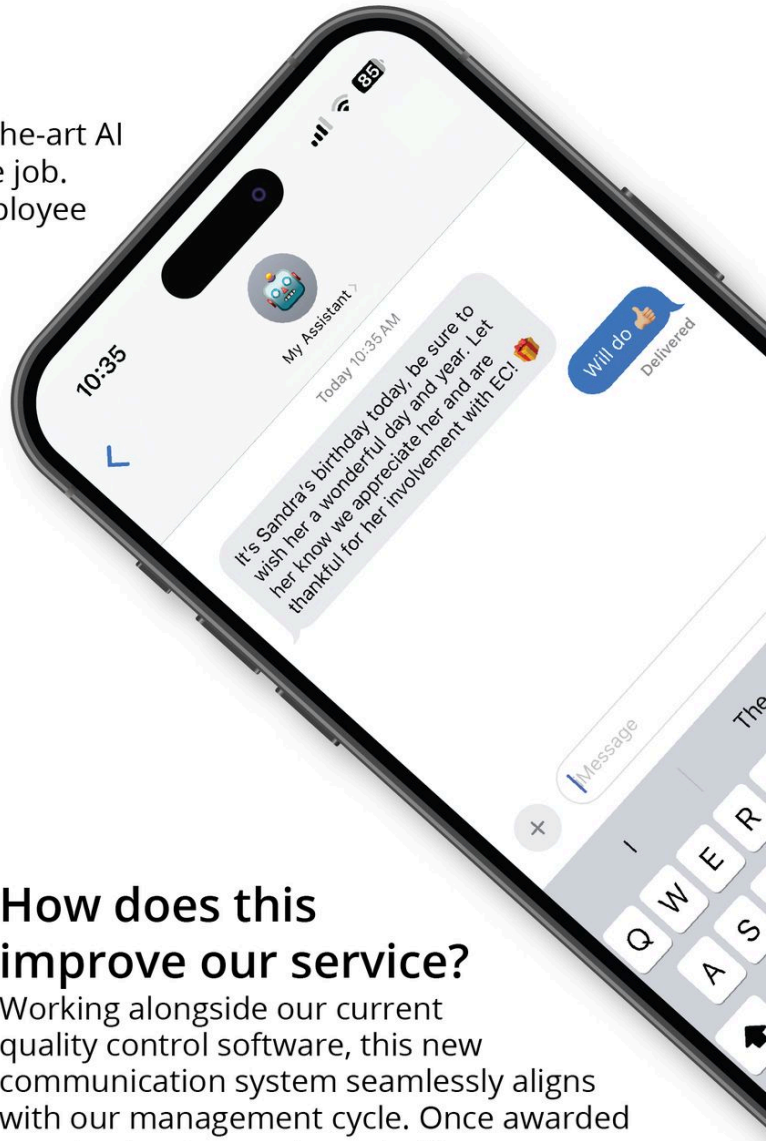
- There is nothing to install, ever.
- You will receive a username and password for logging in with your web browser.
- Instantly access the program from anywhere, anytime.
- All data is secure and encrypted.
- Your personalized zone gives you the option of instant access to your account, its history, and pending requests.

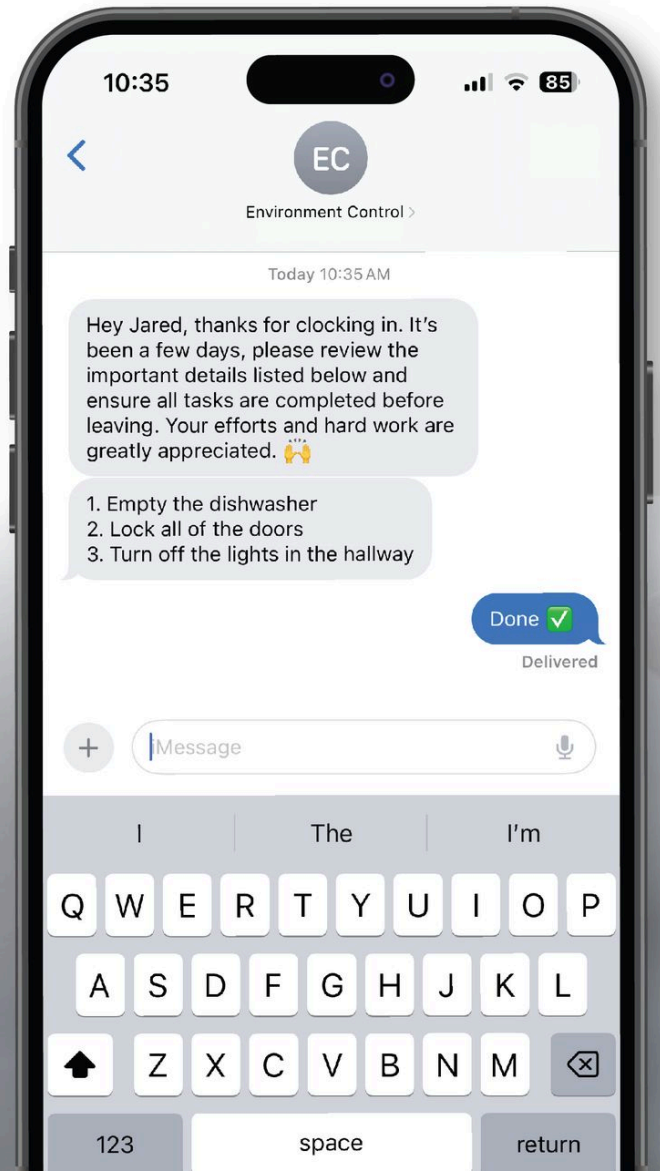
This cutting edge technology was designed from more than six decades of experience.

Workplace Harmony: Our Approach to AI

Meet our new assistant.

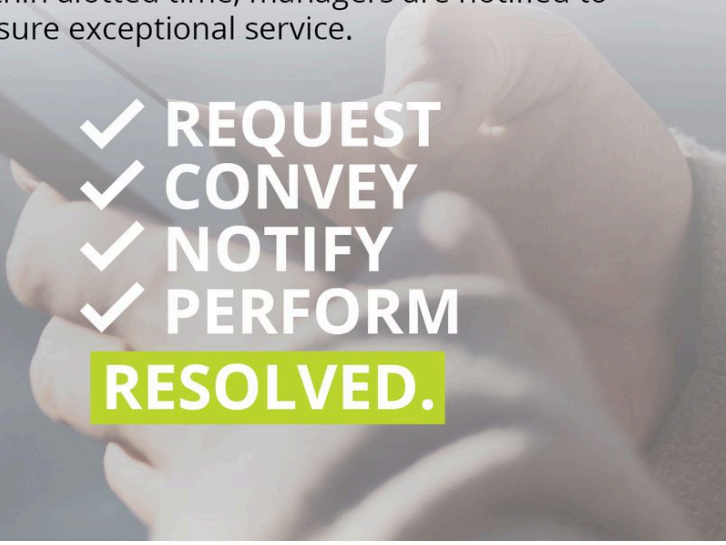
Our latest software development uses state-of-the-art AI technology to keep in touch with workers on the job. Our managers receive reminders about key employee milestones and tasks; employees receive recognition for a job well done. With over 60 years of experience, we know the value of boosting morale. Through modern technology and a personal touch, we believe this benefits both our employees and our clients, because when spirits are lifted, so is our mission.





How does this improve our service?

Working alongside our current quality control software, this new communication system seamlessly aligns with our management cycle. Once awarded your business, your top priorities are documented and shared in a recurring text message, reminding employees to attend to said tasks. If the employee does not respond within alotted time, managers are notified to ensure exceptional service.



Employee Selection and Training

Employee Selection

Our Human Resources department continually recruits to ensure that we attract the very best employees. Our screening begins with a phone interview, followed by a formal interview where work history is verified, a national criminal background check is run, and personal references are confirmed. During this process, we look for qualities such as common sense, thoroughness, dependability, and a proven work history. Also, every employee must be able to clearly communicate in both written and oral form. **Ultimately, we are not comfortable until you are comfortable with the character and caliber of the employees we place within your facility.**

New Hire Orientation

Every new employee begins by filling out all federally required documentation including an I-9 and W-2. We never assume that any new employee knows how to clean. Janitorial work is not unskilled labor. All employees view our training videos that demonstrate Environment Control's proven "5 Principles of Cleaning" and "4-Step Cleaning System." Basic company policies are discussed such as security, privacy laws (HIPAA), dress code, attendance, and proper on-the-job conduct. Completion of this training process includes written worksheets that verify the employee's comprehension of our terms, procedures, and employment expectations.

Safety Training

All new employees are required to complete the following safety training as part of their orientation: Universal Precautions, Hazcom (including GHS training), Bloodborne Pathogen exposure, and general safe practices training. Annually, all employees must review the same training as a refresher course. In addition, employees will be instructed on the best site specific safety practices while working in your facility.

On-the-Job/Continued Employee Development

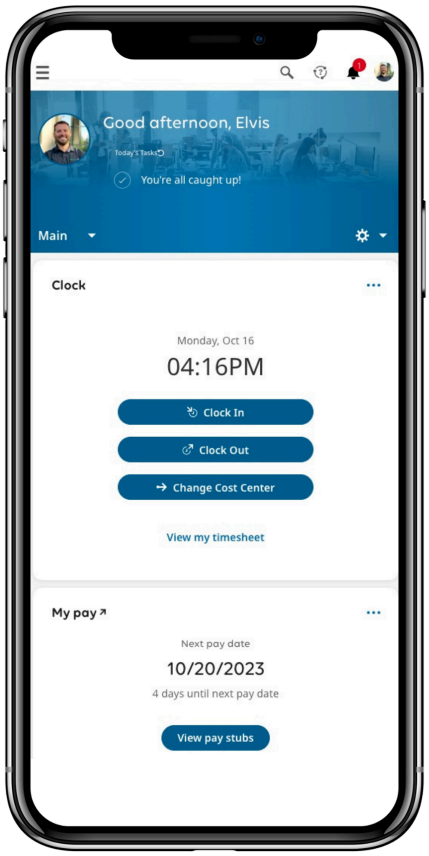
New employees are given a minimum of three nights of on-site training with a certified trainer or manager at their assigned facility. New employees receive a hands-on demonstration of how to apply the EC cleaning techniques, processes, and principles to their specific cleaning route. The trainer instructs each new employee on issues that are unique to your facility including specific cleaning requirements and requests, security procedures, SDS binder location, emergency evacuation routes, etc. A new EC employee must demonstrate their readiness to do the required job before continuing without constant supervision.

Our thorough program includes frequent inspections and a methodical launch plan for new employees that allow us to ensure cleaning standards and your expectations are met consistently.

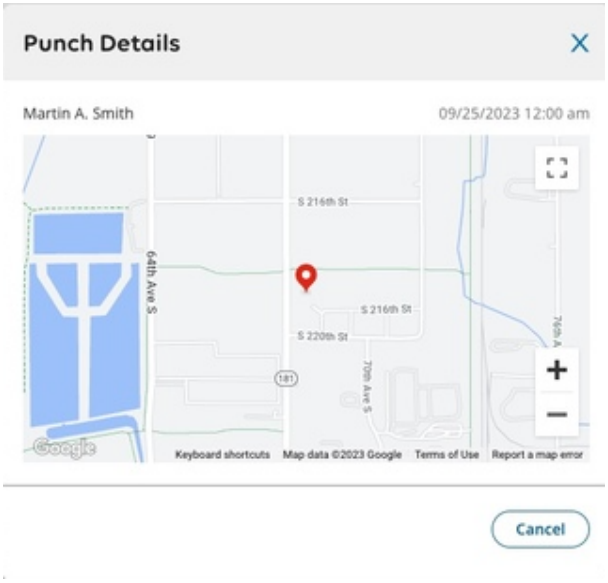
Timekeeping and Efficiency

Accountability is most effective when it starts with relationship. We deeply care about our employees and this reality makes it clear that our desire is for each employee's success. Our exceptional systems help managers and employees work together as a cohesive team.

- Caller ID Confirmation
- Geofencing
- Absence Tracking
- Employee Scheduling
- Labor KPI's
- Security Monitoring
- Employee Communication
- Employee Onboarding



Our employees use telephone timekeeping software that allows us to track time spent at your office and ensures proper coverage. They use either your telephone or the system's mobile application to clock in allowing management to confirm the employee's current location.



Supervisors monitor detailed, instant roll-call reports throughout the night to ensure your building is always cleaned, and to communicate timely reminders about your facility directly to employees upon clock in.

Our Commitment - Protecting You

The protection of your facility is a top priority for Environment Control. We take great care to ensure your assets are secure through preventative measures including:

Insurance Protection

We use only A-rated national carriers and carry policies that exceed industry standards.

Entry Protection

We keep your keys! The care of your facility is never passed on to another vendor.

Employment Protection

We exercise diligent hiring practices, including third-party background checks, thorough screenings, and reference verification.

Our group buying power and excellent claims history give you the protection of outstanding insurance coverage.

- $7 Million of Liability Insurance Coverage ($5 Million per Occurrence, plus $2 Million Excess Liability Umbrella)
- Lost Key Coverage
- Third-Party Crime Coverage
- Care, Custody and Control Coverage
- State Required Workers' Compensation
- Professional Third-Party Review of Your Insurance Requirements
- Availability of Bid and Performance Bonds

"Marsh, LLC, a global insurance brokerage and risk management company of 150+ years, on behalf of Environment Control thoughtfully researches and benchmarks the insurance marketplace seeking the best in class programs that are responsive and appropriate for the Environment Control Building Maintenance Companies' property and liability insurance program. Their insurance program is carefully evaluated and selected based on industry trends and loss history. Environment Control's history in claims management, hiring practices, employee training, risk control, and mitigation strategies for an overall effective outcome are shared with the insurers."

Van Vong, ARM, CPCU
Marsh Senior Vice President | Account Executive

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
MARSH USA, LLC.
1301 5th Avenue, Suite 1900
Seattle, WA 98101
Attn: Seattle.certrequest@marsh.com

CN101848208-445-GAWUC-25-26

CONTACT NAME:
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Union Fire Insurance Co	19445
INSURER B : Markel American Insurance Co.	28932
INSURER C : Hanover Insurance Company	22292
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Environment Control Building Maintenance
Company of Spokane, Inc.
204 S Koren, #200 and #350
Spokane, WA 99212

COVERAGES **CERTIFICATE NUMBER:** SEA-004070048-15 **REVISION NUMBER:** 9

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC X OTHER: Named Insured			GL3118620	03/01/2025	03/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Vol Prop Damage	$ $ $ $ $ $ $	5,000,000 1,000,000 25,000 5,000,000 10,000,000 10,000,000 150,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $	
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			MKLM6MM70001112	03/01/2025	03/01/2026	EACH OCCURRENCE AGGREGATE	$ $	2,000,000 2,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC067960937 'Employers Stop Gap Liability'	03/01/2025	03/01/2026	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $	1,000,000 1,000,000 1,000,000
C	Crime Third Party			BDC1072037	03/01/2025	03/01/2026	Limit		50,000
A	Lost Key Coverage			GL3118620	03/01/2025	03/01/2026	Limit Occ/Agg		50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Insured: Environment Control Building Maintenance, Company of Spokane, Inc., 204 S Koren, #200 and #350 Spokane WA 99212

Evidence of Insurance.

CERTIFICATE HOLDER

Environment Control Building Maintenance
Company of Spokane, Inc.
204 S Koren, #200
Spokane, WA 99212

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marsh USA LLC

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STATE OF WASHINGTON

Department of Labor & Industries

Certificate of Workers' Compensation Coverage

February 25, 2025

WA UBI No.	603 066 096
L&I Account ID	328,481-00
Legal Business Name	ENVIRONMENTAL CONTROL BUILDING MAINTENANCE CO
Doing Business As	ENVIRONMENT CONTROL BUILDING M
Workers' Comp Premium Status:	Account is current.
Estimated Workers Reported (See Description Below)	Quarter 4 of Year 2024 "76 to 100 Workers"
Account Representative	Employer Services Help Line, (360) 902-4817
Licensed Contractor?	No

What does "Estimated Workers Reported" mean?

Estimated workers reported represents the number of full time position requiring at least 480 hours of work per calendar quarter. A single 480 hour position may be filled by one person, or several part time workers.

Industrial Insurance Information

Employers report and pay premiums each quarter based on hours of employee work already performed, and are liable for premiums found later to be due. **Industrial insurance accounts have no policy periods, cancellation dates, limitations of coverage or waiver of subrogation** (See RCW 51.12.050 and 51.16.190).

References

Kootenai County Off Campus

Greg Manley, Operations Manager

Email: gmanley@kcgov.us

Cell: (208) 215-1204

331 W. Garden Ave., Coeur d'Alene, ID 83814

- We provide nightly cleaning of 5 sites at various locations in Coeur d'Alene.
- We provide special services including window & floor care.
- Service began 2023 - Current.

Kootenai County Sheriff's Department

Tom Reed, Facilities Manager

Email: treed@kcgov.us

Phone: (208) 446-1418

Cell: (208) 416-1253

3650 N. Government Way, Coeur d'Alene, ID 83816

- We provide daily/nightly cleaning of 10 sites at various locations in Coeur d'Alene.
- We provide special services including window & floor care.
- Service began 2021 - Current.

Kootenai Health

Josh Lewis, Facilities

2003 Kootenai Health Way, Coeur d'Alene Id, 83814

Email: joshua.lewis@kh.org

Office: (208) 625-6197

Cell: (208) 784-8736

- We provide nightly cleaning of approximately 8 buildings at various locations in Coeur d' Alene, ID and surrounding area. Some locations are serviced 365 days/year.
- Site locations include Urgent Care, Family Medicine, Hospitality and Administration.
- We manage and provide janitorial consumable supplies for many of the facilities.
- We provide special services including window & floor care.
- Service began 2017 - Current.

Paulsen Center

Lisa Dowers, Regional Vice President

421 West Riverside Ave., Suite 204 Spokane, WA 99201

Email: lisa.dowers@paulsencenter.com

Office: (509) 590-0685

Cell: (509) 995-3121

- We provide day porter service and nightly cleaning of 180,000 sq. ft. multi-story building.
- Annual Sales equate to $336,000.
- We manage and provide janitorial consumable supplies for the facility.
- We provide building Lock and Arm service.
- We provide disinfecting service and window & floor care services.
- Service began 2019 - Current.

Chas Health

Monte Koch, Director of Facilities

6511 E. Riverside Ave., Spokane Valley, WA 99212

Email: mkoch@chas.org

Office: (509) 824-5344

- We provide nightly cleaning of approximately 16 schools at various locations in the Coeur d'Alene.
- Annual Sales equated to over $500,000.00.
- Site locations include elementary and middle schools.
- Daytime custodial support for Coeur d'Alene Highschool.
- Service began 2025.

The Remedy for Your Cleaning Needs

There is a general feeling in the business community that no janitorial service is reliable. Environment Control is changing that opinion. Consider our unique program in light of your janitorial needs and imagine how you would benefit from the following:

Concern of a Local Owner

Although EC is a national organization, you deal directly with the individual who has the most to gain or lose—the local managing owner. Our integrity, reputation, personal income, and investment are subject to your satisfaction. Our only security is to provide you with a consistent quality service.

Select Employees

Qualified employees are a requirement for quality service. It takes an aggressive recruiting program to find, hire, train, and ultimately place them in your building. To aid in the screening process, each applicant passes through a series of evaluations, including an interview and reference checks. During this process, we look for important qualities, such as common sense, thoroughness, dependability, and a proven work record.

Professional Training and Supervision

We do not assume that any new employee knows how to clean. Janitorial work is not unskilled labor. Our training program combines videos, written manuals, visual aids, and actual on-the-job training. After the formal training period, regular supervision and written inspections help the employee maintain quality.

Consistent Quality Control

Environment Control's unique Quality Assurance Program monitors our service in five critical areas:

1. **Inspection Reports**
   We regularly verify the quality of our work after the cleaning is complete. This reporting is shared with you and archived for our records.

2. **Quality Control Reports**
   We ask our customers to rate the quality of our service each quarter. This rating provides objective feedback regarding your individual satisfaction.

3. **Personal Visits**
   We take the initiative to visit your building during office hours to discuss your needs.

4. **Customer Requests**
   We electronically track our customer communication and requests to ensure timely completion.

5. **Accountability**
   We record and review each of the above categories with both management and cleaners to confirm consistent service excellence.

A Commitment to Customer Satisfaction

For over six decades, Environment Control has continually refined its leadership and systems to provide the highest level of service at a competitive price. Our business has prospered because of our performance, and we want to include you on our list of satisfied customers. Because you are not bound to a long-term contract, our only security is your continued satisfaction. We would appreciate the opportunity to put this program into action for you.

Service Authorization Agreement

Service Authorization Agreement ("SAA"), between Environment Control Spokane ("EC"), **and:**	
Customer Name:	City of Hayden
Address:	8930 N. Government Way, Hayden Id. 83835
Phone:	(208) 772-4411
Email:	clerk@haydenid.gov
Authorized Contact:	Abbie Sanchez, City Clerk
Effective Start Date:	TBD
Description of Facility: Class 'A' Office Space	
Price Guarantee:	Price is guaranteed for a period of 12 months from contract date with exception to unforeseen events out of EC's control including government mandated increases effecting WA and ID.

Contracted Monthly Services:	Monthly Charges:
☑ Regular Maintenance City Hall: 3 days/week	$1,495.00
☑ Regular Maintenance Public Works: 1 day/week	$345.00

TOTAL MONTHLY BILLING: $1,840.00

Summary of Special Services:	Per Service Charges:
☑ Initial Startup Service Fee **(one time charge)**	$195.00
☐ VCT Wax (Bid upon request)	$0.00
☐ Carpet Cleaning (Bid upon request)	$0.00
☐ Tile Machine Scrub Cleaning	$0.00
☑ Regular Maintenance Extra Work by Mutual Agreement (per man-hour) *Not Included in "Total Special Services"*	$38.00

TOTAL SPECIAL SERVICES: $195.00

D. Approval to Engage with Alpine Summit CPAs for Fiscal Year 2025 Audit

Memo

To: Mayor and Hayden City Council

From: Lisa Ailport, City Administrator

Date: 11/18/25

Agenda Item: Approval of Fiscal Year 2025 Audit Engagement Letter

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Agenda Item Location
Consent

Background and Recommended Action or Motion
Staff recommends approval of and authorization to sign audit engagement letter for fiscal year 2025 audit. Per Idaho Code annual financial audits are required.

Functional Impact of Authorizing
This authorization will put the city in compliance with Idaho law.

Functional Impact of Not Authorizing
Failing to authorize the reporting would cause the city to not be in compliance with Idaho laws.

Fiscal Impact
The audit was budgeted in our 2026 budget at $37,517. This comes in under budget at $35,000.

Budget Funding Source / Transfer Request
110-211-53101

Attachment
Audit Engagement Letter

ALPINE SUMMIT CPAs

TAX, ASSURANCE, ACCOUNTING, ADVISORY

AUDIT ENGAGEMENT LETTER

November 3, 2025

City of Hayden
Honorable Mayor, City Council, and Management
8930 N. Government Way
Hayden, ID 83835

Dear Honorable Mayor, Council and Management:

We are pleased to confirm our understanding of the services we are to provide the City of Hayden for the year ended September 30, 2025.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of the City of Hayden as of and for the year ended September 30, 2025. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City of Hayden's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City of Hayden's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund

2) Notes to the Budget to Actual Schedule

3) Schedule of City's Share of Net Pension Liability and Contributions – PERSI Base Plan

We have also been engaged to report on supplementary information other than RSI that accompanies City of Hayden's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements:

1) Schedule of expenditures of federal awards

2) Combining and Individual Fund Statements – non major

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level

of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk(s) of material misstatement as part of our audit planning

- Management override of controls
- Improper revenue recognition

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will

communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, Government Auditing Standards, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City of Hayden's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the City of Hayden's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on the City of Hayden's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review on September 30, 2025.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains, and indicates that we have reported on, the schedule of expenditures of federal awards. You also agree to make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon]. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from

those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Other Services

We will also assist in preparing the following:

1) GASB 34 and 68 adjustments, as needed, based on information provided by PERSI and by you.

2) GASB 87 and 96 adjustments, as needed, based on information provided by you.

3) Long-term debt and capital asset adjustments and disclosures, as needed, based on information and schedules provided by you.

4) Adjustment of deferred sewer operations and maintenance fees, as needed, based on information and schedules provided by you.

5) Adjustment of investments to fair market value, as needed, based on information and schedules provided by you.

6) Adjustment of property tax receivable and deferred revenues, as needed, based on information and schedules provided by you.

7) Adjustment of State and other miscellaneous receivables, as needed, based on information and schedules provided by you.

8) Payroll accrual and compensated absence adjustments, as needed, based on information and schedules provided by you.

9) Schedule of expenditures of federal awards, and related notes of the City of Hayden in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you.

10) Preparation of financial statements and the related notes.

These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the items described above. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the nonaudit services described above and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with the nonaudit services and that you have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the

federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the City of Hayden; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Alpine Summit CPAs and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to Federal or State officials or their designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Alpine Summit CPAs personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by Federal or State officials. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Toni Hackwith is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately December 16, 2025.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed $35,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 90 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to management and the governing board of the City of Hayden. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an

audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the City of Hayden and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very Truly Yours,

Alpine Summit CPAs

Alpine Summit CPAs

RESPONSE:

This letter correctly sets forth the understanding of the City of Hayden:

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____

E. Approval of 2026 CdA School District 271 - City of Hayden Facilities Agreement

Memo

To: Mayor and Hayden City Council

From: Suzanne Cano, Recreation and Community Events Director

Date: November 12, 2025

Agenda Item: Approval of 2026 Cd'A School District 271 – City of Hayden Facilities Agreement

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Agenda Item Location
Consent Calendar

Recommended Action or Motion
Staff recommends approval of the 2026 Cd'A School District 271 – City of Hayden Facilities Agreement.

Functional Impact of Authorizing
Approving the agreement allows the Recreation and Community Events Department to conduct its indoor youth and adult sports leagues, special interest classes, the Trunk or Treat event, as well as other programs as needed. The schools used by the City are Atlas Elementary, Canfield Middle School, Dalton Elementary, Hayden Meadow Elementary, Northwest Expedition Academy, and if needed, Cd'A High School Tennis Courts. The City has contracted with SD271 for many years and has a great working relationship with them. School District #271 has coordinated with the City and is requesting a reasonable flat fee of $15,000.00 that will be paid in quarterly installments of $3,750.00 beginning January 1, 2026. Hours used by the City will be continue to be tracked on Facilitron for future reference.

Functional Impact of Not Authorizing
By not approving the agreement, the City would cease to be able to provide many of the programs the Hayden Community has come to rely upon for their children and families.

Fiscal Impact
There is no fiscal impact with this decision, the proposed fee is within what was budgeted for FY2026, and the revenues from program registration fees will offset the fee set by the school district.

Budget Funding Source / Transfer Request
Budget Line Item #110-711-56405 – School District Fees has enough in the budget to cover the fee for the City's use of SD271 facilities and has already been approved by City Council.

Attachment
2026 Cd'A School District 271 – City of Hayden Facilities Agreement

AGREEMENT FOR USE OF FACILITIES

This Agreement entered into this _____ day of _____, 2025 by and between the CITY OF HAYDEN, a municipal Corporation of the State of Idaho, hereinafter referred to as "CITY" and SCHOOL DISTRICT #271 OF KOOTENAI COUNTY (commonly referred to as Coeur d'Alene School DISTRICT No. 271), hereinafter referred to as "DISTRICT," to provide for the shared use of facilities owned by the DISTRICT as follows:

WHEREAS, the DISTRICT is a school district created and operating pursuant to authority granted in Title 33, Idaho Code, operating in Kootenai County, Idaho; and

WHEREAS, the DISTRICT is empowered by the statutes of the State of Idaho, with particular reference to Idaho Code 33-601(7) authorizing the use of District facilities for public purposes and to establish charges in exchange for such use; and

WHEREAS, the CITY desires to use certain facilities of the District for public purposes, including the operation of its recreational programs; and

WHEREAS, the CITY is a municipality vested with certain authority as set forth in Idaho Code 67-2326, Idaho Code and Title 50, and under said authority is empowered to enter into this Agreement as herein set forth; and

WHEREAS, each party desires to enter into this Agreement for the purposes of defining the rights, duties and responsibilities of each as relates to the shared use of certain facilities.

NOW, THEREFORE, the parties agree as follows:

1. TERM: This agreement shall be effective upon its execution by both parties, beginning January 1, 2026 and shall terminate at midnight on December 31, 2026, unless earlier terminated as specified herein. Subject to approval by the DISTRICT's Board of Trustees, the CITY may renew this agreement after the expiration of the initial term for one (1) additional year (January 1, 2027 through December 31, 2027) by providing the DISTRICT with written notice of the CITY's intent to renew at least 90 days before the expiration of the initial term.

2. FACILITY USE:

A. The DISTRICT agrees to allow the CITY to use the following DISTRICT facilities ("Facilities" or "Facility") for the term of this Agreement, under the terms and conditions set forth herein:

   a. Atlas Elementary Gymnasium, Cafeteria and Fields -3000 W. Honeysuckle, Hayden;
   b. Hayden Meadows Elementary Gymnasium and Cafeteria-900 E. Hayden Ave., Hayden;
   c. Dalton Elementary Gymnasium-6335 N. Mount Carrol, Dalton Gardens;
   d. Coeur d'Alene High School Tennis Courts-5330 N. 4th St., Coeur d'Alene;
   e. Northwest Expedition Academy Gymnasium- 2008 W. Prairie Ave., Coeur d'Alene; and
   f. Canfield Middle School Gymnasiums (Saturdays Only, January-March)-1800 E. Dalton, Coeur d'Alene

B. The parties agree to designate representatives who will meet for the purposes of identifying times and places for use of the DISTRICT's Facilities. CITY will not begin scheduling use of DISTRICT Facilities before October 1. If scheduling is permitted by the DISTRICT earlier than October 1, CITY will follow the guidelines outlined below:

   a. The CITY may request the use of the DISTRICT's Facilities during the Months of August-

September on a per case basis.

b. The DISTRICT will review such requests and determine, in its discretion, if such request will be approved.

C. The parties agree to use the "Facilitron" scheduling program for requesting and reserving use of the Facilities. Any changes to anticipated use will need to be updated in the "Facilitron" program. The scheduling of all CITY activities must be approved by the DISTRICT.

D. It is expressly understood that the DISTRICT has exclusive use of the Facilities during school days from 7:00 a.m. until 5:00 p.m. (6:00 p.m. in the case of Hayden Meadows Cafeteria), and first priority for use of its Facilities at all other times when use of the Facilities by the DISTRICT is necessary for DISTRICT functions, events or other needs, as determined by the DISTRICT. The DISTRICT will endeavor to give the CITY at least two (2) weeks' notice of such DISTRICT functions, events or other needs that occur outside of the school hours set forth above, but even without such notice will have exclusive use and priority of all DISTRICT Facilities when appropriate or necessary for the DISTRICT.

E. Any signage posted on DISTRICT property regarding the CITY's programs shall include only the CITY'S name and its official contact information. In no event shall persons providing or assisting in recreational programs on behalf of the CITY post signage in their individual capacity advertising the services the individual provides or the individual's name and contact information.

F. The CITY shall maintain not less than one member/employee/volunteer upon the Facility for supervision purposes when a Facility is in use by the CITY.

3. COMPENSATION:

As compensation for the use outlined herein, the CITY will pay the District as follows:

A. Beginning January 1, 2026, the CITY shall pay the DISTRICT for the use of the above listed Facilities on an annual basis at a rate of $15,000, billed in quarterly amounts of $3,750. If the City exercises a renewal term from January 1, 2027 through December 31, 2027, the annual rate will increase by five percent, to $15,750.

B. The DISTRICT and CITY will meet semi-annually to review use for the prior 6-month period. Facilitron will be used to track and record hours used. The City is responsible to request use as noted in 2(C)

C. The DISTRICT will bill the CITY quarterly.

4. MAINTENANCE: The DISTRICT shall maintain the Facility premises in accordance with its normal maintenance schedule, including keeping the premises clean and in a usable condition for use by the parties; provided however, the CITY, when using the same, shall provide supervision of its use, shall cause the premises floor to be swept, shall ensure that any debris or garbage is removed from the seating or audience areas, and shall not allow or cause any damage to any of the Facility's improvements thereon (including to any adjacent buildings). CITY shall further ensure that any Facility use by CITY is patrolled and maintained, including the removal of trash, debris or resetting any equipment that was moved.

5. LIABILITY:

A. The CITY agrees to hold harmless, protect and indemnify the DISTRICT from and against any and all liabilities, losses, damages, expenses and charges, including but not limited to attorney's

fees and expenses of litigation, which may be sustained or incurred by the DISTRICT or alleged as against the DISTRICT, arising directly or indirectly from the actions of the CITY, its volunteers, or officers, from any claim, judgment, order, proceeding or process arising from or based upon or growing out of any use of the Facilities by the CITY or the CITY inviting others to use the facilities. The CITY further agrees to maintain liability insurance in the minimum amount required under the Idaho Tort Claims Act, which is currently $500,000.00 per occurrence, or an aggregate of $500,000.00 per occurrence, and the CITY shall provide the DISTRICT with proof of coverage if requested.

B. The DISTRICT agrees to hold harmless, protect and indemnify the CITY from and against any and all liabilities, losses, damages, expenses and charges, including but not limited to attorney's fees and expenses of litigation, which may be sustained or incurred by the CITY or alleged as against the CITY, arising directly or indirectly from the actions of the DISTRICT, its volunteers, or officers, from any claim, judgment, order, proceeding or process arising from or based upon or growing out of any use of the Facilities by the DISTRICT or the DISTRICT inviting others to use the facilities. The DISTRICT further agrees to maintain liability insurance in the minimum amount required under the Idaho Tort Claims Act, which currently is $500,000.00 per occurrence, or an aggregate of $500,000.00 per occurrence, and the DISTRICT shall provide the CITY with proof of coverage if requested.

C. The covenants and agreement regarding liability as set forth in this section 5, particularly subparagraph (A) and (B), shall not apply, one party to the other, in the event of a wrongful act of a third party (i.e., business invitee or guest), which wrongful action does not arise from a negligent or wrongful act of the CITY or the DISTRICT.

6. COORDINATION OF USE: Subject to the limitations of 2(D) above, the parties hereto agree to work together to coordinate the use of other Facilities when needed for the good of the community and the parties.

7. AUTHORITY: The parties hereto covenant and represent that the execution of this Agreement has been authorized by the governing Board/Council of the respective party, and the individual signatures set forth herein are authorized and binding upon the respective party.

8. VENUE: In the event any legal proceeding is instituted between the parties, such legal proceeding shall be instituted exclusively in the courts of the Kootenai County.

9. NOTICE: Any notice under this Agreement shall be in writing and be delivered in person or public or private courier service (including U.S. Postal Service Express Mail) or certified mail with return receipt requested or by facsimile. All notices shall be addressed to the parties at the following addresses or at such addresses as the parties may, from time to time, direct in writing:

DISTRICT: 1400 North Northwood Center Court
Coeur d'Alene, ID 83814
Facsimile (208) 664-1748

CITY: 8930 N. Government Way
Hayden, ID 83835
Facsimile (208) 762-2282

10. SEVERABILITY: If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law. It is the intention of the parties that if any

provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, the provision shall have the meaning which renders it valid.

11. ENTIRE AGREEMENT: This Agreement embodies the entire agreement of the parties, and there are no oral agreements existing relative to the subject matter hereof which are not expressly set forth herein. The Agreement may be modified only in writing signed by all parties hereto.

12. WAIVER: No covenant, term or condition or the breach thereof shall be deemed waived, except by written consent of the party against whom the waiver is claimed, and any waiver of the breach of any covenant, term or condition shall not be deemed a waiver of any other covenant, term or condition herein.

13. EARLY TERMINATION: With 30 days advance written notice, either party may terminate this Agreement, and any unpaid use by the City will be prorated up through the effective date of the termination.

14. FORCE MAJEURE: Any inability to perform this Agreement due to strikes, lockouts, labor disputes, acts of God, governmental restrictions, governmental regulations, governmental controls, enemy, natural disasters, pandemics, or hostile government action, civil commotion, fire or other casualty, and other causes beyond the reasonable control of the party obligated to perform, shall excuse performance by such party for a period equal to any such inability to perform.

IN WITNESS WHEREOF, the parties have executed this Agreement.

CITY OF HAYDEN:	COEUR D'ALENE SCHOOL DISTRICT #271 OF KOOTENAI COUNTY, IDAHO:
_____	_____
Alan Davis, Mayor	Rebecca Smith, Chairman of the Board of Trustees
Date:_____	Date:_____
ATTEST:	ATTEST:
_____	_____

F. Approval of the Deferred Improvement Agreement with Family Motor Co, Inc.

Memo

To: Mayor and Hayden City Council

From: Dulci Kau, P.E., City Engineer

Date: 11/13/2025

Agenda Item: Approval of the Deferred Improvement Agreement with Family Motor Co, Inc.

Agenda Item Location
Consent

Background and Recommended Action or Motion
As part of the site improvements at 249 W Hilgren Avenue (Parcel Numbers H045014081AF, H045014081AC, H045014081AI, and H045014081AJ), Permit No. PST25-008, the property owner is required to construct frontage improvements along Hilgren Avenue and Dakota Avenue in accordance to the City of Hayden Transportation Master Plan. The property owner has agreed to the terms of the agreement. Please refer to the attached vicinity map and Deferred Improvement Agreement.

Staff recommends approval of Family Motor Co, Inc. Deferred Improvement Agreement and authorization of the Mayor to sign the agreement prior to recordation with Kootenai County.

Functional Impact of Authorizing
Authorization of this agreement would keep the responsibility of constructing the frontage improvements with the property owner in accordance with city code.

Functional Impact of Not Authorizing
If not approved, the financial burden of constructing the frontage improvements would be placed on the City.

Fiscal Impact
There is no fiscal impact as the property owner remains responsible for the widening improvements when constructed.

Budget Funding Source / Transfer Request
N/A

Attachment
Vicinity Map
Deferred Improvement Agreement

Figure 1 - Vicinity Map

Recording Request By and
When Recorded Return to: CITY OF HAYDEN
8930 N GOVERNMENT WAY
HAYDEN, IDAHO 83835

DEFERRED IMPROVEMENT AGREEMENT
FAMILY MOTOR CO, INC.

This agreement is entered into between Owner, FAMILY MOTOR CO INC, an Oregon Corporation, 249 W Hilgren Ave, Hayden, Idaho, 83835, hereinafter "Owner", and the City of Hayden, an Idaho municipal corporation of the state of Idaho, 8930 N. Government Way, Hayden, Idaho 83835, hereinafter "City."

WHEREAS, Owner is the owner of Kootenai County Tax Parcel Numbers H045014081AC, H045014081AJ, H045014081AI, and H045014081AF more particularly described in Warranty Deed dated 10/3/2025 Kootenai County Recording No 3018866000 as shown in Exhibit "A".

WHEREAS, Hayden Municipal Code 11-4-7(C) requires the construction/installation of frontage improvements in accordance to the adopted Transportation Plan or Corridor Plan which is in effect at the time of application; and

WHEREAS, the Hayden Municipal Code 11-4-7(C) provides that in areas where the final, finish grade and/or street section cannot be established; where a frontage improvement has been installed at a prior time which is not fully consistent, but is generally consistent, with currently adopted standards; where there are safety concerns; or if there are other factors, which, as determined by the city, merit waiving or deferring the obligation to construct said improvements and instead provide related dedications and easements to the city, the obligation(s) may be deferred or waived in whole or in part by the city engineer. If deferred, the Owner shall be required to enter into a deferred improvement agreement incorporating the approved deferral(s) as a condition of approval for the application; and

WHEREAS, the description of said frontage improvements from the conditions of approval for Site Improvement Permit #PST25-0008 are as follows:

a) Along the frontage of West Dakota Avenue, the following is required:
    i. Roadway widening, paving, curb and gutter, stormwater swale and sidewalk, and landscaping for the south one-half of the road in accordance with the Typical Section shown in Exhibit "B" within the footprint shown in Exhibit "C".
b) Along the frontage of West Hilgren Avenue, the following is required:
    i. Roadway widening, paving, curb and gutter, stormwater swale and sidewalk, and landscaping for the north one-half of the road in accordance with the Typical Section shown in Exhibit "B" within the footprint shown in Exhibit "C".
    ii. Cul-de-sac turnaround at the end of Hilgren.
c)

NOW THEREFORE, the parties agree as follows:

1. City agrees to process Site Improvement Permit #PST25-0008on the site and allow the Owner to defer the frontage improvements described herein until one of the following triggers occurs:

    a. The Owner constructs additional site improvements and/or builds additional structures not included in the approved site permit identified above;

    b. The City has initiated a larger project including either Dakota Avenue or Hilgren Avenue; or
    c. Three (3) years from the execution of this agreement have elapsed.

2. The Owner shall dedicate to the City right of way and grant a 10-foot permanent drainage, utility and snow storage easement in accordance with the roadway alignment shown in Exhibit "C" prior to obtaining Certificate of Occupancy.

3. The Owner acknowledges that a City initiated transportation project could be completed with a Local Improvement District (LID) and hereby waives the right to contest the formation of a LID to complete road improvements on Dakota Avenue and/or Hilgren Avenue. This waiver does not prohibit the Owner from challenging the amount of the individual LID assessment.

4. The Owner acknowledges that it is possible the City will improve and/or reconstruct either Dakota Avenue or Hilgren Avenue without the use of a LID. In this case the Owner shall reimburse the City the actual costs to construct the frontage improvements that were deferred pursuant to the agreement. Said payment shall be made within one hundred eighty (180) days of the Owner being provided written notice of the project completion and the dollar amount associated with the frontage improvements.

5. Owner may continue to use the property over which the easements and the right-of-way are granted, for purposes other than the installation of structures and any required site improvements, until the Frontage Improvements are installed or the City determines, in its sole discretion, it is not in the best interest of the City and/or the public for the use to continue, on the following conditions:

    a. Owner shall maintain the area at Owner's sole expense;

    b. Owner shall discontinue the use of the right-of-way and easement area upon thirty (30) days written notice of the City;

    c. Owner agrees to indemnify and hold the City, its elected officials, officers and employees harmless for any and all claims of damage or injury to persons or property resulting from Owner's use of the right-of-way or for the City allowing Owner to use the property.

d. Notwithstanding the scenario set out in Paragraph 1, Owner agrees that at such time as Owner, or any subsequent owner of the subject property or a portion thereof, applies for any subsequent building permits, site reviews, or subdivision, Owner, or any subsequent owner of the subject property or a portion thereof, shall comply with the code in effect at the time of that application.

6. All parties agree that this agreement shall run with the land and shall be binding upon their heirs and assigns and shall be recorded in the Kootenai County Recorder's office.

7. The agreement is hereby declared severable. Should any portion of this agreement be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the agreement before the declaration of partial invalidity.

CITY OF HAYDEN

On _____, 2025

By: _____
Alan Davis, Mayor

ATTEST:

_____
Abbi Sanchez, City Clerk

Family Motor Co Inc.

By: Benjamin D Thomas
Printed Name: Ben D Thomas

Its_____

STATE OF IDAHO)
):ss
County of Kootenai)

On this _____ day of _____ , 2025, before me, a Notary for the State of Idaho, personally appeared Alan Davis and Abbi Sanchez known, or identified to me to be the Mayor and City Clerk, of the City of Hayden, Kootenai County, Idaho, executing the herein instrument, and acknowledged to me that such city of Hayden executed the same.

IN WITNESS WHEREOF, I have hereto set my hand affixed my official seal the date and year in this certificate first above written.

_____No
tary Public for the State of Idaho
Residing at:
Commission Expires:

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 10 day of November, 2025, before me, a Notary Public in and for said State, personally appeared Benjamin Thams, known or identified to me to be the Owner [title] of Family Motor Co, Inc, the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

LINDSEY MARSHALL
Commission #20242276
Notary Public
State of Idaho

Notary Public for Idaho
Residing at Athol, Idaho
My commission expires 6/20/2030

Exhibit A

Parcel 1:

A portion of Tract 81, Avondale, according to the plat recorded in Book B of Plats at Page 132, records of Kootenai County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of the East Half of said Tract 81; thence
East, 70 feet to a point; thence
South, parallel with the East line of said Tract 81, 208 feet to a point; thence
West, 70 feet to a point on the West line of the East Half of said Tract 81; thence
North along said West line, 208 feet to the True Point of Beginning.

Parcel 2:

A portion of Tract 81, Avondale according to the plat recorded in Book B of Plats at Page 132, records of Kootenai County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of the East Half of said Tract 81; thence
East, 70 feet to a point; thence
South, parallel to the East line of said Tract 81, 208 feet to the True Point of Beginning; thence Continuing
South parallel to the East line of said Tract 81, 176.91 feet to a point; thence
West, 75.06 feet to a point on the East right of way line of New Highway 95; thence
North along said right of way line, 176.97 feet to a point; thence
East, 75.06 feet to the True Point of Beginning.

Parcel 3:

A portion of Tract 81, Avondale according to the plat recorded in Book B of Plats at Page 132, records of Kootenai County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of the East Half of said Tract 81; thence
East, 70 feet to a point; thence
South, parallel to the East line of said Tract 81, 208 feet to the True Point of Beginning; thence
Continuing South parallel to the East line of said Tract 81, 176.91 feet to a point; thence
East, 50 feet to a point; thence
North parallel to the West line of the East Half of said Tract 81, 176.91 feet to a point; thence
West 50 feet to the True Point of Beginning.

Parcel 4:

A parcel of land being a part of Tract 81, Avondale, according to the plat recorded in Book B of Plats at Page 132, records of Kootenai County, State of Idaho, in Section 14, Township 51 North Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Beginning at a point that is North 46°14' West, 952.95 feet from the Southeast corner of said Section 14; thence
South 89°56'30" West, 313 feet to a point; thence
North 0°19'00" East, 50 feet to a point on the East right of way of the proposed #95 North and the True Point of Beginning; thence

North 0°19'00" East, 210 feet to a point; thence
North 89°56'30" East, 75.06 feet to a point; thence
South 0°19'00" West, 110.00 feet to a point; thence
South 37°04'22" West, 125.42 feet to the True Point of Beginning.

Parcel 5:

All that portion of Tract 81, Avondale, according to the plat recorded in Book B of Plats at Page 132, Kootenai County, State of Idaho, described as follows:

Commencing at the Southeast corner of said Tract 81; thence
West, 25 feet to the West right of way line of Janis Street as described in Deeds recorded in Book 186 of Deeds at Page 462; thence
North 0°17'13" East (also shown of record as North 0°01'30" West), 200 feet; thence
South 89°56'30" West, 187 feet to the True Point of Beginning of this tract; thence
North 0°17'13" East, 60 feet; thence
South 89°56'30" West, 50 feet; thence
South 0°19' West, 60 feet, more or less, to a point which bears South 89°56'30" West from the Point of Beginning; thence
North 89°56'30" East, 50 feet to the Point of Beginning.

Parcel 6:

A parcel of land, being a part of Tract 81, Avondale, Kootenai County, State of Idaho, according to the plat recorded in Book B of Plats, Page 132, in Section 14, Township 51 North, Range 4 West, Boise Meridian, more particularly described as follows:

Commencing at the Northeast corner of Avondale Tract 81, proceed South along the East property line a distance of 203.25 feet; thence
West on a line parallel to the North property line of Tract 81, a distance of 106 feet to the True Point of Beginning; thence
South on a line parallel to the East property line of Tract 81, a distance of 116.84 feet; thence
West on a line parallel to the North property line of Tract 81, a distance of 106 feet; thence
North on a line parallel to the East property line of tract 81, a distance of 116.84 feet; thence
East on a line to the North property line of Tract 81, a distance of 106 feet to the True Point of Beginning.

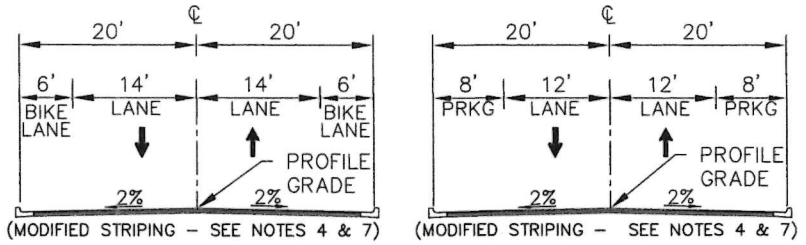
Parcel 7:

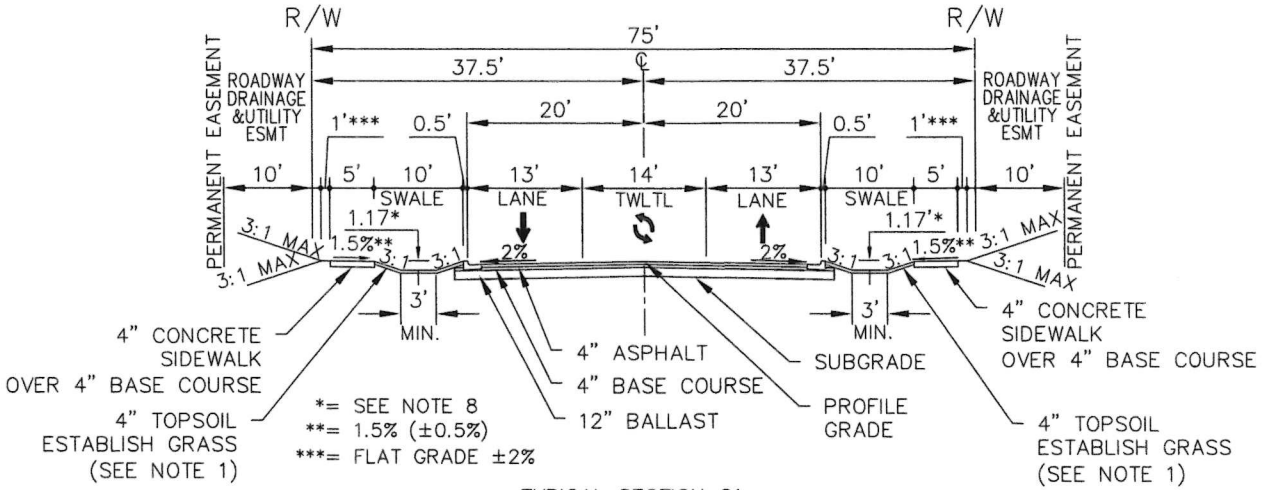
A parcel of land, being a part of tract 81, Avondale, Kootenai County, State of Idaho, according to the plat recorded in Book B of Plats, Page 132, in Section 14, Township 51 North, Range 4 West, Boise Meridian, more particularly described as follows:

Commencing at a point that is North 37°37'15" West, 1084.76 feet from the Southeast corner of said Section 14, which point bears North 0°17'13" East 200 feet from the Southeast corner of said Tract 81; thence
South 89°56'30" West, 106.0 feet to the True Point of Beginning; thence
South 89°56'30" West, 106.0 feet to a point; thence
North 0°17'13" East, 125.0 feet to a point; then
North 89°56'30" East, 106.0 feet to a point; thence
South 0°17'13" West, 125.0 feet to the True Point of Beginning.

CITY OF HAYDEN TYPICAL ROADWAY SECTION

TYPICAL SECTION C1





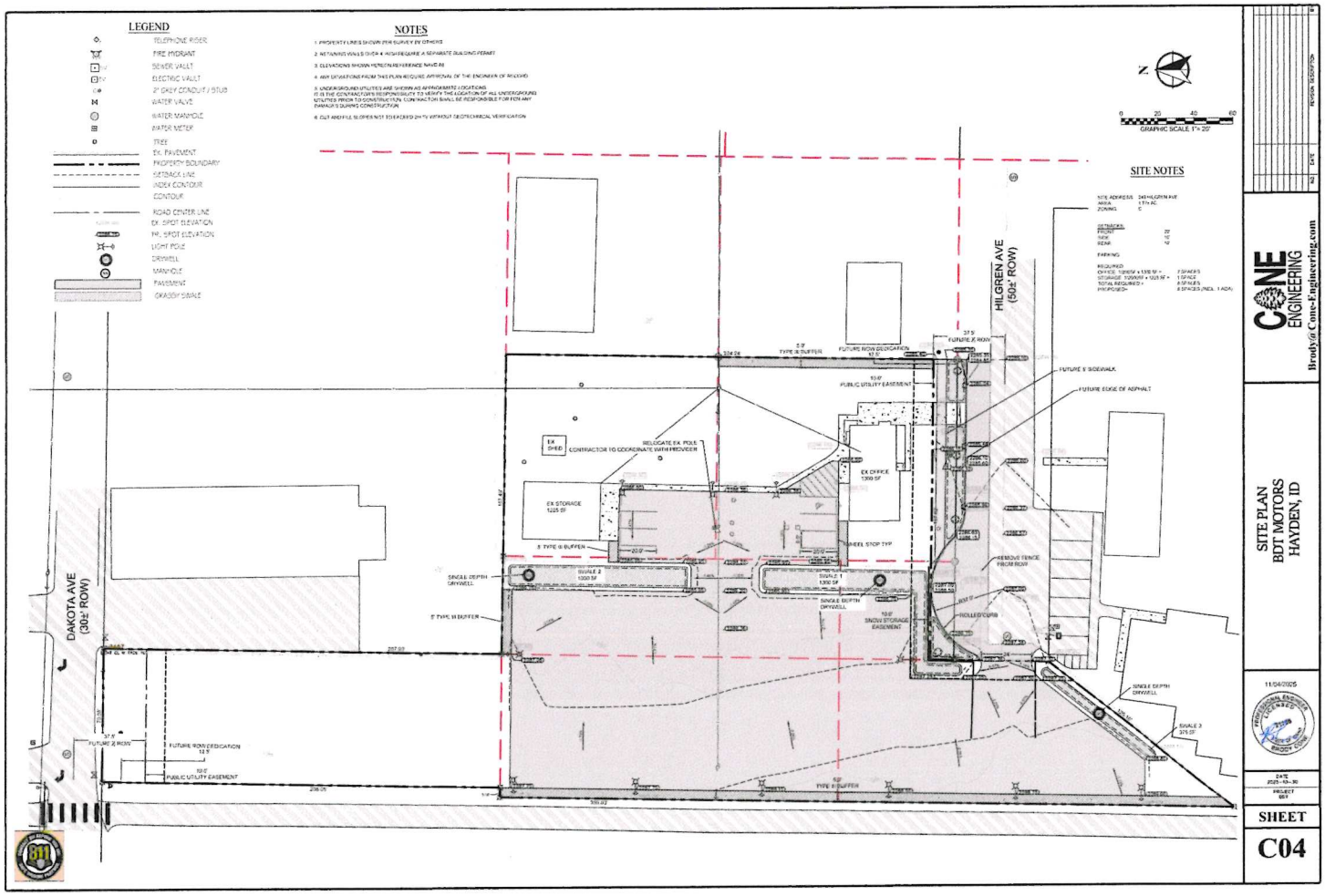
TYPICAL SECTION C1
NOT TO SCALE

NOTES:

1. USE OF ALTERNATIVE TREATMENT METHODS MAY BE PROPOSED USING THE IDEQ CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES.
2. A PARK STRIP OR ADJACENT SIDEWALK WITHOUT SWALES MAY BE PROPOSED SO LONG AS ADEQUATE DRAINAGE AND TREATMENT FACILITIES ARE PROVIDED.
3. MODIFICATIONS TO THE TYPICAL SECTIONS MAY BE PROPOSED BASED ON SITE LIMITATIONS, REDEVELOPMENT CONSTRAINTS, CONTINUITY OF DESIGN WITH ADJACENT PROPERTIES, TRANSITION ZONES BETWEEN TYPICAL SECTIONS, AND OTHER FACTORS.
4. ALTERNATIVE CURB TREATMENTS MAY BE PROPOSED.
5. REPLACEMENT OF THE TWLTL WITH A RAISED MEDIAN WITH A 2' SHY DISTANCE AT TRAVEL LANES MAY BE PROPOSED; HOWEVER, THE REQUIRED R/W WIDTH SHALL NOT CHANGE UNLESS SPECIFICALLY APPROVED BY THE CITY.
6. APPROVAL OF ANY MODIFICATION AS NOTED IN ITEMS 1–5 ABOVE, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY AND MAY BE CONDITIONED AS THE CITY DETERMINES NECESSARY.
7. SEE THE BIKE/PED MAP IN THE CURRENT TRANSPORTATION PLAN FOR FURTHER DETAIL ON LOCATION OF BIKE/PED FACILITIES.
8. DEPTH OF SWALE SHOWN IS FROM BOTTOM OF SWALE TO TOP OF CURB. ACTUAL SWALE DEPTH MAY VARY BASED ON SPECIFIC ROAD AND SITE CONDITIONS AND SHALL BE DETERMINED BASED ON A DRAINAGE STUDY.
9. MAXIMUM ALLOWABLE SLOPES WITHIN RIGHT-OF-WAY OR EASEMENTS SHALL BE 3H:1V. WHERE BICYCLE OR PEDESTRIAN FACILITIES EXIST NEAR THE EDGE OF EASEMENTS, THE 3H:1V SLOPE SHALL EXTEND AT LEAST 5' BEYOND SAID FACILITIES.
10. A 30' LANDSCAPE BUFFER ON EACH SIDE OF THE STREET WILL BE REQUIRED WHERE INDICATED ON THE ADOPTED TRANSPORTATION PLAN TYPICAL SECTION MAP. THE BUFFER WILL BE MEASURED FROM THE FACE OF CURB.
11. SEE HAYDEN SUPPLEMENTAL SPECIAL PROVISIONS TO THE ISPWC FOR ADDITIONAL DIMENSIONS AND DETAILS.
12. ASPHALT SHALL BE PG58-28 ½" AGGREGATE. BASE COARSE SHALL BE ¾" AGGREGATE.
13. CONSULT WITH CITY TO DETERMINE IF A TYPICAL SECTION HAS BEEN REVISED FOR A SPECIFIC ROAD DUE TO AN ADOPTED CORRIDOR MASTER PLAN OR UPDATED TO THE TRANSPORTATION MASTER PLAN.

APPROVED BY:
PUBLIC WORKS DIRECTOR
DATE: 11/10/15

STANDARD DRAWINGS NO:
ST-107



CONE ENGINEERING
Brody@Cone-Engineering.com

SITE PLAN
BDT MOTORS
HAYDEN, ID

11/04/2025

DATE
2025-10-30

PROJECT

SHEET
C04

G. Approval of Interstate Concrete & Asphalt Company Change Order No. 4 for the Ramsey Road Extension Project

Assistance for persons with disabilities will be provided, upon provision of verbal or written notice to city staff 24 hours in advance of the meeting. The phone number for City Hall is (208) 772-4411.

Memo

To: Mayor and Hayden City Council

From: Alan Soderling, Public Works Director

Date: 11.18.25

Agenda Item: Approve Ramsey Road Extension Change Order No. 4 with Interstate Concrete & Asphalt Company for the widening and striping of Lancaster and N. Ramsey Road intersection to ensure a proper clear zone from a power pole.

Agenda Item Location
Consent

Recommended Action or Motion
Staff recommend the approval and authorization of the Mayor to sign Change Order No. 4 with Interstate Concrete & Asphalt Company.

Functional Impact of Authorizing
This action provides the City of Hayden's concurrence with other partners to incorporate additional widening and striping near the intersection of Lancaster Road and North Ramsey Road (intersection West of the roundabout) to ensure a proper clear zone from a power pole, which enhances safety for motorists and reduces potential conflicts with electrical infrastructure.

Functional Impact of Not Authorizing
If this change order is not accepted an unanticipated administrative burden will be imposed on our Idaho Transportation Department partners who process change orders on this shared project.

Fiscal Impact
This change order adds $42,946.40 to the cost of this shared project. The project is nearing completion and is under the anticipated budget, which will result in reimbursement to the City. This action will reduce Hayden's final reimbursement by it's proportion of the shared costs of the project.

Budget Funding Source
Not applicable.

Attachments
Ramsey Road Extension Project Change Order #4 with Interstate Concrete & Asphalt Company

Change Order

Idaho Transportation Department

ITD 0400 (Rev.05-14)
itd.idaho.gov

Paying Through: ☐ WinCaps ☒ SiteManager

See Contract Administration Manual Section 104.02

Key Number	Project Number	Contract Number	
12310	A012(310)	8936	
Program Number	Location		
T121180	RAMSEY RD; WYOMING AVE TO LANCASTER RD, HAYDEN		
Contractor's Name		Change Order Number	Date of Contractor Authorization
Interstate Concrete & Asphalt Co.		04	10/23/25

You are ordered to perform the work described or incorporated below in accordance with the Contract or as amended by this change order. The cost to perform this work includes all labor, equipment, materials, overhead, and all other incidental costs associated with completing the work.

Description of Work

CHANGE IN PLANS

1. **Description:** N. Ramsey Road will be widened and restriped to allow proper clear zone from the existing power pole. Items (203-130A, 203-130B & Z629-05A) will be added with this change order. Additional items required for the work will be paid under their respective bid items.

   ON SHEET 166 OF 167 OF THE PLANS (RAMSEY RD; WYOMING AVE TO LANCASTER RD, HAYDEN)

   Insert the attached plan sheets 1- 3 of 3 (rev. 10/1/25). The details within sheets 1-3 govern over the existing plans.

2. **Materials**: Provide materials as follows.

- 203-130A (c04), Removal of Pavement Markings in accordance with ITD Standard Specification Subsection 203.02.
- 203-130B (c04), Removal of Pavement Markings in accordance with ITD Standard Specification Subsection 203.02.

3. **Construction Requirements**: Complete construction as follows and in accordance with the attached plans.

- 203-130A (c04), Removal of Pavement Markings in accordance with ITD Standard Specification Subsection 203.03.
- 203-130B (c04) Removal of Pavement Markings in accordance with ITD Standard Specification Subsection 203.03.

4. **Method of Measurement**: The Engineer with measure acceptably completed work as follows.

- 203-130A (c04), Removal of Pavement Markings by the Lineal Foot (LF).
- 230-130B (c04), Removal of Pavement Markings by the Square Foot (SF).

5. **Basis of Payment**: The Department will pay for accepted quantities at the agreed unit prices as follows.

Estimate of Added Work at Agreed Prices

Item No .	Description	Unit	Unit Price	Quantity	Total Price
203-015A	Rem. of Bituminous Surface	SY	$ 2.20	155	$341.00
203-130A	Rem. of Pavement Markings (c04)	LF	$ 1.40	2201	$3,081.40
203-130B	Rem. of Pavement Markings (c04)	SF	$ 5.55	80	$444.00
303-022A	3/4" Agg TY B for Base	TON	$ 19.00	200	$3,800.00
401-020A	CSS-1 Diluted Emulsified Asphalt for Tack Coat	GAL	$ 2.45	40	$98.00

Change Order

Idaho Transportation Department

ITD 0400 (Rev.05-14)
itd.idaho.gov

Key Number	Project Number	Contract Number
12310	A012(310)	8936

Program Number	Location
T121180	RAMSEY RD; WYOMING AVE TO LANCASTER RD, HAYDEN

Contractor's Name	Change Order Number	Date of Contractor Authorization
Interstate Concrete & Asphalt Co.	04	10/23/25

405-425A	Superpave HMA Pavement Incl. Asphalt and Additives Class SP-2	TON	$ 81.00	70	$5,670.00
630-010A	Transverse, Word, Symbol, and Arrow Pavement Markings - Preformed Thermoplastic	SF	$ 14.00	32	$448.00
630-025A	Longitudinal Pavement Markings - Waterborne	LF	$ 0.25	5256	$1,314.00
Z629-05A	Mobilization (c04)	LS	$ 27,750.00	1	$27,750.00

Total Estimated Increase	$42,946.40
Total Estimated Increase	**$42,946.40**

*Note: Prime Markup is included in the quotes detailed above.

6. **Contract Time**: There will be no adjustment in Contract time for this change order.

By reason of this change, contract time will be adjusted by

0 ☒ Working Days ☐ Calendar Days

We agree that if this Change Order is approved, we will perform the work described or incorporated as shown above and be compensated at the prices specified.

Contractor's Signature	Date
N.K.K.	11/10/25

City, County, or Highway District Agency's Name
City of Hayden

Authorized Representative's Signature	Title	Date

Approved for State of Idaho

Authorized Representative's Signature	Title	Date
	Resident Engineer	11/07/2025

1351
1347
Power pole
widening zone
N RAMSEY RD
W LANCASTER RD
1250
1500

H. Bills for Payment

INVOICE REGISTER FOR CITY OF HAYDEN

EXP CHECK RUN DATES 11/18/2025 - 11/18/2025
POSTED AND UNPOSTED OPEN
BANK ACCOUNTS: 01 - POOLED A/P CHECKING

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount / Units	Amount Due / Quantity	Status	Posted / Post Date / Unit Price
29664							
00050171	ACRANET INC	10/31/2025	11/18/2025	56.00	56.00	Open	N
	NEW HIRE - LESLIE LAFLEUR	llafleur					11/18/2025
	110-211-55810	EMPLOYEE RECRUITMENT		56.00		1.00	56.00
9166443108							
00050205	AIRGAS USA, LLC	11/04/2025	11/18/2025	126.30	126.30	Open	N
	150 CGA OXYGEN, RESP HALF MASK, FLTR RLF	llafleur					11/18/2025
	110-531-57702	TOOLS & SMALL EQUIPMENT		126.30		1.00	126.30
1143955441							
00050236	AIRGAS USA, LLC	11/04/2025	11/18/2025	126.30	126.30	Open	N
	DELIVERY COMPRESS OXY, RESPIRATOR HALF M	llafleur					11/18/2025
	110-531-56101	STREET SHOP SUPPLIES		126.30		1.00	126.30
19PQ-KYXX-L7TI							
00050093	AMAZON CAPITAL SERVICES, INC.	10/27/2025	11/18/2025	50.33	50.33	Open	N
	PHOTO PAPER, GEL PENSBINDING SPLINES	llafleur					11/18/2025
	110-211-56101	OFFICE SUPPLIES		50.33		1.00	50.33
1CMJ-HFL1-C6FK							
00050121	AMAZON CAPITAL SERVICES, INC.	10/29/2025	11/18/2025	255.67	255.67	Open	N
	PLASTIC WHISTLES W/LANYARD,AAA BATTERIES	llafleur					11/18/2025
	110-711-56101	OFFICE SUPPLIES		6.49		1.00	6.49
	110-711-56105	PROGRAM EQUIPMENT/SUPPLIES		249.18		1.00	249.18
1F7G-R9W6-WW7D							
00050125	AMAZON CAPITAL SERVICES, INC.	10/28/2025	11/18/2025	66.84	66.84	Open	N
	CERTIFICATE HOLDERS, MULTI COPY PAPER	llafleur					11/18/2025
	110-211-56101	OFFICE SUPPLIES		66.84		1.00	66.84
1YL3-Y4P1-6DX3							
00050127	AMAZON CAPITAL SERVICES, INC.	10/29/2025	11/18/2025	73.73	73.73	Open	N
	WALL CLOCK, COPY PAPER	llafleur					11/18/2025
	110-211-56101	OFFICE SUPPLIES		73.73		1.00	73.73
1P3N-14GV-7JDM							
00050135	AMAZON CAPITAL SERVICES, INC.	10/30/2025	11/18/2025	49.53	49.53	Open	N
	PK-2ND WILSON BASKETBALLS	llafleur					11/18/2025
	110-711-56105	PROGRAM EQUIPMENT/SUPPLIES		49.53		1.00	49.53

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount / Units	Amount Due / Quantity	Status / Unit Price	Posted / Post Date
1GYR-CMWV-JJX							
00050184	AMAZON CAPITAL SERVICES, INC.	11/03/2025	11/18/2025	319.12	319.12	Open	N
	WIRED HEADSETS, MOUSE PAD, REPLACEMENT F	llafleur					11/18/2025
	110-230-57717 GENERAL HARDWARE			319.12	1.00		319.12
1GJ6-VVCK-7FJJ							
00050199	AMAZON CAPITAL SERVICES, INC.	10/27/2025	11/18/2025	137.83	137.83	Open	N
	BITPRO MOUSE PAD, LOGITECH WIRELESS MOUS	llafleur					11/04/2025
	110-230-57717 GENERAL HARDWARE			137.83	1.00		137.83
1C9G-R1XH-M7F4							
00050256	AMAZON CAPITAL SERVICES, INC.	11/03/2025	11/18/2025	65.06	65.06	Open	N
	MANILA FOLDERS, POST IT NOTES DISPENSER	llafleur					11/18/2025
	110-211-56101 OFFICE SUPPLIES			65.06	1.00		65.06
21654							
00050237	AMERICAN MOWER AND SAW LLC CORP	11/04/2025	11/18/2025	859.72	859.72	Open	N
	DE-ICER TANK ENGINES, INCOMING FREIGHT C	llafleur					11/18/2025
	110-532-54306 SNOW REMOVAL			859.72	1.00		859.72
I93823							
00050136	AMERICAN ON-SITE SERVICES	10/31/2025	11/18/2025	115.00	115.00	Open	N
	FINUCANE	llafleur					11/18/2025
	110-811-54104 UTILITIES - PARKS			115.00	1.00		115.00
I93824							
00050137	AMERICAN ON-SITE SERVICES	10/31/2025	11/18/2025	416.00	416.00	Open	N
	STODDARD	llafleur					11/18/2025
	110-811-54104 UTILITIES - PARKS			416.00	1.00		416.00
I93825							
00050138	AMERICAN ON-SITE SERVICES	10/31/2025	11/18/2025	115.00	115.00	Open	N
	MCINTIRE	llafleur					11/18/2025
	110-811-54104 UTILITIES - PARKS			115.00	1.00		115.00
I93826							
00050139	AMERICAN ON-SITE SERVICES	10/31/2025	11/18/2025	323.00	323.00	Open	N
	BROADMOORE	llafleur					11/18/2025
	110-811-54104 UTILITIES - PARKS			323.00	1.00		323.00

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount / Units	Amount Due / Quantity	Status	Posted / Post Date / Unit Price
I93827							
00050140	AMERICAN ON-SITE SERVICES	10/31/2025	11/18/2025	775.00	775.00	Open	N
	HONEYSUCKLE	llafleur					11/18/2025
	112-241-54312	BOAT LAUNCH OPERATION/MAINTENANCE		775.00	1.00		775.00
I93821							
00050141	AMERICAN ON-SITE SERVICES	10/31/2025	11/18/2025	754.00	754.00	Open	N
	CROFFOOT	llafleur					11/18/2025
	110-811-54104	UTILITIES - PARKS		754.00	1.00		754.00
3718784							
00050094	APPRIVER, LLC	10/28/2025	11/18/2025	662.59	662.59	Open	N
	Email Threat Protection - Annual	llafleur					11/18/2025
	110-230-57719	HARDWARE/SOFTWARE MAINTENANCE		662.59	1.00		662.59
S1557							
00050257	ARROW CONSTRUCTION SUPPLY, LLC	11/06/2025	11/18/2025	51.96	51.96	Open	N
	LINED PIGSKIN GLOVE XL, LINED PIGSKIN GL	llafleur					11/18/2025
	110-531-56403	UNIFORM ALLOWANCE		51.96	1.00		51.96
287294661101 10							
00050134	AT&T MOBILITY LLC	10/20/2025	11/18/2025	156.10	156.10	Open	N
	4 MIFI DEVICES	dcollins					11/08/2025
	110-813-56600	EMERGENCY PREPAREDNESS		156.10	1.00		156.10
6397.0							
00050145	AVONDALE IRRIGATION DISTRICT	10/31/2025	11/18/2025	298.00	298.00	Open	N
	1ST & 2nd HALF WATER- HAYDEN CANYON LIFT	llafleur					11/18/2025
	210-247-59835	HAYDEN CANYON LS UTIL		298.00	1.00		298.00
3038.7							
00050146	AVONDALE IRRIGATION DISTRICT	10/31/2025	11/18/2025	826.48	826.48	Open	N
	1ST & 2nd HALF WATER- 11341 N RAMSEY RD	llafleur					11/18/2025
	110-811-54104	UTILITIES - PARKS		413.24	1.00		413.24
	110-811-54103	UTILITIES - STREETS		413.24	1.00		413.24
3038.8							
00050147	AVONDALE IRRIGATION DISTRICT	10/31/2025	11/18/2025	298.00	298.00	Open	N
	1ST & 2nd HALF WATER - HAYDEN NORTH LIFT	llafleur					11/18/2025
	210-247-57019	HAYDEN NORTH LS UTIL		298.00	1.00		298.00

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount / Units	Amount Due / Quantity	Status	Posted / Post Date / Unit Price
3038.1							
00050148	AVONDALE IRRIGATION DISTRICT	10/31/2025	11/18/2025	4,549.40	4,549.40	Open	N
	1ST & 2nd HALF WATER-GOVERNMENT WAY IRRI	llafleur					11/18/2025
	110-532-54310 GOVT WAY IRRIGATION & MAINT			4,549.40	1.00		4,549.40
3038.6							
00050149	AVONDALE IRRIGATION DISTRICT	10/31/2025	11/18/2025	15,138.64	15,138.64	Open	N
	1ST & 2nd HALF OF WATER-CROFFOOT PARK	llafleur					11/18/2025
	110-811-54104 UTILITIES - PARKS			15,138.64	1.00		15,138.64
3038.4							
00050150	AVONDALE IRRIGATION DISTRICT	10/31/2025	11/18/2025	1,479.76	1,479.76	Open	N
	1ST & 2nd HALF WATER-HONEYSUCKLE E ROW	llafleur					11/18/2025
	110-811-54104 UTILITIES - PARKS			1,479.76	1.00		1,479.76
3038.5							
00050151	AVONDALE IRRIGATION DISTRICT	10/31/2025	11/18/2025	298.00	298.00	Open	N
	1ST & 2nd HALF WATER-WOODLAND MEADOWS LI	llafleur					11/18/2025
	210-247-57003 WOODLAND MEADOWS LS UTIL			298.00	1.00		298.00
3038.3							
00050152	AVONDALE IRRIGATION DISTRICT	10/31/2025	11/18/2025	221.00	221.00	Open	N
	1ST & 2nd HALF WATER-9766 N GOVERNMENT W	llafleur					11/18/2025
	110-811-54104 UTILITIES - PARKS			221.00	1.00		221.00
3038.0							
00050153	AVONDALE IRRIGATION DISTRICT	10/31/2025	11/18/2025	1,169.40	1,169.40	Open	N
	1ST & 2nd HALF WATER-CITY HALL	llafleur					11/18/2025
	110-811-54102 UTILITIES - CITY HALL			1,169.40	1.00		1,169.40
3038.2							
00050154	AVONDALE IRRIGATION DISTRICT	10/31/2025	11/18/2025	4,643.92	4,643.92	Open	N
	1ST & 2nd HALF WATER-FINUCANE PARK	llafleur					11/18/2025
	110-811-54104 UTILITIES - PARKS			4,643.92	1.00		4,643.92
20241268							
00050273	AWARDS ETC.	10/31/2025	11/18/2025	111.00	111.00	Open	N
	GLASS PLAQUE-DIST VETERAN/STANDARD PLAQU	llafleur					11/18/2025
	110-111-58008 VETERANS COMMISSION			111.00	1.00		111.00

INVOICE REGISTER FOR CITY OF HAYDEN

EXP CHECK RUN DATES 11/18/2025 - 11/18/2025
POSTED AND UNPOSTED OPEN
BANK ACCOUNTS: 01 - POOLED A/P CHECKING

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount / Units	Amount Due / Quantity	Status	Posted / Post Date / Unit Price
20241267							
00050277	AWARDS ETC.	10/31/2025	11/18/2025	54.00	54.00	Open	N
	X2 WALL/DESK NAME PLATE 10X2	llafleur					11/12/2025
	110-111-58008	VETERANS COMMISSION		36.00	1.00		36.00
	110-111-58025	ARTS COMMISSION		18.00	1.00		18.00
039338							
00050238	BLUEJAY INDUSTRIAL INC.	10/28/2025	11/18/2025	456.92	456.92	Open	N
	TIRE SIN SQUARE LINK SQC343 X2	llafleur					11/18/2025
	110-532-54306	SNOW REMOVAL		456.92	1.00		456.92
164446							
00050279	BS&A SOFTWARE	11/14/2025	11/18/2025	1,200.00	1,200.00	Open	N
	REMOTE PREP/SETUP ePLAN	llafleur					11/18/2025
	110-230-57703	ERP ANNUAL MAINTENANCE		1,200.00	1.00		1,200.00
CDA 15173							
00050208	CDA PRESS	10/03/2025	11/18/2025	67.29	67.29	Open	N
	CDA#15158 NOPH COMP PLAM AMENDMENTS	llafleur					11/18/2025
	110-211-55401	ADVERTISING, PUBLISHING, RECORDING		67.29	1.00		67.29
CDA 15413 10/31							
00050210	CDA PRESS	10/31/2025	11/18/2025	67.29	67.29	Open	N
	CDA#15413 NOPH COMP PLAN 10/31/2025	llafleur					11/18/2025
	110-211-55401	ADVERTISING, PUBLISHING, RECORDING		67.29	1.00		67.29
0000041507							
00050284	CDA PRESS	11/13/2025	11/18/2025	235.88	235.88	Open	N
	Check Request For Escrow: BPN25-0007	dcollins					11/18/2025
	110-228-22813	BPN25-0007 - PZE-25-0090		235.88	1.00		235.88
0000042770-1031							
00050285	CDA PRESS	11/13/2025	11/18/2025	86.54	86.54	Open	N
	Check Request For Escrow: BPN25-0009	dcollins					11/18/2025
	110-228-22813	BPN25-0009 - PZE-25-0102		86.54	1.00		86.54
0000041805-1003							
00050286	CDA PRESS	11/13/2025	11/18/2025	98.86	98.86	Open	N
	Check Request For Escrow: BPN25-0006	dcollins					11/18/2025
	110-228-22813	BPN25-0006 - PZE-25-0080		98.86	1.00		98.86

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount / Units	Amount Due / Quantity	Status	Posted / Post Date / Unit Price
CDA-1089781							
00050156	CDA TRACTOR CO.	11/30/2025	11/18/2025	18.40	18.40	Open	N
	BULB	llafleur					11/08/2025
	110-542-54088	2020 KUBOTA UTILITY VEHICLE R&M		18.40	1.00		18.40
620300000350							
00050258	CHAPMAN FINANCIAL SERVICES	10/31/2025	11/18/2025	610.77	610.77	Open	N
	COLLECTION FEE OCT 2025	llafleur					11/18/2025
	210-250-24999	SUSPENSE		610.77	1.00		610.77
189563701102125							
00050100	CHARTER COMMUNICATIONS	10/21/2025	11/18/2025	40.00	40.00	Open	N
	HAYDEN CANYON LIFT STATION PHONE LINE	llafleur					11/18/2025
	210-247-59835	HAYDEN CANYON LS UTIL		40.00	1.00		40.00
INV05624							
00050305	CITY OF POST FALLS	10/15/2025	11/18/2025	11,600.00	11,600.00	Open	N
	PROSECUTION LEGAL FEES OCT 2025	llafleur					11/18/2025
	110-252-59001	CONTRACTED PROSECUTOR		11,600.00	1.00		11,600.00
1331100 10/31							
00050185	COEUR D'ALENE GARBAGE SERVICE	09/30/2025	11/18/2025	123.00	123.00	Open	N
	STODDARD BARN AND MAIN 6YD FL 2X/WK OCT	llafleur					11/04/2025
	110-811-54104	UTILITIES - PARKS		123.00	1.00		123.00
3117509							
00050186	COEUR D'ALENE GARBAGE SERVICE	10/31/2025	11/18/2025	115.38	115.38	Open	N
	CITY HALL GARBAGE SERVICE OCT 2025	llafleur					11/18/2025
	110-811-54102	UTILITIES - CITY HALL		115.38	1.00		115.38
3117510							
00050187	COEUR D'ALENE GARBAGE SERVICE	10/31/2025	11/18/2025	159.90	159.90	Open	N
	CROFFOOT PARK OCT 2025	llafleur					11/18/2025
	110-811-54104	UTILITIES - PARKS		159.90	1.00		159.90
3117513							
00050188	COEUR D'ALENE GARBAGE SERVICE	10/31/2025	11/18/2025	92.25	92.25	Open	N
	FINUCANE OCT 2025 4YD FL 2X WEEK	llafleur					11/18/2025
	110-811-54102	UTILITIES - CITY HALL		0.00	1.00		0.00
	110-811-54104	UTILITIES - PARKS		92.25	1.00		92.25
	112-241-54312	BOAT LAUNCH OPERATION/MAINTENANCE		0.00	1.00		0.00

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount / Units	Amount Due / Quantity	Status	Posted / Post Date / Unit Price
3116809							
00050189	COEUR D'ALENE GARBAGE SERVICE	10/31/2025	11/18/2025	320.00	320.00	Open	N
	PUBLIC WORKS BLDG-SEPT 2025	llafleur					11/18/2025
	110-811-54103	UTILITIES - STREETS		320.00	1.00		320.00
3116915							
00050304	COEUR D'ALENE GARBAGE SERVICE	10/31/2025	11/18/2025	176.90	176.90	Open	N
	HONEYSUCKLE BEACH 8 YD FL 2X WEEK PLUS 3	llafleur					11/18/2025
	112-241-54312	BOAT LAUNCH OPERATION/MAINTENANCE		176.90	1.00		176.90
848137424004110							
00050190	CSC	11/03/2025	11/18/2025	8.00	8.00	Open	N
	E-RECORDING SERVICES	llafleur					11/03/2025
	110-211-55401	ADVERTISING, PUBLISHING, RECORDING		8.00	1.00		8.00
REFUND RCT 1501							
00050260	DANIEL PSOINOS	10/11/2025	11/18/2025	60.00	60.00	Open	N
	REFUND BOAT LAUNCH	llafleur					11/18/2025
	112-321-44710	BOAT LAUNCH PERMITS		60.00	1.00		60.00
027P110006							
00050253	DOBBS PETERBILT - SPOKANE, WA	11/06/2025	11/18/2025	304.16	304.16	Open	N
	WARNING LIGHT MINI STROBE LED AMBER X6,	llafleur					11/18/2025
	110-533-54006	1978 INTERNATIONAL DUMP TRUCK R&M		304.16	1.00		304.16
L0000772061							
00050278	DOPL	11/06/2025	11/18/2025	125.00	125.00	Open	N
	ELEVATOR-ANNUAL CERTIFICATE TO OPERATE	llafleur					11/18/2025
	110-811-54301	BUILDING MAINT & REPAIR		125.00	1.00		125.00
218501							
00050307	ELAM & BURKE - ATTORNEYS AT LAW	10/31/2025	11/18/2025	550.00	550.00	Open	N
	HAYDEN URBAN RENEWAL PLAN	dcollins					11/18/2025
	110-211-53102	CIVIL LEGAL SERVICES		550.00	1.00		550.00
217921							
00050308	ELAM & BURKE - ATTORNEYS AT LAW	09/30/2025	11/18/2025	1,975.00	1,975.00	Open	N
	HAYDEN URBAN RENEWAL PLAN	dcollins					09/30/2025
	110-211-53102	CIVIL LEGAL SERVICES		1,975.00	1.00		1,975.00

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4094-22510110							
00050232	FCS GROUP INC.	10/31/2025	11/18/2025	2,516.25	2,516.25	Open	N
	HAYDEN-REGIONAL SEWER RATE ANALYSIS 2025	llafleur					11/18/2025
	210-241-53102	CIVIL LEGAL SERVICES		2,516.25	1.00		2,516.25
3367107							
00050200	GLACIER SUPPLY GROUP LLC	11/03/2025	11/18/2025	263.84	263.84	Open	N
	CITY HALL-PLEATED 1' FILTER X 12; PLEATE	llafleur					11/18/2025
	110-811-54301	BUILDING MAINT & REPAIR		263.84	1.00		263.84
1392176							
00050119	HAYDEN ACE HARDWARE	10/29/2025	11/18/2025	145.02	145.02	Open	N
	EX CPRD, TAPCUBE HD CRND BULK, MISC HARD	llafleur					11/18/2025
	110-532-54306	SNOW REMOVAL		145.02	1.00		145.02
1392179							
00050120	HAYDEN ACE HARDWARE	10/29/2025	11/18/2025	306.32	306.32	Open	N
	LDDR FIBERGLASS 12'	llafleur					11/18/2025
	110-531-57702	TOOLS & SMALL EQUIPMENT		306.32	1.00		306.32
1392466							
00050128	HAYDEN ACE HARDWARE	10/30/2025	11/18/2025	9.35	9.35	Open	N
	DETAIL BRUSH, DAWN REFRSH	llafleur					11/18/2025
	110-541-57702	TOOLS & SMALL EQUIPMENT		9.35	1.00		9.35
1392502							
00050129	HAYDEN ACE HARDWARE	10/30/2025	11/18/2025	27.41	27.41	Open	N
	WSTBSKT, KIT TRASH BAGS	llafleur					11/18/2025
	110-531-56101	STREET SHOP SUPPLIES		27.41	1.00		27.41
1393700							
00050155	HAYDEN ACE HARDWARE	11/03/2025	11/18/2025	71.36	71.36	Open	N
	AIR HOSE DIFFUSER, FINE DUST FILTER, WAL	llafleur					11/18/2025
	110-541-56101	PARKS SHOP SUPPLIES		71.36	1.00		71.36
1393934							
00050183	HAYDEN ACE HARDWARE	11/04/2025	11/18/2025	42.37	42.37	Open	N
	WALL TOOL HOLDER, CLAMP 1/2", CLAMP 3/4"	llafleur					11/18/2025
	110-541-57702	TOOLS & SMALL EQUIPMENT		42.37	1.00		42.37

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1386268							
00050198	HAYDEN ACE HARDWARE	10/10/2025	11/18/2025	14.03	14.03	Open	N
	IN/OUTDOOR PUSHBROOM 18"	llafleur					11/18/2025
	110-541-56103	OPERATING SUPPLIES		14.03		1.00	14.03
1394412							
00050215	HAYDEN ACE HARDWARE	11/05/2025	11/18/2025	18.36	18.36	Open	N
	CHAIN TRNSPRT3/8"75' YLW	llafleur					11/18/2025
	110-533-54032	2015 JOHN DEERE GRADER #4291 R&M		18.36		1.00	18.36
1394513							
00050216	HAYDEN ACE HARDWARE	11/06/2025	11/18/2025	10.32	10.32	Open	N
	ATMTC TRNSM FL TYP F X3	llafleur					11/18/2025
	110-533-54027	TRAIN R&M		10.32		1.00	10.32
1394566							
00050227	HAYDEN ACE HARDWARE	11/06/2025	11/18/2025	45.87	45.87	Open	N
	DECK SCREWS #9X2 1/2", MISC HARDWARE	llafleur					11/18/2025
	110-533-54027	TRAIN R&M		45.87		1.00	45.87
1394613							
00050228	HAYDEN ACE HARDWARE	11/06/2025	11/18/2025	5.06	5.06	Open	N
	FILLER/GLUE COLD WELD 1 OZ	llafleur					11/18/2025
	110-533-54032	2015 JOHN DEERE GRADER #4291 R&M		5.06		1.00	5.06
1394691							
00050229	HAYDEN ACE HARDWARE	11/06/2025	11/18/2025	19.92	19.92	Open	N
	MISC HARDWARE	llafleur					11/18/2025
	110-533-54033	STREETS PAINT MACHINE		19.92		1.00	19.92
1394722							
00050230	HAYDEN ACE HARDWARE	11/06/2025	11/18/2025	8.20	8.20	Open	N
	BRKR SQ D HOM 1P 20A 1"	llafleur					11/18/2025
	210-246-57011	EMERALD OAKS LS O&M		8.20		1.00	8.20
1394649							
00050231	HAYDEN ACE HARDWARE	11/06/2025	11/18/2025	84.62	84.62	Open	N
	C+K SAT QT, C+K SAT 1G, C+K I/E HG RED 1	llafleur					11/18/2025
	110-533-54027	TRAIN R&M		84.62		1.00	84.62

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1394808							
00050235	HAYDEN ACE HARDWARE	11/07/2025	11/18/2025	28.43	28.43	Open	N
	MISC HARDWARE	llafleur					11/18/2025
	110-533-54035	2018 PETERBILT STREET SWEEPER 220 R&M		28.43	1.00		28.43
1396265							
00050266	HAYDEN ACE HARDWARE	11/12/2025	11/18/2025	165.60	165.60	Open	N
	DISPOSABLE GLOBE NIT LRG GRN	llafleur					11/18/2025
	110-531-56101	STREET SHOP SUPPLIES		165.60	1.00		165.60
1396583							
00050287	HAYDEN ACE HARDWARE	11/13/2025	11/18/2025	60.50	60.50	Open	N
	PADLOCK 1-3/4" ONE KEY X5	llafleur					11/18/2025
	110-532-54310	GOVT WAY IRRIGATION & MAINT		60.50	1.00		60.50
1396618							
00050288	HAYDEN ACE HARDWARE	11/13/2025	11/18/2025	5.84	5.84	Open	N
	MISC HARDWARE, CLEVIS FARM SCRW 7/16"D	llafleur					11/18/2025
	110-533-54032	2015 JOHN DEERE GRADER #4291 R&M		5.84	1.00		5.84
3110100-01 10/2							
00050096	HAYDEN LAKE IRRIGATION DISTRICT	10/02/2025	11/18/2025	6,695.27	6,695.27	Open	N
	STODDARD PARK/PRAIRIE 06/30/25-9/30/25	llafleur					11/18/2025
	110-811-54104	UTILITIES - PARKS		6,695.27	1.00		6,695.27
3110100-01-02							
00050097	HAYDEN LAKE IRRIGATION DISTRICT	10/07/2025	11/18/2025	699.23	699.23	Open	N
	STODDARD PARK/PRAIRIE 06/30/25-9/30/25	llafleur					11/18/2025
	110-811-54104	UTILITIES - PARKS		699.23	1.00		699.23
1580150.01							
00050261	HAYDEN LAKE IRRIGATION DISTRICT	11/04/2025	11/18/2025	30.00	30.00	Open	N
	WEST RAMSEY 2025 IRRIGATION SERVICE	llafleur					11/18/2025
	210-247-57021	H-6 LIFT STATION UTIL		30.00	1.00		30.00
22258							
00050218	HighPoint Medical Inc.	11/01/2025	11/18/2025	23,505.75	23,505.75	Open	N
	Microsoft 365 G5 GCC Annual & Microsoft	llafleur					11/18/2025
	110-230-53403	IT SUPPORT SERVICES & TRAINING		23,505.75	1.00		23,505.75

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22383							
00050219	HIGHPOINT MEDICAL INC.	11/01/2025	11/18/2025	4,000.00	4,000.00	Open	N
	HIGHPOINT-IT- SUPPORT ANNUAL BILLING FOR	llafleur					11/18/2025
	110-230-53403	IT SUPPORT SERVICES & TRAINING		4,000.00	1.00		4,000.00
5310168/31247							
00050259	HOOPER, MICHAEL	10/15/2025	11/18/2025	37.87	37.87	Open	N
	10/15/25 NICE MTG & UNIFORMITY MTG AT RU	llafleur					11/18/2025
	110-349-55801	TRAVEL, MEETINGS, TRAINING		37.87	1.00		37.87
2S246404							
00050239	HORIZON DISTRIBUTORS INC.	10/08/2025	11/18/2025	137.46	137.46	Open	N
	13X20 LID GREEN X3	llafleur					11/18/2025
	110-541-54300	BUILDINGS & GROUNDS		137.46	1.00		137.46
10312025001							
00050164	IDAHO GRANITE WORKS INC	10/31/2025	11/18/2025	800.00	800.00	Open	N
	2025 VETERANS DAY NEW & REPLACEMENT PAVE	llafleur					11/18/2025
	113-241-54311	VETERAN'S MEMORIAL MAINTENANCE		800.00	1.00		800.00
INV-00455640							
00050158	INTERMAX NETWORKS	11/01/2025	11/18/2025	860.23	860.23	Open	N
	CITY HALL PHONE SERVICE 11/2025	llafleur					11/18/2025
	110-211-55300	COMMUNICATIONS/PHONES		860.23	1.00		860.23
INV-00458644							
00050269	INTERMAX NETWORKS	11/12/2025	11/18/2025	227.66	227.66	Open	N
	PUBLIC WORKS SHOP SERVICE	llafleur					11/18/2025
	110-511-55300	PHONE/INTERNET/COMMUNICATIONS		227.66	1.00		227.66
00452266							
00050275	INTERMAX NETWORKS	10/16/2025	11/18/2025	260.00	260.00	Open	N
	CITY HALL PHONE SERVICE 11/2025	llafleur					11/18/2025
	110-230-57717	GENERAL HARDWARE		260.00	1.00		260.00
11/03/2025							
00050165	LAKE CITY FIGURE SKATING	11/03/2025	11/18/2025	672.00	672.00	Open	N
	10/28/25 - 12/16/25 LTS LESSONS PAYMENT	llafleur					11/18/2025
	110-711-56108	CONTRACT PAYMENTS		672.00	1.00		672.00

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11/12/2025							
00050274	LAKE CITY FIGURE SKATING	11/03/2025	11/18/2025	490.00	490.00	Open	N
	SAT 11/8/25-1/17/25, GREENWOOD, LEE F, L	llafleur					11/12/2025
	110-711-56108	CONTRACT PAYMENTS		490.00	1.00		490.00
9300912726							
00050233	LES SCHWAB TIRE CENTER INC	11/06/2025	11/18/2025	10.00	10.00	Open	N
	MISC LABOR X2	llafleur					11/18/2025
	110-542-54063	2023 SMITHCO SWEEPSTAR (LEAF SWEEPER)R&M		10.00	1.00		10.00
9300911301							
00050240	LES SCHWAB TIRE CENTER INC	10/30/2025	11/18/2025	811.92	811.92	Open	N
	25/10R-12/6 VERSA TRAIL ATV X4, TUBLESS	llafleur					11/18/2025
	110-542-54088	2020 KUBOTA UTILITY VEHICLE R&M		811.92	1.00		811.92
G122810272							
00050270	MICROSOFT CORPORATION	11/09/2025	11/18/2025	65.11	65.11	Open	N
	BILLING 10/01/2025-10/31/2025	llafleur					11/18/2025
	110-230-53403	IT SUPPORT SERVICES & TRAINING		65.11	1.00		65.11
106453							
00050103	MIKE WHITE FORD OF COEUR D'ALENE	10/27/2025	11/18/2025	6.07	6.07	Open	N
	#26 PLUG-OIL	llafleur					11/18/2025
	110-542-54026	2019 FORD F550 CREW CAB R&M		6.07	1.00		6.07
102148							
00050191	MINUTEPRESS CORP	11/03/2025	11/18/2025	290.65	290.65	Open	N
	60X36 3MM ACM W/SATIN LAMINATION (JOB 17	llafleur					11/18/2025
	110-532-54308	STREET SIGN MAINTENANCE		290.65	1.00		290.65
101707							
00050290	MINUTEPRESS CORP	10/15/2025	11/18/2025	410.00	410.00	Open	N
	48X60 ACM WITH LAMINATION (JOB 178810)	llafleur					11/18/2025
	110-531-56101	STREET SHOP SUPPLIES		410.00	1.00		410.00
464809							
00050241	MODERN MACHINERY CO. INC.	11/06/2025	11/18/2025	50.00	50.00	Open	N
	BELT REMNANT	llafleur					11/18/2025
	110-532-54306-0037	SNOW REMOVAL		50.00	1.00		50.00

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SPO00063531953							
00050104	NAPA AUTO PARTS	10/07/2025	11/18/2025	62.92	62.92	Open	N
	OIL FILTER AND OIL	llafleur					11/18/2025
	110-542-54200	#200 '25 GMC SIERRA 3500 REPLACE #75		62.92	1.00		62.92
SPO00063532344							
00050105	NAPA AUTO PARTS	10/29/2025	11/18/2025	20.52	20.52	Open	N
	RV ANTIFREEZE BATHROOMS	llafleur					11/18/2025
	110-541-54300	BUILDINGS & GROUNDS		20.52	1.00		20.52
530971							
00050242	NAPA AUTO PARTS	10/21/2025	11/18/2025	286.08	286.08	Open	N
	CRC DRY GRAPHITE LUBE 10 WT OZ	llafleur					11/18/2025
	110-533-54041	1989 CAT GRADER R&M		286.08	1.00		286.08
532382							
00050243	NAPA AUTO PARTS	10/29/2025	11/18/2025	8.77	8.77	Open	N
	MMM MOLDING TAPE	llafleur					11/18/2025
	110-531-56101	STREET SHOP SUPPLIES		8.77	1.00		8.77
532412							
00050244	NAPA AUTO PARTS	10/29/2025	11/18/2025	26.98	26.98	Open	N
	#3 REPEL WIPER BLADES 22	llafleur					11/18/2025
	110-533-54003	2013 FREIGHTLINER DUMP TRUCK R&M		26.98	1.00		26.98
533377							
00050245	NAPA AUTO PARTS	11/04/2025	11/18/2025	115.94	115.94	Open	N
	BEAM WIPER BLADE X4, BEAMWIPER BLADE X2,	llafleur					11/18/2025
	110-532-54306	SNOW REMOVAL		115.94	1.00		115.94
533383							
00050246	NAPA AUTO PARTS	11/04/2025	11/18/2025	239.76	239.76	Open	N
	DIESEL FUEL ADDITIVE X24	llafleur					11/18/2025
	110-532-54306	SNOW REMOVAL		239.76	1.00		239.76
533582							
00050247	NAPA AUTO PARTS	11/05/2025	11/18/2025	97.50	97.50	Open	N
	TWD SAFETY FLAG X8	llafleur					11/18/2025
	110-532-54306	SNOW REMOVAL		97.50	1.00		97.50

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533585							
00050248	NAPA AUTO PARTS	11/05/2025	11/18/2025	46.12	46.12	Open	N
	12V 1A AUTOMATIC BATTERY CHA (T35) X2	llafleur					11/18/2025
	110-533-54017	2020 CHEVROLET 5500 PICKUP WITH BOX		46.12	1.00		46.12
533748							
00050249	NAPA AUTO PARTS	11/06/2025	11/18/2025	173.40	173.40	Open	N
	SHOP TOWELS (221, 220, 515) X60	llafleur					11/18/2025
	110-531-56101	STREET SHOP SUPPLIES		173.40	1.00		173.40
5447							
00050211	NATIONAL COLOR GRAPHICS INC.	11/05/2025	11/18/2025	4,859.00	4,859.00	Open	N
	2024 FALL NEWSLETTERS 8 PAGE	llafleur					11/18/2025
	110-111-55502	CITY NEWSLETTER		4,859.00	1.00		4,859.00
0044983984							
00050130	NORCO, INC.	10/29/2025	11/18/2025	1,118.35	1,118.35	Open	N
	EXTING INSPEC, EXTING RECERT, 10# FIRE E	llafleur					11/18/2025
	110-811-54301-3221	BUILDING MAINT & REPAIR		1,118.35	1.00		1,118.35
052927/E							
00050131	NORTH 40 OUTFITTERS	10/29/2025	11/18/2025	26.98	26.98	Open	N
	D RING/BASE WELD 5/8", D RING/BASE WELD	llafleur					11/18/2025
	110-533-54003	2013 FREIGHTLINER DUMP TRUCK R&M		26.98	1.00		26.98
052962/E							
00050159	NORTH 40 OUTFITTERS	10/31/2025	11/18/2025	39.98	39.98	Open	N
	LED 4FT SHOPLIGHT	llafleur					11/18/2025
	110-541-57702	TOOLS & SMALL EQUIPMENT		39.98	1.00		39.98
053054/E							
00050250	NORTH 40 OUTFITTERS	11/06/2025	11/18/2025	19.98	19.98	Open	N
	INNER TUBE 410/350-4 X2	llafleur					11/18/2025
	110-811-54301	BUILDING MAINT & REPAIR		19.98	1.00		19.98
053056/E							
00050251	NORTH 40 OUTFITTERS	11/06/2025	11/18/2025	14.99	14.99	Open	N
	CABLE TIE 7.9 X 120 100CT	llafleur					11/18/2025
	110-531-56101	STREET SHOP SUPPLIES		14.99	1.00		14.99

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63497							
00050221	NORTH IDAHO BLUEPRINT	11/05/2025	11/18/2025	120.00	120.00	Open	N
	WORK TRUCK DOOR GRAPHICS	llafleur					11/18/2025
	110-542-54099	TOTAL EQUIP/VEHICLE FUEL & MAINTENANCE		120.00	1.00		120.00
63600							
00050271	NORTH IDAHO BLUEPRINT	11/12/2025	11/18/2025	4.00	4.00	Open	N
	4X12" "NOTICE SIGN" FOR BOAT LAUNCH	llafleur					11/18/2025
	112-241-54312	BOAT LAUNCH OPERATION/MAINTENANCE		4.00	1.00		4.00
63948							
00050252	NORTH IDAHO LANDSCAPE SUPPLIES INC	10/22/2025	11/18/2025	53.50	53.50	Open	N
	GOV'T WAY BENCHES SCREENED TOPSOIL, BENC	llafleur					11/18/2025
	110-899-58998-2305	COMMUNITY PROJECTS-COME TOGETHER BENCHES		53.50	1.00		53.50
5105030							
00050192	ONE CALL CONCEPTS, INC.	10/31/2025	11/18/2025	236.22	236.22	Open	N
	TKTS: 186@$0.97/ADVERTISING SURCHARGE: 1	llafleur					11/18/2025
	210-241-53253	SEWER LOCATES		236.22	1.00		236.22
16490750							
00050106	PAPE MACHINERY INC	10/27/2025	11/18/2025	159.41	159.41	Open	N
	#35 RE540557 IDLER	llafleur					11/08/2025
	110-533-54035	2018 PETERBILT STREET SWEEPER 220 R&M		159.41	1.00		159.41
16491106							
00050132	PAPE MACHINERY INC	10/29/2025	11/18/2025	73.91	73.91	Open	N
	SPACER, SLEEVE, INBOUND FREIGHT	llafleur					11/18/2025
	110-533-54035	2018 PETERBILT STREET SWEEPER 220 R&M		73.91	1.00		73.91
3730549							
00050099	POINTE PEST CONTROL-ID LLC	10/14/2025	11/18/2025	103.00	103.00	Open	N
	2 COM EOM GENERAL PES	llafleur					11/18/2025
	110-811-54301	BUILDING MAINT & REPAIR		103.00	1.00		103.00
46246001							
00050160	QUILL CORPORATION	10/20/2025	11/18/2025	57.42	57.42	Open	N
	RY26 CALENDAR, RY26 HOD BLU ERASABLE 33X	llafleur					11/18/2025
	110-211-56101	OFFICE SUPPLIES		57.42	1.00		57.42

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46146060							
00050161	QUILL CORPORATION	10/20/2025	11/18/2025	131.95	131.95	Open	N
	RY26 TULA 22X17, RY26 DANIA DARK 5X8, RY	llafleur					11/18/2025
	110-211-56101 OFFICE SUPPLIES			131.95	1.00		131.95
46246295							
00050162	QUILL CORPORATION	10/20/2025	11/18/2025	160.57	160.57	Open	N
	KODAK 4X6 PHOTO PAPER, 64XL TRI COLOR IN	llafleur					11/18/2025
	110-211-56101 OFFICE SUPPLIES			160.57	1.00		160.57
46308121							
00050163	QUILL CORPORATION	10/23/2025	11/18/2025	53.98	53.98	Open	N
	RY26 AAG PROF APMT BLU 9X11	llafleur					11/18/2025
	110-211-56101 OFFICE SUPPLIES			53.98	1.00		53.98
CM 2577046							
00050181	QUILL CORPORATION	10/21/2025	11/18/2025	(20.59)	(20.59)	Open	N
	KODAK 4X6 PHOTO PAPER	dcollins					11/18/2025
	110-211-56101 OFFICE SUPPLIES			(20.59)	1.00		(20.59)
01-176914							
00050107	RAGAN EQUIPMENT INC.	10/20/2025	11/18/2025	18.47	18.47	Open	N
	AIR FILTER, COMBO WRENCH	llafleur					11/18/2025
	110-541-57702 TOOLS & SMALL EQUIPMENT			18.47	1.00		18.47
4002							
00050272	RED'S EQUIPMENT REPAIR LLC	11/03/2025	11/18/2025	485.00	485.00	Open	N
	PETERBILT SWEEPER TRUCK/CHECK CODES	llafleur					11/18/2025
	110-533-54035 2018 PETERBILT STREET SWEEPER 220 R&M			485.00	1.00		485.00
22313							
00050234	REVIZE LLC	11/05/2025	11/18/2025	4,375.00	4,375.00	Open	N
	WCAG REVIEW AND REMEDIATION SERVICE ANNU	llafleur					11/18/2025
	110-230-57722 WEBSITE REVISIONS & HOSTING			4,375.00	1.00		4,375.00
IN266791							
00050254	ROYAL BUSINESS SYSTEMS INC	11/06/2025	11/18/2025	434.47	434.47	Open	N
	COPYSTAR CS-4054CI TOTAL METER CHARGES -	llafleur					11/18/2025
	110-230-53401 COPIER MAINT & REPAIR			434.47	1.00		434.47

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount / Units	Amount Due / Quantity	Status	Posted / Post Date / Unit Price
2990-6							
00050142	SHERWIN WILLIAMS COMPANY - HAYDEN	10/30/2025	11/18/2025	27.19	27.19	Open	N
	DENATURED ALCOHOL	llafleur					11/18/2025
	110-541-57702	TOOLS & SMALL EQUIPMENT		27.19	1.00		27.19
14751							
00050267	SHL CPA'S PLLC	10/31/2025	11/18/2025	5,000.00	5,000.00	Open	N
	AUDIT SERVICES: FY24	llafleur					11/18/2025
	110-211-53101	AUDIT		5,000.00	1.00		5,000.00
28506-3							
00050276	SPECIALIZED PAVEMENT MARKING, LLC	09/27/2025	11/18/2025	1,250.00	1,250.00	Open	N
	ROADWAY STRIPING PROJECT 28506	llafleur					11/18/2025
	110-532-54313	ROADWAY STRIPING		1,250.00	1.00		1,250.00
P15208SPO							
00050101	SWS EQUIPMENT INC.	10/21/2025	11/18/2025	496.12	496.12	Open	N
	VALVE CHECK, PRESSURE	llafleur					11/18/2025
	110-533-54035	2018 PETERBILT STREET SWEEPER 220 R&M		496.12	1.00		496.12
P17112SPO							
00050169	SWS EQUIPMENT INC.	10/31/2025	11/18/2025	644.40	644.40	Open	N
	#35 GUTTER BROOM 250KP STD	llafleur					11/18/2025
	110-533-54035	2018 PETERBILT STREET SWEEPER 220 R&M		644.40	1.00		644.40
197-1162236							
00050157	THE GOODYEAR TIRE & RUBBER CO	10/31/2025	11/18/2025	165.20	165.20	Open	N
	#35: TIRE SWITCH LOOSE, FUEL SURCHARGE	llafleur					11/18/2025
	110-533-54035	2018 PETERBILT STREET SWEEPER 220 R&M		165.20	1.00		165.20
197-1162355							
00050255	THE GOODYEAR TIRE & RUBBER CO	11/07/2025	11/18/2025	202.00	202.00	Open	N
	MRT TIRE-LOOSE, M & D MRT-MOUNT OR DISMO	llafleur					11/18/2025
	110-531-56101	STREET SHOP SUPPLIES		202.00	1.00		202.00
14295							
00050195	TRAFFICORP	10/30/2025	11/18/2025	1,825.00	1,825.00	Open	N
	GOVT WAY/FLAGGERS W/SUPERV	llafleur					11/18/2025
	110-532-54304-0028	ROAD & PARKING LOT MAINTENANCE		1,825.00	1.00		1,825.00

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141295							
00050122	VANGUARD CLEANING SYSTEMS OF THE IN	10/29/2025	11/18/2025	319.35	319.35	Open	N
	WHT TOWEL 6RL/320/CS	llafleur					11/18/2025
	110-811-54301	BUILDING MAINT & REPAIR		319.35	1.00		319.35
141418							
00050143	VANGUARD CLEANING SYSTEMS OF THE IN	10/31/2025	11/18/2025	695.00	695.00	Open	N
	MONTHLY CLEANING CHARGES NOV 1-NOV 30, 2	llafleur					11/18/2025
	110-811-54301	BUILDING MAINT & REPAIR		695.00	1.00		695.00
6126586714							
00050102	VERIZON WIRELESS	10/21/2025	11/18/2025	483.32	483.32	Open	N
	MIFI & ROUTER 09/22/25-10/21/25	llafleur					11/18/2025
	110-230-57720	CC/IT PHONES/COMMUNICATIONS		80.02	1.00		80.02
	110-301-55300	COMMUNICATIONS/PHONES		160.04	1.00		160.04
	110-511-55300	PORTABLE BROADBAND		191.85	1.00		191.85
	110-711-55300	COMMUNICATIONS/PHONES		51.41	1.00		51.41
6126554530							
00050126	VERIZON WIRELESS	10/21/2025	11/18/2025	214.20	214.20	Open	N
	LIFT STATION WIRELESS SEPT 22-OCT 21, 20	llafleur					11/18/2025
	210-247-57006	PRAIRIE/FRANKLIN/CHURCH LS UTIL		23.80	1.00		23.80
	210-247-57000	LEISURE PARK LS UTIL		23.80	1.00		23.80
	210-247-57003	WOODLAND MEADOWS LS UTIL		23.80	1.00		23.80
	210-247-57013	H-5 STRAWBERRY FLDS PS UTIL		23.80	1.00		23.80
	210-247-57007	CORNERSTONE LS UTIL		23.80	1.00		23.80
	210-247-57020	H-7 CARRINGTON MEADOWS LS UTIL		23.80	1.00		23.80
	210-247-57011	EMERALD OAKS LS UTIL		23.80	1.00		23.80
	210-247-57019	HAYDEN NORTH LS UTIL		23.80	1.00		23.80
	210-247-57016	HEATHERSTONE LS UTIL		23.80	1.00		23.80

INVOICE REGISTER FOR CITY OF HAYDEN

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POSTED AND UNPOSTED OPEN
BANK ACCOUNTS: 01 - POOLED A/P CHECKING

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
OCT 25 STATEMEN							
00050306	VISA	10/28/2025	11/18/2025	4,912.14	4,912.14	Open	N
	10.28.25 VISA STATEMENT	dcollins					11/18/2025
	110-211-56101	OFFICE SUPPLIES		83.00		1.00	83.00
	110-211-56100	POSTAGE		107.07		1.00	107.07
	110-349-56403	UNIFORM ALLOWANCE		306.70		1.00	306.70
	110-345-56403	UNIFORM ALLOWANCE		119.28		1.00	119.28
	110-211-52902	RECOGNITION/WELLNESS/EVENTS		218.13		1.00	218.13
	110-211-55801	TRAVEL, MEETINGS, TRAINING		472.85		1.00	472.85
	110-301-56101	OFFICE SUPPLIES		58.47		1.00	58.47
	110-211-55701	DUES, MEMBERSHIPS & SUBSCRIPTIONS		930.00		1.00	930.00
	110-533-54035	2018 PETERBILT STREET SWEEPER 220 R&M		418.79		1.00	418.79
	110-230-57719	HARDWARE/SOFTWARE MAINTENANCE		1,461.00		1.00	641.00
	110-230-57717	GENERAL HARDWARE		150.00		1.00	150.00
	110-230-53402	IT CONTRACT SERVICES		300.00		1.00	300.00
	110-230-53403	IT SUPPORT SERVICES & TRAINING		62.93		1.00	62.93
	110-230-57716	GENERAL SOFTWARE		79.94		1.00	59.95
	110-711-57602	DEPARTMENT RECOGNITION		87.53		1.00	75.00
	110-721-58001-1163	SPECIAL EVENTS-HALLOWEEN TRUNK OR TREAT		14.98		1.00	14.98
	110-711-56101	OFFICE SUPPLIES		41.47		1.00	41.47
41014130-001							
00050196	WELCH COMER & ASSOCIATES INC.	10/23/2025	11/18/2025	4,410.00	4,410.00	Open	N
	PROJECT COORDINATION & MGMT/ DESIGN PHAS	llafleur					11/18/2025
	110-211-53102	CIVIL LEGAL SERVICES		4,410.00		1.00	4,410.00
41014040-041 10							
00050282	WELCH COMER & ASSOCIATES INC.	10/23/2025	11/18/2025	292.50	292.50	Open	N
	PZE-21-0118 REVIEW	dcollins					11/18/2025
	110-228-22813	PASSTHRU - MISCELLANEOUS SALES		292.50		1.00	292.50
41014040-041							
00050283	WELCH COMER & ASSOCIATES INC.	11/13/2025	11/18/2025	281.25	281.25	Open	N
	Check Request For Escrow: BEN25-0005	dcollins					11/18/2025
	110-228-22813	BEN25-0005 - PZE-25-0073		281.25		1.00	281.25
IN003386016							
00050123	WESTERN STATES EQUIPMENT COMPANY	10/28/2025	11/18/2025	10.62	10.62	Open	N
	6V8397 SEAL 6PCS	llafleur					11/18/2025
	110-533-54041	1989 CAT GRADER R&M		10.62		1.00	10.62

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount / Units	Amount Due / Quantity	Status	Posted / Post Date / Unit Price
IN003387771							
00050144	WESTERN STATES EQUIPMENT COMPANY	10/29/2025	11/18/2025	61.92	61.92	Open	N
	SWITCH AS-RO	llafleur					11/18/2025
	110-533-54041	1989 CAT GRADER R&M		61.92	1.00		61.92
IN00501713							
00050291	WESTERN STATES EQUIPMENT COMPANY	11/11/2025	11/18/2025	901.64	901.64	Open	N
	EMERALD OAKS, SUPREME OIL 10/30	llafleur					11/18/2025
	210-246-57011	EMERALD OAKS LS O&M		901.64	1.00		901.64
IN003401847							
00050292	WESTERN STATES EQUIPMENT COMPANY	11/11/2025	11/18/2025	829.10	829.10	Open	N
	CITY OF HAYDEN-H2, LUBE SPIN 10/30 OIL	llafleur					11/18/2025
	210-246-57005	H-2 WALMART PS O&M		829.10	1.00		829.10
IN003399979							
00050293	WESTERN STATES EQUIPMENT COMPANY	11/10/2025	11/18/2025	810.80	810.80	Open	N
	NEW MAPLE, LUBE SPIN 10/30 OIL	llafleur					11/18/2025
	210-246-57018	MAPLE GROVE LS O&M		810.80	1.00		810.80
IN00399989							
00050294	WESTERN STATES EQUIPMENT COMPANY	11/10/2025	11/18/2025	1,121.74	1,121.74	Open	N
	H1-NEW, FUEL FILTER 15W40, COOLANT FILTE	llafleur					11/18/2025
	210-246-57009	H-1 LIFT STATION O&M		1,121.74	1.00		1,121.74
IN003399953							
00050295	WESTERN STATES EQUIPMENT COMPANY	11/10/2025	11/18/2025	817.62	817.62	Open	N
	H7,FILTER-LUBE, 10/30 OIL	llafleur					11/18/2025
	210-246-57020	H-7 CARRINGTON MEADOWS LS O&M		817.62	1.00		817.62
IN003399967							
00050296	WESTERN STATES EQUIPMENT COMPANY	11/10/2025	11/18/2025	807.93	807.93	Open	N
	CITY SHOP, LUBE SPIN 10/30 OIL	llafleur					11/18/2025
	110-811-54103	UTILITIES - STREETS		807.93	1.00		807.93
IN003399968							
00050297	WESTERN STATES EQUIPMENT COMPANY	11/10/2025	11/18/2025	829.10	829.10	Open	N
	H5, LUBE SPIN 10/30 OIL	llafleur					11/18/2025
	210-246-57013	H-5 STRAWBERRY FLDS PS O&M		829.10	1.00		829.10

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount / Units	Amount Due / Quantity	Status	Posted / Post Date / Unit Price
IN003399970							
00050298	WESTERN STATES EQUIPMENT COMPANY	11/10/2025	11/18/2025	807.70	807.70	Open	N
	LEISURE PARK, LUBE SPIN 10/30 OIL	llafleur					11/18/2025
	210-246-57000 LEISURE PARK LS O&M			807.70	1.00		807.70
IN003399987							
00050299	WESTERN STATES EQUIPMENT COMPANY	11/10/2025	11/18/2025	794.75	794.75	Open	N
	RILEY PLACE, LUBE SPIN 10/30 OIL	llafleur					11/18/2025
	210-246-57015 RILEY PLACE LS O&M			794.75	1.00		794.75
IN003401702							
00050300	WESTERN STATES EQUIPMENT COMPANY	11/11/2025	11/18/2025	813.44	813.44	Open	N
	WOODLAND MED, LUBE SPIN 10/30 OIL	llafleur					11/18/2025
	210-246-57003 WOODLAND MEADOWS LS O&M			813.44	1.00		813.44
IN003401805							
00050301	WESTERN STATES EQUIPMENT COMPANY	11/11/2025	11/18/2025	807.70	807.70	Open	N
	MOON RIDGE, LUBE SPIN 10/30 OIL	llafleur					11/18/2025
	210-246-57014 MOONRIDGE LS O&M			807.70	1.00		807.70
1021797							
00050124	ZIEGLER LUMBER COMPANY INC.	10/28/2025	11/18/2025	80.49	80.49	Open	N
	#14 1-1/2 ROOF SCREWS, 9IN METAL RECIP B	llafleur					11/18/2025
	110-531-56101 STREET SHOP SUPPLIES			80.49	1.00		80.49
1025040							
00050170	ZIEGLER LUMBER COMPANY INC.	10/31/2025	11/18/2025	18.20	18.20	Open	N
	SAKRETE 60LBS HIGH STRENGTH CONCRETE MIX	llafleur					11/18/2025
	110-531-56101 STREET SHOP SUPPLIES			18.20	1.00		18.20
1031961							
00050302	ZIEGLER LUMBER COMPANY INC.	11/12/2025	11/18/2025	38.74	38.74	Open	N
	MISC PARTS,	llafleur					11/18/2025
	110-533-54027 TRAIN R&M			38.74	1.00		38.74
1031964							
00050303	ZIEGLER LUMBER COMPANY INC.	11/12/2025	11/18/2025	11.96	11.96	Open	N
	MISC PARTS,	llafleur					11/18/2025
	110-533-54027 TRAIN R&M			11.96	1.00		11.96

INVOICE REGISTER FOR CITY OF HAYDEN

EXP CHECK RUN DATES 11/18/2025 - 11/18/2025
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Invoice Number / Inv Ref #	Vendor / Description / Entered By	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date
Inventory	GL Distribution				Units	Quantity	Unit Price
# of Invoices: 160	# Due: 160	Totals:		141,447.40	141,447.40		
# of Credit Memos: 1	# Due: 1	Totals:		(20.59)	(20.59)		
Net of Invoices and Credit Memos:				141,426.81	141,426.81		
--- TOTALS BY FUND ---							
110	GENERAL FUND			126,527.68	126,527.68		
112	HONEYSUCKLE BOAT LAUNCH FUND			1,015.90	1,015.90		
113	VETERANS MEMORIAL FUND			800.00	800.00		
210	SEWER OPER. & MAINT. FUND			13,083.23	13,083.23		
--- TOTALS BY DEPT/ACTIVITY ---							
111	GEN-MYR OPERATING & ADMINISTRAT			5,024.00	5,024.00		
211	GEN-ADM OPERATING & ADMINISTRAT			15,444.15	15,444.15		
228	PASSTHRU & BAD DEBT EXPENSES			995.03	995.03		
230	GEN-ADM INFORMATION TECHNOLOGY			37,093.76	37,093.76		
241	OPERATING & ADMINISTRATIVE			4,508.37	4,508.37		
246	LIFT/PUMP STATION R&M			8,541.79	8,541.79		
247	LIFT/PUMP STATION UTIL			1,178.20	1,178.20		
250	FUND BALANCES			610.77	610.77		
252	LAW ENFORCEMENT OPERATING & ADM			11,600.00	11,600.00		
301	COMDEV--P&D OPERATING & ADMINIS			218.51	218.51		
321	LICENSES, PERMITS, AGREEMENTS			60.00	60.00		
345	COMDEV P&D OPERATING & ADMINIST			119.28	119.28		
349	COMDEV BLD OPERATING & ADMINIST			344.57	344.57		
511	PW-ADM OPERATING & ADMINISTRATI			419.51	419.51		
531	PW-STR OPERATING & ADMINISTRATI			1,711.74	1,711.74		
532	PW-STR ROAD MAINTENANCE			9,940.41	9,940.41		
533	PW-STR EQUIP/VEHICLE R&M			3,474.81	3,474.81		
541	PW-PKS OPERATING & ADMINISTRATI			380.73	380.73		
542	PW-PKS EQUIP/VEHICLE R&M			1,029.31	1,029.31		
711	REC OPERATING & ADMINISTRATIVE			1,647.61	1,647.61		
721	REC EV OPERATING & ADMINISTRATI			14.98	14.98		
811	FACIL OPERATING & ADMINISTRATIV			36,859.68	36,859.68		
813	FACIL EMERGENCY PREPAREDNESS			156.10	156.10		
899	CAPITAL PURCHASES/PROJECTS			53.50	53.50		

2. **VISITOR/PUBLIC COMMENT (3-minutes maximum)**
3. **PUBLIC HEARING (Public Testimony will be received for these items)**
   A. 2045 Comprehensive Plan Update

Assistance for persons with disabilities will be provided, upon provision of verbal or written notice to city staff 24 hours in advance of the meeting. The phone number for City Hall is (208) 772-4411.

Memo

To: Mayor Davis and Members of the City Council

From: Donna Phillips, Community Development Director

Date: November 7, 2025

Agenda Item: 2045 Comprehensive Plan Update

Agenda Item Location
Public Hearing

Recommended Action or Motion
The City Council should take the information provided into consideration during their analysis and deliberation of the proposed request. The Planning and Zoning Commission recommended approval of the Comprehensive Plan (2045 Comprehensive Plan Update).

Summary

The 2045 Comprehensive Plan Update can be found on the City's website under public hearings. This is the proposed document with the amendments as identified in previous workshops with the Planning and Zoning Commission and the City Council. The currently adopted 2040 Comprehensive Plan can also be found on the City's website under Long Range Planning under the Planning Department. Links to both the proposed document (Also provided in Boardbook) and the existing document are provided below:

2045 Comprehensive Plan Update – proposed document for adoption
2040 Comprehensive Plan – currently adopted plan

The Written Recommendation and the Minutes of the public hearing of the Planning and Zoning Commission are provided here as well.

Fiscal Impact
Not Applicable

Budget Funding Source / Transfer Request
Not Applicable

Attachment

2045 Comprehensive Plan Update
Written Recommendation of the Planning and Zoning Commission
Minutes of the 2045 Comprehensive Plan Update public hearing

Memo

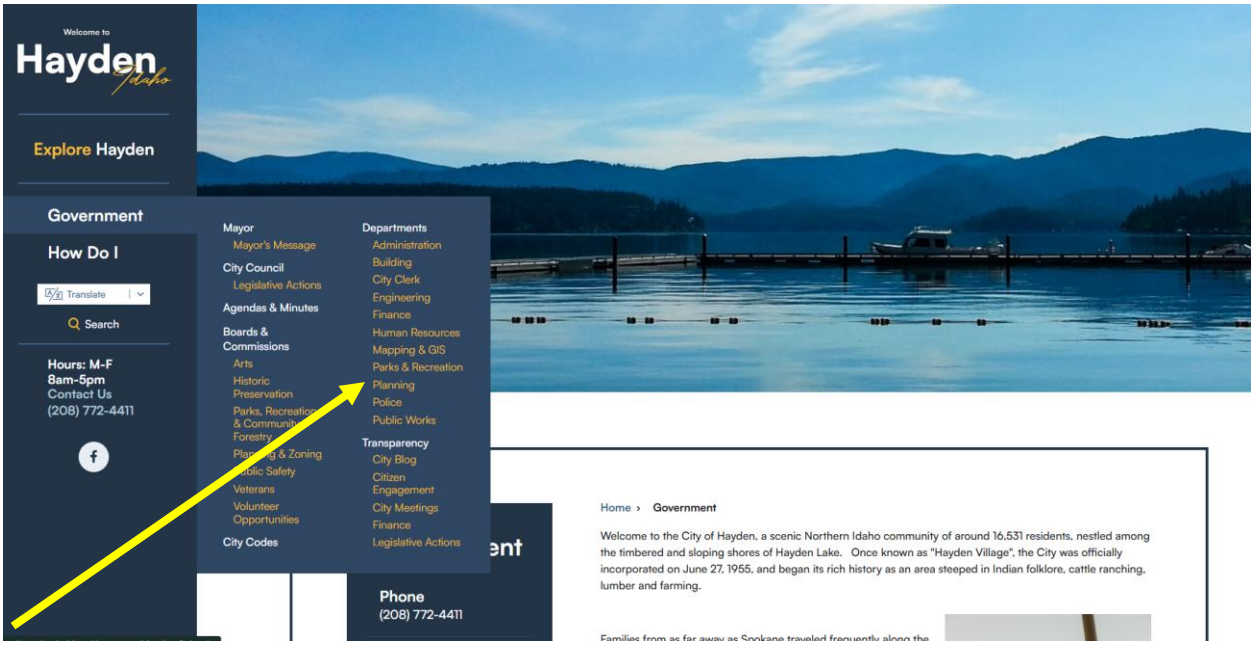
To: Members of the Public

From: Donna Phillips, Community Development Director

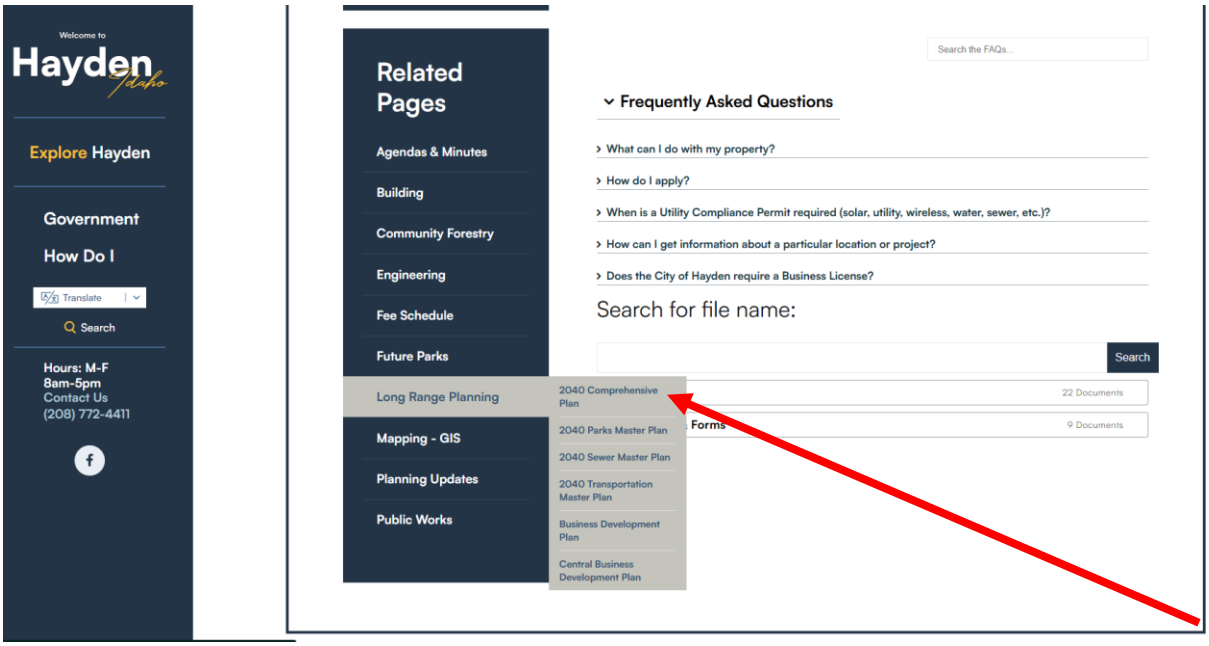
Date: October 10, 2025

RE: 2045 Comprehensive Plan Update Public Hearing

During the course of the last several years, the public, Planning and Zoning Commission and City Council have worked through updates to the Comprehensive Plan. Attached to this memo is the 2045 Comprehensive Plan Update. Due in large part to the many iterations of changes, the redline document became very difficult to read. The existing adopted Comprehensive Plan can be found on the City's website either through this link: 2040 Comprehensive Plan or by hovering over "Government" on the left hand side of the website and then select "Planning" under the Departments. See below yellow arrow.



Then scroll down the left side, hover over Long Range Planning and select "2040 Comprehensive Plan". See below red arrow.



Then select 2040 Comprehensive Plan. See below green arrow.

Please contact the Planning Department by e-mail at planning@haydenid.gov or by phone at (208) 209-2022 with any questions you may have.

2045 COMPREHENSIVE PLAN UPDATE

DRAFT

IMAGINE HAYDEN

It's just a dream unless there's a plan.

October 2025

2045 DRAFT COMPREHENSIVE PLAN UPDATE

2025

5-Year Plan Update

Prepared by:

SCJ ALLIANCE
CONSULTING SERVICES

October 2025

Draft Date: October 10, 2025

IMAGINE HAYDEN
It's just a dream unless there's a plan.

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- Appendix A: Action Implementation
- Appendix B: Maps
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Chapter 1 | Introduction & Vision

A view of Hayden Lake from Honeysuckle Beach on a winter day.

The City of Hayden's Comprehensive Plan serves as a long-range guide for community growth, development, and quality of life. This document represents an update to the City's 2040 Comprehensive Plan, building upon the foundation established in that Plan while responding to new community priorities, regional dynamics, and emerging opportunities. Through extensive public engagement and collaboration with residents, stakeholders, and agencies, this update charts a course toward 2045—reinforcing Hayden's vision, refining goals, and introducing new policies that reflect the evolving needs and aspirations of the community. The 2045 Comprehensive Plan Update serves not only as a roadmap for the future but also as a living document intended to guide decision-making in a way that is responsive, resilient, and community driven.

Plan Purpose and Scope

Overview

The Comprehensive Plan explains the community's shared vision and outlines a plan for how the City will grow and develop in the future. This Plan describes what the community strives to become over the next 20 years and how it plans to make that happen.

In accord with Idaho's Local Land Use Planning Act, the Comprehensive Plan considers previous and existing conditions, trends, compatibility of land uses, goals and policies, and a desirable future situation for each planning component. The Plan is regularly updated to reflect community input and changes in local and regional priorities. The scope of the Plan includes all land within the City limits and the Area of Impact (AI). The Plan compiles and summarizes information such as data, maps, and reports that will guide the City toward its vision and help achieve its goals.

The Comprehensive Plan, hereafter referred to as the "Plan," outlines the goals of the community and sets forth policies to attain these goals, based on an analysis of current physical, economic, environmental and social conditions. The Plan is a projection of how applying policies and following up on an action agenda will shape the future of the community.

The Plan gives guidance for future land use decisions such as subdivisions, rezoning, or annexations, so they match the community's vision for how Hayden should grow. More importantly though, its direction shapes how the City develops its own zoning and land use laws and influences current-day laws. Put together, it shapes City Staff, decision-makers and landowners in directing growth type, investment of public infrastructure and types of uses across the entire City.

The Plan is:

- Generalized: Provides general guidance and direction for City growth and development.

- Comprehensive: Addresses all the elements or components determined to be important in affecting the physical, economic and social concerns of the City.
- Long Range: Presents a long-term vision for the community.
- Not Stagnant: Should evolve through time through review and updating.
- Not a Zoning Ordinance: Goals, policies, and the projected land use map, as set forth in the Plan, serve as the basis for decision making in the development of future updates to the City's Zoning Ordinance and Zoning Map.

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 of the components. Those components include:

1. Property rights
2. Population
3. School facilities and transportation
4. Economic development
5. Land use
6. Natural resources
7. Hazardous areas
8. Public services, facilities and utilities
9. Transportation
10. Recreation
11. Special areas or sites
12. Housing
13. Community design
14. Agriculture
15. Implementation
16. National Interest Electric Transmission Corridors
17. Public airport facilities
18. Ground water

Plan Elements

Item 16, National Interest Electric Transmission Corridors, is not applicable for this Plan. Hayden has not received notification by the Public Utilities Commission concerning the likelihood of a federally designated national interest electric transmission corridor.

The remaining 17 required components are covered in this Plan; however, they are condensed into the ten sections (Chapters 2-11), per Table 1-1.

Table 1-1: Comprehensive Plan Chapter Components

#	Chapter	Required Component
1	Introduction & Vision	N/A
2	Policy Framework	Implementation (also addressed in Appendix A)
3	Demographics	Population
4	Land Use	Property Rights, Land Use, Agriculture, Public Airport Facilities, Special Areas or Sites
5	Housing	Housing
6	Natural Resources & Hazardous Areas	Natural resources, hazardous areas, Special Areas or Sites, Ground Water
7	Transportation	Transportation
8	Economic Development	Economic Development
9	Parks & Rec	Recreation
10	Local Services	Public services, School facilities, facilities and utilities
11	Community Design	Community Design

Process

The City of Hayden initiated a City-wide planning effort to update four different plans concurrently: The 2040 Comprehensive Plan, 2040 Transportation Strategic Plan, 2040 Collection System Master Plan, and 2040 Parks Master Plan. Completing the four plans in tandem provided a unique opportunity to seamlessly fit them together in a proactive way that represents the current and future needs of the evolving City and population.

The comprehensive planning process began with community analysis of existing plans and needs, initial public outreach, a plan outline, and development of a vision supported by goals, policies, and actions. Plan development included research, chapter review, map creation, graphics development, and assembly of supporting materials. The planning process concluded with the rollout of the final Plan at a public meeting, and ultimately adoption of the Plan by the City Council.

Outreach

The planning process kicked off in the Summer of 2019. The Plan was developed through meetings with the City, consultant coordination, public outreach, interviews, a community festival, public surveys, workshops, presentations, and adoption meetings. Like any good plan, community outreach is critical. The City hosted a transparent and open collaborative outreach effort including:

- Stakeholder Interviews
- Hayden Days Outreach
- Community Survey
- Chamber presentation
- Fall Community Festival
- Social media and website posts
- Workshop with Planning Commission and City Council
- Rollout meeting
- Final Adoption

Appendix C includes a detailed summary of the public engagement process and outreach summary. Below is a summary of themes which emerged from this engagement process.

Stakeholder Interviews

More than 30 conversations were conducted with a set of predetermined questions. These conversations were informal to allow the stakeholders to drive the direction and discuss the issues that were most important to them. Therefore, the resulting summary includes themes, not quantifiable data. This provided a window into the opinions, issues, and concerns that exist among the diversity of stakeholders.

Hayden residents participating in the Fall Festival Event

A variety of different concerns surfaced during the stakeholder interviews. However, the underlaying reasons presented for these concerns varied between the stakeholders. The three main concerns, in no particular order, are:

1. Character of Hayden
2. Strategies and goals for land-use planning
3. Balance of economic development with the impacts of development

Community Festival

The City hosted a Fall Festival on November 14, 2019, at Atlas Elementary School from 4-7 pm. There were over 100 attendees who circulated through the room, rotating through each station beginning with Visioning. Each Plan had display boards beginning with Parks, then Transportation, Sewer, and finally the Comprehensive Plan.

The Comprehensive Plan included a board describing demographics and growth. Additional boards requested participants to provide feedback on key elements such as connectivity & mobility, infrastructure costs, development focus, growth, density and housing options. The final board was a land use map that asked for feedback on future developments siting for Commercial and/or Mixed Use and Mixed Residential.

Community Survey

- Polling questions (October 22- November 12, 2019)
- Community Survey (November 19-December 3, 2019)

A full description of these events, along with results and outcomes can be found in Appendix C.

2025 Comprehensive Plan Update Process

In May 2023, the City of Hayden conducted a community-wide survey to gather input from residents, property owners, and business owners. The goal was to provide City leadership with valuable feedback to inform future decision-making. The survey explored a range of topics, including growth, traffic, public facilities, and other community priorities. Following a review of the survey results in August 2023, a series of workshops were held in the fall with the Planning and Zoning Commission and City Council to explore potential amendments to the 2040 Comprehensive Plan.

In Spring 2024, an Open House was hosted with the Planning and Zoning Commission to present proposed updates to the Vision, Goals, and Policies to the public and gather additional feedback. To support the next phase of the update, the City partnered with SCJ Alliance in the Summer and Fall of 2024 to review the proposed amendments, assess their implications for the existing plan, and ensure alignment with Idaho statutory requirements.

The planning process to update the Plan kicked off in the spring of 2025. The update to the Plan was developed through meetings with the City, consultant coordination, public engagement, workshops, presentations, and adoption meetings. The City hosted a transparent and open collaborative outreach effort that included two workshops with the Planning and Zoning Commission and City Council.

A full description of these events, along with results and outcomes can be found in Appendix C.

Vision Statement

The public outreach process resulted in the identification of certain ideas and sentiments about what the City of Hayden should look like 20 years from now, which ultimately resulted in the development of a vision statement. This vision statement reflects the desires and needs of the community as determined through the comprehensive planning process and results of the public outreach process. The vision statement reads as follows:

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.

Word cloud illustrates visioning comments from both the Community Festival and public survey. Source: Landon Group, 2020

Chapter 2 | Policy Framework

Goals, Policies and Actions Framework

The tables below present the nuts and bolts of the Comprehensive Plan, listing the Goals and Policies that guide the Plan, and introducing an action implementation plan that will ensure the set goals are achieved.

Public visioning activities, such as this one, led to a revision of the City's Goals and Policies, which will guide the City and help it achieve its overall vision.

Goals are broad, community-supported statements that express long-term aspirations based on public input and regional coordination. A goal is a direction setter. It is an ideal future state or condition related to the public health, safety, or general welfare toward which planning, and implementation actions are directed. A goal is a general expression of community values and is somewhat abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent, or suggestive of specific actions for its achievement.

Policies are clear guidelines that reflect community values and direct decision-making on land use, infrastructure, and public investment. A policy indicates a clear commitment of the Hayden City Council. A policy is an extension of the Plan's goals, reflecting topical nuance as well as an assessment of conditions and how the City will respond.

Actions are specific, measurable efforts that put policies into practice and ensure accountability in achieving goals.

Appendix A includes an implementation table aligned with public priorities that links specific actions to adopted Goals and Policies. The Action Framework can be annually reviewed, updated, and managed as the short, medium- and long-term actions are achieved, amended, or withdrawn from the work plan. This also provides a framework for City Staff, Planning and Zoning Commission and Council to budget, create an annual work plan, and to review how the City is doing with implementing the Comprehensive Plan.

Tables 2-2 and 2-3 show how Goals, Policies, and Actions are connected. Since many relate to more than one topic, abbreviations from Table 2-1 are used to show where each one applies.

Table 2-1: Component Abbreviations

Abbreviation	Chapter Listing
LU	Land Use
NR	Natural Resources
HA	Hazardous Areas
PR	Parks and Recreation
T	Transportation
PF	Public Facilities
U	Utilities & Infrastructure
H	Housing
CD	Community Design
I	Implementation
ED	Economic Development
CBD	Central Business District

All implementing actions listed in Appendix A are directly tied to Policies in this chapter. Each action is coded with a Policy reference, allowing users of this Plan to clearly understand how actions fulfill the Plan's strategic objectives. Where actions serve multiple Policies, they reflect the efficiency and interconnectedness of the Comprehensive Plan.

This framework enables continuous evaluation, alignment of City investments with priorities, and the ability to pivot based on measurable progress. Public accountability and transparency are enhanced by showing how specific actions contribute to achieving Hayden's community vision.

Table 2-2: Goals

No.	Goal	Policy Reference	Impl. Reference
1	The City of Hayden will promote and actively participate in intergovernmental coordination efforts at the regional and at the local level.	1	LU; H; NR; HA; ED; PR; U; PF
2	While protecting and strengthening existing neighborhoods, maintain an attractive and sustainable mixture of land use zones and housing options that promote responsible development decisions. All development will consider and implement adequate parks and open leisure space for each neighborhood. Parks and leisure space will provide a variety of recreational opportunities and complement their associated neighborhood.	2, 3, 4, 5, 6, 9, 17	LU; H; PR; CD
3	Developed land will be serviced by adequate, planned, environmentally-sound public facilities and utilities to maintain infrastructure integrity and provide reliable service. Ensure infrastructure development costs are shared equitably. Hayden will prioritize developing land inside the City's borders before seeking adjacent land annexation.	6, 7, 9	PF; U; CD; LU; HA; NR
4	Solidify a Central Business District that encourages and supports locally owned businesses and provides Hayden citizens employment opportunities. Augment the Central Business District by maintaining commercial uses along Hayden's primary transportation corridors.	8, 9, 10, 11	LU; CD; ED; T
5	Promote neighborhood pedestrian and non-motorized interconnectivity between neighborhoods and throughout the Central Business District. Encourage Neighborhood Nodes that reduce traffic and increase community engagement.	12, 13, 14	T; LU; CD; ED
6	Protect, preserve and be stewards of our environment's natural areas and resources which enhance the quality of life in the City.	15, 16	NR; HA; PR
7	Ensure that Ordinances and Policies do not violate private property rights, adversely impact property values or create unnecessary limitations on land use.	2, 17	LU; ED

Table 2-3: Policies

No.	Policy	Goal Reference	Impl. Reference
1	Hayden will coordinate with adjacent County and City leadership, regional quasi-governmental and other public agencies as required to provide compatible services, protect natural resources including the water and park systems, and promote regional transportation solutions.	1	LU; NR; HA; ED; PF; U; T
2	Development will be compatible with the land use chapter of the Comprehensive Plan and fiscally responsible in supplying adequate transportation, utilities, and parks to newly developed areas; minimizing increased taxes to residents, where possible.	2, 7	LU; ED; T; PF; PR; NR
3	Development will be managed to provide transition between business and residential zones.	2	CD; ED; LU
4	A variety of cohesive housing options will be encouraged when considering “infill” projects.	2	H; LU; ED; CD
5	Parks, leisure or natural space will be incorporated into all future housing development projects. Working with the private sector, usable open space projects will be funded and prioritized ahead of housing, where existing adjacent development has not provided neighborhood recreational development.	2	PR; NR; H; LU
6	Hayden will evaluate development project infrastructure impact, including public facilities and utility services, on existing City resources. Infrastructure will be planned and developed to accommodate anticipated City growth.	2,3	PF; U; ED; CD
7	Adequate infrastructure resources must support annexation decisions.	3	LU; PF; U; ED; CD
8	Concentrate primary business development in the Central Business District, in established industrial park developments, and along primary transportation corridors.	2, 4	LU; ED; CD; T
9	Higher density housing options will be encouraged along primary transportation corridors, where development doesn’t interfere with established neighborhoods.	2, 3	H; LU; T; CD
10	Prioritize business development in the Central Business District that creates jobs and generates property tax revenue.	4	ED; LU; CD

No.	Policy	Goal Reference	Impl. Reference
11	Encourage small-scale retail and service businesses that support the City and attract a live, work, play lifestyle for the citizens.	4	ED; LU; CD
12	Establish non-vehicular pathways that promote access to neighborhood parks and node-location retail businesses.	2, 5	T; LU; PR; ED; CD
13	Provide ample parking that encourages foot travel among Central Business District located businesses.	5	T; ED; CD
14	Create neighborhood-appropriate retail and service nodes that reduce traffic and promote pedestrian or non-vehicular travel.	5	CD; ED; T; LU
15	Land use decisions will identify setbacks and infrastructure that protect identified natural resources and environmentally sensitive areas. Land use decisions will also consider the preservation of historical structures.	6	LU; U; PF; T; NR; HA; PR
16	An environmental impact analysis will be completed ahead of implementing projects that compromise previously undeveloped acreage, natural resources and environmentally sensitive areas.	6	NR; HA
17	Protect lives and property from environmental and man-made risks and hazards.	3, 7	LU; NR; HA

Chapter 3 | Demographics

Historic Population Trends

Hayden residents participate in Arbor Day celebrations at McIntire Family Park.

The population of Hayden has been on the rise for decades. Between 1990 and 2000, the population of Hayden grew by 144.6%, adding more than 5,000 people in a ten-year time frame. Another 4,000 people were living in the city by 2010.

Hayden has continued to see population increase since 2010, though in recent years, estimates show the pace (percentage increase over years) has slowed. In 2024 and 2025 a combined increase of just under 2,000 people occurred over the two-year period.

Please note that population and other demographic estimates may differ throughout the Plan due to the time of data collection and/or the source of the data. However, population numbers are similar and do not impact the analysis of overall trends occurring in Hayden. Data sources are cited.

Table 3-1: Decennial Historic Population Change

Year	Hayden Population	Decade % Change
1960	901	-
1970	1,285	42.6%
1980	2,586	101.2%
1990	3,744	44.8%
2000	9,159	144.6%
2010	13,294	45.1%
2020	15,570	17.1%

Source: US Census Bureau, Decennial Census & Annual Estimates of the Resident Population for Incorporated Places in Idaho: April 1, 1960 to July 1, 2020

Table 3-2: Population Change 2013-2023

Year	Population	% Annual Change	% Change since 2013
2013	13,658	0.95%	-
2014	13,799	1.03%	1.03%
2015	14,043	1.77%	2.82%
2016	14,246	1.45%	4.31%
2017	14,660	2.91%	7.34%
2018	15,140	3.27%	10.85%
2019	15,434	1.94%	13.00%
2020	15,652	1.41%	14.60%
2021	16,227	3.67%	18.81%
2022	16,504	1.71%	20.84%
2023	16,422	-0.50%	20.24%

Source: Annual Estimates of the Resident Population for Incorporated Places in Idaho: April 1, 2013 to July 1, 2023

Population Forecast

While population growth has slowed down since 2010, according to Kootenai Metropolitan Planning Organization's (KMPO's) county population projections through 2045, the population of Hayden and Kootenai County will increase significantly over the next 20 years. The county will add nearly 100,000 people between 2025 and 2045, while the City of Hayden will add approximately 10,000 people over those 20 years. The projected population of Hayden was provided by KMPO for years 2030, 2040, and 2045 (Table 3-3). These projections show that the City of Hayden can expect 4,960 new residents by 2035, an increase of 27%, and an additional 5,299 people between 2035 and 2045, a 10-year growth of 23%. Steady growth is predicted for Hayden.

Table 3-3: Population Projections 2030 - 2045

Year	Kootenai County	Hayden
2030	223,708	20,941
2040	282,618	25,832
2045	319,404	28,655

Source: 2030, 2040, and 2045 projections are KMPO Future Growth Projections 2020-2045 approved by the KMPO Board 09-08-2022

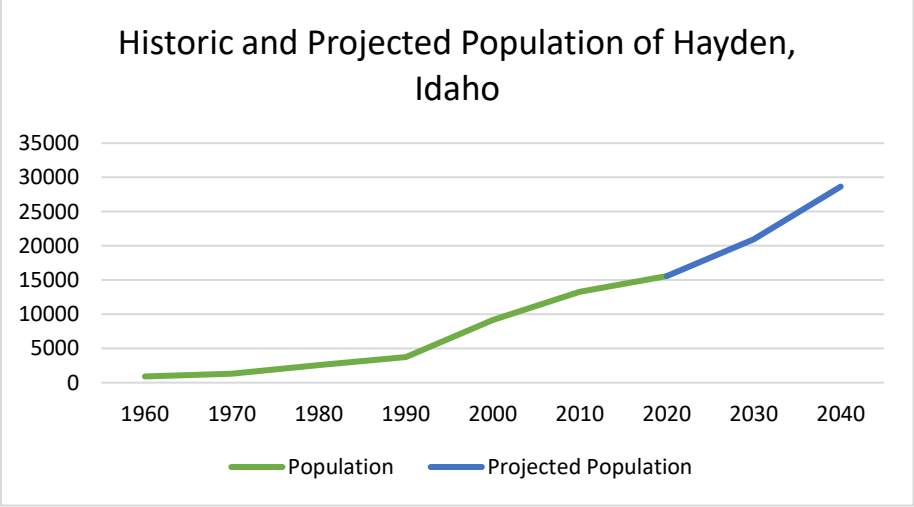


Figure 3-1: Hayden's Historic and Projected Population

Source: US Census Bureau, Decennial Census & Annual Estimates of the Resident Population for Incorporated Places in Idaho: April 1, 1960 to July 1, 2020 and 2030, 2040, and 2045 projections are KMPO Future Growth Projections 2020-2045 approved by the KMPO Board 09-08-2022

Other Demographics

Age

Figure 3-2 shows that Hayden is relatively balanced with residents over 50 years old and those under 50. This means that a large portion of the current residents of Hayden will retire over the next 20 years, leaving the younger age groups to take over jobs and housing that older residents may decide to leave. Table 3-4 shows that Hayden has a higher percentage of people over 65 years old and a higher median age when compared to Kootenai County on average. The percentage of the working age population is also higher in the County than in the City of Hayden. The number of people under the age of 18 is about the same at both the City and County levels, around 23%.

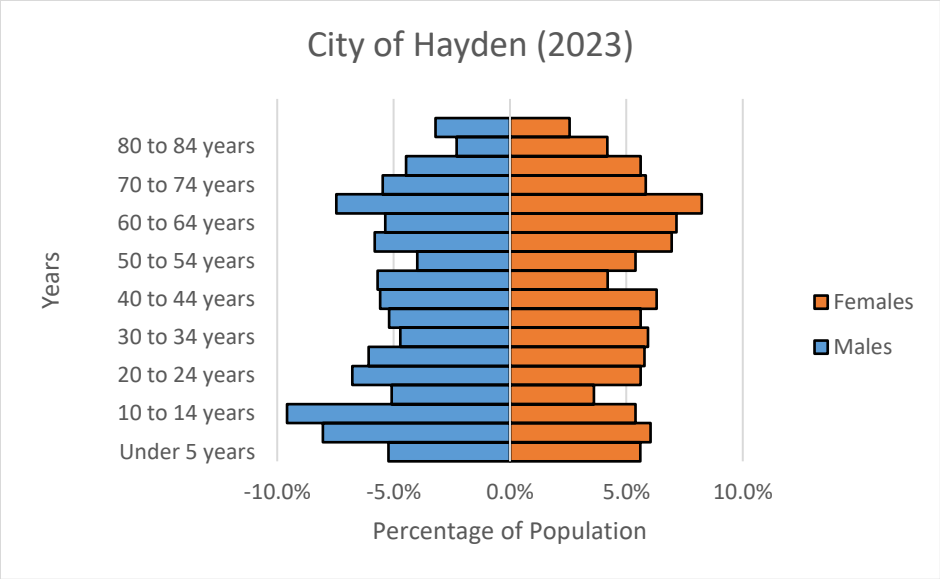


Figure 3-2: Hayden's Population Pyramid

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S0101

Table 3-4: Age Demographics

Population Age Data	Hayden #	Hayden %	Kootenai County %
Population under 18 years	3,694	23.06%	22.56%
Population 18 to 64 years	8,371	52.25%	57.74%
Population 65 years and over	3,956	24.69%	19.69%
Median Age	**43.1**		**40.8**

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S0101

Gender

There is a slightly higher proportion of females to males in Hayden than there are within the County. The County on average has a fairly even match of males and females, while Hayden has about a 2% gap between male and female.

Table 3-5: Gender Demographics

Gender Demographics	Hayden #	Hayden %	Kootenai County %
Total Population	16,021	100.0%	100.0%
Male Population	7,849	48.99%	49.87%
Female Population	8,172	51.01%	50.13%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP05

Race and Ethnicity

The racial makeup for Hayden has similar trends to that of Kootenai County. The largest race category in both jurisdictions is 'white', which makes up 88% in Kootenai County and 98% in Hayden. The second largest race category in Hayden is 'American Indian and Alaska Native' which consists of almost 3% of the population. It is important to note that 4% of the population are categorized as 'Some other race', much higher than the percentage in the County, and 7% are 'two or more races', which in total makes up 11% of the population in Hayden. The County and the City are almost identical in the percentage of people that identify as Hispanic or Latino, making up about 5% of the population in both places.

Table 3-6: Race Demographics

Race	Hayden #	Hayden %	Kootenai County %
White	14,560	90.88%	88.16%
Black or African American	58	0.36%	0.30%
American Indian and Alaska Native	35	0.22%	0.87%
Asian	99	0.62%	0.78%
Native Hawaiian and Other Pacific Islander	29	0.18%	0.03%
Some other race	136	0.85%	1.46%
Two or more races	1104	6.89%	8.40%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP05

Table 3-7: Ethnicity Demographics

Ethnicity	Hayden #	Hayden %	Kootenai County %
Hispanic or Latino	873	5.45%	5.44%
Not Hispanic or Latino	15,148	94.55%	94.56%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP05

Education

In general, the education level of Hayden is on par with the education levels of Kootenai County. About 95% of the population of both the City and the County have at least a high school degree. In Hayden, 29.5% of residents over the age of 25 have some kind of college degree, while 27.6% of Kootenai County residents over the age of 25 have one.

Table 3-8: Educational Attainment

Educational Attainment	Hayden #	Hayden %	Kootenai County #	Kootenai County %
Population 25 years and over	11,152	69.61%	124,748	70.19%
Less than 9th grade	287	2.57%	1,975	1.58%
9th to 12th grade, no diploma	329	2.95%	5,054	4.05%
High school graduate	3,011	27.00%	33,149	26.57%
Some college, no degree	3,293	29.53%	34,425	27.60%
Associate's degree	1,154	10.35%	14,268	11.44%
Bachelor's degree	2,143	19.22%	23,688	18.99%
Graduate or professional degree	935	8.38%	12,189	9.77%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S1501

Occupation

Table 3-9 displays employment by industry in Hayden, which is proportionally similar to that of Kootenai County. The largest employment sectors in both are "management, business, science, and arts occupations" and "sales and office occupations".

Table 3-9: Employment by Industry

Employment by Industry	Hayden #	Hayden %	Kootenai County %
Management, business, science, and arts occupations	3,030	42.37%	37.24%
Service occupations	848	11.86%	17.55%
Sales and office occupations	1,758	24.58%	22.62%
Natural resources, construction, and maintenance occupations	669	9.35%	11.26%
Production, transportation, and material moving occupations	847	11.84%	11.34%
Total Civilian Employed Population (16 years and over)	7,152	100.00%	100.00%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S2406

Income

Table 3-10 displays some important economic indicators that hint at the overall wellbeing of Hayden residents. Median household income in the City is slightly higher than that of the County. There is also a lower proportion of people below the poverty line in the City than in the County. In Kootenai County, 10% of the population is below the poverty line, while only 7.6% of the population is below the poverty line at the City of Hayden level. The unemployment rate is consistent with these findings, the City of Hayden having a lower unemployment rate than Kootenai County.

Table 3-10: Economic Indicators

Economic Indicators	Hayden	Kootenai County
Median Household Income	$77,534	$77,034
Unemployment Rate	2.42%	3.27%
Population below poverty line	7.60%	10.00%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S1903 and S1701

Demographic Findings

Hayden is relatively similar to Kootenai County in regard to race, ethnicity, education levels, and employment industries. More analysis of employment industries can be found in the Economic Development chapter.

Hayden is an active and growing community that relies on its residents both as employees and as customers, contributing to a vibrant local economy. This demographic analysis indicates that Hayden is expected to experience steady growth over the planning period. The population tends to include older adults with above-average household incomes, reflecting Hayden's appeal as a desirable place to live, work, and retire.

This will be important to recognize over the course of this planning period, choosing to maintain the character that has attracted current City residents while also accommodating significant population growth and attracting new working-age residents as the older population retires. These findings are reflected in the policy framework.

Chapter 4 | Land Use

Honeysuckle Beach on the shores of Hayden Lake

Introduction

This chapter outlines the preferred land uses that will shape the City over the next 20 years. The land use types as defined in the 2040 Comprehensive Plan mirrored the zone designations adopted subsequent to the adoption of the Comprehensive Plan. The intent was to better align future uses and to reduce confusion. It was very apparent due in large part to the close timing of the addition of the new zone designations and the new land use types, that the very opposite occurred. The public as well as the hearing bodies continued to confuse a zone designation and a future land use type. In a review of land use types, the City determined that five land uses: General Commercial, Light Industrial, Mixed Commercial, Public/Recreation, and Residential would address the plan of how the City should develop. This plan takes an approach that supports more flexible development, a wider variety of housing types and lot sizes, public/private recreational and open space opportunities, neighborhood nodes, and more intensive development along major transportation corridors. It also improves connections between different parts of the City and provides an updated Future Land Use Map. This chapter also provides an analysis of the issues and opportunities that shaped the new configuration.

Future Land Use Types

During the course of several joint workshops, the Planning and Zoning Commission and the City Council discussed various land use types and their inclusion in the plan. Public comments were received regarding land use types, appropriate densities, and the applicability of those land uses. The hearing bodies also discussed whether certain future development areas were land uses or if they were new or clarified zone designations to be amended in Hayden City Code. Idaho Statute 67-6508(e) identifies the land use component of the Comprehensive Plan as follows:

> Land Use – An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

Agriculture land use has been a fundamental land use for the City of Hayden since before the City was incorporated (See Appendix D, History). There are areas within the City and within unincorporated areas of Kootenai County that are still farmed today. These farm areas are generally larger in size, do not have City services (sewer, water, etc.) and are remnants of much larger areas that were previously farmed. The City, in its review of future land uses has identified that each of these farm uses also include residential use on the property. Due in large part to the varying sizes of these residential and farming uses, the City would consider these areas as “Rural” in nature with a single-family residence and large amounts of open space available to produce farm products. The Residential Land Use as defined on the next page is proposed to include residential uses on a variety of lot sizes to include these rural properties with their agricultural uses.

Forested areas and mineral exploration and extraction are not specifically identified within Hayden City limits. However, the City strives to increase the tree canopy with design standards related to tree placement. Additional information regarding these topics can be found in Chapter 6.

Council President Roetter, Councilmember Shafer and Planning and Zoning Commission Chair Taylor (left to right respectively) discussing appropriate land use locations for the Future Land Use Map.

The Future Land Use Map (Appendix B, Figure 1) outlines a picture of Hayden in 2045 through the designation of land into five different categories. These categories are defined in Table 4-1 on the following page.

Table 4-1: Land Use Descriptions

Land Use Type	Description
General Commercial	Commercial land uses allow 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. Any storage, manufacturing and processing activity shall be directly related to onsite retail and professional services.
Light Industrial	Light industrial land uses allow 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	Mixed Commercial land uses allow for commercial properties that serve two or more purposes; typically, a combination of residential units, commercial, and/or retail space. Mixed Commercial buildings typically include a residential section and commercial spaces that face the street or other public areas.
Public/Recreation	Public/Recreation land uses allow for City-owned land, public and/or private recreational land, and land preserved as open space. City-owned land can include parks, parking areas, recreation centers, transportation facilities, and utilities. Recreation land can include leisure and outdoor activities, such as nature trails, parks, playgrounds, sports fields, and passive and active recreational facilities. Open space land is preserved for aesthetic environmental, or conservation purposes, such as parks, greenways, and natural areas.
Residential	Residential land use allows for lots of varying sizes designed for people to live. Housing design may vary between and through residential areas.

Special Areas

Neighborhood Commercial Area

Neighborhood Commercial Areas, like this example in Spokane, WA offer neighborhood-oriented services such as corner drug stores, cafes, pubs, and ice cream shops.

Neighborhood Commercial Areas continue to serve as a key land use strategy that supports compact, walkable community development. These areas will increasingly be enhanced with pedestrian and non-motorized connectivity, aligning with the City's vision to create neighborhood-oriented destinations that reduce traffic congestion and support a vibrant, livable environment. Neighborhood Commercial Areas are neighborhood-oriented businesses located in small pockets at street intersections that are typically within residential neighborhoods. Commercial activities include retail, restaurant, and professional service businesses designed to provide local service to residential areas, with limited hours of operation, signage, building dimensions, and parking as may be appropriate for a residential neighborhood. These intersections primarily serve the needs of the immediate surrounding area, although they may also contain small-scale specialty stores that serve a regional client base.

The City will promote small-scale retail and services that support the live, work, and play lifestyle envisioned by the community. All development within or adjacent to an approved Neighborhood Commercial Area will be evaluated for infrastructure adequacy, transitions between uses, and inclusion of recreational or natural space, as guided by the City's development policies and design standards.

Placemaking is a vital component of successful Neighborhood Commercial Areas, helping to foster a strong sense of identity, community pride, and belonging. Through intentional design and community-driven features such as public gathering spaces, art installations, landscaping, and wayfinding, placemaking transforms neighborhood commercial overlays from simple commercial intersections into vibrant, people-centered destinations. These elements encourage social interaction, support local culture, and create memorable spaces that reflect the unique character of each neighborhood. As Hayden continues to grow, placemaking will play a central role in ensuring that Neighborhood Commercial Areas are not only functional but also welcoming and distinctive centers of community life.

The character of Neighborhood Commercial Areas is defined by the limited scale of businesses operating in these locations. Related to the City's historical growth pattern, these areas generally consist of traditional commercial storefront buildings. They maintain a building typology and pedestrian orientation that is appropriate for the surrounding residential neighborhoods.

Proposed Neighborhood Commercial Areas would be near intersections. The development of a non-residential site as a Neighborhood Commercial Area would require a Conditional Use Permit and shall be constructed in accordance with the adopted design standards at the time of development.

The City wishes to further develop the idea of distinct neighborhoods, allowing for individual areas to have different identities and function in unique ways that meet the unique needs of the neighborhood.

Central Business Area

The Central Business Area is intended to provide supplemental land use, development, and design standards that promote activities that are pedestrian-friendly and require minimal parking areas. The Central Business Area would provide a well-defined mix of uses, including small-scale retail activities, restaurants, professional services and other activities that enhance the future identity of the corridor as the downtown "Main Street" business district. This area would promote a mixture of activities, including residential uses intermixed within the community center in support of a sustainable "downtown" business core. (Ord. 542, 1-27-2015)

The Central Business Area is a focal point for economic development. The City will prioritize local business support and employment opportunities within this area, in alignment with its economic development goals. Structures and land use development in the Central Business Area will continue to be encouraged with a mixture of commercial and residential uses, with design standards that promote a pedestrian-first downtown core and increased foot travel between businesses.

A map of the Central Business Area is provided in Appendix B, Figure 2.

Coeur d'Alene Airport

While there are no airport facilities within Hayden City Limits, due to Hayden's close proximity to the Coeur d'Alene Airport, this section provides an analysis of the airport and its impact on City land uses. Coeur d'Alene Airport is located in, owned, and operated by Kootenai County.

Airport Influence on Land Use

Aircraft flight patterns and noise generated during takeoffs and landings directly affect the quality of living in areas adjacent to the airport and in some outlying areas. The protection of air space necessary to provide services at the airport needs to be considered to ensure public safety in relation to aircraft flying overhead and designation of appropriate landing areas. The noise generated by aircraft also directly affects the quality of life of residents in the adjacent community on a daily basis.

Airport Safety Compatibility Zones

The Idaho Airport Land Use Guidelines (ALUG) developed airport safety and compatibility zones (ASCZs) to guide compatible development near airports. These zones are:

- Runway Protection Zone
- Lateral Safety Zone
- Inner and Outer Critical Zones
- Airport Traffic Pattern Area
- Airport Influence Area

Each zone is defined in the 2019 Airport Master Plan, but generally the most restrictive are the Runway Protection Zone, the Lateral Safety Zone, and the Inner and Outer Critical Zones. These areas have the greatest impact in regard to crash potential and are generally where the greatest noise impacts occur.

The Runway Protection Zone, the Lateral Safety Zone, and the Inner and Outer Critical Zones were considered when configuring the new Future Land Use Map (Appendix B). The City of Hayden anticipates no new Mixed Commercial land use types occurring within these zones.

Sound Contours

The threshold level of noise exposure identified by the FAA as the level at which persons are considered to be impacted by aircraft noise is 65 Day Night Average Noise Level (DNL). Concerns about noise generated from airport activity have been discussed locally in the past. The City of Hayden found that noise generated from aircraft should be considered in areas with noise levels as low as 55 DNL when planning future development.

Residential activities, lodging establishments and schools are the most susceptible land use activities, followed by hospitals, churches and auditoriums. Some mitigation measures can be taken in the development of both residential and non-residential activities to minimize the impact of noise generated by the airport.

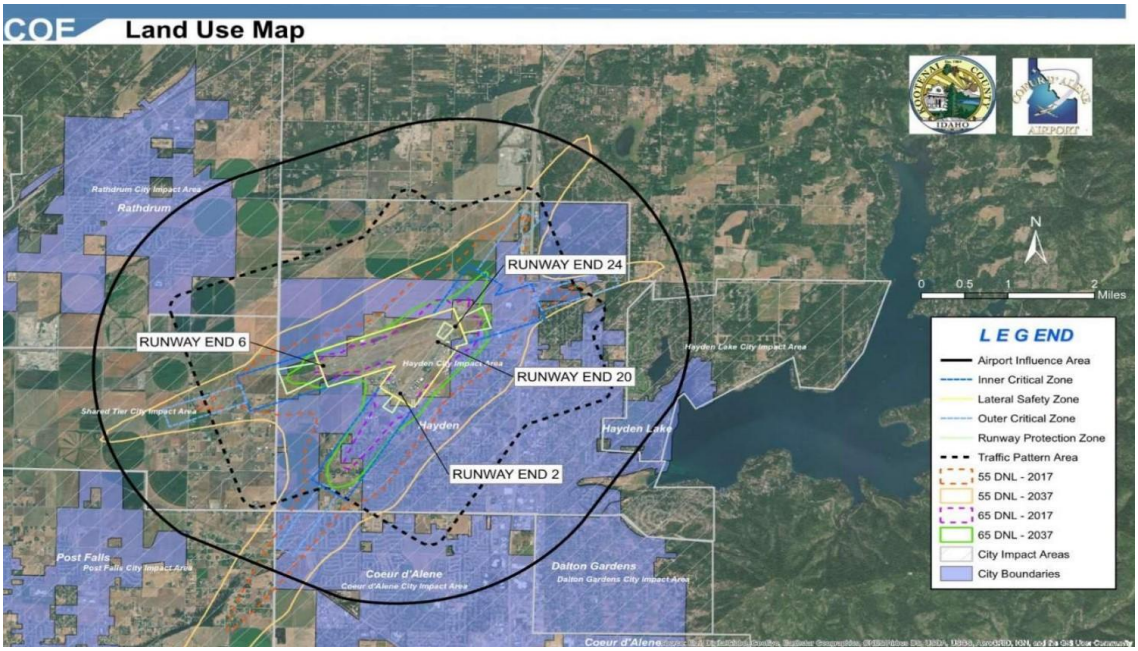


Figure 4-1: Coeur d'Alene Airport Safety Compatibility Zones and Sound Contours as mapped and identified in Exhibit 5-9 from the Coeur d'Alene Airport 2019 Master Plan Update

Findings in the Coeur d'Alene Airport Master Plan (2019)

The Master Plan found that, *"several residential developments are near Runway 2/20, including several along the extended centerline of Runway End 2. These developments fall into the Inner and Outer Critical Zones of Runway 2/20 and some fall within the 2017 65 DNL. The Atlas School near the intersection of Honeysuckle and Atlas is currently inside the 2017 55 DNL and will be on the edge of the 2037 65 DNL in the future. Croffoot Park to the north of Runway End 20 falls within the Inner Critical Zone and is also inside the 2017 55 DNL. It will also fall partially within the future 2037 65 DNL." (Chapter 5, Page 27 of the Airport Master Plan (2019)).*

It will be important for the City of Hayden to work closely with the Airport to determine appropriate measures for impact mitigation from airport activities including potential Code updates that support appropriate height restrictions, airport overlay zones, and sound mitigation. This issue is addressed in the action plan in Appendix A.

Future Land Use Analysis

Available Land

The City of Hayden performed an analysis of developable land. The following findings were used to analyze the new residential and non-residential capacities of the City given the new land use configuration.

Residential densities for the new land use types were used to calculate the number of new dwelling units the City can potentially build on vacant land, as well as the number of dwelling units within the City that can be redeveloped based on the allowed density.

For non-residential land uses, the number of acres was calculated for land that can be redeveloped and land that is currently vacant that can be newly developed.

This analysis yielded the following results for the capacity of developable/re-developable land:

- Non-residential, re-developable land: 2,154 acres (includes area within the Airport)
- Non-residential, vacant (developable) land: 458 acres
- Dwelling units to redevelop: 8,509
- Dwelling units to develop (currently vacant): 10,502

The future land use configuration will allow Hayden to achieve the vision it has established in this Plan. The future land use plan maintains the highly active commercial corridors and industrial areas that are already characteristic of Hayden. It also maintains a large majority of single-family neighborhoods and open space, allowing the City to maintain the character that already defines it and that residents want to keep. However, the land use plan also designates certain areas of the City that will allow higher intensities of development so the City will be able to smartly accommodate the projected population and new businesses and industries. The additional population will largely be accommodated by the Mixed Residential and Mixed-Use zones, while new commercial and industrial cores will be supported by the new Huetter Bypass on the west side of town.

Future Development

The City of Hayden will take a proactive and coordinated approach to guiding future development, ensuring a balanced mix of residential, commercial, industrial, and open space uses. The City will support infill and redevelopment, encourage a wide range of housing options, and promote strategic commercial and industrial growth. Zoning and land use policies will be updated to align with this vision.

All future developments will be evaluated for consistency with available infrastructure, fiscal responsibility, and compatibility with existing neighborhoods. Opportunities for commercial and mixed-commercial development will be concentrated in designated growth areas, especially along major transportation corridors, to help mitigate traffic impacts and foster economic vitality.

Hayden's land use strategy will prioritize infill development, the creation of mixed-commercial areas, and a more walkable and connected community form. Redevelopment of underutilized properties, particularly along arterial roads and within the Central Business Area, will be actively encouraged.

Annexation will only be considered for land that is contiguous to City limits and can be served efficiently and sustainably. Land use decisions will be guided by this Comprehensive Plan and the ability to extend necessary infrastructure and services that can adequately serve the project. For those properties that are within the Area of Impact west of North Huetter Road and north of West Lancaster Road, the City's vision

is for more rural development of single-family residences on larger lots with more open space. This rural development on the fringe area of the City is recognized as areas that are slow in developing or are at such a low density that the extension of complete public services would not be economical.

The Plan preserves agricultural and recreational zones to maintain open space and safeguard natural resources. It promotes mixed uses of land and structures and infill development to make efficient use of land and reduce urban sprawl. Additionally, it ensures that infrastructure development is funded through shared public and private investment.

Land Use Considerations

Table 4-2 presents an overview of some of the major issues and concerns that result from the above analysis of Hayden's land use. The table summarizes how the plan addresses each of the issues.

Table 4-2: Land Use Concerns

Consideration	Concerns	How Land Use Plan Addresses Concerns	Reference
Airport	The airport's Master Plan suggests restrictions on development within the Airport Critical Zone (ACZ) and within the 55dbl and 65dbl sound contours. The airport's close proximity to the City means this will impact much of the City's new development near the airport.	In the Future Land Use Map, airport impact zones were considered, and impact zone boundaries were utilized to create compatible land use zones surrounding the airport. The action plan suggests close collaboration with the airport on land use and planning near the airport.	Coeur d'Alene Airport Master Plan (2019)
Growth's Impact on Transportation	Traffic congestion, air quality, and traffic safety are all factors that could result from higher populations and higher numbers of people moving through and around the City.	The configuration of land use concentrates the highest intensity development near main transportation corridors, which will help maintain lower traffic counts on local roads and provide a more efficient opportunity for public transit and other transportation modes.	2040 Transportation Strategic Plan
Affordable/ Fair Housing	As the population grows, and space runs out, populations that make lower incomes will have a harder time finding housing at a level they can reasonably afford.	The residential & mixed commercial land use types will allow for a flexibility in housing development from rural housing to the west and north to urban housing in established neighborhoods to higher density along transportation corridors to enhance the opportunities for housing to flourish in Hayden, for a variety of income levels to support the City and the non-residential employers and service providers.	HUD Fair Housing: https://www.huduser.gov/portal/affht_pt.html#final-rule Hayden City Code Zone designations

Preservation of Open Space	Maintaining open space is more challenging with additional pressures from development and increased population growth.	The land use configuration maintains existing parks and adds additional areas as recreation. The land use plan also allows for continued rural land uses on the outskirts of the City, that may limit development of other land use types.	2040 Parks Master Plan Hayden City Code Zone designations
Huetter Bypass	The Huetter Bypass will bring a whole new dimension to the City of Hayden. Concerns include traffic safety, congestion, and missing opportunities for local businesses.	The land use plan assumes the Huetter Bypass will be constructed and recognizes a Transition along the corridor from residential to light industrial to commercial land uses.	Huetter Corridor Study (2009) Rathdrum Prairie Planning and Environmental Linkages (PEL) Study (2022) 2040 Transportation Strategic Plan

Property Rights

Property rights are a foundational principle for the City of Hayden and play a vital role in shaping the community's future. The City recognizes that protecting individual property rights is essential to maintaining public trust, supporting economic vitality, and ensuring responsible governance. As Hayden grows and evolves, the City remains committed to land use decisions that strike a careful balance between private property interests and the broader public good. Policies and regulations will continue to be guided by the constitutional protections afforded to property owners, while also considering the community's shared goals for clean air and water, safe neighborhoods, and a high quality of life. Hayden will follow State statutes related to regulatory takings and will provide transparent processes to help residents understand their rights and participate in planning decisions that affect their land.

The City of Hayden recognizes that its commonly held goals can be achieved only when proper respect is shown for private property rights that are protected by both the 5th and the 14th amendments to the U.S. Constitution and Article I, Sections 1 and 13 of the Idaho Constitution. Toward that end, the City of Hayden, through its Comprehensive Plan and Ordinances adopted pursuant thereto, hereby acknowledges the essential role that private property interests play in the City's economy. At the same time, the City recognizes that no land exists solely unto itself, depending, to a substantial degree, upon public facilities and its relationship to other privately held lands for value and utility. The City believes that policy choices should be made to maximize the options available to private property owners while protecting the public interest in clean air, clean water, and avoidance of nuisance factors that diminish the quality of life.

Accordingly, land use regulations will be applied in ways that respect public needs, minimize conflicts with nearby land uses, and protect the private property rights of other landowners. Inherently, any such practice requires weighing both the interests of private property owners and the interests of the public. In recent years, the Idaho Legislature has adopted statutory amendments that trigger the responsibility

of local governments to perform regulatory takings analyses whenever any action affects private property rights when a property owner requests such an analysis. It is a policy of the City to follow the legislative enactments in this regard and to conform to the most recent standards approved by the legislature. The administrator of the City's ordinances should endeavor in all respects to comply with statutory requirements and to continue to inform residents about their rights thereunder as required by statute.

Chapter 5 | Housing

Hayden's rapid growth signifies a need for more housing. As the City builds more housing, certain issues like affordable/fair housing are becoming more pressing.

Occupancy

The City of Hayden has experienced significant growth in the past decade, which is reflected in the occupancy rate of housing units and the general increase in housing. The number of vacant housing units decreased by almost 35% between 2013 and 2023. The U.S. Census Bureau defines vacancy in a number of ways, taking into account occasional, seasonal, year-round vacancies. During this past decade, the City saw a 20% increase in the percentage of owner-occupied households and a 15% decrease in the percentage of renter-occupied households, representing a trend toward home ownership, as shown in Table 5-1.

Table 5-1: Hayden Housing Unit Occupancy

Type	2013	2023	Change 2013-2023
Occupied	**5,138**	**6,120**	**19.11%**
Owner Occupied	*4,026*	*4,835*	**20.09%**
Renter Occupied	*1,112*	*1,285*	**15.56%**
Vacant	**291**	**187**	**-35.74%**
TOTAL UNITS	**5,429**	**6,307**	**16.17%**

Source: U.S. Census Bureau, 2009-2013 and 2019-2023 American Community Survey 5-Year Estimates, Table DP04

Unit Type

The number of total housing units in Hayden grew by 16% from 2013-2023. This growth was mainly the result of the increase in single-family homes, which increased by 19%. The number of manufactured homes has decreased over this same time.

Housing is becoming scarcer within the City as the population growth outpaces the construction of new housing. For comparison, while the total population of the City has increased by 17% between 2013 and 2023, the number of housing units has increased by 16% over this same time. The City will need to proactively support a variety of housing options to maintain affordability and prevent displacement of Hayden's workforce. It should be noted the Census identified dwellings of "Mobile Home" are the same as Hayden identified dwellings of "Manufactured Home", no matter the age of the home.

Table 5-2: Housing Unit Type

Hayden Housing Units	2013	2023	2013-2023 Change
One Unit	4,098	4,909	19.79%
Two or More Units	594	710	19.53%
Mobile Homes	573	501	-12.57%
Total Housing Units	5,260	6,120	16.35%

Source: U.S. Census Bureau, 2009-2013 and 2019-2023 American Community Survey 5-Year Estimates, Table S2504

Household Characteristics

Table 5-3 shows that Hayden has a higher percentage of family households than Kootenai County. According to the American Community Survey, a family household is considered one where the householder is in a family that includes two or more people related by birth, marriage, or adoption. A non-family household consists of a householder living alone or exclusively with people to whom they are not related.

Table 5-4 compares household sizes for the City of Hayden and Kootenai County, showing that Hayden generally shares these characteristics with the larger county. At both the City and County level, the average household size has increased since 2013. This trend likely results from the fact that population growth has outpaced the growth in housing stock. This trend reveals that the demand for housing in Hayden is not being met with the current pace of housing development.

Table 5-3: Family and Nonfamily Households

Households by Type	Hayden #	Hayden %	Kootenai County %
Families	4,441	72.57%	68.81%
Non-families	1,679	27.43%	31.19%
Total Households	6,120	100.00%	100.00%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S1101

Table 5-4: Household Characteristics

Household Characteristics	Hayden	Kootenai County
Average Household Size 2013	2.6	2.5
Average Family Size 2013	3.07	2.94
Average Household Size 2023	2.54	2.54
Average Family Size 2023	3.02	3.02

Source: U.S. Census Bureau, 2009-2013 and 2019-2023 American Community Survey 5-Year Estimates, Table S1101

Housing Age

Hayden experienced a boom in residential construction during the 1990s and early 2000s up until the Great Recession of 2007-2009. More than half (62%) of the current homes in the City were built between 1980 and 2009, whereas there were 1,079 homes (18% of the total) built between 2010 and 2023. Since 2020, 186 homes have been built, demonstrating that the City's residential growth has slowed in recent years.

Table 5-5: Residential Construction by Year Built

Year Structure Built	Number of Structures	Percent of Residential Housing Stock
2020 or 2023	186	3.04%
2010 to 2019	893	14.59%
2000 to 2009	1,542	25.20%
1980 to 1999	2,277	37.21%
1960 to 1979	1,095	17.89%
1940 to 1959	97	1.58%
1939 or earlier	30	0.49%
Total housing units	6,120	100.00%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S2504

The "Citizen Engagement Survey" has identified the need for a broader range of housing types. Potential infill development housing types include townhomes, accessory dwelling units, cottage housing, co-housing, and other multi-family developments

Housing Type

The majority of housing units (80%) in Hayden are single-unit structures. Less than 6% are 2-, 3-, or 4-unit structures, and 13% are 5- or more-unit structures. About 8% are mobile homes. This shows that there is a lack of diversity in the housing types available to the range of people who reside in Hayden. Housing units in multi-unit structures are generally more affordable than single-family homes, thus the number of units in Hayden at these more affordable levels is limited.

Table 5-6: Share of Housing Structures by Number of Units

Units in Structure	Number of Units	Percent of Total
1-unit, detached	4,798	78.40%
1-unit, attached	111	1.81%
2 units	255	4.17%
3 or 4 units	136	2.22%
5 to 9 units	126	2.06%
10 or more units	193	3.15%
Mobile home or other types of housing	501	8.19%
Total housing units	6,120	100.00%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S2504

Ownership/Occupancy

Hayden has a low vacancy rate with less than 3% of all residential units listed as vacant, which is much lower than the statewide vacancy rate of 10%. Of the occupied units in Hayden, 79% are owner-occupied and 21% are renter-occupied, representing a greater trend toward home ownership than the statewide trends.

Table 5-7: Housing Occupancy

Housing Occupancy	Number	Percentage	Kootenai County	State of Idaho
Occupied HUs	6,120	97.04%	88.58%	89.33%
Vacant HUs	187	2.96%	11.42%	10.67%
Total HUs	6,307	100.00%	100.00%	100.00%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04

Table 5-8: Housing Tenure

Housing Tenure	Number	Percentage	State of Idaho
Owner Occupied	4,835	79.00%	72.37%
Renter Occupied	1,285	21.00%	27.63%
Total Occupied Housing Units	6,120	100.00%	100.00%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04

Cost of Housing

The cost of housing in Hayden is steadily increasing as the population growth continues to outpace the growth in housing. The median rent in Hayden for 2023 was $1,330, which represents a 78% increase from the median rent of $941 in 2013. The median home value in Hayden was $467,400 in 2023, which represents a 142% increase in the median home value since 2013.

The U.S. Department of Housing and Urban Development (HUD) considers households that spend more than 30% of their income on housing as cost burdened. Thus, affordable housing is when a household spends less than 30% of their income on housing.

In Hayden, 54% of renter-occupied units pay more than 30% of their household income on housing, while 26% of households with a mortgage spend more than 30% of their household income on housing. This means that almost half of renters and about one-quarter of homeowners in Hayden are cost burdened.

Table 5-9: Percentage of Household Income Spent on Housing

Percentage of Household Income spent on Housing	Occupied Units Paying Rent %	Housing Units with a Mortgage %	Kootenai County, Paying Rent	Kootenai County, w/ a mortgage
Less than 20.0 percent	12.12%	47.68%	22.02%	45.17%
20.0 to 24.9 percent	17.77%	14.03%	12.41%	14.55%
25.0 to 29.9 percent	20.88%	12.54%	14.87%	9.53%
30.0 to 34.9 percent	6.96%	10.14%	9.77%	8.71%
35.0 percent or more	42.26%	15.61%	40.94%	22.05%
Not computed	5.24%	0.42%	5.38%	0.26%
Total	**100.0%**	**100.0%**		

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04

Table 5-10: Median Housing Costs

Jurisdiction	2013	2023	% Change	Kootenai County (2023)
Home Value	$184,500	$445,700	+ 142%	$467,400
Rent	$941	$1,676	+ 78%	$1,330

Source: U.S. Census Bureau, 2009-2013 and 2019-2023 American Community Survey 5-Year Estimates, Table DP04

Housing Summary

Hayden, like larger Kootenai County, is growing at a steady pace. However, this population growth is outpacing the rate at which the City is adding new housing, which in turn causes housing prices to increase due to low supply. Thus, as the City grows, the average household size increases, and the vacancy rate decreases. These trends indicate the need for planning strategies that support affordability, accessibility, and the long-term viability of housing for Hayden's growing population.

An analysis of the City's housing stock (Table 5-11) reveals that there is a clear predominance of single-family homes within the City, making up 78% of all homes. Another 8% are manufactured homes, and the remaining 13% are multi-family units. When compared with other similar-sized cities, the County, and the State, Hayden has a very high percentage of single-family homes. In Mountain Home, Kootenai County, and at the State level, the percentage of single-family homes is in the low-mid 70% range, while in Garden City only 51% of homes are single-family.

Table 5-11: Housing Indicators

Indicator	Garden City, ID	Mountain Home, ID	Hayden	Kootenai County	Idaho
Population	12,483	16,265	**16,021**	185,010	1,964,726
Percentage of Single-Family Homes	51.60%	74.70%	**78.40%**	73.60%	73.90%
Vacancy Rate (All HHs)	4.3	0.6	**0.4**	4.6	4.2
Percentage Renter HHs	34.30%	33.60%	**21.00%**	27.80%	27.60%
Median Rent (dollars)	$1,206	$1,061	**$1,676**	$1,330	$1,150

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04 and B01003

This is consistent with the low vacancy rate and the percentage of renters in Hayden. Only 21% of homes in Hayden are occupied by renters, which is much lower than comparable cities and even lower than the

County and State levels. This shows that the predominance of single-family homes also aligns with a predominance of owner-occupied homes, which are often the same. Renters are then left to choose from a much smaller selection of housing, resulting in a more competitive rental market. The low (0.4) vacancy rate results in higher rents. Hayden had the highest median rent among comparable cities, the County, and the State levels.

These trends point to a missing component in the City's housing stock. Housing types between single-family detached homes and a dwelling in an apartment complex, which are often the only choices for people seeking housing in Hayden, is the component of housing stock the City does not seem to provide. These housing types include accessory dwelling units (ADUs), cottage housing, co-housing (private homes with shared spaces such as kitchens), townhomes (single-family dwellings with zero lot line on one or more sides), and others. These provide a wider range of housing options for those families or individuals who, for whatever reason, cannot or choose not to reside in a single-family detached home or an apartment. They offer more flexibility for those seeking housing, and they also increase the housing stock without requiring a lot of extra space, thus allowing the City to accommodate a new population without needing to expand into valuable open space. The increase in the housing stock would also help increase the supply of housing, which could ease rent increases as demand is more accurately met.

Chapter 6 | Living and Natural Environment

Hayden is surrounded by different natural environments including mountains, lakes, and prairies.

Hayden's Natural Landscape

Topography

The topography of Hayden is characterized by hillside to the northeast and southeast of the City, and flat prairie land to the west of the City. Elevations range from 2,380 feet at the crest of the steepest slope to 2,270 feet on the prairie land. The majority of Hayden is situated on relatively flat land, at an average elevation of 2,280 feet.

Geology

The soils in Hayden are predominately Garrison gravels deposited over clay and basalt. The subsurface of the Hayden area is predominantly composed of younger glacial deposits that have extended southwest from Pend Oreille Lake. The glacial deposits are underlain by Latah Formation and the Columbia River Group, which is characterized as flows of dense, dark tholeiitic basalt that usually runs from 50 to 150 feet thick.

Soils

The soil of the Hayden area consists of very deep, well drained, Avonville fine gravelly silt loam. These soils are found at 0 to 7 percent slopes and have developed in loess and volcanic ash mixed with glacial outwash material. Typically, this soil is found on glacial outwash plains and terraces at an elevation ranging from 2,200 to 2,400 feet. The majority of Hayden's agricultural area consists of this type of soil.

The rooting depth of fine gravelly silt loam is more than 60 inches. The water capacity is low, and the permeability is moderate. Runoff is slow and the hazard of erosion is minimal. While such droughty soil conditions limit crop production, proper irrigation management can increase plant growth. Overall, fine gravelly silt loam is mainly used for pasture, hay, small grain, and grass seed.

The soils, while conducive to absorption for septic fields, do not mitigate the potential threat that septic fields and unmanaged wastewater present to the aquifer. Also, while the soil is suited for septic tank absorption fields, groundwater pollution is a potential hazard.

In scattered areas of Hayden there is the presence of Avonville fine gravelly silt loam on 7 to 20 percent slopes. This soil has limitations for cropland due to its slope and droughty soil conditions. In addition, Narcisse silt loam is prevalent in scattered areas of Hayden. This type of soil, which is found on slopes ranging from 0 to 5 percent, maintains very similar characteristics to the Avonville silt loam. (Source: 1995 Hayden Comprehensive Plan)

Hayden's Natural Resources

Groundwater

The Rathdrum/Spokane Aquifer, which covers 283 miles in Idaho, runs in a southwesterly direction from Pend Oreille Lake in the northeast, to Spokane, Washington on the southwest. An aquifer is like a vast underground river. A cross-section would show an aquifer to be a deep bedrock valley with an impervious clay layer (Latah formation) on the bottom that traps water. The clay is covered under hundreds of feet of course sand and gravel that fill most of the valley. The City of Hayden lies directly over the Rathdrum/Spokane Aquifer (see Appendix B, Figure 3), and local water districts pump drinking and irrigation water from this source.

The Rathdrum/Spokane Aquifer provides drinking water for approximately 500,000 people in Northern Idaho and Eastern Washington according to the Idaho Department of Environmental Quality. Even though the aquifer lies 150 to 400 feet below the surface, it is susceptible to damage and contamination as the coarse sand and gravel offer no protection from surface activities. Such activities include storm water run-off, dumping of paints, used motor oil, and other waste products into drywells. Since a drywell is essentially a hole in the ground that leads directly into the aquifer, wellhead protection is critical.

A threat to aquifer health is posed by outdated or improperly managed underground storage tanks (USTs), which require ongoing monitoring and mitigation. The Idaho Department of Health and Welfare, Division of Environmental Quality (DEQ) has identified 44 USTs in Hayden in their Underground Storage Tank Database. Typically, tanks contain petroleum products or other hazardous substances. USTs are subject to Idaho rules and federal regulations. DEQ will continue to monitor and regulate the tanks.

Additional efforts to protect the aquifer from contamination have been undertaken by the Panhandle Health District (PHD) and the City of Hayden. They administer several aquifer protection programs including Stormwater Runoff, Sewage Management, and Critical Materials Programs. Panhandle Health District has many programs that work to protect the aquifer and the drinking water for the people of North Idaho. Environmental Health Specialists work to contain and inventory hazardous chemicals, test soils and ensure proper sewage disposal systems, and evaluate public water systems to help them meet state and federal standards.

Surface Water

The City of Hayden is located adjacent to Hayden Lake and maintains approximately a third of a mile of frontage on Honeysuckle Bay. The watersheds of Hayden Lake drain directly into the Rathdrum/Spokane Aquifer. To protect and preserve Hayden Lake, the State of Idaho has designated Hayden Lake as a Special Resource Water.

Although historically Hayden Lake was the direct source of Hayden's drinking water, most of the drinking and irrigation water is now pumped from the Rathdrum/Spokane Aquifer through deep wells. (Source: 1995 Hayden Comprehensive Plan)

Hayden's Livability

Climate

Although the City of Hayden is in the far northern United States, the influence of the Pacific Ocean and its westerly winds, together with the terrain of the surrounding region, results in more moderate climate.

Temperatures based on 30 years of observation indicate that July is the hottest month with a maximum average of 86 degrees and January is the coolest month with a maximum average of 34.6 degrees.

Also based on 30 years of observation, normal precipitation for the Hayden area is approximately 26 inches annually with over a third of this occurring in November, December and January. Additionally, the area receives approximately 43 inches of snowfall annually and more than half occurs in the months of December and January.

Air Quality

The Idaho State Department of Health and Welfare, Division of Environmental Quality enforces the Federal Primary and Secondary Ambient Air Quality Standards. Primary standards define levels of air quality, with an adequate margin of safety, that are necessary to protect the public's health. Secondary standards define levels of air quality that are necessary to protect the public welfare from any known, or anticipated, adverse effects of a pollutant. The six major air pollutants under these standards are sulfur dioxide, particulate matter, carbon monoxide, nitrogen dioxide, ozone, and lead.

The existing air quality in the Hayden area is for the most part in compliance with Federal standards. On occasion the County may exceed secondary standards for particulate matter. This is mostly a result of grass and slash burning, woodstove smoke, fugitive dust from traffic on unpaved roads, dust from agricultural areas, and dust resulting from construction.

The practice of field burning has long been a controversial issue in the region. On August 1, 1991, an agreement was signed by 16 groups, who had a stake in grass field burning that called for the eventual elimination of the practice. In the short term, restrictions such as a burning schedule were imposed but they are strictly voluntary. There was no specific long-term schedule set for the elimination of this practice.

Water Quality

Hayden Lake, while no longer the City's primary water source, remains an environmentally sensitive and recreationally important asset requiring continued protection. Because of increased human activity in and around the lake, however, this resource has undergone degradation, and the water quality is such that the lake is no longer considered a primary source for domestic water. To protect Hayden Lake from further degradation, the State legislature designated it as an "outstanding resource water." Under this classification, Hayden Lake requires protection from nonpoint source activities, such as crop production, construction, stormwater run-off, mining, recreation, and septic tank disposal that may lower water quality.

Hazardous Areas

The Wildland Urban Interface in Hayden is the area most at risk from wildfires. Kootenai County's All-Hazard Mitigation Plan provides direction for managing this risk.

Wildfire

Wildfire represents an escalating risk in the Pacific Northwest and necessitates local emergency coordination. Appendix B, Figure 3, shows the Wildland Urban Interface (WUI) as it stood in 2010 in the City of Hayden, as mapped by the Silvis Lab. The map shows both the WUI interface and the intermix. The interface is the area where housing and settled areas abut an area of contiguous wildland vegetation. The intermix area is where houses and wildland vegetation directly intermingle. However, Kootenai County has a broader definition for the WUI. The Kootenai County Local Emergency Planning Committee's Wildland Urban Interface Mitigation Task Force has defined the WUI for Kootenai County as the zone "extending 2 miles outside places of human habitation, and the network of infrastructure that supports those areas." This means wildfires are a real risk for the entire City and its surrounding area. The WUI interface and intermix areas in Appendix B, Figure 3, should be considered the areas with the greatest risk to Hayden. Hayden recognizes this risk and agrees to follow the Kootenai County Multi-Jurisdictional All Hazard Mitigation Plan (2020) or as amended, which includes an updated Community Wildfire Protection Plan (CWPP).

Floods

The large majority of the City of Hayden is in an area of minimal flood hazard, according to FEMA's National Flood Hazard Layer. The only area that has an elevated risk of flooding is that portion of the City that touches Hayden Lake. Part of the shoreline along the lake is within FEMA's "Zone A" for flood risk, which is an area within the 100-year floodplain, but where base flood elevations and flood hazard factors have not been determined.

Steep Slopes

Development on steep slopes can cause hazardous conditions and create substantial risks for erosion. Therefore, Hayden has designated special restrictions for land development on land with slopes greater than 15%. This is especially applicable to any future development of the southeastern corner of Hayden where there are steep slopes and highly erodible soils. According to the U.S. Department of Agriculture Soil Survey, Mokins silt loam, and Tekoa gravelly silt loam are the soil types in the southeastern corner of Hayden. These soil types are both found on 35 to 65 percent slopes and are characterized as having very rapid runoff. Furthermore, the hazard of erosion is very high for both soil types. Development in Hayden on steep slopes of greater than 15% may require a geotechnical report. The remainder of the City poses lower slope-related risks, but development should still incorporate best practices for stormwater management and soil stabilization. (See Appendix B, Figure 3)

Hazardous/Toxic Sites

There are no Environmental Protection Agency (EPA) Superfund or Resource Conservation Recovery Act (RCRA) sites identified in the City of Hayden or in its Area of Impact. Generally, industrial areas are potential sites for hazardous or toxic materials. Additionally, gas stations, fuel distributors, and auto repair

shops are potential sites since they most likely have above or underground storage tanks. Protecting lives and property from environmental and man-made risks and hazards is a core responsibility of the City of Hayden. By implementing comprehensive hazard mitigation plans and enforcing resilient building standards, the City ensures community safety and long-term preparedness. No known brownfields exist in the City of Hayden; however, at the time of annexation and/or future development brownfield remediation should be reviewed and mitigated.

Emergency Preparedness

Response to large-scale disasters and other community-wide events will be led by Kootenai County Emergency Management. The County is equipped and prepared to respond to emergencies, and coordinates with communities in its jurisdiction through the All-Hazards Mitigation Plan (AHMP), which identifies potential hazards, mitigation measures, and promotes community actions and coordination to enhance preparedness. The City of Hayden participates in the development and update of this plan with the County and surrounding agencies every 5 years as required by the Federal Emergency Management Administration, and the next update will be completed in 2025.

Environmental Stewardship and Resource Protection

Protecting Hayden's natural areas and resources is essential to preserving the community's character, health, and long-term sustainability. The City recognizes that open spaces, water resources, native vegetation, and wildlife habitats contribute significantly to the quality of life and must be thoughtfully preserved as development occurs. Land use decisions will prioritize the conservation of environmentally sensitive areas, and new large development proposals will be evaluated through environmental impact analyses to identify and mitigate potential harm. These assessments help ensure that growth in Hayden is both responsible and resilient, balancing the need for development with the obligation to protect the environment for current and future generations.

Chapter 7 | Transportation

A well-planned, multimodal transportation network is vital to Hayden's economic strength, livability, and regional accessibility. Growth within the City of Hayden, as well as the region, is placing increasing demands on the local road network and its ability to service the current population in a safe and convenient manner. The high cost of improving roadways and limited right-of-way widths in some areas of the City are some of the challenges currently facing the city in scheduling desired improvements to the existing road network.

Government Way passes through the core of Hayden in its Central Business District. The street was improved as part of the Downtown Vitalization Plan, when beautification efforts added street trees, new lighting, safer sidewalks, and crosswalks.

Road Classifications

The transportation network servicing the community ranges from local streets serving quiet residential neighborhoods to State Highway 95, a major traffic corridor. All roads in Hayden's transportation system are assigned one of four classifications in coordination with the Kootenai County Area Transportation Team (KCATT), based on current and projected use, and road usage in adjacent areas. The four classifications consist of local roads, collectors, minor arterials and principal arterials. Figure 7-1 provides a map of these classifications in Hayden, and each type is defined below.

Local Streets provide access to properties adjacent to the roadway and direct this local traffic to higher volume roadways (collectors and arterials). Optimum road widths for local streets are 30 to 40 feet, depending on the locale, placed in a 60-foot right-of-way. The majority of the roadways in Hayden serve residential neighborhoods and are classified as local streets.

Collector Streets gather residential traffic from local streets and directs it at operating speeds of up to 30 miles per hour to arterial streets. The optimum road width for collector streets is 40 feet curb to curb, placed in an 80-foot right-of-way, with storm water treatment facilities (generally grassy swales) and five-to-eight-foot sidewalks located on each side of the street within the right-of way, and an additional ten-foot utility easement.

US 95 is one of the main routes to and through Hayden, carrying both local and regional traffic. Source: ITD

Minor Arterials are roadways that connect local and collector roads with principal arterials. Their primary function is to move traffic through an area, but they also provide access for traffic originating at, or destined for, locations along the minor arterial itself. The desired road structure for minor arterials is five lanes, 64-foot-wide curb to curb, with sidewalks separated from the roadway by a grassy swale, all placed in a one hundred foot right of way.

Principal Arterials are roads that service higher traffic volumes in the area. US Highway 95 and Prairie Avenue west of US 95 are the only roads classified as principal arterials in Hayden. The planned Huetter Bypass will be another principal arterial.

Figure 7-1: Functional Classification Roadway System

Roadway System Issues

The current transportation network is well maintained by the City of Hayden, but several challenges face the City in future development and improvement of the infrastructure. These issues and opportunities to address them are discussed in greater detail in the City's 2040 Transportation Strategic Plan. Some of the main issues facing the City are:

- **Safety:** As growth continues, traffic safety will become a greater concern. The Transportation Strategic Plan provides a crash analysis, which highlights areas in the city's transportation network that will need safety improvements.

- **Multimodal Accommodation:** With future growth, Hayden will prioritize bicycle, pedestrian, and public transportation infrastructure to reduce congestion, improve mobility, and support neighborhood connectivity. The Transportation Strategic Plan analyzes strategic multimodal connections into the downtown area and periphery areas, providing a plan to connect local and regional multimodal routes and destinations.

Safe pedestrian facilities, such as this crosswalk across Hayden Avenue at Hayden Meadows Elementary School, are important for the safety and mobility of all Hayden residents.

- **Traffic Congestion:** As Hayden grows, a coordinated land use and transportation strategy will be essential to manage congestion and maintain efficient travel. The Transportation Strategic Plan provides an analysis of traffic congestion, defining levels of service for streets throughout the City, and outlining plans to maintain an acceptable level of service as traffic increases.

- **Roadway Maintenance, Construction and Traffic Infrastructure Funding:** The available resources for roadway maintenance from State and local funding sources are being outpaced by the maintenance demands in the system. Resources from development help support roadway expansion, improvement, and traffic management improvements, but the ongoing maintenance costs of this growing system are not matched by increases in available resources. Over time, this will limit the ability of the City to adequately maintain these assets and contribute to the diminished condition and life of roadway assets.

Non-motorized Facilities

Pedestrian Facilities

The City's existing inventory of pedestrian facilities includes sidewalks that are typically located on all local streets, collectors, and arterials. The general locations within the City that have existing sidewalks along the roadways are:

- Southwest portion of the City between the southwest City limit and US-95

- Southeast portions of the City between the southeast City limit and US-95, and between North Maple Street and North Finucane Drive along East Hayden Avenue
- North portions of the City between West Lacey Avenue and Buckles Avenue, and between East Sandmyrtle Avenue and East Lancaster Road along North Government Way, between West Dakota Avenue and West Lancaster Road along the newly-expanded North Ramsey Road (minus the stretch from West Lacey Avenue, approximately 660-feet to the north)

The 2040 Transportation Strategic Plan outlines a pedestrian plan for Hayden including specific corridors that will provide key connections for pedestrians throughout the City.

Bicycle (Bike) Facilities

Facilities may include but are not limited to multi-modal pathways, bicycle racks, and trail systems to provide connectivity in accordance with adopted long range plans. Currently, there are limited bike facilities throughout the City. Locations with bike facilities can be found in the adopted 2040 Transportation Strategic Plan Figure 8.2.

A pedestrian/bike path runs parallel to, separate from, and on the east side of Highway 95. This eight-foot-wide path runs from I-90 to the junction with Highway 53. This well-traveled path is maintained by the Idaho Department of Transportation.

Future plans for bicycle and pedestrian pathways emphasize non-motorized connectivity to schools, parks, neighborhoods, and commercial areas. The Transportation Strategic Plan identifies locations for multi-modal improvements and recommends greenway developments along specific corridors. These plans and a proposed regional non-motorized network are further discussed in the 2040 Transportation Strategic Plan and KMPO's Metropolitan Transportation Plan.

Public Transportation

Citylink, a public transportation system operated by Kootenai County, serves the communities of Coeur d'Alene, Post Falls, and Hayden. Citylink provides essential public transportation, and the City of Hayden supports expanding transit options to improve access to services, employment, and housing. Citylink's C Route serves the southern portion of Hayden, connecting the city to Coeur d'Alene to the south as well as Routes A and B. Additional public transportation services include:

- Kootenai Health Transportation – a free patient transportation service for residents within the city limits of Coeur d'Alene, Hayden, Post Falls, and Rathdrum
- Paratransit- Americans with Disabilities (ADA) Paratransit bus service, which provides "origin-to-destination" curb-to-curb service for people with an ADA eligible, functional limitation that prevents them from using the regular route bus part, or all of the time.
- Ring-a-ride- A wheelchair accessible service for seniors or for people with disabilities who are outside of the transit area.

Air

International passenger and freight service are provided at Spokane International Airport, about 40 miles west of Hayden. Locally, commuter and freight services are available at the Coeur d'Alene Airport right outside Hayden City Limits. The airport is located in an unincorporated area of Kootenai County and is owned and operated by the County. Airport service, infrastructure, and potential expansion greatly influence current and future development in Hayden. More information on the airport's impact on current and future land use within the City, influence on economic development, and expansion plans can be

found in Chapter 4, the 2040 Transportation Strategic Plan, and the Coeur d'Alene Airport Master Plan (2019).

Planning Efforts

Both local and regional transportation planning efforts are ongoing in order to accommodate the projected population growth that North Idaho is expecting over the next 20 years. The City of Hayden has been, and currently is, highly involved in these planning endeavors.

2040 Transportation Strategic Plan

As part of the Imagine Hayden process, a new Transportation Strategic Plan was developed. The Plan included the following items:

- Validated Travel Demand Model
- Intersection Level of Service at Major Intersections
- Crash Analysis
- Signal Warrant Analysis
- Traffic Impact Analysis Guidelines
- Access and Management Guidelines
- Bicycle and Pedestrian Policies
- Traffic Calming Program
- Plan Recommendations Policies and Projects

The updated Plan also presents a list of priority projects for the City to tackle to meet its transportation Goals and Policies. This priority list was identified through a process which looked at public comment, available funding, immediate needs, safety measures, multi-modal and land use connections, as well as meeting the Goals and Policies identified in this Comprehensive Plan.

The Transportation Strategic Plan is planned to be updated every five years, and the latest version should be referenced to provide the most up-to-date information on the City's transportation issues and plans.

Capital Improvement Program (CIP)

The Capital Improvement Program provides a five-year plan for specific capital improvement projects in the City of Hayden, including transportation projects. The CIP outlines funding sources and budgets for each project, as well as a schedule for the projects over the course of the next five years. This program is updated annually and can be found on file with the City.

Kootenai Metropolitan Planning Organization (KMPO) Plans

The Kootenai Metropolitan Planning Organization (KMPO) is the federally required and designated Metropolitan Planning Organization (MPO) for all of Kootenai County. KMPO was formed in 2003 to meet a federal requirement that was triggered when the areas of Coeur d'Alene, Hayden, and Post Falls exceeded a combined population of 50,000. KMPO provides a coordinated planning effort between the public, cities, small towns, the county, highway districts, the state, transit providers, and the Coeur d'Alene Tribe.

KMPO produces regional plans that impact Hayden. Some of the more recent planning efforts by KMPO include a Public Transportation Plan (2012), a Non-motorized Transportation Plan (2018), a State Highway 41 Master Plan (2016), and a Metropolitan Transportation Plan (2020).

The 2020 Metropolitan Transportation Plan (MTP) is a comprehensive multi-modal "blueprint" for regionally significant transportation projects and investments aimed at meeting the mobility needs of Kootenai County through the year 2040. Hayden worked closely with KMPO to develop the City's 2040 Transportation Strategic Plan. Thus, there is consistency across jurisdictions, helping to achieve both local and regional transportation goals.

KMPO also updates a six-year Transportation Improvement Program (TIP) on an annual basis.

Huetter Bypass

The Huetter Road area has long been discussed as a potential corridor for a new major north-south transportation route. A study completed in 2009 identified what was needed to complete a new Huetter Corridor Bypass. With a proposed alignment now in place (see Appendix B, Figure 1), the next steps will be to complete the Federal Highway Administration (FHWA) / ITD Access Point Decision Report and the Conceptual Design process to determine the "Preferred Alternative" through the National Environmental Policy Act (NEPA) process, which would entail preparation of a categorical exclusion, environmental assessment, or environmental impact statement. This process has been initiated through the Rathdrum Prairie Planning and Environmental Linkages Study that was initiated by Idaho Transportation Department (ITD) in 2022. Several public open houses have been held. This road location is still within two of the four options the State of Idaho is considering.

It is assumed that the intersections of future Huetter Bypass with Prairie Avenue and Hayden Avenue will both be developed as full interchanges, and the intersections of the future Honeysuckle Avenue and the future Phantom Road will be over/under-crossings with access to Huetter Frontage Road on the west of Future Huetter Bypass. The following projects have been identified to be completed in conjunction with the bypass construction:

- Completion of Downing Lane from Prairie Avenue to Phantom Road
- Completion of Cranston Avenue from future Huetter Bypass to Atlas Road
- Completion of Robison Avenue from future Huetter Bypass to Atlas Road
- Completion of Honeysuckle Ave from future Huetter Bypass to west of Ramsey Rd
- Completion of Dakota Avenue from future Huetter Bypass to west of Ramsey Road
- Completion of Phantom Road from Dakota Avenue to Atlas Road

Transportation Summary

Hayden's transportation network generally functions effectively but will soon face challenges related to safety, congestion, maintenance funding and accommodating multiple modes of travel. Roadways will be designed efficiently with pedestrian safety and public transit in mind, incorporating features such as wide sidewalks, safe crossings, and traffic-calming measures. Through ongoing analysis of the transportation network and coordination with KMPO, ITD, and other transportation planning agencies, Hayden will work to address these issues in a timely, financially responsible, and efficient manner. These issues, among others, are discussed in the various other planning documents referenced in this chapter. The 2040 Transportation Strategic Plan is the main document for guiding transportation planning in Hayden, and

the most updated version should be referenced for how these issues, opportunities, and measures to address them are progressing.

The City of Hayden is committed to fostering a walkable, bike-friendly environment by promoting neighborhood pedestrian and non-motorized interconnectivity. To achieve this, the City will integrate a network of non-vehicular pathways that directly link residential areas to parks, recreation sites, schools and neighborhood retail centers. These pathways will be designed to encourage safe, convenient, and accessible travel for all ages and abilities, reducing reliance on automobiles while enhancing community health and cohesion. By weaving these connections into future development and infrastructure planning, Hayden will create vibrant, connected neighborhoods where residents can easily walk or bike to daily destinations.

Chapter 8 | Economic Development

Overview

City Hall in Downtown Hayden

Historically, Hayden's economy has been based on the balance between serving the needs of local residents and those of regional traffic along Highway 95 and Government Way. This balance consists of local services such as banks, retail, restaurants, and other personal services, as well as larger wholesale services.

Light Industrial activities are steadily growing in the areas around and to the east of the airport. Agricultural production has also been a prominent activity on the northern outskirts of the City, though greater pressure from encroaching residential development has reduced the amount of agricultural activity within the City.

The Hayden Chamber of Commerce actively partners with the City to promote small business vitality, economic resiliency, and local entrepreneurship. The Chamber of Commerce aims to preserve and promote trade, commerce, community well-being, tourism and a strong economy for individuals, businesses and organizations in the greater Hayden region.

The occupations and industries analyzed next provide a look at the type of jobs and industries that the residents of Hayden are employed in. Not all of these jobs are located in the City of Hayden, though most are likely in the North Idaho/Eastern Washington region. Thus, when the analysis states that 14% of occupations in Hayden are in the office and administrative support sector, it does not necessarily mean the employed residents' workplaces are in Hayden. The subsequent inflow/outflow analysis attempts to create a better picture of this level of job fluctuation.

Occupations

Occupations are the kinds of work that people do to earn a living. The most prominent occupations of those who live in Hayden are the office/administrative support and sales occupations, together accounting for nearly a quarter of all employees living in Hayden. Other prominent occupations are management, educational instruction, food preparation/serving, health diagnosing, personal care/service, and transportation occupations.

Uncommon professions of residents living in Hayden include farming, fishing, forestry, law enforcement, computer/mathematical, and life/physical/social science occupations.

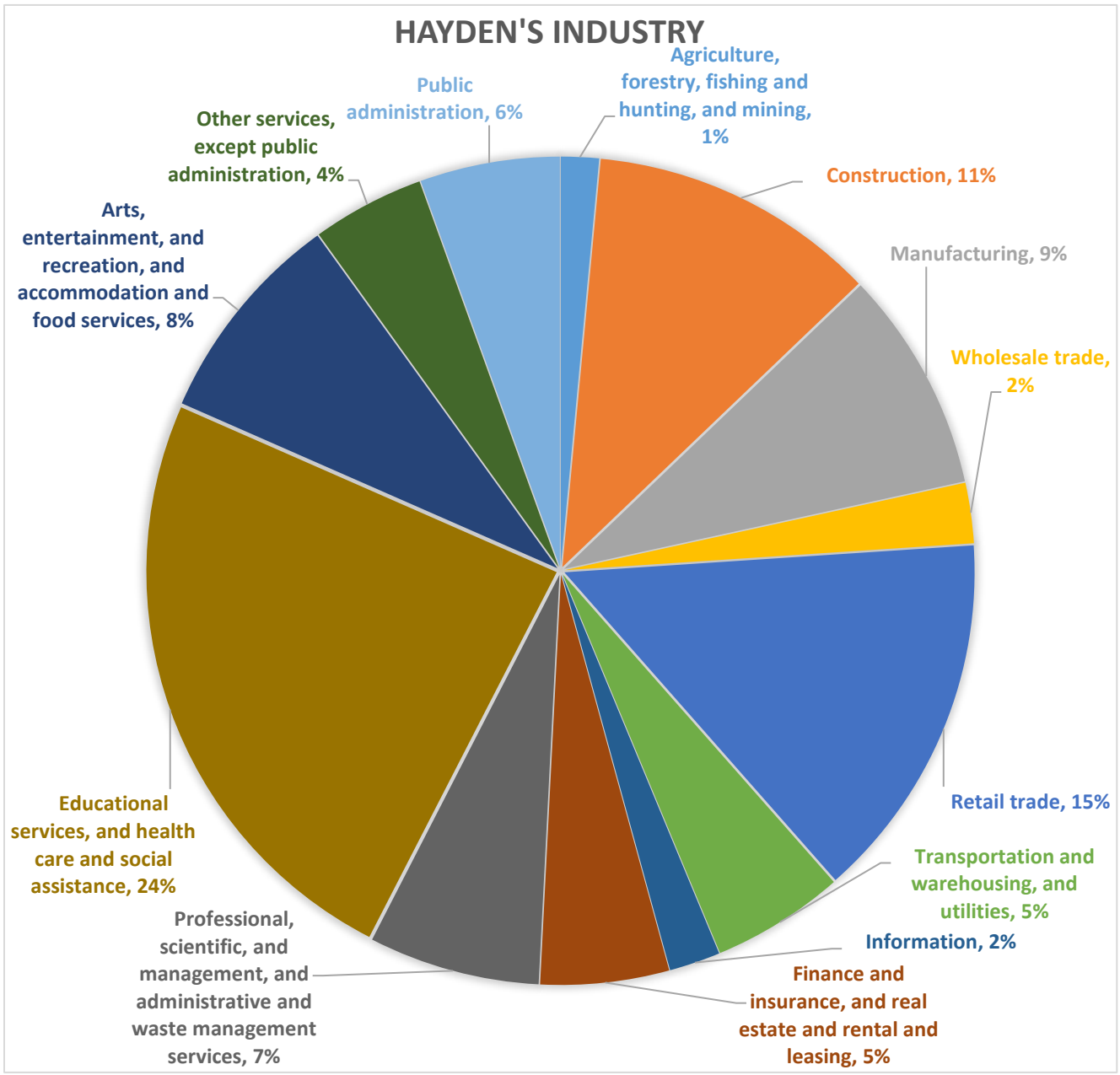
Table 8-1: Employment by Industry

Occupation	Number	Percent
Office and administrative support occupations	945	13.21%
Management occupations	939	13.13%
Sales and related occupations	813	11.37%
Construction and extraction occupations	560	7.83%
Business and financial operations occupations	418	5.84%
Educational instruction, and library occupations	410	5.73%
Production occupations	397	5.55%
Health diagnosing and treating practitioners and other technical occupations	319	4.46%
Healthcare support occupations	254	3.55%
Material Moving occupations	238	3.33%
Arts, design, entertainment, sports, and media occupations	219	3.06%
Transportation occupations	212	2.96%
Community and social service occupations	205	2.87%
Architecture and engineering occupations	199	2.78%
Personal care and service occupations	182	2.54%
Food preparation and serving related occupations	177	2.47%
Building and grounds cleaning and maintenance occupations	166	2.32%
Health technologists and technicians	102	1.43%
Computer and mathematical occupations	89	1.24%
Legal occupations	76	1.06%
Farming, fishing, and forestry occupations	60	0.84%
Life, physical, and social science occupations	54	0.76%
Law enforcement workers including supervisors	50	0.70%
Installation, maintenance, and repair occupations	49	0.69%
Firefighting and prevention, & other protective service workers/supervisors	19	0.27%
Total Civilian Employed Population over 16 years	**7,152**	**100.00%**

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S2401. Occupations are broken down into their smallest category listed on the ACS.

Industry

An industry is the *type* of activity done at a place of work. Figure 8-1 shows the most common industries located in Hayden. The most prominent industries in Hayden (accounting for more than 47% of total jobs each) are educational, health care, & social assistance services, retail trade, and accommodation & food services. While these jobs are located in Hayden, it doesn't mean that all employees live in the City. The next section analyzes the commute inflow and outflow for jobs in Hayden.



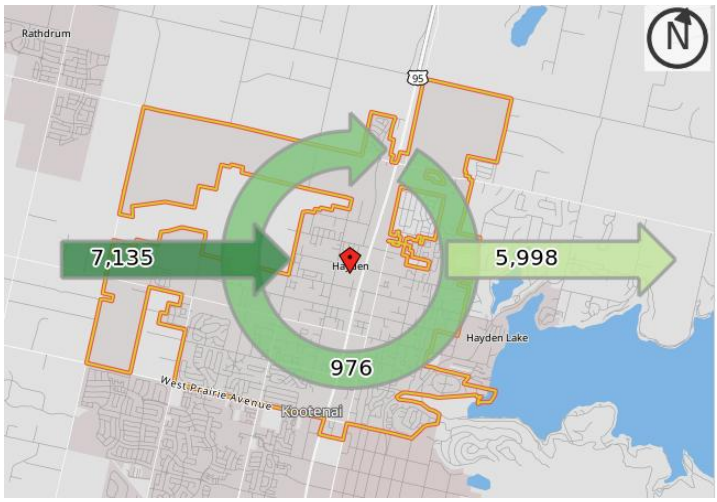


Figure 8-2: Inflow/Outflow of Jobs

Work Commute

The means of transportation in Hayden have not changed very much from 2013 to present. Table 8-3 shows that there has been a decrease in the percentage of workers who drove alone, while the percentage of people who carpool has also decreased. Small upticks were also seen in public transportation. The average commute time has only increased by about one minute. As Hayden grows, it will be important to pay attention to the inflow and outflow of commuters, when they are commuting, and how they are commuting, as this has potential to significantly impact traffic within the City.

Table 8-3: Means of Transportation

Means of Transportation	2013	2023
Car, truck or van	90.6%	79.4%
Drove alone	77.7%	68.2%
Carpooled	12.9%	11.2%
Public Transportation	0.5%	0.0%[1]
Walked	1.3%	0.9%
Other means	0.5%	0.6%
Worked from Home	7.0%	19.1%
Total Workers: over 16 years	5,711	7,057
Mean travel time to work	20.4 min	21.4 min

Source: U.S. Census Bureau, 2009-2013 and 2019-2023 American Community Survey 5-Year Estimates, Table S0801

Economic Development Agencies

Chamber of Commerce

The local Chamber of Commerce represents the business communities of Hayden and Hayden Lake. The mission of the Chamber is to "serve and promote the greater Hayden/Hayden Lake business community." The goals of the Chamber are to promote the prosperity of the local business community, the continued growth and welfare of the local community, and the ongoing respect for human rights as embraced by a

[1] According to Kootenai County data (www.kcgov.us/486/Transit-Services), residents of Hayden are served by public transit, which slightly differs from the Census data.

community committed to a diverse and vibrant human family in all matters of business, faith, race and fellowship. The Chamber and the City continue to work together to accomplish these goals.

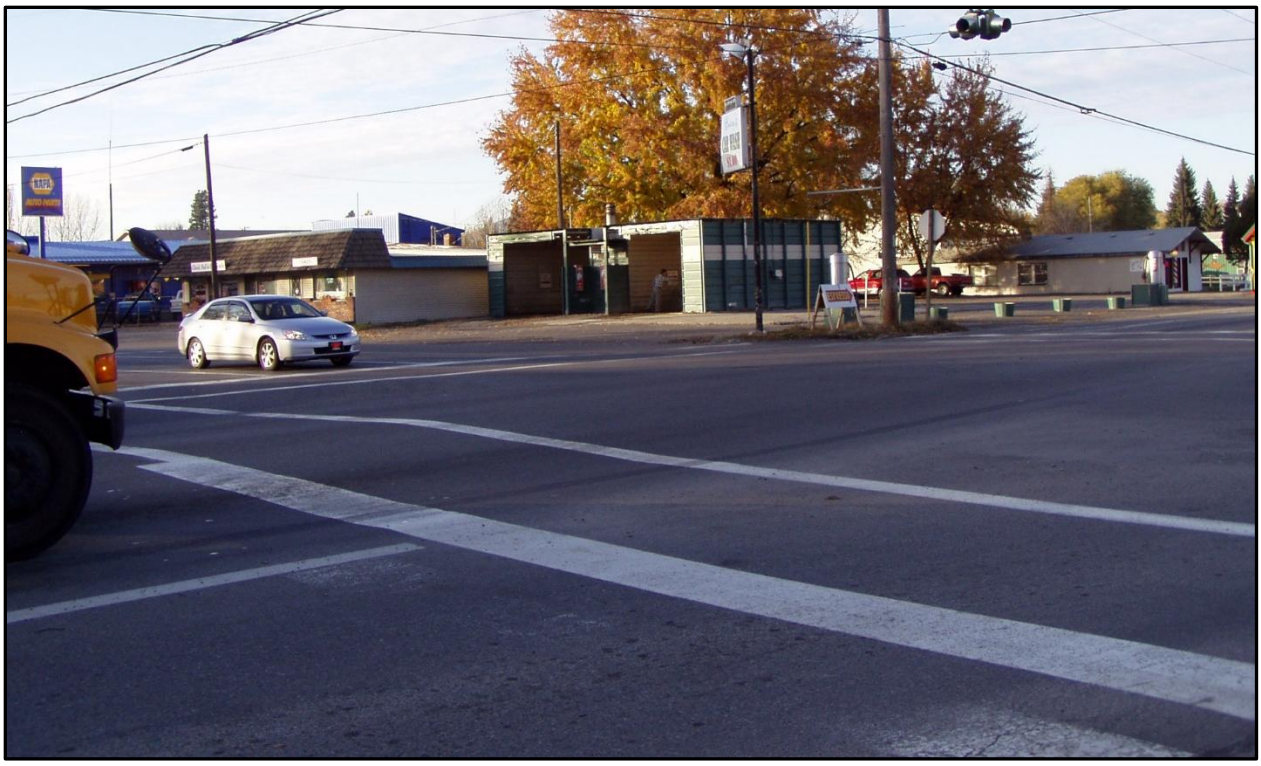
Hayden Urban Renewal Agency (HURA)

The Hayden Urban Renewal Agency was established in 2005 by the Hayden City Council. On December 13, 2005, the Agency's Capital Development Plan was adopted. The Plan addresses Idaho Code 50-20, Urban Renewal Law, for the purpose of helping communities improve and redevelop areas that are physically deteriorated, unsafe, poorly planned, under-developed or in need of redevelopment in relation to community development, and Idaho Code 50-29, Local Economic Development Act, for economic development. Currently, the Urban Renewal District is anticipated to expire at the end of 2029. The City and HURA continue to work together to accomplish goals of the community.

Examples of HURA projects include both land redevelopment and infrastructure improvements, as shown below:

2010 Aerial Imagery Before the Improvements (gis.kcgov.us/app/kcearth/)

2021 Aerial Imagery Before the Improvements (gis.kcgov.us/app/kcearth/)



A Before Photo of the Northwest Corner of Hayden Avenue and Government Way (taken by City Staff)

An After Photo of the Northwest Corner of Hayden Avenue and Government Way (taken by City Staff)

Coeur d'Alene Area Economic Development Corporation (CdAEDC)

The CdAEDC is the economic development organization for Kootenai County, representing all the rural communities in the region and the four larger communities: Coeur d'Alene, Post Falls, Hayden, Rathdrum. Their mission is to build a healthy economy for the region by strengthening the base, diversifying the economy, supporting the creation of new jobs, and advancing workforce development in cooperation with local, regional, and state economic partners, and existing businesses and industries to facilitate business retention, expansion, and attraction.

Panhandle Area Council (PAC)

PAC is a designated Economic Development District. Members of the Council are elected officials from north Idaho cities and counties, as well as the Coeur d'Alene and Kootenai Indian Tribes. The Council serves the five northern counties of Idaho: Boundary, Bonner, Kootenai, Benewah, and Shoshone.

Idaho Small Business Development Center (Idaho SBDC)

The Idaho SBDC is a statewide, university-based organization which has been helping small businesses succeed since 1986. With six office locations throughout the State, each affiliated with one of Idaho's colleges or universities, the Idaho SBDC is uniquely positioned to serve as a focal point for linking partners from higher education, the private business community, and federal, state, and local government. The northern Idaho office, serving Hayden, is located in Coeur d'Alene.

North Idaho College Venture Network (NIC Venture Network)

The NIC Venture Network is a hub of on-campus resources and services dedicated to helping launch, build, and grow a business or product idea. Programs are available to both regional community members and NIC students at NIC's Coeur d'Alene campus.

Economic Development Opportunities

Central Business Area (Downtown)

The revitalization of the Central Business District (CBD) is a key priority for economic growth, neighborhood cohesion, and regional attraction. In 2007, the City adopted a Downtown Strategic Implementation Plan, which provides guidelines for fulfilling the City's vision to revitalize Government Way as a community center with a village-like atmosphere, containing small shops, gathering places, and activities/events that draw people downtown. The Plan provides recommendations that will contribute to an enhanced sense of identity in Hayden.

Rendering from the 2007 Central Business District Plan

Neighborhood Commercial Area Development

Hayden has identified a pattern of neighborhood "areas" throughout the City. These areas are designed to serve as walkable, mixed-use areas that support surrounding neighborhoods and promote localized economic activity. These areas typically serve the surrounding neighborhood, or sometimes a larger area depending on its size and location. The identification of these areas will help Hayden contextualize

economic development throughout the City, providing different parts of the City with more detailed attention, and ensuring the differing needs of different areas in the City are met.

Trail Connections

The City recognizes that non-motorized trail connections are an economic development tool that can help connect the City's neighborhoods and increase the accessibility between local businesses and residential neighborhoods. Ensuring reliable, safe, accessible trail routes, crossings, and connections will be a benefit to the local economy and potentially boost tourism.

Small Business Environment

Hayden hopes to foster a thriving and sustainable small business environment. The City values its local businesses and continues to offer economic development opportunities that support them. Some of these strategies to support small businesses are development review streamlining, City Code revisions, and strategic partnerships with regional development that lead to tools like Tax Increment Financing and business recruitment.

Live, Work, and Play Environment

As discussed earlier in this chapter, the City does not have much overlap in its citizens who both live and work in the community (only 976 people per Table 8-2). The City's economic development efforts will focus on fostering a live, work, and play environment that strengthens community identity and economic sustainability. The City would benefit from this close-knit lifestyle, as the more time people spend experiencing different parts of Hayden, the more they feel invested in the community, and the stronger the community becomes.

Industrial Development

The airport has infrastructure in place and is developing additional infrastructure to support future commercial and light industrial activity. The activity located around the airport need not necessarily be oriented to the air industry, providing an opportunity for a diversified and balanced commercial and light industrial economic core for the area and community.

Economic Development Summary

To achieve its economic development goals, Hayden must address the issues and seize the opportunities that arose in this chapter. These issues and opportunities are summarized below:

- 86% of residents commute out of Hayden for work, and 88% of workers in Hayden commute from their homes outside the City. Rather than being an "either/or" City, Hayden should focus on becoming a city for around the clock - a place that people want to and can spend their whole day. This can be achieved by encouraging a mix of uses in strategic areas, providing a range of housing options, enhancing community identity, and providing an efficient multi-modal transportation system for commuting.
- Hayden has the opportunity to develop as a city of neighborhoods and neighborhood commercial areas. The City can identify neighborhoods by different areas' distinct identity, and direct resources based on their unique needs.
- Hayden can realize its true culture by fully developing the Central Business Area, using the design standards found in Hayden City Code to enable the revitalization of this downtown corridor. By

investing in its core, Hayden will be able to strengthen its identity and desirability as a perfect balance of aspects that make it a great place to live, work, and play.

Hayden has abundant opportunities to continue and enhance its economic growth and development. By coordinating and planning opportunities for small businesses and new development, the City will be able to capitalize on the existing momentum and enhance the character of the City. By attracting new residents and encouraging those who live here to also work here, and those who work here to potentially move here, the City can become a more close-knit community that also works well with and provides opportunities for the surrounding region.

The City of Hayden's economic development approach centers on supporting small, locally owned businesses and breathing new life into the Central Business Area. By encouraging residential and/or commercial development in both the downtown core and neighborhood commercial areas, the City creates vibrant, walkable areas where commercial, residential, and recreational uses coexist. This blend of use not only attracts and retains a skilled workforce but also stimulates job creation across diverse sectors. Through active public–private coordination and strategic regional partnerships, Hayden leverages resources and expertise to expand market opportunities and reinforce its position as a dynamic economic hub.

Chapter 9 | Parks & Recreation

The 2040 Parks Master Plan was developed through the Imagine Hayden public engagement process to reflect community values for recreation and open space access. The 2040 Parks Master Plan informs much of this chapter and should be referenced for further details and updates on Hayden Parks.

Classifications

The 2040 Parks Master Plan identifies six park classifications. The first five in the list below were identified in the City's original 2007 Parks Plan. The latest update to the Parks Plan adds a 'Sports Complex' park type. The classifications are as follows:

1. Community Parks
2. Neighborhood Parks
3. Special Use Parks
4. Pocket Parks
5. Greenways
6. Sports Complex

This ADA accessible swing in Stoddard Park allows for Hayden's parks to be enjoyed by everyone.

Level of Service

The City aims to provide a minimum level of service of five acres of parkland per 1,000 residents, with particular emphasis on access and walkability across all neighborhoods. More specifically, the City aims to provide a Neighborhood Park within ½ mile of all residents and a Community Park within 1.5 miles of all residents.

Park Inventory

The City of Hayden Parks Division maintains 63 acres of developed park land within the City. The parks division oversees six existing City parks. These parks offer a variety of recreational opportunities for the community, ranging from boating and swimming to soccer and baseball. A synopsis of facilities and activities currently available at each of the individual parks is given below.

Broadmoore Park (Type: Neighborhood Park)

Broadmoore Park is a ten-acre neighborhood park located within the Broadmoore Subdivision off Atlas Road. The City completed Phase I of the park and is budgeting for the next phase of construction that will include basketball courts.

Amenities: Gazebo, Tot lot, walking path, water fountains, passive ball field, volleyball court, frisbee golf.

Broadmoore Park

McIntire Family Park (Type: Community/Special Use Park)

McIntire Family Park is located next to City Hall at 8930 N. Government Way. In January 2016, Hayden City Park was renamed McIntire Family Park to honor former Mayor Ronald B. McIntire and his wife, Joanne, for their many years of service to this community. Established in 1960, McIntire Family Park is home to many dedications and memorials, including the Robert J. Gordon Veterans Memorial Plaza. This was a portion of the land that was donated to the Village of Hayden for a Fire Station, City Hall, Community Center, and park facilities. McIntire Family Park is the home of the annual Hayden Days celebration in July and the Thursday Night Concerts in the Park during July and August.

Amenities: Playground equipment, gazebo, green space, baseball field, band stand, basketball/pickleball court.

McIntire Family Park

Croffoot Park (Type: Sports Complex)

Croffoot Park is located on Lancaster Avenue west of Highway 95. Established in 2001 and named after Councilman, City Administrator, and community member, Robert Croffoot, this 25-acre complex has a wonderful view of both mountains and prairie and provides basketball courts, baseball, softball and soccer fields, horseshoe pits and much more.

A successful grant in 2023, along with a partnership with the Hayden Urban Renewal Agency allowed the City to expand Croffoot Park, including six acres of enhanced amenities.

Croffoot Park

Amenities: Three little league baseball fields, two softball fields, four soccer fields, two basketball courts, horseshoe pits, tot lot, public parking, a concession stand, shelter, restrooms, and pathways.

Finucane Park (Type: Community Park)

Finucane Park is located on the northwest corner of Prairie Avenue and 4th Street. This ten-acre park was established in 1990 and was donated by Marion Burke Finucane in honor of her husband, Charles C. Finucane. Charles was a Naval Commander in WWII. He was appointed by President Eisenhower as the Assistant Secretary of the Army, and in 1955 he became the Undersecretary of Defense.

Amenities: Three softball fields, two covered gazebos, concession stand, playground equipment, tot lot, public restrooms.

Finucane Park

Honeysuckle Beach (Type: Special Use Park)

Honeysuckle Beach is located on the east end of Honeysuckle Avenue. Established in 1992, Honeysuckle Beach is a true testament to community support. It was established from grant money and only $20,000+ in donations. This facility is one of only two public access points to Hayden Lake. Honeysuckle Beach provides services for both boaters and swimmers.

Amenities: Beach, volleyball court, picnic areas, public boat access, parking, public restrooms, concession stand, public fishing dock.

Honeysuckle Beach

Stoddard Park (Type: Neighborhood Park)

Stoddard Park is located off Prairie Avenue between Ramsey and Atlas Roads. The park is defined by the big red Stoddard Barn, original home of Lake City Dairy. The adjacent home now houses Chomper's Café. Stoddard is the City's newest park and is over two acres.

Amenities: Arboretum, The Pasture, Silo Stage area, picnic shelter, public restrooms, walking paths, tot lot with ADA wheelchair swing.

Stoddard Park

Pocket Parks

There are two private pocket parks in Hayden. One is located at the Avery Estates development and has playground equipment and a gazebo. The other is at Stone Creek Estates and contains a gazebo and green space. While these parks are private, they were paid for with impact fees because they allowed public ingress/egress.

Future Plans

Planned but not Yet Built: As part of the development process through annexation, Planned Unit Development and/or Subdivision preliminary plat approvals, a number of park areas have been identified

and/or approved as part of the various processes, but have not yet been constructed. Those would include the following:

- Hayden Canyon Park is an 18.5-acre Community Park in the northeast quadrant east of North Government Way. The Concept Design was approved by City Council in May of 2025.
- Mark's Ranch Park is a 5-acre park Specialty Park in the northeast quadrant south of East Lancaster Road. A trailhead and overlook will be components of this park area.
- Trailridge Park is a 5-acre Specialty Park in the northeast quadrant east and west of North Rocking R Road. Hillside hiking opportunities will be components of this park area.
- Battleground Park is a 12-acre Community Park in the southwest quadrant south of West Hayden Avenue.
- Hayden Sky Park is a total of 15 acres to include a Community Park and Neighborhood Park by function in the northwest quadrant west of North Carrington Street.

The 2040 Parks Master Plan makes the following recommendations to maintain a healthy balance of parks at the adopted level of service:

New Parks

- Development of 12 new Neighborhood Parks in the long term, potentially surpassing the 2040 planning horizon.
- Pursuit of a new community center, including indoor recreation opportunities.
- Pursuit of greenways/linear parks to provide a natural open space network for enhanced neighborhood connectivity and recreation opportunities.

Existing Parks

- Re-visit and engage in a concept validation process for McIntire Family Park.
- Engage in a community dialogue on the future of the following existing parks:
    - **Finucane Park:** to discuss relocation of softball to Croffoot Park and the conversion of the site into a Neighborhood Park.
    - **Honeysuckle Beach:** to discuss capacity issues and options for expansion.
- Implement a host of equipment and infrastructure upgrades to improve efficiency of resource use.

Park Summary

The City of Hayden is committed to expanding access to parks and open spaces as vital assets for community well-being and economic vitality. By enhancing neighborhood connectivity and integrating recreational pathways, residents can easily reach green spaces and community amenities on foot or by bike. New development will prioritize recreational infrastructure, such as playgrounds, sports fields, and gathering plazas, to ensure every neighborhood benefits from quality leisure opportunities.

Access to parks and recreation is a community expectation and serves as a key contributor to community identity, wellness, and economic resilience. Parks provide service to a broad spectrum of residents, reflecting our values and culture, as well as providing a valuable link to natural systems that directly influence our mental and physical health. It is hoped that in addition to the Plan highlights noted above, that the emerging actions and tools, as they come forth, will truly make Hayden a park and recreation center of northern Idaho.

Chapter 10 | Local Services

City Services

The City of Hayden is administered by a City Council, with a Planning and Zoning Commission facilitating the land use review and approval process. The City Hall is located in the center of Hayden at 8930 North Government Way. The City takes pride in maintaining local streets, sewer infrastructure, and parks, prioritizing long-term care and reliable service for the community. A Comprehensive Plan, zoning ordinance and subdivision ordinance are maintained to direct growth patterns and maintain development standards. The City administers the issuance of building permits and inspections.

Commissions

Table 10-1 outlines the Commissions sponsored by the City of Hayden, and their missions and relevance to the Comprehensive Plan and the future of Hayden.

Table 10-1: City Commissions

Commission	Mission	Comprehensive Plan Relevance
Arts Commission	We envision a renowned arts and cultural program that stimulates and encourages local artists as the backbone of the program. We remember our past as we pursue our future and ensure equal access to cultural and artistic opportunities	Coordinate with economic development and the community design elements for public art and cultural events.
Historical Preservation Commission	To gather, preserve, & advance the story of the Hayden Community.	Maintain and continually update on Commission tasks and plans to keep status as a Certified Local Government (CLG).
Parks, Recreation and Community Forestry	To enhance the quality of life of the Hayden Community by supporting and promoting a variety of recreational opportunities.	The Commission helps guide the parks & recreation planning and implementation throughout the City.
The Planning and Zoning Commission (PZC)	To act as an advisory body that listens, reviews and makes recommendations to the City Council regarding land use decisions. They do make final decisions on some items like Conditional Use Permits, Variances, and Administrative Exceptions.	Approve and recommend adoption of Comprehensive Plan
Public Safety Commission	To act in an advisory capacity to the City Council in matters pertaining to public safety including law enforcement, fire, emergency medical services, and other areas wherein the matter of public safety may be of concern.	Coordinate with public safety agencies at the direction of the City Council regarding public safety for the City.
The Veterans Commission	To enhance the recognition and welfare of all those who have served in the United States Military Services	N/A

Other City Services

Library Services

The Hayden library located at 8385 N. Government Way is the main branch of The Community Library Network serving Kootenai and Shoshone Counties. The current library offers a range of services from material checkout to educational programs, kid/teen programs, and more.

Public Schools

The Coeur d'Alene School District serves the majority of students attending public schools in Hayden, with Lakeland School District providing service to residents in the northern and western parts of the community (See Appendix B, Figure 6). Additionally, Hayden Canyon Charter School opened in 2020.

There are also two private schools in the City, North Idaho Christian School and Prairie Avenue Center School.

Memorial Day in Hayden

Police Services

The City of Hayden currently contracts with Kootenai County for police services. Kootenai County Sheriff staff provides regular patrol services throughout the community, enforcing City ordinance and other applicable state and federal laws.

Fire Protection

The Hayden Lake Fire Protection District has provided fire protection for the Hayden community since the 1960's. The district consolidated with Northern Lakes Fire Protection District in 2000. The current fire district serves Rathdrum, Hayden, Hayden Lake and rural areas as far north as Ohio Match Road. The fire station servicing the Hayden community is located at 125 West Hayden Avenue. The Kootenai County Fire and Rescue serves areas west of Huetter Road that are located within the Area of Impact and the area within the City of Hayden south of Prairie Avenue.

Infrastructure and Utilities

Electrical Power, Natural Gas and Telephone

Kootenai Electric Cooperative (KEC) and Avista provide electrical power service in the Hayden area. KEC serves the areas to the north, west and south of the airport. Avista services the airport and the Hayden community west of Ramsey Road.

Avista provides natural gas services in some areas of the community, with the gas transported through transmission lines maintained by Northwest Gas Transmission.

Verizon provides telephone service throughout the community. Ziply (formerly Frontier) provides land line service, and Spectrum/Charter and TDS also provide phone and broadband services.

Utility infrastructure must be strategically coordinated with future road and development plans to reduce cost, minimize disruption, and ensure service reliability.

Solid Waste

The City of Hayden does not currently have a contract with any individual service provider for the collection of commercial and residential solid waste generated in the City. Collection is provided by one of two companies: Waste Management & CDA Garbage/Post Falls Sanitation.

Kootenai County maintains a landfill at Fighting Creek to dispose of solid waste generated in the County. The County processes solid waste through two transfer stations: The Ramsey Transfer Station and the Prairie Transfer Station. The County also currently maintains a system of 12 rural collection facilities throughout the county, but home garbage service is available in most areas of Hayden and its Area of Impact.

Recycling services are provided at a nominal cost with basic garbage service for Hayden residents. Recyclables, reusable materials, hazardous materials and other separated components of the waste stream are processed at the transfer stations.

Water Service

The City of Hayden does not operate or maintain a public water system. Potable and irrigation water is provided by several public and private organizations. Avondale Irrigation District provides water in the eastern part of the community and some areas in the north and west. The Hayden Lake Irrigation District serves the majority of the area west of Government Way. (See Appendix B, Figure 5)

North Kootenai Water serves some areas in the southern part of Hayden. Homeowners' Associations and other private entities provide a balance of water service to specific subdivisions or areas of the City not covered by these larger districts.

The provision of water service is not necessarily mandatory, thus private wells continue to service various residential lots and commercial businesses scattered throughout the community. Water lines are placed in easements and maintained by the water service provider. Billing for water service is directly through the service provider.

The Rathdrum Prairie Aquifer Future Water Demand report from 2014 by IWRRI anticipates that Avondale Irrigation District, North Kootenai Water and Sewer District, and Hayden Lake Irrigation District will all

expand as growth continues to occur in the region. The report forecasts water demand for each district and maps their expansion areas out through 2040, as shown in Appendix B, Figure 5.

Expansion and improvements of the various water systems are driven by development. The City of Hayden actively coordinates with utility service providers to align water system expansion with planned growth, protect aquifer resources, and implement phased infrastructure improvements.

Sewer Service

The 2040 Collection System Master Plan was developed as part of the Imagine Hayden 2040 planning process. With input from the City of Hayden and the Hayden Area Regional Sewer Board (HARSB), this Master Plan analyzed existing conditions of the City's sewer system and made recommendations for the City's sewer development going into the future. The Hayden Area Regional Sewer Board (HARSB) operates lift stations, pressure mains that pump directly to the treatment plant, and the treatment plant that collects and treats wastewater from the City of Hayden, Hayden Lake Sewer District, and the Coeur d'Alene (Kootenai County) Airport. Enhanced system master planning to support needed investments at the treatment facility is essential to support the growth and environmental demands in our community.

The 2040 Collection System Master Plan provides a buildout analysis well beyond the 20-year scope of this Plan. However, the plan does evaluate specific recommended projects in the near term. The City of Hayden actively coordinates with utility service providers to align sewer system expansion with planned growth, protect aquifer resources, and implement phased infrastructure improvements. Refer to the 2040 Collection System Master Plan for more detailed information on Hayden's sewer system and its plans for the future.

City Services Summary

Hayden is dedicated to the reliable delivery of public services, ensuring every resident has access to essential utilities and amenities. Infrastructure investments will be strategically coordinated with growth projections to maintain system capacity and fiscal responsibility. Utility planning will incorporate measures to protect natural resources, minimizing ecological impacts through reliable practices and low-impact design. Through these efforts, the City will collaborate closely with regional and neighboring agencies to align priorities, share resources, and foster a unified approach to community development.

Chapter 11 | Community Design

Community design is an important element of comprehensive planning. This chapter addresses Hayden's needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

City of Hayden Recommended Development and Design Standards, adopted 2007. Figure shows the application of min. 12' front setback when sidewalk is curb-tight allows for the creation of a signature "green strip" along Government Way (City of Hayden)

Design Standards

Site Design Standards

The City's zone code guides the design of site development to support the goals and policies of the comprehensive plan and the City's vision for the City. These development standards are specific to the type of use proposed and are not dependent on the zone in which they are to be constructed. Use standards are standards applicable to particular uses or development that have the potential to adversely affect surrounding property or the public health, safety, or welfare if not developed and operated in accordance with the standards. These standards would apply to uses permitted outright or uses that require a Conditional Use Permit. Those specific types of use with more robust development standards include the following:

- Accessory Dwelling Units
- Automotive Wrecking and Junk Yards
- Bed & Breakfast Facility
- Correctional Facilities
- Farmer's Market, Flea Market, and Swap Meet
- Home Occupation
- Manufactured Home (Park)
- Outdoor Sales Display
- Outdoor Storage
- Public Buildings or Complexes
- Temporary Hardship Use for Dependent Relatives
- Truck Transport Facilities

Additionally, those development standards that are dependent on the zone in which they are to be constructed, and which are more robust than the design standards found in all zones are within the Central Business District Overlay, Neighborhood Commercial Area, and the Mixed-Use Design Standards.

Architectural Design Review

Central Business District

In 2007, Hayden adopted Development and Design Standards for development within the Central Business District (see Appendix B, Exhibit iv) in order to guide future development downtown, roughly located along Government Way between Prairie Avenue and Miles Avenue.

The development and design standards were recommended in response to the 2008 Comprehensive Plan guiding goals. The downtown design standards for the Central Business District intend to address the following:

- Creating a signature space or element as a means of enhancing Downtown's identity;
- Allowing building heights that reflect the scale and types of uses within a vibrant core;
- Minimizing setbacks, or in the case of the core area, redefining setbacks as a means of infusing the core area with a sense of green and creating safe and attractive places for people to gather;
- Encourage parking standards that meet the needs of community design and capacity;
- Emphasizing building continuity and cohesiveness through the incorporation of a rich palette of repetitive materials; and finally
- Incorporating on-site stormwater treatment practices with the improvements planned for the Government Way right-of-way.

Together, these design elements enhance Downtown's identity and foster a walkable, vibrant residential and/or commercial area that supports economic development and community gathering.

The following architectural design features and considerations are reviewed and/or required according to Hayden City Code in all new construction and renovations in the downtown corridor.

- Pedestrian Oriented Ground Floors
- Reinforced Corner
- Human Scale Building Façade
- Façade Articulation
- Cohesive Architectural Elements
- Semipublic Spaces
- Weather Protection
- Materials Color Palette
- Parking

Welcome to Downtown Hayden Gateway Sign. (City of Hayden Facebook)

Neighborhood Commercial Nodes

Neighborhood Commercial Nodes were not a new concept to the City as they had been identified in Comprehensive Plans since the early 2000s. Although identified in the Comprehensive Plan, there were no mechanisms in Hayden City Code to allow for the development of this commercial area outside of a Planned Unit Development. In 2021, Hayden adopted development and design standards to ensure these pocket developments within the residential land uses were mitigated in a fashion that would reduce their impact on their neighbors. A Conditional Use Permit shall be required that shall address these mitigation requirements.

Mixed Use Design Standards

In 2021, Hayden adopted design standards for the newly established zone designation of Mixed Use. These design standards identified certain design elements that would be required within the project site based on geographic proximity to local collector or arterials, to intersections that were anticipated to be controlled through signalization or round-about, or adjacent to the anticipated Huetter Road corridor. Design standards addressed height, setbacks, density, and when these standards apply to the commercial, residential, or combined uses as proposed on the site.

Subdivision Standards

The City's Subdivision Code guides the layout of new development to support connectivity, livability, and coordinated growth. Developers are required to enter into a development agreement with the City and included in the agreement are subdivision design elements such as:

- Underground electric and communication utilities
- Design and installation of streetlights
- Sight obscuring fence or landscaping
- Pedestrian and/or bicycle pathways connecting pathways, parks, schools, or community facilities
- A greenbelt visual relief buffer on streets identified in the transportation and/or parks master plans and/or where connectivity is required
- Landscaping to soften street frontages and/or non-residential lots

Enriching the Community Experience

Public Art

"Epiphany," a stainless steel and acrylic glass sculpture created by Michael Horswill, located at Hayden Public Library on Government Way. (Jake Parrish/Press photo)

The Hayden Arts Commission supports a thriving local arts scene and integrates public art into City identity, placemaking, and beautification efforts. The latest project currently underway consists of adding benches at key locations throughout the Central Business District. These are anticipated to be placed in the summer of 2026. The Arts Commission was formed in 2007. In collaboration with the City of Hayden and the Hayden Urban Renewal Agency the Commission works to enhance the quality of life in Hayden through arts and culture. Public Art initiatives include the following:

- HURA has dedicated funds for possible public art projects within the district boundaries. The availability of this money is on a case-by-case basis. This should be related to development and public spaces.
- The Arts Commission Plan focuses public art primarily on the downtown core, within roundabouts, on utility pedestals, etc.
- Public Art easements, or pad locations, need to be secured within these areas for the art to be located.

Historic Preservation

Dusk to Dawn Public Art at the public parking lot.

The Mission of Hayden's Historic Preservation Commission is to, "gather, preserve, and advance the story of the Hayden Community. The purpose of the Historic Preservation Commission, as defined in the Ordinance, is to promote the educational, cultural economic, and general welfare of the public of the City of Hayden through identification, evaluation, designation, and protection of those buildings, sites, districts, areas, structures, and objects that reflect significant elements of the City's, State's and the nation's historic, architectural, archaeological, and cultural heritage. History can encompass many things. It can be physical preservation or the knowledge and experience of citizens. The commission envisions the future of Historic Preservation in Hayden to include:

- Identifying Historic Buildings of Significance as there are no buildings registered.
- Continue to promote and enhance the story of Hayden

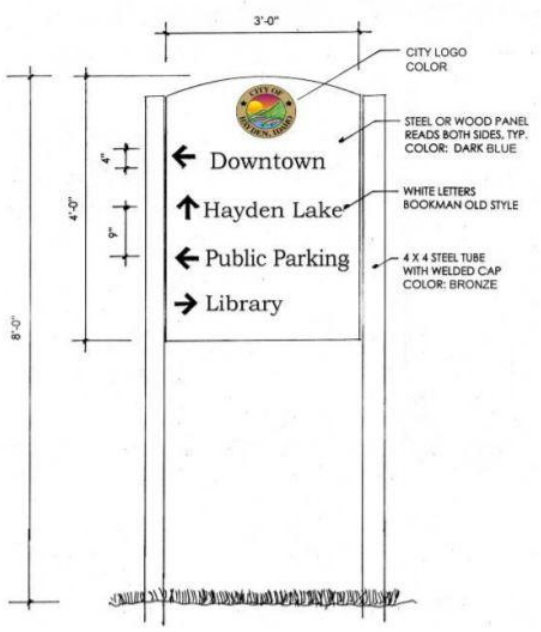
Additionally, Hayden is also one of Idaho's 39 Certified Local Government (CLG) communities.

The CLG program is a partnership between local governments, the Idaho State Historic Preservation Office (SHPO), and the National Park Service (NPS). The program assists the preservation of Hayden's unique historic character through technical assistance, grants, and connection to federal programs.

Wayfinding

The City has good branding in place and some strategically placed gateway and arrival signs. While not an immediate priority, the following may guide wayfinding in the future.

- The 2007 City of Hayden Strategic Implementation Plan identifies gateway and wayfinding elements.
- Rough designs have been created for wayfinding signs. The City will look into funding opportunities as appropriate.



Directional Signage sketch from 2007 Strategic Plan. (City of Hayden)

Landscape Design

Hayden prioritizes tree canopy, green infrastructure, and beautification to promote health, stormwater management, and civic pride. In addition to current development standards the City is investing in the following relative to landscape design:

- The annual Arbor Day celebration is a City sponsored event and has a great turn out every year. STEAM (Science, Technology, English, Arts, and Math) learning is engaged through educational activities and is open to elementary students. Tree handouts and other materials are provided to all attendees.
- The City updated the landscape design standards in City Code to better reflect sustainable landscape design.

Community Design Summary

Hayden's community design concepts emphasize pedestrian-oriented, human-scaled development that reinforces the community's unique character and design cohesiveness. Through thoughtful subdivision and site design, new neighborhoods will feature connected streetscapes and pathways that encourage walking and interaction. Public art installations and historic preservation efforts will celebrate local heritage and foster a strong sense of place identity. By integrating these elements throughout this chapter, the City will ensure that future development not only meets functional needs but also enriches the visual and cultural fabric of Hayden.

Appendices

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APPENDIX A

Action Implementation

Introduction

The following table details actions organized by plan elements in order to implement the goals and policies listed in Chapter 2 of the Comprehensive Plan. The implementation table is meant to be a living document to help the City take a pulse on progress, report to the public, and annually review.

Table of Implementation Actions by Element

- Short-term – (0 to 5 years)
- Medium-term – (5 to 10 years)
- Long-term – (10 or more years)
- Ongoing – continual action over short, medium and long term

Table A-1: Implementation Actions

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
1	Continue zoning text amendments and update the zoning map as needed.	• *Revise the zoning and subdivision codes to address the comprehensive plan land use directives regarding future land uses. Amend the code accordingly.*	On-Going	Community Development	Goal 2, 7 Policy 2, 3, 4	Land Use Element (LU)
2	Explore and study the feasibility and effectiveness of a zoning overlay or zoning change to address incompatible uses within the airport flight path.	• *Work with the airport on the best approach to develop within the airport flight path.* • *Conduct a feasibility study, working jointly with the airport.* • *Revise as needed building and development standards to mitigate incompatible development from occurring in airport impact areas.*	Long-Term	Community Development	Goal 1, 7 Policy 1, 2, 3	Land Use Element (LU)

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
3	Monitor residential density ranges as outlined in the municipal zoning code to determine appropriate housing density ranges which encourage both infill development and new development throughout the City.	• *Amend the zoning codes to address residential density ranges in accordance with the future land use designations in the Comprehensive Plan.*	On-Going	Community Development	Goal 2, 3 Policy 2, 3, 4, 5, 9	Housing Element (H)
4	Encourage the development of low- and moderate-income housing in places close to services and easily served by transit.	• *Explore incentive programs at a local, regional and state level for attainable housing options. Some potential programs include tax increment financing, fee reductions for affordable housing projects, higher density zoning, lot size reduction, elimination of minimum building size requirements, density bonuses, adjustment of setbacks, floor-area ratio bonus, inclusionary zoning, local housing trust funds, and preservation of existing affordable housing.* • *Work with developers to address the housing needs in Hayden.* • *Determine locations suitable for low-income/ moderate-income housing.* • *Streamline the development process for low income/ moderate-income housing.*	Short-Term	Community Development	Goal 1, 2, 5 Policy 2, 3, 4, 5, 9,11	Housing Element (H)

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
5	The City should work cooperatively with the Idaho Department of Health, Panhandle Health District, and the Idaho Department of Environmental Quality to amend, supplement and enforce standards for air quality, noise, and odors, as found appropriate.	• *Review codes for compliance and enforcement measures regarding health and environmental quality in the City.* • *Work proactively to address any health or quality standards in Hayden.*	On-Going	All City Departments	Goal 1, 6 Policy 1, 15, 16, 17	Natural Resources Element (NR) & Hazardous Areas Element (HA)
6	Evaluate a mechanism for aquifer protection in cooperation with regulatory agencies.	• *Evaluate a mechanism for aquifer protection including funding incentives, etc.*	Medium-Term	All City Departments	Goal 6 Policy 1,15, 16, 17	Natural Resources Element (NR) & Hazardous Areas Element (HA)

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
7	Support First Responders and Local Emergency Management with wildfire mitigation efforts including property protection, emergency services, and natural resources protection.	• *Participate in County and Regional emergency planning efforts such as the 'All Hazard Mitigation Plan' updates.* • *Enact land use regulations that protect and prevent current and new development from wildfires. Examples could include defensible space buffer zones to protect structures and people.* • *Condition new development on implementation measures to reduce wildfire risks.* • *Coordinate with local fire district providers on a wildfire urban interface requirement. Explore design standards to be included in the adopted supplemental standards of the City.*	On-Going	All City Departments	Goal 1, 3, 6 Policy 1, 15, 16, 17	Natural Resources Element (NR) & Hazardous Areas Element (HA)
8	Support the protection and conservation of Hayden Lake.	• *Designate a City representative to attend the Hayden Lake Watershed Association meetings.*	Medium-Term	All City Departments	Goal 1, 6 Policy 1, 15, 16, 17	Natural Resources Element (NR) & Hazardous Areas Element (HA)
9	Implement corridors plan which develops general design standards for designated corridors	• *Prioritize improvements to corridors throughout the City in coordination with the City's 2040 Transportation Strategic Plan as amended.*	On-Going	Community Development & Public Works	Goal 3, 5 Policy 1, 2, 6, 7, 8, 9, 12	Transportation Element (T)
10	Implement a transportation impact fee and/or utility impact fee to maintain level of service.	• *Study service capacity, transportation impact fees, and/or utility impact fees to align services with demands.*	On-Going	Community Development	Goal 3, 4, 5 Policy 1, 2, 6, 12	Transportation Element (T)

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
				& Public Works		
11	Initiate a study and inventory of all dedicated right-of-way and/or easements for use as bicycle and pedestrian pathways to identify missing links to connect communities, parks and schools.	• *Conduct an inventory of right-of-way/ easements which may be but is not required to be a part of an update to the long range plans in transportation and parks.* • *Task the Parks, Recreation and Community Forestry Commission by prioritizing connectivity to parks, trails, and open space through the City.*	Medium-Term	Community Development & Public Works	Goal 3, 5 Policy 1, 2, 5, 12, 14	Transportation Element (T)

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
12	Incentivize and encourage opportunities to rejuvenate Hayden by targeting small business development that attracts new boutique shops and restaurants within the Central Business District (CBD) and neighborhoods. Advertise and execute a community small business owner event, encourage downtown development and activity in Hayden.	• *To work with the Northern Idaho Small Business Development Center and Panhandle Area Council to encourage and assist creative, boutique, and mom-pop businesses. (Examples could include an ice-cream shop within biking distance; breweries; fish & tackle shops; art shops and galleries, etc.).* • *Streamline land use and building permit applications to foster small business investment and development.* • *Work to provide small business packets and resources.*	On-Going	Community Development	Goal 4, 5 Policy 8, 10, 11, 13	Economic Development Element (ED)
13	Complete a market study or economic development plan either locally or regionally focused on establishing policy for business specific industries, resources, and incentives.	• *Work to enhance industries that thrive in Hayden such as light industrial and facilitate that continued success.* • *Through a market study analysis, determine the strengths, opportunities, weaknesses, and threats facing Hayden's economic environment.*	Medium-Term	Community Development	Goal 1, 3, 4 Policy 1, 2, 3, 6, 8, 10, 11	Economic Development Element (ED)

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
14	Foster infill and redevelopment in the commercial core.	• *Explore incentives to reuse, redevelop, and encourage new development for businesses in strategic nodes in neighborhoods and the Central Business District (CBD).* • *Partner with Hayden Urban Renewal District (HURA) to encourage high-energy downtown activity.*	On-Going	Community Development	Goal 2, 3, 4, 5 Policy 1, 4, 6	Economic Development Element (ED)
15	Develop recreation programs and activities targeted at young people, families, and senior citizens; enhance park facilities to accommodate the needs of these populations.	• *Engage the public of all ages and abilities in parks and recreation. For more details, reference the 2040 Master Parks Plan.*	On-Going	Park, Recreation & Forestry Commission and Community Services	Goal 2, 5, 6 Policy 2, 5, 11, 12	Parks and Recreation Element (PR)
16	Develop tools for dedication and preservation of open space.	• *Research and implement tools for dedication of open space.* • *Identify key properties, unique features, areas of interest, and preservation opportunities for parks and open space.* • *Work closely with the Parks, Recreation, and Community Forestry Commission through this process.*	On-Going	Community Development	Goal 2, 6, 7 Policy 2, 5, 15	Parks and Recreation Element (PR)

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
17	Provide necessary infrastructure to service current and potential development.	• *Review annexation policies and procedures to address development as the City grows.* • *Periodic review and update of City Master Plans.*	On-Going	All City Departments	Goal 3 Policy 2, 6, 7	Public Facilities Element (PF) & Utilities & Infrastructure Element (U)
18	Periodically update the capital improvement plan and include a multi-year financing plan and analysis of future funding capabilities in order to evaluate needs against probability of funding resources.	• *The Capital Improvement Plan should be a living document that is updated annually.*	On-Going	Community Development & Public Works	Goal 3 Policy 6, 7	Public Facilities Element (PF) & Utilities & Infrastructure Element (U)
19	The City should collaborate with local school districts to ensure needed infrastructure improvements are identified for implementation.	• *Work with the school districts to establish locations for future schools.* • *Evaluate opportunities for impact fees, developer cost sharing, levels of service thresholds, etc.*	On-Going	Community Development, Public Works, School Districts	Goal 1, 3 Policy 2, 6	Public Facilities Element (PF) & Utilities & Infrastructure Element (U)

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
20	Explore universal solid waste collection with an option to adopt and implement a collection ordinance to assure all members of the community receive convenient and equitable service; include the study of a fee and billing structure.	• *Survey the community regarding solid waste collection services.* • *Explore costs, benefits, and equity of City solid waste services.*	Medium-Term	Community Development & Public Works	Goal 1, 3, 6 Policy 6, 17	Public Facilities Element (PF) & Utilities & Infrastructure Element (U)
21	Encourage the reduction of the total volume of sewage disposed by individual subsurface sewage disposal systems.	• *Evaluate methods of funding sewer improvements to existing infill developments not currently sewered.* • *Evaluate code amendments to promote connection to municipal sewer when available.*	On-Going	Community Development & Public Works	Goal 3, 6 Policy 1, 2, 6, 15,17	Public Facilities Element (PF) & Utilities & Infrastructure Element (U)
22	Encourage streamlined annexation of properties surrounded by City limits.	• *Identify eligible properties that are surrounded or partially surrounded.* • *Work with property owners and stakeholders to make the annexation cost effective for the City and property owner and streamline the process for eligible properties.*	On-Going	Community Development	Goal 3 Policy 2, 6, 7, 15	Public Facilities Element (PF) & Utilities & Infrastructure Element (U)

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
23	Explore funding options for the acquisition and/or preservation of sites identified on the Historic Sites inventory, as well as other restoration projects and preservation programs, and historic education activities.	• *Work with the Historic Preservation Commission to identify opportunities and funding options. Hayden participates in the Idaho Certified Local Government Program and thus has access to grants, tax credits, resources, and much more.* • *Work with the state of Idaho Historic Preservation Office to establish the historic sites inventory and those sites of historical significance.*	Short-Term	Community Development & Historic Preservation Commission	Goal 1, 6, 7 Policy 15	Community Design Element (CD)
24	Review design standards for effectiveness, ease, and incentives to businesses and development within the Central Business District and downtown corridor of Government Way.	• *Poll new business owners in the Central Business District (CBD) to gather feedback on the design standards.* • *Review the Central Business District (CBD) design standards with the Planning and Zoning Commission for effectiveness in implementing the City's vision of the downtown area and propose modifications, if necessary.*	Medium-Term	Community Development	Goal 4, 5 Policy 2, 3, 8, 10, 11, 13	Community Design Element (CD) & Central Business District Element (CBD)
25	Study wayfinding elements for the City at large with a focus on the downtown area.	• *Work with the Planning and Zoning Commission to evaluate opportunities for wayfinding improvement in key locations.* • *Explore branding opportunities for City parks, street signs, gateways, and strategic locations for wayfinding elements.* • *Explore grants and funding sources.*	Medium-Term	Community Development	Goal 4, 5 Policy 2, 3, 8, 10,13, 14	Community Design Element (CD) & Central Business District Element (CBD)

	Actions	Task	Time Frame	Lead	Goal / Policy Reference	Implementation Reference
26	Promote public awareness of the importance of trees in the City and promote a healthy and sustainable tree canopy.	• *Periodically review and update landscape, site plan and subdivision standards to address tree and landscape design standards in new developments.* • *Outreach to the community and educate the public on the importance of trees in Hayden. Example activities could include Arbor Day, street tree planting events, educational series, Community Canopy events, etc.*	Short-Term	Community Development & Public Works	Goal 2, 6 Policy 1, 2, 5, 17	Community Design Element (CD)
27	Enhance and promote arts of all kinds in Hayden.	• *Explore the feasibility of a performing arts center.* • *Provide opportunities for public art by local artists.*	On-Going	Community Development & Arts Commission	Goal 2, 3, 5 Policy 2, 5, 14	Community Design Element (CD)

*The Implementation Reference is to the primary Element affected; however, more than one element may be affected by the "Action" item.

APPENDIX B

Maps

The Plan's maps are the most visible components of the Plan yet are not any more important in guiding future development and preservation than the Plan's goals and policies found in Chapter 2 Policy Framework. Maps delineating a proposed general pattern of land use activity (Future Land Use Map), Central Business Overlay, Critical Natural Areas Map, Water District Service Areas, and School District Service Area reflect the community's vision statement and goals and policies of the plan as well as those other areas addressed by other service providers. These maps provide a general guide for future land use decisions, outlining a general pattern of desired development.

Maps delineating the future transportation system, the future sewer system, and the future park system can be found documented within the long-range plans separate from the Comprehensive Plan but included within the Comprehensive Plan by reference from Chapters 7, 10, and 9 respectively.

The maps, in consort with the Plan's goals and policies, shall be considered in making decisions concerning future land use ordinances, amendments of the current zoning ordinance and map, requested zones changes and other land use issues. The boundaries delineating types of uses are not finite but outline a general area for designated activities. Boundary lines for the various types of use are generally within three hundred feet (300) feet of delineating the proposed area. This generality shall be taken into consideration when determining future zoning and land use decisions in areas adjacent to any boundary, as set forth on the maps.

Future Land Use Map - DRAFT

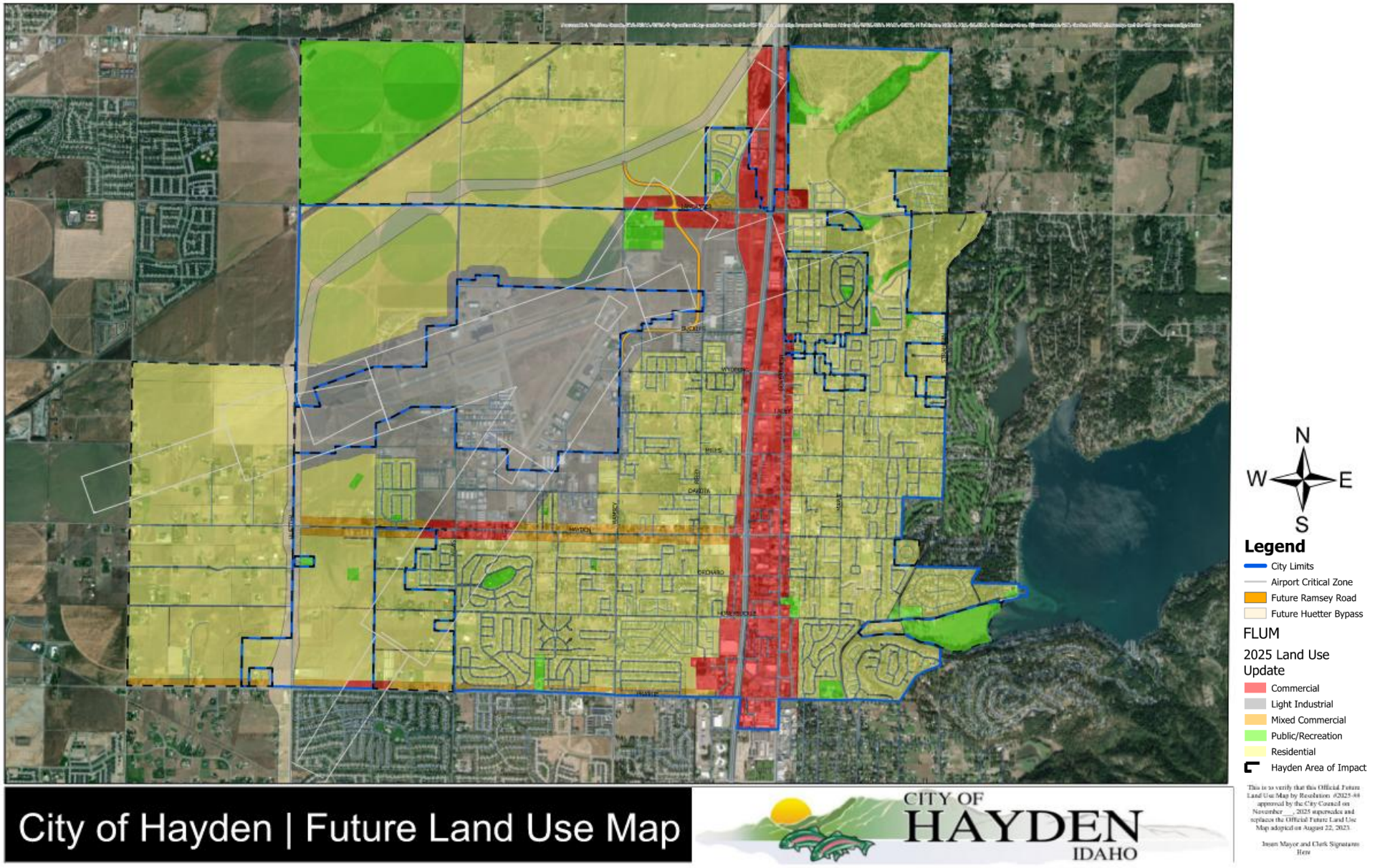


Figure 1: Future Land Use Map

Central Business District

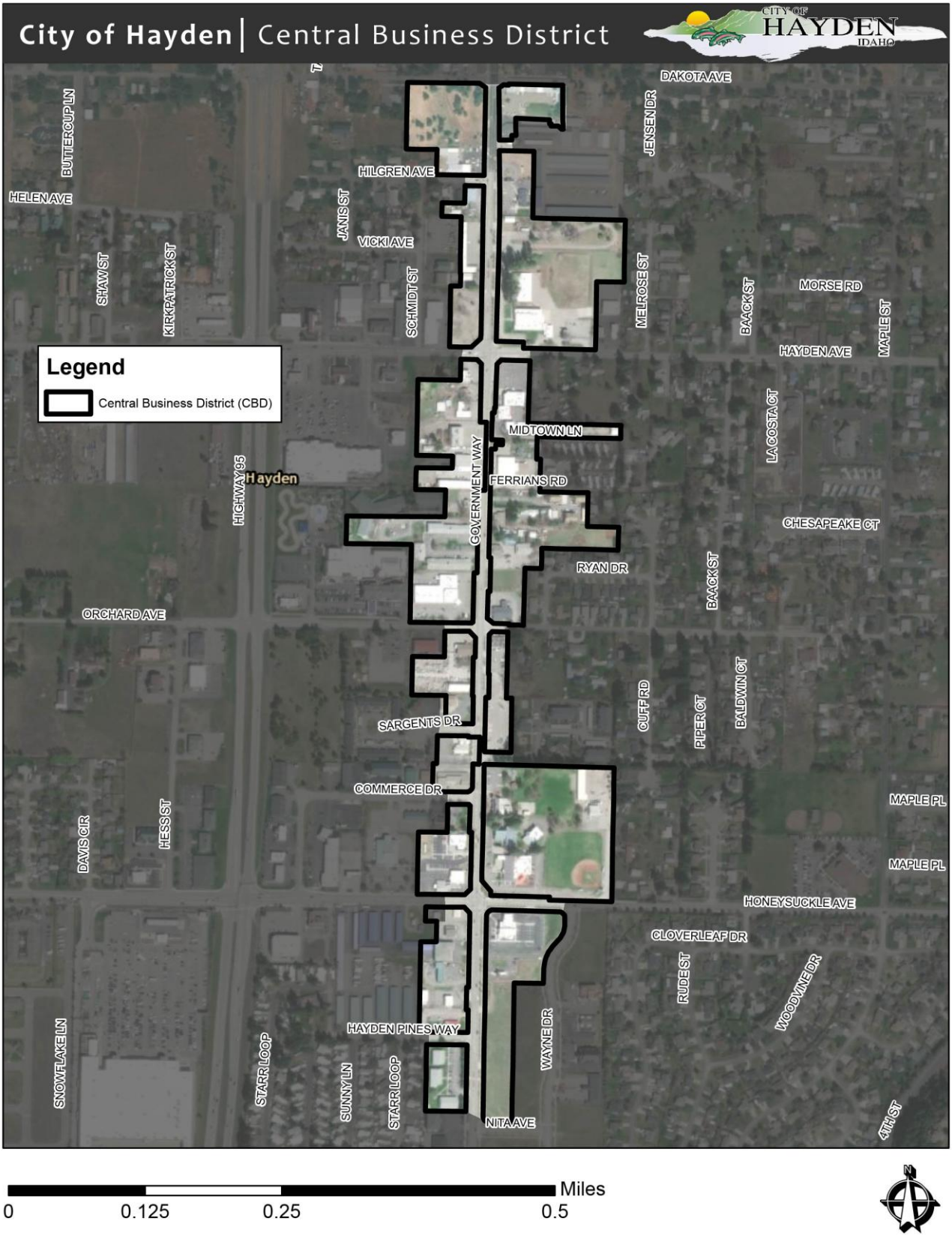


Figure 2: Central Business District Overlay

Critical Natural Areas

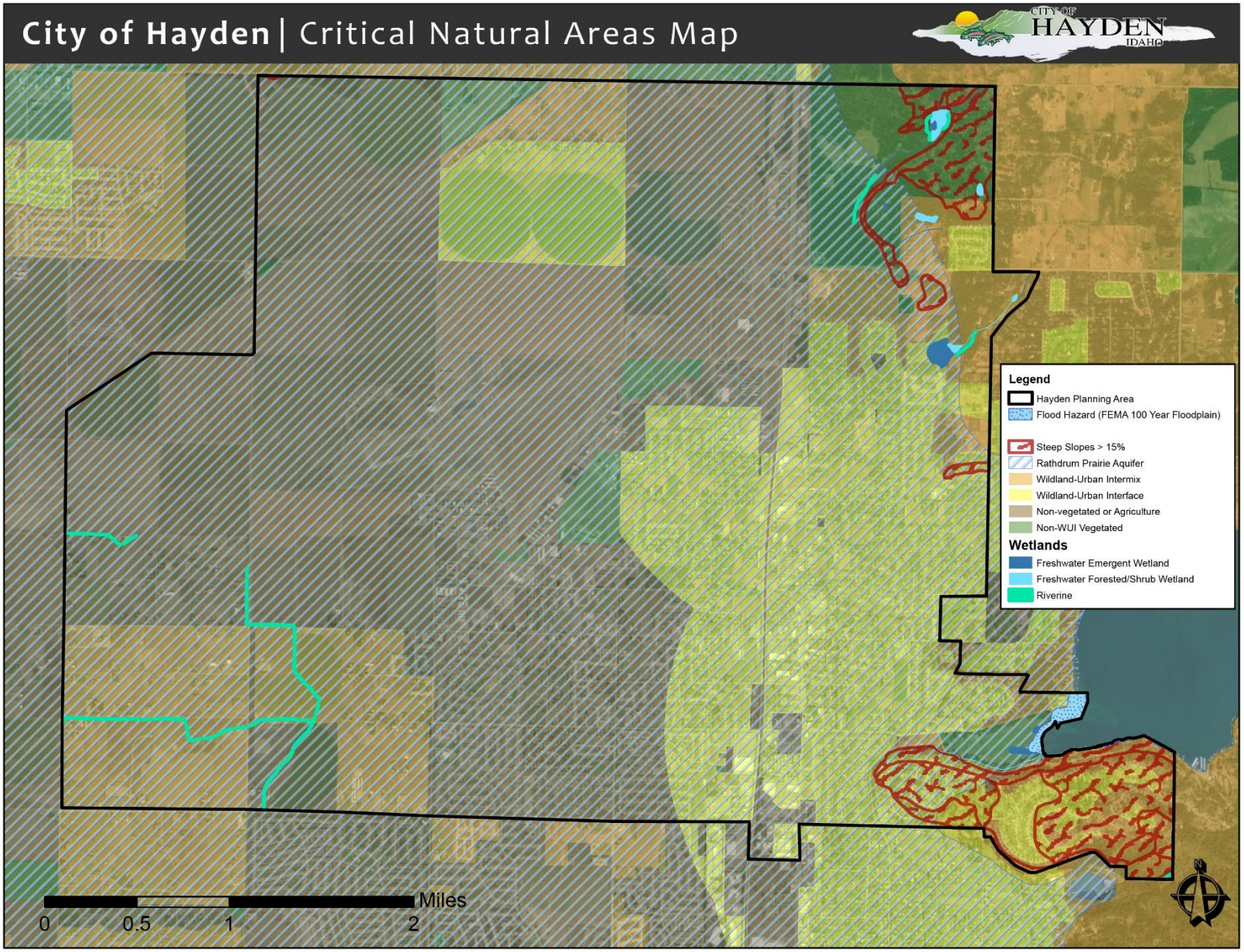


Figure 3: Critical Natural Areas Map

Water District Service Areas

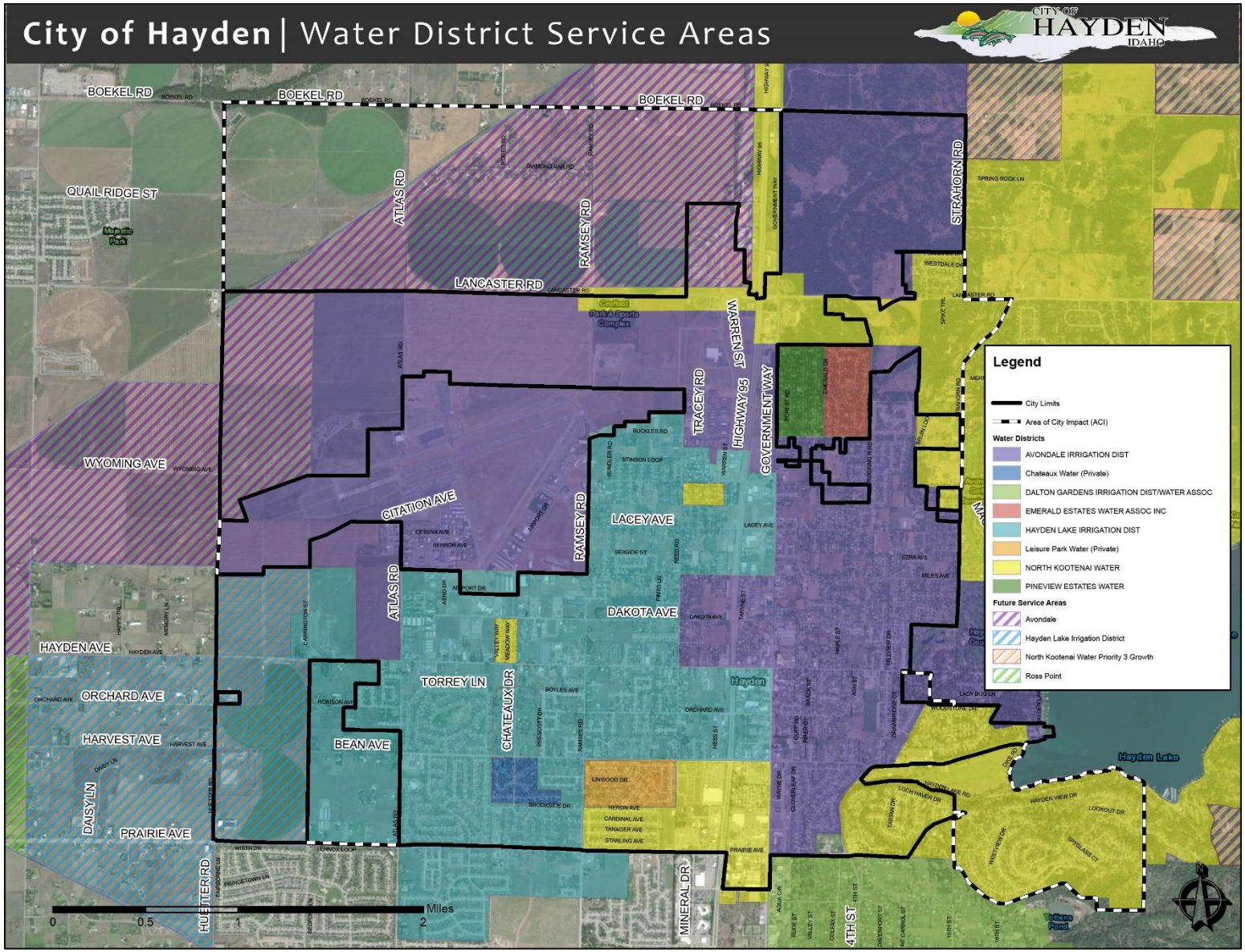


Figure 4: Water District Service Areas Map

Area School District Boundaries

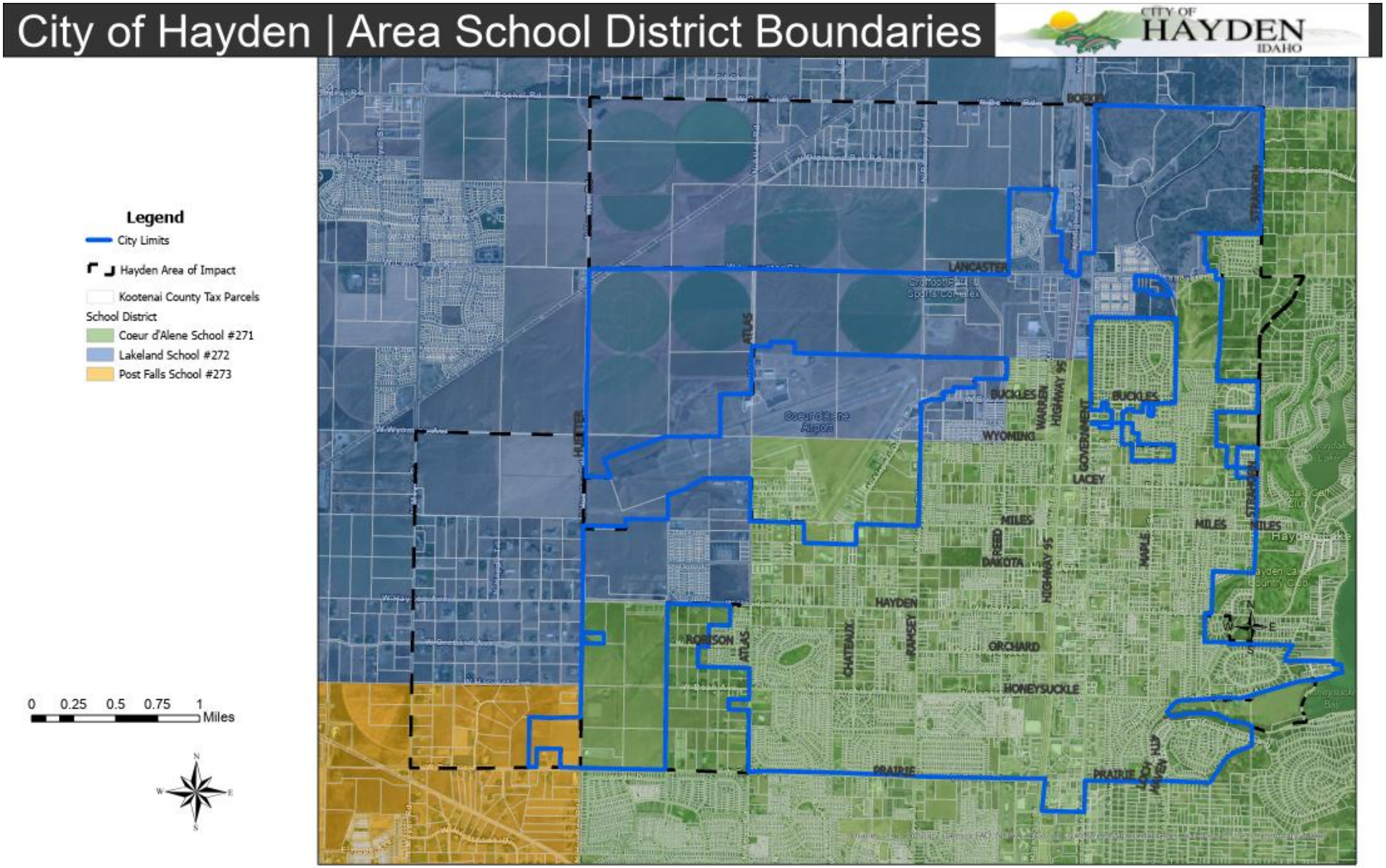


Figure 5: Area School District Boundaries

APPENDIX C

Public Process

Public Process & Outreach Efforts Summary

Hayden City Survey – Results in August of 2023

In May 2023, a survey was conducted of Hayden citizens, property owners, and businesses. The purpose of this survey was for Hayden leaders to receive feedback to help them make important decisions. Questions included topics of growth, traffic, facilities and more. Results of that survey can be found on the City's website under Transparency (https://www.haydenid.gov/transparency/index.php), as there are filters to apply for more specific information related to the survey results than what is provided here in summary.

Background: Hayden, Idaho commissioned OnPointe Insights to conduct a citizen survey from May 2 to May 29, 2023. A total of 1,179 surveys were completed (+/- 2.8% statistical margin of error). The online survey measured the following:

- Refer a Friend Rating (willingness to refer the city to a friend)
- Direction of City/Quality of Life ratings
- Thoughts about City growth
- Evaluation of City attributes (importance and Performance)
- Thoughts about the City's Comprehensive Plan
- Evaluations of future housing options
- Prioritization for traffic intersection improvements
- Thoughts and feature importance of a possible Community Center
- Areas of focus for the City

Reviewing the data: This Online Dashboard presents results in an interactive way by 1) use of filters to explore, 2) review comments by filtering on specific topics, and 3) download the data you want into Excel or PowerPoint.

Summary of Key Takeaways:

Hayden citizens are likely to recommend Hayden to friends or family as a great place to live, but many have mixed feelings about the direction the City is heading (51% right direction and 49% wrong direction). A deeper analysis reveals that residents are very positive about Hayden life. Nearly all give excellent or good ratings for their neighborhood as a place to live, for the City as a place to raise children and for the overall quality of life.

Citizens were asked to prioritize dozens of topics. They then rated their high priority topics. The following were prioritized highly AND rated lower (poor or very poor): Manage City growth and density, traffic flow on major streets, well planned residential growth, and overall quality of the road transportation system. The following were prioritized highly AND rated high (excellent or good): Overall feeling of safety, quality of new development, and maintenance of streets.

The study explored the following topics:

- City growth – 68% say the City is growing too fast and 31% say the growth rate is healthy.
- Comprehensive Plan – most are unaware of the Comprehensive Plan or have not read it (63%) and 21% said an update was warranted.
- Housing – Responses indicate a desire to preserve open space and focus on single-family housing. That said, 60% felt the City should support a variety of housing types beyond single-family. Few were supportive of more manufactured home parks.
- Focus intersections – of 10 intersections, citizens felt those needing focus for improved flow are Hayden Avenue and Ramsey Road, Honeysuckle Avenue and Ramsey Road, and Honeysuckle Avenue and Government Way.
- Community Center – Citizens were quite supportive of a Community Center and using City revenues for it. Desirable features include: a multi-use indoor facility, a senior center, sports courts, and meeting/reception rooms.
- Ideas worth developing – Of eight City improvement ideas, the four most desirable are: improving Honeysuckle Beach, creating a gathering place from the area behind City Hall, developing the Community Center, and purchasing land for additional parks.

Citizens prioritized five topics covered in the survey. Three rated highest include managing population growth (46%), traffic improvements (31%), and public safety (12%).

Citizen Engagement for Comprehensive Plan Amendment

(Fall 2023 – Spring 2024)

During the course of several workshops with the Planning and Zoning Commission (PZC) and the City Council from the Fall of 2023 to the Spring of 2024, draft proposed amendments to the Vision, Goals and Policies of the 2040 Comprehensive Plan were developed. At the conclusion of these draft proposals, the City Council instructed the PZC to host opportunities to include the public in these proposed amendments. The Planning and Zoning Commission offered the public a variety of mechanisms to provide comments related to the proposed amendments to the Vision, Goals, & Policies through electronic mediums (i.e. the City's website and comment form possibilities, e-mails, etc.), in writing (i.e. correspondence in letters or

comments), and orally (in person). Advertisement for these avenues of participation included the following:

Advertisement in the CDA Press (twice)
Fliers for various locations throughout the City
Utility Bills
City newsletter
City's website
2,000 fliers at Super One (1/family)

The Comment period on the City's website included two weeks prior to the Open House and two after the Open House. An introduction to invite the public to participate in the opportunity to provide comments regarding the proposed amendment to the vision, goals, & policies was completed by Mayor Davis. At the Open House, the survey results were made available for review, the existing Vision, Goals & Policies were available to compare with the proposed Vision, Goals & Policies. Planning and Zoning Commissioners manned various tables regarding the proposed changes. At each table, a staff note taker was available to jot down the dialogue occurring to best capture the entire conversation regarding the amendments as proposed or possible changes to consider in the amendments today.

Citizen Engagement Summary by Theme

PARKS

- Making sure there is the correct amount of acreage of parks.
- Asking about the timeline of parks being built when a development is being built.
- It's better to have smaller developments chip into parks fees rather than have each development create a park or else there won't be enough funding to support every park. This applies to proposed goal #2.
- There needs to be a nexus between housing and parks, not one in place of the other. Without housing how are these parks being built and maintained? Applies to policy #5.

HOUSING

- It is important to protect current neighborhoods and not to create new ones.
- Developers need to pay for their way.
- Curious if the City is interested in high density, the Commissioner stated they are focusing more on diversity of housing.
- Twice there were concerns about new developments not fitting in with the neighborhood "The Fields" on Maple.
- There was a comment that went so far to say that native residents would prefer mobile home parks to apartments and duplexes.
- Housing needs to represent the "flavor" of the neighborhood. Developers should avoid houses with adjoining walls buts its cheaper for them to do that.
- Would like the people who buy houses in Hayden to be hardworking, honest citizens who want peace and tranquility. A certain citizen was concerned that the people who the town is drawing in are not that and instead "they are complainers who are not willing to acclimate to Hayden but just want to turn it into a big town Idaho."
- Some believe that the people that choose to live in apartments above commercial are not the "feel" of Hayden. The city needs to slow down and not use other municipalities as a template.

- The “variety of housing options” should include the provision that housing will conform to existing and adjoining housing.
- Hayden doesn’t need every type of housing; we need to protect our existing and historical flavor.
- It may be excessive to require an environmental impact analysis for every project, this will just drive-up housing prices for the average citizen and continue to make housing more unattainable for the city’s working families. This applies to policy 16.

INFRASTRUCTURE

- Infrastructure needs to be caught up before the town welcomes more cars on the roads.
- Worried that roads will not be able to support the traffic from high density housing.
- Infrastructure should be improved before development; developers need to pay for all that.
- Putting in steel plates or changing the textures through crosswalks will encourage people to slow down in the intersections.
- It is important to slow traffic speeds; it would help keep the “small town feel”.
- Some are confused by zoning/land use and think that these changes mean that high density housing will be able to go everywhere, and people will be able to buy land and “do what they want” which is bad.
- Info about schools should be included in goals and polices, according to “Idaho law”.
- Make Hayden feel special by putting flowers out like Sherman in CDA.
- Hang flowers on streetlights to bring a more uniform feel when traveling from CDA to Hayden.

LAND USE

- Density needs to represent citizens’ wishes.
- Citizens did not feel supported with growing their business even though it’s in the vision/proposed vision.
- It’s important to protect “older” businesses from a growing city, already established businesses should be able to keep their land if they need to grow because of rising demand. They should not have permits withheld.
- Policy amendments for small businesses should have geographical growth with responsible negotiations with the city made possible.

OVERALL

- It is important to have citizens help shape the comprehensive plan.

Citizen responses to Questionnaire provide through the City's website (Spring 2025):

HAYDEN RESIDENT RESULTS			NON-HAYDEN RESIDENT RESULTS	
How important is it to you that Hayden works closeley with neighboring cities and Kootenai County to manage shared challenges like aquifer protection, transportation, and future growth?				
I do not have an opinion			I do not have an opinion	
Very important	15		Very important	4
Somewhat important	1		Somewhat important	
Not very important	1		Not very important	
Not important at all			Not important at all	
Hayden is under increasing growth pressure. When considering where new homes should go, which areas would you prefer to see accommodate them? (Select all that apply)				
Along major roads or corridors	6		Along major roads or corridors	2
In small-scale neighborhood nodes	7		In small-scale neighborhood nodes	2
In or near the downtown (Central Business District)	2		In or near the downtown (Central Business District)	1
Near parks and open spaces	4		Near parks and open spaces	
Other (see Survey Comments)	8		Other (see Survey Comments)	3
Which types of new housing would best fit Hayden's character? (Select all that apply)				
Single-family homes	16		Single-family homes	4
Duplexes or triplexes in appropriate areas	4		Duplexes or triplexes in appropriate areas	2
Apartments in specific corridors or downtown	1		Apartments in specific corridors or downtown	
Housing above shops or businesses (mixed use)	1		Housing above shops or businesses (mixed use)	
Senior or age-friendly housing	1		Senior or age-friendly housing	1
Other (see Survey Comments)	6		Other (see Survey Comments)	1
How supportive are you of small-scale commercial areas (neighborhood nodes) that serve nearby residents with things like coffee shops, small markets, or local services?				
I do not have an opinion	1		I do not have an opinion	
Strongly support			Strongly support	
Support in certain areas	12		Support in certain areas	2
Not supportive	4		Not supportive	2
Not sure			Not sure	
To help preserve Hayden's rural and residential areas, would you support allowing taller buildings or higher-density housing in targeted areas like downtown or along major roads?				
I do not have an opinion			I do not have an opinion	
Yes, if it helps protect other parts of the City	1		Yes, if it helps protect other parts of the City	
Maybe, depending on design and location	1		Maybe, depending on design and location	1
No, I don't support taller or denser housing anywhere	15		No, I don't support taller or denser housing anywhere	3
How strongly do you feel Hayden should protect the aquifer when considering any new growth or development?				
I do not have an opinion			I do not have an opinion	
It should be the top priority	11		It should be the top priority	3
It's very important, but balanced with other needs	6		It's very important, but balanced with other needs	1
Somewhat important			Somewhat important	
Not very important			Not very important	

HAYDEN RESIDENT RESULTS				NON-HAYDEN RESIDENT RESULTS			
What should Hayden prioritize when reviewing new development proposals?							
	1st Choice	2nd Choice	3rd Choice		1st Choice	2nd Choice	3rd Choice
I do not have a ___ choice			1	I do not have a ___ choice			
Protecting the aquifer and other natural resources	4	6	3	Protecting the aquifer and other natural resources	3	1	
Adding trails, sidewalks or other ways to get around without a car			1	Adding trails, sidewalks or other ways to get around without a car			
Supporting the local economy through new businesses and jobs		2		Supporting the local economy through new businesses and jobs			
Making sure development pays for its fair share of infrastructure costs	6	2	1	Making sure development pays for its fair share of infrastructure costs	1		1
Maintaining the feel and character of existing neighborhoods	6	2	1	Maintaining the feel and character of existing neighborhoods		3	1
Providing enough new park and recreation space		3	2	Providing enough new park and recreation space			
Keeping City services affordable and efficient	1	2	8	Keeping City services affordable and efficient			2
Hayden's downtown (Central Business District) is a priority for the City. What would make downtown more appealing for residents and visitors?							
	1st Choice	2nd Choice	3rd Choice		1st Choice	2nd Choice	3rd Choice
I do not have a ___ choice		5	11	I do not have a ___ choice	1	1	1
More local shops and restaurants	8	2		More local shops and restaurants	1	1	1
Events and activities	3	8	2	Events and activities		2	1
Walkable design and improved streetscapes				Walkable design and improved streetscapes			
Housing options nearby or above businesses				Housing options nearby or above businesses			
Shared or better-located parking	6	2	4	Shared or better-located parking	2		1

Where would you prefer to see new homes? ("Other" response)	New housing type? ("Other" response)	Briefly explain how you feel about small-scale commercial areas	Resident/ **Non - Resident**
--	--	We have enough.	Resident
On undeveloped land	--	I'd need to know more about them.	Resident
--	--	The concern: 15 min-type communities or ridiculous architecture like nearby Poke Works complex. The good part. Smaller footprint, less concrete covering the dirt.	Resident
Emphasize single famil	--	There is considerable vacant retail space that needs to be used before new space is created (i.e., the Macy's site). Leaving these spaces empty and rotting will not help the city. There's a balance to be struck and repurposing an existing structure has its own set of issues. Demolition of the site may not be the best choice.	Resident
--	--	These tend to offer a few options and services at greatly increased prices relative to what can be found elsewhere. These serve as a convenience only for those who can afford the cost or who have no other option, and do not truly help the average residents that live close to them, who will still need to drive further for affordable groceries and gas.	**Non-Resident**
I do not want any more building	I do not wish to see any new developments	Locally owned businesses are great if they can use developed land that needs new tenants. I do not wish to see any new built.	Resident
--	--	N/A	Resident
--	--	I don't have an opinion.	Resident
Need to put ALL infrastructure in first	--	As long as infrastructure is put in first, including roads/lights/traffic circles I am supportive of this. Also, the traffic on Goverment Way is ridiculous. IF you can't widen it immediately then STOP making it worse by adding more businesses.	Resident
--	None	Some acceptable with reasonable planning. Review the necessity as opposed to adding to tax base.	Resident

Only after impact on recharge rate of aquifer is evaluated and verified	--	This type of community is attractive to certain people but not something that should be necessarily determined or influenced by our government. Any new commercial should have to confirm that the roads, infrastructure and character of the existing neighborhood supports such development.	**Non-Resident**
Please stop building. You're ruining our city.	--	Small commercial areas ares important to help keep traffic lighter.	**Non-Resident**
1-4 house per acre	1-4 homes per acre	Not having big box stores, need small businesses.	Resident
--	--	If they're locally owned I support them.	Resident
--	Max 4 houses to acre	Keep commercial activities away from residential areas.	Resident
--	--	Small scale commercial area throughout the Hayden area stimulates urban sprawl and traffic congestion.	Resident
No new homes	Prefer no new homes	Please stop growing this beautiful small town!	Resident
none	Communities with large lots 1/3 or more acreage	I don't know of anyone who wants to live above a business. It's noisy, could be smelly, there's tons of congestion, more potential robbery. It looks horrible. Just no.	**Non-Resident**
--	--	I like the idea of more small scale commercial businesses to help offset the demand of the larger businesses and promote a sense of community.	Resident
We need to cap growth	We need to cap new growth!	Commercial growth is important for our local economy. It's more important to limit to an appropriate growth.	Resident
Build appropriately to fit the area, allowing space between residences while preserving open spaces.	Larger yards	The town is small, and I would like to maintain commercial areas out of residential neighborhoods and along primary corridors.	Resident

Citizen Engagement prior to the adoption of the 2040 Comprehensive Plan

The City of Hayden conducted a variety of outreach efforts and initiatives. The following outreach efforts were conducted as well as subsequent summaries:

1. Stakeholder Interviews
2. Community Festival
3. Community Survey

Stakeholder Interviews

METHODOLOGY

Conversations were conducted with a set of predetermined questions, yet informally to allow the stakeholders to drive the direction and discuss the issues that were most important to them; therefore, the resulting summary includes themes, not quantifiable data. Instead, this report is intended to provide a window into the opinions, issues, and concerns that exist among the diversity of stakeholders.

STAKEHOLDERS INTERVIEWED

Stakeholder	Title/ Organization	Representing
Roger Saterfiel, Dick Panabaker, Jeri DeLange, Matt Roetter	Councilmembers	City Council
Mayor Steve Griffitts	Mayor	City Council
Kandi Johnson	Executive Director	Chamber of Commerce
Stephen Kjergaard & J.R. Norvell, P.E.	On-Call Civil Engineer, T.O Engineers; Airport Director	CDA Airport
Jeremy Evans & Derrick Miller	Executive Vice President; Director of Facilities and Property Services	Kootenai Health
Gynni A. Gilliam	President, CEO, Jobs Plus	CDA Area Economic Development Agency
Steven Cook & Jeff Voeller	Superintendent; Director of Operations	CDA School District
Brian Wallace, Becky Meyer, Krissy Williams	Chief of Finance & Operations; Superintendent; Clerk	Lakeland School District
Matt Street & Pat Riley	Police Chief; Fire Department	Emergency Services
Leslie Streeter, Ray Kimball, Tim Timmins	Construction Manager, NIMBA; Viking Construction, Whipple Consulting Engineers; Local Small Builder, NIBCA	Developer - NIBCA
Ron McIntire	Previous Mayor, Super 1 Owner, Major landowner in area	Past Leadership/Local Business Owner
Gavin M. & Corey Anderson	Planning Commission members	Planning and Zoning
Toni Koch & Dave Barnes		Recreation Stakeholders
Katherine Hanna & Jason Ball	Realtor; Senior Center Co-Chair and Co-Founder	Hayden Senior Center

Nancy Hart & Stacey Veach	PTA Members	Area PTAs
John Young		Local Business Owners/Builder/HURA
Amanda M. Kuespert	Associate Broker, North Idaho Real Estate	CDA Assoc of Realtors

FINDINGS

Issues to Balance - Summary:

A variety of different concerns surfaced during the stakeholder interviews; however, the underlying reasons presented for these concerns varied between the stakeholders. The three main concerns, in no particular order, are:

1. Character of Hayden
2. Strategies and goals for land-use planning
3. Balance of economic development with the impacts of development

Character of Hayden

- Expressed desires to actively protect the rural-character and family-oriented nature of Hayden.
- Highlighted the existence of "two Haydens" split by US-95. Many stakeholders expressed the need to enhance the experience of living in Hayden with improved way-finding signs for parks and the downtown area.
- Suggestion for a new community center or a clear, physical community core area.

Strategies & Goals for Land-Use Planning

- Interest to better understand the City's broader strategy for land-use decisions, particularly for zoning decisions for different levels of residential density or house types.
- Interest in the increased use of infill to meet residential needs and emphasized the use of light industrial to meet economic development needs.
- Light industrial was noted to fit well with both concerns of economic development and the land-use constraints of the Airport.[1]

Many stakeholders stated that they did not have issues with growth on its own; however, they did want to feel that current residents don't have to bear the costs of growth. Stakeholders presented significant concerns about the impacts of growths, specifically on:

- Local school districts
    - Concern that existing schools are already overcrowded and highlighted the need for the City to work with developers or other property owners to acquire land for new schools.
- Housing
- Traffic
- Types of jobs included in economic development.
    - Several stakeholders felt that there needs to be an increased emphasis on job training and a focus on the needs of current residents over a perception of newer jobs that may be for newcomers. Several stakeholders also shared concerns that existing emergency

[1] Airport representatives recommended aligning the comprehensive plan with the Idaho Airport Land-Use Guidelines and to reference the Coeur d'Alene Airport's Master Plan in Hayden's Comprehensive Plan Update.

services would not be able to provide the current levels of service once future expected growth occurs.

Additional Concerns & Ideas:

Parks

Overall interests:

- To preserve the small-town feel of parks in Hayden.
- Hayden's parks were noted to positively contribute to the rural character, as compared to the more developed nature of parks in Coeur d'Alene.
- Appreciation for community events in Hayden's parks, including Hayden Days and music in the parks.
- Appreciation for Honeysuckle Beach.

Concerns for existing facilities:

Interest in new facilities and future concerns (stakeholders articulated the understanding that with new facilities comes an increased cost of maintenance):

- Dog Park.
- Pickleball courts (for retired residents).
- Splash pad.
- Interest for be increased parking and funding for lifeguards at Honeysuckle beach.
- Interest to increase the connectivity, accessibility and safety of walking trails.
    - Indicated to meet the needs of the school-aged and retired demographics.
- Suggestion to review the ADA accessibility of park properties.

Transportation

There was a mix of interest in pedestrian and bicycle infrastructure; however, the reasons provided differed among stakeholders. Conversations referenced:

- An interest in increased connectivity of sidewalks (versus a described piecemeal feeling where sidewalks don't connect to each other or a destination).
- A desire to preserve the rural character of Hayden.
- Interest in flexibility in the zoning code could encourage context-specific solutions by neighborhood.
- Concern that bike lanes are often built next to major arterials, in reference to US-95 and Prairie Avenue
    - Curiosity that bike lanes could be more usable and safer if built on streets with less volume. Maple Avenue was often referred to as the most bikeable residential street.
    - Concern about crossing East-West streets when traveling along the US-95 bike path.
- Safety concerns for crossing US-95.
- Referenced as one of the dividers that led to the separation of East and West Hayden.
- Concern for future traffic congestion at US-95 and Lancaster, due to the future developments expected to come near that intersection.
- Suggestion is that e-bikes and scooters would be of interest to the retired demographics of residents.

Sewer

- Concern for the impact of development on the sewer system and sewer connectivity of future developments.
- Desire to learn more about possible implications of potential annexation for the Areas of Impact
    - Including any costs to homeowners to be on to the sewer system and potential removal their septic tank.

Additional Stakeholders to Consider Talking To:

- Ron and *Shelly Rosenberger (questionnaire).
- Jon Young
- Dr. Dance (David).
- Parkwood Business Property Owners, Chris Meyer or Ryan Nipp.
- Donut House
- Tim Komberek (Empire Airlines the airport)
- Dave Patzer (owns - Exxon State)
- Hayden Lake Water Preservation District – development implications for use

Recommendations for Future Outreach:

- Homeowners Associations
- Neighborhood newsletters
- Chamber of Commerce monthly newsletter
- Senior Center newsletter
- School newsletters (individual schools and the School District)
- Fliers/ boards posted at parks, bus stations, grocery stores, the dollar store (prominent local stores with community bulletin boards).
- Social Media – North Idaho Life Facebook Group; City of Hayden page(s)
- Coeur d'Alene Press – physical newspaper and online
- Sit at the Blue Plate to talk to people
- Utility bills
- Farmers Market
- Potential partnership with Super One bag stuffer

Community Festival & Polling Questions

METHODOLOGY

After initial stakeholder interviews, public input was gathered via three different channels:

1) Facebook polling questions – Tuesdays – Oct. 22, Oct. 30, Nov. 5, Nov. 12, 2019
2) Community Festival activities and comment cards – Thursday, Nov. 14, 2019

Four polling questions were posted on Facebook, one weekly in the month leading up to the Community Festival to initiate engagement and promote bigger input opportunities. The Community Festival included a series of engagement activities starting with a visioning exercise that led into four Consultant stations – parks and recreation, transportation, sewer/wastewater, and comprehensive/land use – where input was gathered via placing dots on display boards to indicate preferences and ideas, conversing with the experts and writing on comment cards. A public survey with 25 questions expanded upon the feedback requests of the prior two outreach methods and were available online and in hard copy.

The summary below starts with overarching themes from all the public input and then highlights the specifics of each public input effort separately. This report is intended to provide a window into the opinions, issues, and concerns that exist among the diversity of stakeholders.

OVERALL PUBLIC INPUT THEMES

The following bullets describe common statements and requests expressed by the public. Input from the polling questions, community festival, comment cards and survey were reviewed to identify these.

- Responsible growth and planning; small-town feel; undeveloped spaces; good K-12 schools and effective traffic flow are the top concerns for citizens.

CHARACTER

- To maintain Hayden's small-town, family-oriented feel and character:
  - Densify (housing and businesses) strategically at nodes/corridors.
  - Maintain aesthetic, natural open spaces and agricultural/rural space.
  - Encourage and support a small-business culture.
  - Provide and encourage businesses and services to promote healthy, connected families.

GROWTH

- Make growth pay for growth.

PARKS

- Provide *connected* pedestrian amenities, both walking and biking, to key community locations, such as parks, commercial centers and schools.
- Honeysuckle Beach is the preferred park and needs additional maintenance and attention to facilities, including roads/parking, and access control.
- Parks and recreation facilities are lower priorities than responsible growth and infrastructure maintenance to citizens.
- Support for funding parks and recreation facilities varies greatly; see the Survey Results in Appendix B of this document, page 45.
- Diversify Park specialties, such as dog park, splash pad, natural spaces, manicured spaces, etc.
- Add more amenities for citizens to gather at parks is desired – shelters, picnic tables, benches.

TRANSPORTATION

- Use roundabouts to ease congestion on secondary roads, such as 4th Street.
- Safety and congestion are key concerns for Hayden's roads.
- Citizens primarily see traffic as a neutral to somewhat negative affect on their quality of life.
- Citizens question the effectiveness of Government Way for traffic flow through downtown Hayden.
- Plan for expansion of US-95 and the Huetter Bypass.

SEWER

- Citizens aren't confident in their knowledge about sewer topics.

The word cloud below illustrates visioning comments from both the Community Festival and public survey.

POLLING QUESTIONS (Oct. 22 - Nov. 12, 2019)

The four questions below were posted on Facebook weekly in the month leading up to the Community Festival. Please note that not all comments directly answered the question, so numbers don't correlate exactly. Additionally, the response rate for these was much lower than the overall public input, so the feedback in this table doesn't represent the overall public themes; however, this feedback was included with the survey and open house findings to identify the Overall Public Input Themes on page 3.

Question	# of Respondents	Findings
In thinking about where Hayden should focus efforts for the future, rank the following in order of importance to you, 1 being most important and 5 being least important. (Posted Oct. 22, 2019) • Enhanced roads and sewer • Recreational availability and access • Increased job opportunities • More schools • A central downtown, pedestrian-friendly core	25	• 5 for recreation • 5 for roads and sewer • 4 for schools • 7 for a downtown core • additional – 3 specified keep taxes low

Question	# of Respondents	Findings
What is your one favorite aspect/feature of Hayden? (Posted Oct. 30, 2019)	8	• small-town feel (6) • Honeysuckle beach love (3) • lifeguards at beach (2)
What is the most important challenge facing Hayden? (Posted Nov. 5, 2019)	10	Strategic growth that maintains the small town feel and manages traffic/maintains roads.
For which amenities would you be willing to pay more money? (List all that apply.) (Posted Nov. 12, 2019) • Road and sewer • Pedestrian features (sidewalks, ramps, bike lanes) • Parks and trails • Schools • Emergency services • Other?	52	• 4 for roads and sewer • 4 for parks • 5 for schools • 1 for pedestrian facilities • 4 for more jobs • People don't like the question • 25 for no more taxes

COMMUNITY FESTIVAL FEEDBACK (Nov. 14, 2019)

Visioning

The statement, "Write a phrase to describe you five-to-10-year vision for Hayden" was displayed with post-it notes for participants to respond. Fifty-seven statements were received, which were combined with statements from the public survey in the previously shown word cloud.

Comprehensive (Land-Use) Station (five boards)

SCJ Alliance Public Conversations Summary:

- Most people either expected a high growth rate or were surprised by it.
- More detailed demographic information will be useful for the plan and projecting future needs. There was some interest in learning more about Hayden's demographics, the plan will include a higher level of detail.
- People were surprised about the number of plan components and felt that the comp plan is very important to the community to guiding the future.
- Community input continued to reveal that planning for the growth of Hayden is a primary concern. While the community would like to see density in Hayden, they would also like to keep their small-town feel.
- Some recognized the importance of preserving the prairie lands for work and agriculture but also appreciate their space and rural hometown feel of Hayden.
- Fix "problems" but don't create new problems from those fixes.

Hayden's Comprehensive Plan

Overview

What is the Comprehensive Plan?

- The Comprehensive Plan considers previous and existing conditions, trends, compatibility of land use, goals and policies and a desirable future situation for each planinng component
- Periodically prepare, implement, review and update the Comprehensive Plan
- Includes all land with the city limits
- The Plan compiles maps, charts, and reports for every component as they may apply to land use regulations and actions

Process

Analysis, Framework, and Visioning

Analysis of Existing Plans & Community Needs.
Public Outreach; Stakeholder Interviews & Fall Festival Community Survey
Plan Outline & Plan Draft
Visioning, Goals, Policies & Actions

Plan Development

Research Components
Draft Comprehensvie Plan Chapters
Generate Maps, Graphics, and Supporting Materials

Final Plan, Community Roll-Out, & Adoption

Assemble the Final Plan
Community Roll-Out Meeting
Planning & Zoning Commission Workshop and Hearing
City Council Workshop & Adoption

Plan Components

Land Use
Population
School Facilities & Transportation

Recreation
Special Areas of Sites
Housing
Community Design

Economic Development
Natural Resources
Hazardous Areas

Public Services, Facilities, and Utilities
Transportation
Housing

Community Design
Agriculture
Implementation

Property Rights
Airport Facilities

SCJ Alliance

Comprehensive Plan: Process

IMAGINE HAYDEN
It's just a dream unless there's a plan.

While the Comprehensive Plan focuses on the future, it is the residents living here today who will shape how the future unfolds...

Population

The population of Hayden has been on the rise for decades seeing as much as 44.8% growth beginning in 1990. Kootenai Metropolitan Planning Organization estimates popuation projections through 2040. ***Projections in population for the City of Hayden from 2020 to 2040 estimate nearly 20,000 more people over the next 20 years.***

2017 = 14,693

2040 = 36,281

Hayden
$57,355

>

Kootenai County
$53,189

Median Income

Median household income in the city is slightly higher than that of the county, indicating that residents of Hayden generally have higher incomes than residents of the couty as a whole.

Housing

Renter occupied units have increased by nearly 25% since 2010, while owner occupied units have decreased by 8.5% representing a shift in housing trends within the city away from home ownership and toward rental occupancy.

Occupied
96.69%

Owner Occupied
81.63%

Renter Occupied
18.37%

Vacant
3.31%

Education

High school grad.	28.7%
Some college, no degree	27.9%
Associate's degree	10.8%
Bachelor's degree	15.1%
Graduate or professional degree	10.6%

Median Age

40.7

Occupation

Management, business, science, and arts	33.5%
Service occupation	16.1%
Sales and office	27.7%
Natural resources, construction, and maintenance	11.6%
Producation, transportation, and material moving	11.0%

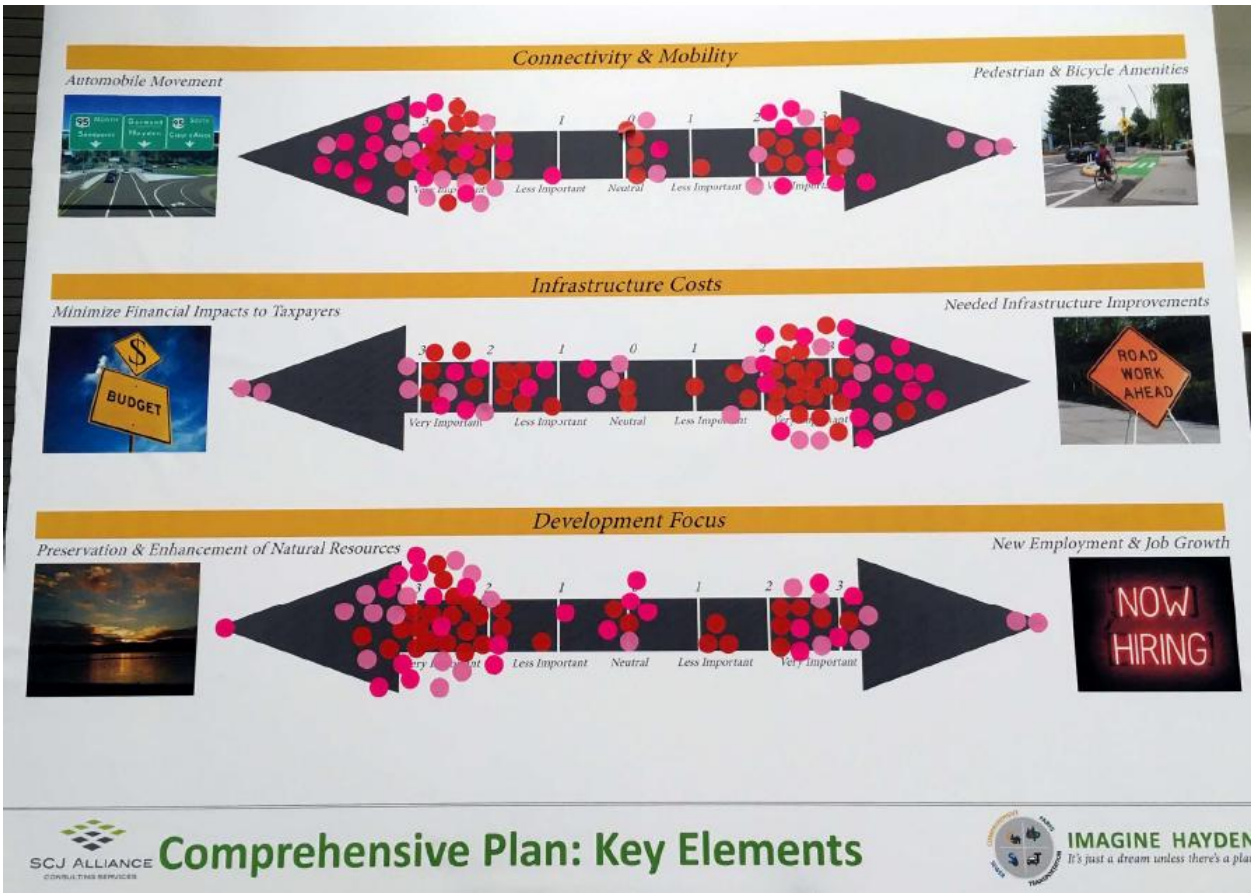
SCJ Alliance

Comprehensive Plan: Demographics

IMAGINE HAYDEN
It's just a dream unless there's a plan.

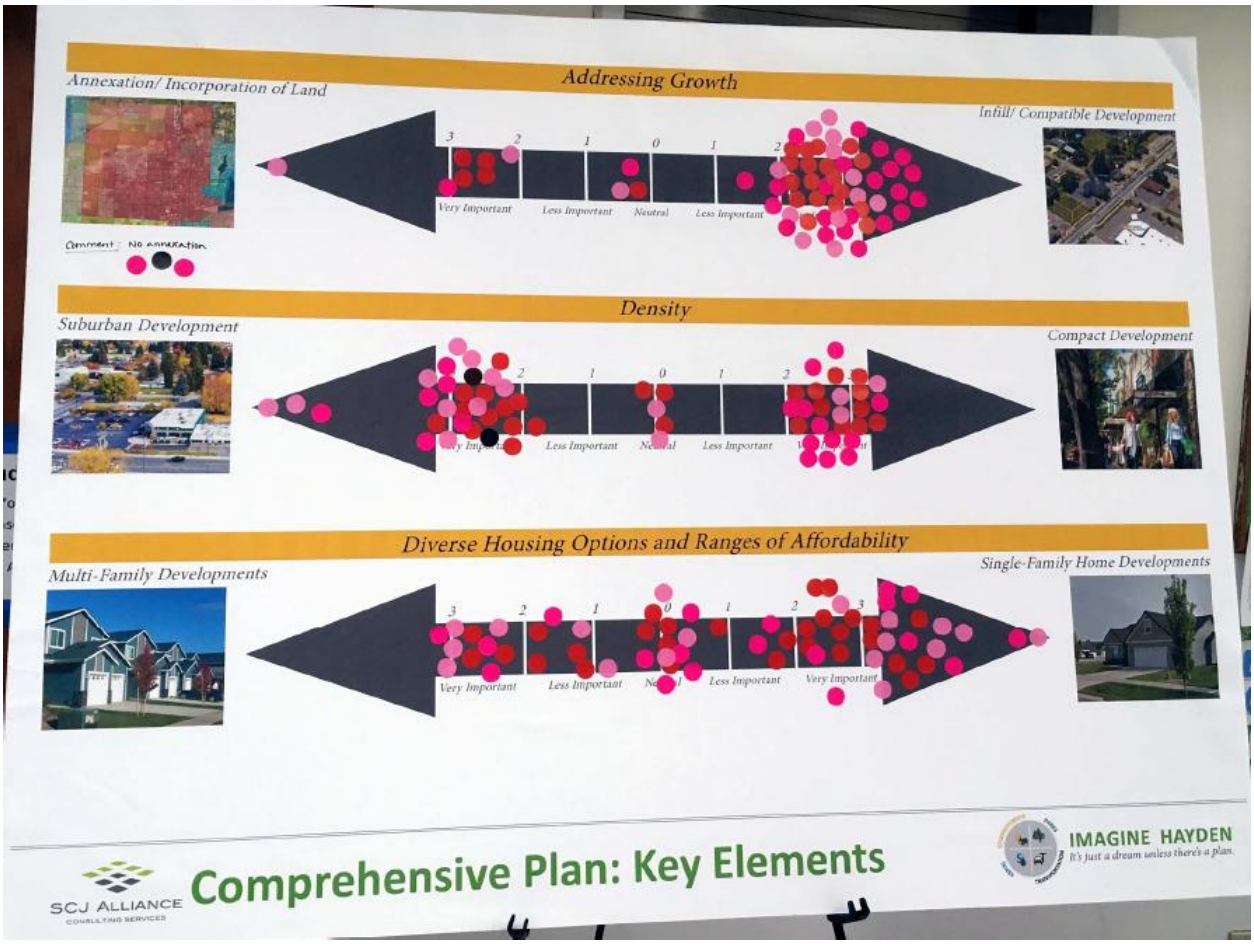
Visually the following board illustrates:

- Both automobile movement and pedestrian facilities are important to citizens; however, more preference is given to automobiles.
    - People recognize there are areas of Hayden that are congested during AM/PM peak hours of travel, they believe infill development may help with congestion.
    - Some are interested in additional modes of transportation (biking/walking) and accessibility to those facilities.
- The majority of citizens understand that needed infrastructure improvement cost money.
- The majority of citizens would prefer to preserve and enhance Hayden's natural resources over providing new employment.
    - Some recognize that jobs bring growth, even though Hayden is projected to grow, and jobs are needed/necessary.



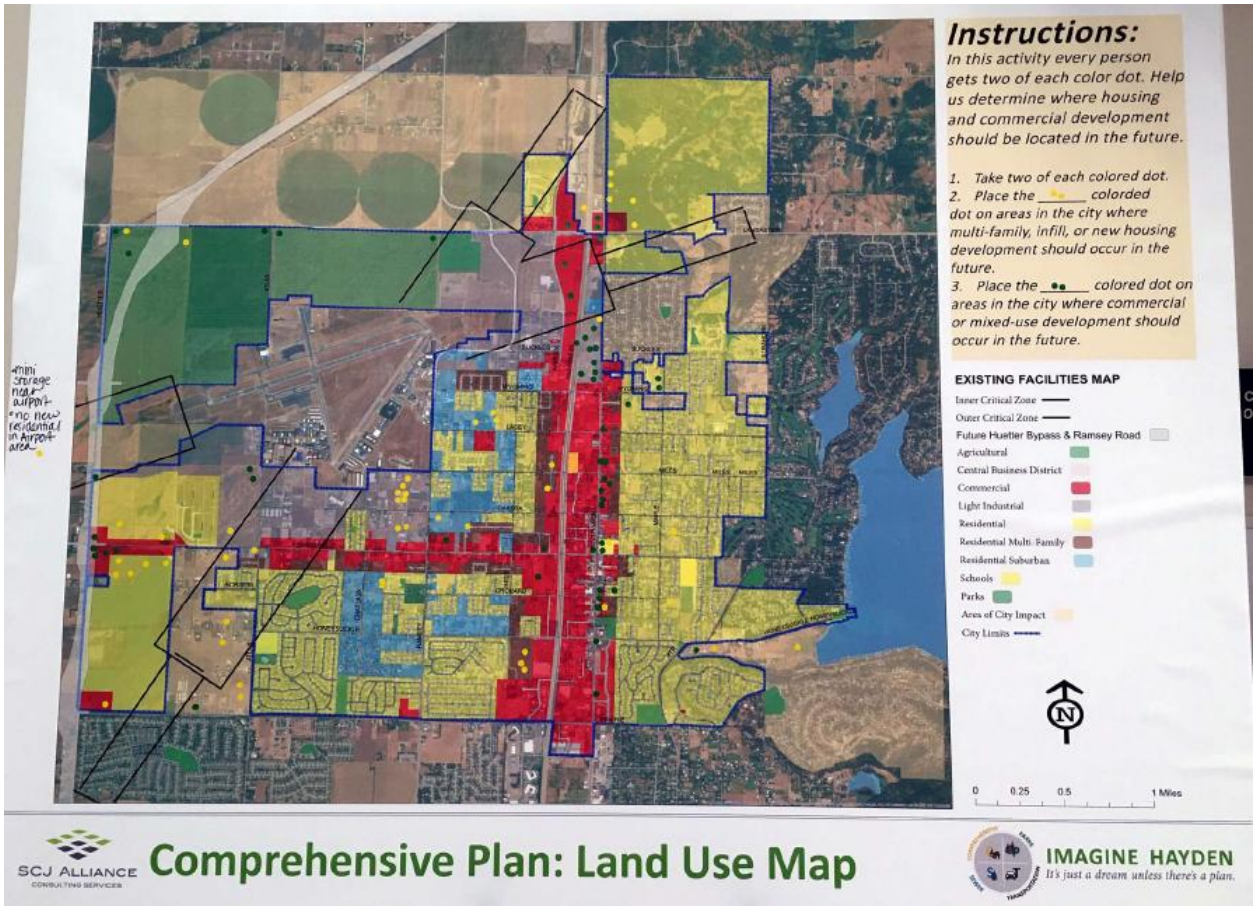
Visually the following board illustrates:

- Citizens favor infill over annexation and incorporation of new land into Hayden. This aligns with the preservation of natural resources and the increase of infill development.
- Citizens are split between favoring suburban and compact development. The community loves the small town feel of Hayden but recognizes that growth is coming, and some things will need to change to accommodate the growth.
- Citizen preferences on the topic of housing are inconsistent across the board of multi-family to single-family homes with preference to single-family developments.



Visually the following board illustrates:

- Development locations for multi-family, infill or new housing were placed throughout the map with specific clusters in the following areas:
    - Hayden just east of the Huetter intersection
    - Northeast of the Lancaster and Government Way intersection
    - Northwest of Ramsey and Hayden up to the airport boundary
- For commercial or mixed-use development, citizens primarily identified the Government Way corridor and intersection of Huetter and Hayden.



Community Festival Comment Card Specifics (paraphrased and grouped)

Comprehensive (Land-Use)

Themes:

1. Maintain the character of Hayden.
2. Make growth pay for itself.
3. Densify strategically to maintain Hayden's character and open spaces.
4. Create pedestrian-friendly areas to community centers, such as parks, schools, and commercial/services.

Comments:

- Do smart growth planning.
- Densify around pedestrian-friendly community centers and taper out to SF residential. (2)
- Recommend reviewing the content from the recent Missing Middle Housing Forum from the City of Coeur d'Alene.
- Emphasize walkability over car dependency. (3)
- Emphasize development around commercial centers (with attractive services, not just banks) with walkability. (2)
- Keep growth moderate to preserve current way of life, natural resources, affordable costs.
- Density
    - Allow for variable densities and uses. (2)
    - Understand the need for high-density yet do it to make use of high-capacity roads and not in SF areas. (2)
    - Understand the need for high-density, yet do in existing residential areas, not to take away agriculture. (2)
    - Keep rural areas rural. Keep the natural beauty near Hayden. (3)
    - No high density - it ruins the "Hayden" feel. (5)
- Decrease density to encourage less saturated subdivisions.
- Bring back the open feel (less density).
    - Make better policies/permit requirement to control density, i.e. special use permits for duplexes.
    - Focus on infill - not sprawl. (3)
    - High density west of US-95.
    - Maintain small-town feel with low density. (8)

Other Comments:

- No prison release in Hayden.
- Nice job on the collaborative and combined efforts with these plans. (3)
- Keep flight paths away from residential.
- Keep residents informed about the Huetter Bypass.
- Manage the deer problem.
- Make new homes/residents pay to expand City services.
- Developers:
    - Make developers accountable and pay for future expansions (roads, sewer)
    - Require face-to-face meetings with school district and emergency service providers.
    - Keep 10-15% of every development green.

Survey Themes (Nov. 19 – Dec. 3, 2019)

A survey was conducted from November 19 through December 3, 2019. The City received a lot of input and participation from the public. Below is a summary of the survey themes.

GENERAL

- Small-town feel; undeveloped spaces; good K-12 schools and effective traffic flow, are the top four challenges that face Hayden today.
- "Variety in housing" and "enhancing parks and recreation services" are the least challenging concerns for Hayden residents.

- Residents were neutral on the scale between minimizing taxpayer costs and completing needed infrastructure.

GROWTH

- Citizens unanimously agree that they like growth, but that it needs to pay for itself.
- Concerns related to growth vary across a small margin between everything from loss of small town feel and traffic congestion/safety, to preservation of open space and good K-12 needs on the upper end.
- Residents exponentially favor the new private development of small businesses and entertainment (restaurants, drinking establishments, recreation, theaters, etc.) over other suggested ideas.

ECONOMY

- Residents do not believe tourism is the key to Hayden's economic success.
- Cultivating a small business-friendly reputation is believed to be the key to Hayden's economic success with redevelopment of existing business centers, improving job access, discouraging national/regional chains and franchises, and encouraging more permanent residents ranking second, third (tied) and fourth, respectively.

TRANSPORTATION & PEDESTRIAN FACILITIES

- A small split with favor leaning towards not adding sidewalks in existing neighborhoods was found.
- Residents moderately lean toward desiring pedestrian facilities.
- Residents are primarily concerned about traffic congestion; however, roadway safety and maintenance, signal timing, and lack of non-motorized facilities (sidewalks, crosswalks, bicycle lanes) are evenly prioritized second.
- Residents strongly agree that traffic somewhat negatively affects leaning towards neutrally affects their quality of life.

HOUSING

- Residents see the highest housing need for single families with various acreage and for single owner occupancy, such as town/cottage homes and condos (over multi-family buildings).

PARKS & OPEN SPACE

- On a scale of 1 to 10 with 10 being most important, residents listed, preservation of the prairie as a 4.5.
- Honeysuckle Beach is used exponentially more than any other City Park.
- Broadmoore Park is used significantly less than all other City parks.
- Residents like to use parks and recreation facilities primarily in Coeur d'Alene, then State and school facilities as second and third, respectively, and significantly less than in Coeur d'Alene.
- Residents ranked "promoting healthy lifestyles" and "providing positive youth activities," as top topics relating to parks and recreation services, and ranked "providing neighborhood connectivity," "ability to manage/maintain existing facilities," and "enhancing public space aesthetics" in similar secondary positions.
- Preferences on spending public funds – from strongly oppose, oppose, maintain, support -- on developing new or improving existing facility types are as follows. If two were fairly close, the top preference is listed first:

    - Basketball courts – maintain (majority)
    - Community center – maintain/support
    - Senior center – maintain
    - Sports fields (soccer, football, lacrosse, etc.) – maintain
    - Dog parks – maintain
    - Frisbee golf course – maintain/oppose
    - Open spaces/natural areas – support/maintain
    - Park shelters/pavilions – maintain
    - Paths of walking or biking – support/maintain
    - Pickle ball courts – maintain
    - Splash pad – strong split between oppose and support
    - Tennis courts – maintain
    - Baseball/softball fields – maintain
    - Public swimming pool – strong split between oppose and support
    - Arboretum (park with many types of trees and plants) – support/maintain
- Additional suggested Parks and Recreation programs vary greatly from equestrian trails to a community garden, and from gun safety courses to a nightclub.

APPENDIX D

History

History

The area west of Hayden Lake was originally settled by homesteaders in the late 1800's. By the early 1900's the area grew into a thriving community based on local agriculture and logging-related activities around Hayden Lake. In the early 1900's, summer resorts along the southwest side of the lake were developed, providing a robust recreational economy in the local area. An electric rail line serviced these resorts from 1906 through 1929, providing convenient and direct access to Spokane and Coeur d'Alene. These resorts were located on the southwest shores of Hayden Lake where the Hayden Country Club, the Clark House and the Avondale golf course are now located.

By the early 1920's, fruit orchards were abundant in the area warranting the expansion of packing plants to process the crops. Dairy and poultry farms, cattle ranches and other agrcultural endeavors were also in operation throughout the area. In the late 1920's many people moved to the area from the midwest and other areas, developing more agricultural land under the Homestead Act, while also working in the logging, milling and recreational industries centered around the lake.

The general area began to extend west from the summer resorts to just west of what is now known as Highway 95, and north and south between Miles and Honeysuckle Avenues. In the 1950s some commercial development was located along Highway 95 servicing the local community and highway traffic traveling along this State Highway, located on what is now known as Government Way. The City of Hayden was incorporated in 1955, with its initial boundaries generally covering 440 acres of the area known as "Hayden Village".

The 1960s marked a spirit of volunteerism and community pride. In 1960, residents formed the Hayden Lake Fire Department with nothing more than dedication and a vintage 1937 Studebaker fire truck, which would later find a home in the newly built Hayden City Hall in 1962. The formation of a fire district in 1969 brought tax support, which enabled the construction of a new fire station on Hayden Avenue the following year.

Commercial development along State Highway 95 continued to grow to take advantage of the visibility that the highway provided, and the growing community. The capacity of Highway 95 (now Government Way) to adequately service highway traffic became an issue, causing its move to its current location to the west of Government Way in 1972. Commercial development has since developed along Highway 95, Hayden Avenue, and along the major collectors and arterials to service the growing local community and area.

The City entered into a Memorandum of Understanding with Panhandle Health District establishing a Sewer Management Area in 1978 as residential development continued to grow. During the early 1980's the Hayden Area Regional Sewer Board began the process of establishing a sewer treatment facility which would serve the City of Hayden, City of Hayden Lake and surrounding community within the Hayden Lake Sewer District, and the Coeur d'Alene Airport. In 1985 the first phase of sewer was installed in Hayden. This move from standard septic systems on larger lots, to the ability to connect to a municipal sewer system afforded the community to grow more quickly and on smaller lots. It also opened the door to other types of non-residential light industrial and commercial growth around the airport and along collectors and arterials primarily to the west of Government Way.

In 1999, the City Council began the conversation to update Government Way from south of Honeysuckle Avenue to north of Dakota Avenue to frame the downtown corridor of Hayden. The Downtown Vitalization plan was approved in 2004, the Hayden Urban Renewal District was created in 2005, and with

the assistance of a block grant, other grant sources, partnerships with local utility providers, and a local improvement district construction began in 2006. (See before and after photos)

Government Way - Before

Government Way - After

The Kootenai Metropolitan Planning Organization was formed in 2003 to meet a federal requirement that was triggered when the areas of Coeur d'Alene, Hayden, and Post Falls exceeded a combined population of 50,000. With the help of KMPO the City's corridor plans on Huetter Road, Hayden Avenue, and Ramsey Road have continued to move forward. These roadways within the City of Hayden are regional connectors to our neighboring communities.

In 2004, the cities surrounding the Rathdrum Prairie, realized the pressures and benefits of shared growth and thereby entered into a joint area of city impact agreement with Kootenai County and each other. The agreement identified areas of impact which were exclusive to each City and also the area surrounded by Rathdrum, Post Falls, and the City of Hayden and identified it as the shared tier. This is land not within the incorporated boundaries of any City but within Kootenai County, that provided future growth opportunities. The agreement also required development within the area of city impact to be constructed according to the urban standards as recognition that this area would someday be within the municipality. A portion of the shared tier is shown within the Future Land Use Map west of Huetter Road.

The City in cooperation with HURA established the first public downtown parking in 2015. Public art was placed along the downtown corridor at Hayden City Hall (2010 – "Balance" Art/Bicycle Rack), south of the Hayden Library (2016 – Epiphany Public Art), and at the public parking location (2017 - Dusk to Dawn Public Art). The Hayden City hall has undergone many changes since it once shared space with the Fire Department, but as part of the last changes the foyer has become home to either an Art Gallery or a Museum sponsored by the volunteers of the Arts Commission and the Historic Preservation Commission and an addition of a plaza in celebration and remembrance of our dedicated veterans has been added.

Parks became a central part of Hayden's identity. With the addition of Croffoot, Finucane, and Broadmoore Parks to what's now known as McIntire Family Park, the City established its Parks Department in 2001. In 2005, the City acquired the historic Stoddard Farm, now Stoddard Park, relocating

parks maintenance there due to limited space and growing staff within the Public Works Department. This park also became home to a Neighborhood Commercial Node in support of the communities nearby.

In 2025, the Public Works Department moved the streets, parks, and sewer departments to a new consolidated location to better serve the community.

In the past 70 years Hayden has seen changes from a small village on the lake to a vibrant, evolving city, from a population of 718 people in 1950 to 1,285 people in 1970 to an estimated 16,422 people in 2023. Hayden has grown through vision, collaboration, and resilience. Hayden's history is outlined below in a timeline format.

City of Hayden Timeline

Year	History
<>	The Coeur d'Alene Tribe initially inhabited the area around Hayden Lake. The area provided excellent hunting and fishing, and an abundant supply of huckleberries and bulbs. Good huckleberry picking still exists within a few miles from Hayden.
1878	Fort Coeur d'Alene was built. Homesteaders began settling the area west of Hayden Lake. Mat Hayden, John Hager and John Hickey, former soldiers, homesteaded in the Honeysuckle Beach area, near the present Hayden Lake Country Club and near what is now the Avondale Country Club, respectively. Mat Hayden developed an extensive farm and planted the first fruit orchard in the area.
1878+	According to local folklore, Mat Hayden, John Hager and John Hickey, played a game of "seven up" to decide who would have the honor of providing the lake with an official name. Mat Hayden won the game, and the lake became known as "Hayden's Lake". Through time the name evolved, with the name "Hayden Lake" first appearing on maps in 1883.
1887	The first school in the area was built on the current site of the Hayden Lake Country Club. This building was moved to the present school grounds at Hayden Avenue and Government Way before the building was completed.
1890	Homesteaders had cleared land in the area and were growing legumes, wheat, oats and hay. Apple, pear, plum, prune and cherry trees were also planted, with fruit orchards eventually becoming very popular.
1900s	The early 1900's the area west of Hayden Lake grew into a thriving community based on agriculture, lumbering and recreation. Dairy operations became quite common, with some cattle and poultry ranches developed in the area. Lumbering and logging operations flourished around the lake, with mills located at Honeysuckle Beach, north of the Bozanta Tavern and at Toe Head Point. Logging and mining interests around Hayden Lake were serviced by up to four steamboats in operation on the lake.
1902	Avondale Cottage, the first summer resort on the lake was opened. It was purchased, along with 145 acres, and developed into "one of the finest resorts in the Northwest" known as the Bozanta Tavern.
1904	Monaghan's, the first store in the area, was located on the present site of Finucane's Lochaven Farms north of Honeysuckle Avenue and 4th Street. Other early stores were located on the corner of Hayden Avenue and Government Way and on Miles Avenue north of the Hayden Lake Country Club.
1906	An electric rail line was constructed linking the Bozanta Tavern on Hayden Lake with the electric rail line running from Coeur d'Alene to Spokane. This spur line ran past Monoghan's store at Honeysuckle and 4th.
1907	A new two-story wooden schoolhouse was constructed at the current site of Hayden Bible Fellowship at Hayden Avenue and Government Way and serviced the community until 1936, when the (then) school building was constructed.
1907	D.C. Corbin planted several hundred acres of sugar beets in the area. The land was later sold as small irrigated tracts.
1908	The first United States Post Office was located at Porter's Point and moved to Monoghan's store on Honeysuckle Avenue where it operated until 1910.
1914	The first packing plant was built in the area.

1920s-1930s	In the 1920s - 1930s a wave of people moved into the area from the Midwest, homesteading the area, farming to prove up the land according to the Homestead Act and Timber and Stone Act, while working in the local logging and resort industry.
1923	The area was covered with orchards and the local Growers Union constructed a larger packing plant to accommodate increased fruit production.
1929	Electric rail service to the Hayden Lake area was discontinued.
1947	The Hayden Country Club area was incorporated as the City of Hayden Lake.
1950	The "Hayden Village", that area bordered by just west of Government Way and the country club to the east, had a population of 718 people.
	Early 1950s, some commercial activity occurred along Government Way, then State Highway 95. These businesses serviced the highway traffic as well as the local community. Several restaurants, a drive-in restaurant, a few gas stations, a grocery store, a meat locker and several taverns and bars were scattered along Government Way, with the balance of the area adjacent to the highway occupied by large residential lots and agricultural acreage.
1955	The "Hayden Village" was incorporated, becoming the City of Hayden with an area of 440 acres. The area was incorporated through action taken by Kootenai County in response to a petition submitted by the owner of Sargent's Restaurant. It is understood locally that the incentive to file the petition was to facilitate the procurement of a liquor license.
1959	The United States Post Office was moved from the Bozanta Tavern site to the City of Hayden.
1960	The City of Hayden's population was 901 (U.S. Census).
1960	The Hayden Lake Fire Department was formed.
1960s	The 1960s commercial development continued to be developed along Government Way (formerly Highway 95) to take advantage of increasing traffic levels providing visibility and access.
1970	The City of Hayden's population was 1,285 (U.S. Census).
1971	The City coordinated with Kootenai County for police protection.
1972	Highway 95 relocated from Government Way to its current location.
1978	The City of Hayden and Panhandle Health District entered into a Memorandum of Understanding establishing a Sewer Management Area.
1980	The City of Hayden's population was 2,586.
1985	The first sewer was installed in the City of Hayden.
1980s	The Hayden Area Regional Sewer Board (HARSB) was established between the City of Hayden, Hayden Lake Recreational Water & Sewer District, and the Coeur d'Alene Airport (Kootenai County) to facilitate the development of a joint sewer treatment facility.
1990	The City of Hayden's population was 3,744.
1999	The City begins discussion on establishing Government Way between Honeysuckle Avenue and Dakota Avenue as the downtown corridor.
2000	The City of Hayden's population was 9,159.
2003	The Kootenai Metropolitan Planning Organization (KMPO) was formed in 2003 to meet a federal requirement that was triggered when the areas of Coeur d'Alene, Hayden, and Post Falls exceeded a combined population of 50,000.
2004	Hayden joins Post Falls, Rathdrum, and Kootenai County in a joint agreement for coordinating future planning and development efforts on the Rathdrum Prairie. This area, known as the 'shared tier' will be vital to Hayden's future growth and expansion.
2004	The Downtown Vitalization Plan is adopted
2005	Hayden Urban Renewal District (HURA) is formed.
2006-2007	Government Way is reconstructed to help revitalize downtown Hayden.
2010	The City of Hayden's population was 13,294.

2015	The City, in cooperation with HURA, establish the first downtown public parking.
2016	Public art “Epiphany” showcasing all of the many ideas imagined by the community is placed outside of the Hayden Public Library.
2017	Public art “Dusk to Dawn” is added to the public parking downtown.
2020	The City of Hayden's population was 15,570.
2023	Upon the passage of a base budget levy increase by the voters, the City contracts with Kootenai County for increased police protection and specific
2025	The City of Hayden's (est.) population was 16,021.
2025	Public statue of Ron McIntire, former Mayor of Hayden, was placed at the entrance to McIntire Family Park.
2025	The public participated in the concept design for the future Hayden Canyon Community Park of 18 acres to be partially constructed as a condition of future phases of the Hayden Canyon PUD.

COMPREHENSIVE
PARKS
SEWER
TRANSPORTATION

CITY OF
HAYDEN
IDAHO

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 3rd day of November 2025, by the City of Hayden Planning and Zoning Commission.

CITY OF HAYDEN, IDAHO

By: _____

Shawn Taylor, Chair

ATTEST:

_____

Deborah, Clerk

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,

Donna Phillips

Donna Phillips, Clerk

B. First Amendment to the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project of the Urban Renewal Agency of Hayden, Idaho

4. **NEW BUSINESS**

A. *ACTION ITEM* Fiscal Year 2024 Financial Audit

Assistance for persons with disabilities will be provided, upon provision of verbal or written notice to city staff 24 hours in advance of the meeting. The phone number for City Hall is (208) 772-4411.

Memo

To: Mayor and Hayden City Council

From: Lisa Ailport, City Administrator

Date: 11/18/2025

Agenda Item: Acceptance of FY 2024 annual audit

Agenda Item Location
New Business

Background and Recommended Action or Motion
Staff recommends council accept proposed fiscal year 2024 audit as presented.

Functional Impact of Authorizing
This authorization allows the City to finalize FY24 audit and be in compliance with Idaho law.

Functional Impact of Not Authorizing
Failing to authorize the reporting would cause the city to not be in compliance with Idaho laws.

Fiscal Impact
No fiscal impact.

Budget Funding Source / Transfer Request

Attachment
Audited Financial Statements

CITY OF HAYDEN

AUDITED FINANCIAL STATEMENTS

Year Ended September 30, 2024

Prepared By

ALPINE SUMMIT CPAs

TAX, ASSURANCE, ACCOUNTING, ADVISORY

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ALPINE SUMMIT CPAs

1810 E Schneidmiller Ave. Ste. 310
Post Falls, Idaho 83854
208-777-1099

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and City Council
City of Hayden
Hayden, ID 83835

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Hayden as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City of Hayden's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Hayden, as of September 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Hayden and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Hayden's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statement

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Hayden's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Hayden's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as noted in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the Management's Discussion and Analysis (MD&A) that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Hayden, Idaho's financial statements. The accompanying combining and individual nonmajor fund financial statements schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 13, 2025, on our consideration of the City of Hayden's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Hayden's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Hayden's internal control over financial reporting and compliance.

Alpine Summit CPAs

Alpine Summit CPAs
Post Falls, ID
November 13, 2025

BASIC FINANCIAL STATEMENTS

City of Hayden
STATEMENT OF NET POSITION
GOVERNMENT WIDE
September 30, 2024

	Primary Government			Component Unit
ASSETS	**Governmental Activities**	**Business-type Activities**	**Total**	**Hayden Urban Renewal Agency**
Cash and cash equivalents	$ 12,202,109	$ 20,566,845	$ 32,768,954	$ 2,940,654
Investments	2,533,079	339,869	2,872,948	-
Receivables, net of allowances	1,616,578	819,997	2,436,575	25,210
Prepaid expenses	112,686	-	112,686	2,642
Restricted cash and cash equivalents	3,313,771	1,116,079	4,429,850	-
Capital assets not being depreciated:				
Land and construction in progress	16,138,721	5,027,016	21,165,737	1,425,273
Capital assets, net of accumulated depreciation	20,868,873	7,167,710	28,036,583	167,659
Right to use assets, net of accumulated amortizatio	34,910	-	34,910	-
Total assets	56,820,727	35,037,516	91,858,243	4,561,438
DEFERRED OUTFLOWS OF RESOURCES				
Deferred pension outflows	325,131	69,886	395,017	-
LIABILITIES				
Accounts payable and accrued expenses	410,630	886,084	1,296,714	101,210
Unearned revenue	-	680,095	680,095	-
Surety deposits	438,222	-	438,222	-
Accrued interest	15,784	661,116	676,900	-
Long-term liabilities:				
Due within one year	180,185	378,648	558,833	-
Due in more than one year	697,878	13,228,920	13,926,798	-
Net pension liability	1,483,063	163,355	1,646,418	-
Total liabilities	3,225,762	15,998,218	19,223,980	101,210
DEFERRED INFLOWS OF RESOURCES				
Deferred pension inflows	136,501	1,126	137,627	-
	136,501	1,126	137,627	-
NET POSITION				
Net investment in capital assets	36,411,390	12,194,726	48,606,116	1,592,932
Restricted	3,219,200	1,116,079	4,335,279	-
Unrestricted	14,153,005	5,797,253	19,950,258	2,867,296
Total net position	$ 53,783,595	$ 19,108,058	$ 72,891,653	$ 4,460,228

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
STATEMENT OF ACTIVITIES
GOVERNMENT WIDE
For the Year Ended September 30, 2024

FUNCTIONS/PROGRAMS:	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary government:				
Governmental activities				
General government	$ 1,825,432	$ -	$ 2,701	$ -
Public safety	1,346,044	-	-	-
Public works	4,748,012	1,851,380	-	5,895,798
Culture and recreation	616,900	256,075	-	-
Interest on long-term debt	25,874	-	-	-
Pension expense (income)	431,034	-	-	-
Total governmental activities	8,993,296	2,107,455	2,701	5,895,798
Business-type activities				
Sewer	6,686,905	9,983,983	-	12,400,442
Interest expense	340,757	-	-	-
Pension expense (income)	4,103	-	-	-
Total business-type activities	7,031,765	9,983,983	-	12,400,442
Total primary government	$ 16,025,061	$ 12,091,438	$ 2,701	$ 18,296,240
Component unit:				
Hayden urban renewal agency	$ 2,824,986	$ -	$ -	$ -

General revenues:	
Property taxes, levied for general purposes	
Intergovernmental revenue	
Franchise fees	
Miscellaneous	
Interest and investment earnings	
Gain (loss) on disposal of assets	
Transfers in (out)	
Total general revenues	
Change in net position	
Net position - October 1, 2023	
Prior period adjustment	
Net position - September 30, 2024	

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
STATEMENT OF ACTIVITIES
GOVERNMENT WIDE
For the Year Ended September 30, 2024

Net (Expense) Revenue and Changes in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-type Activities	Total	Hayden Urban Renewal Agency
$ (1,822,731)	$ -	$ (1,822,731)	$ -
(1,346,044)	-	(1,346,044)	-
2,999,166	-	2,999,166	-
(360,825)	-	(360,825)	-
(25,874)	-	(25,874)	-
(431,034)	-	(431,034)	-
(987,342)	-	(987,342)	-
-	15,697,520	15,697,520	
-	(340,757)	(340,757)	
-	(4,103)	(4,103)	
-	15,352,660	15,352,660	
(987,342)	15,352,660	14,365,318	
-	-	-	(2,824,986)
2,513,340	-	2,513,340	1,090,350
4,097,391	-	4,097,391	-
1,891,021	-	1,891,021	-
178,987	-	178,987	20,090
1,694,628	130,511	1,825,139	221,169
5,916	-	5,916	3,944
3,166	(3,166)	-	-
10,384,449	127,345	10,511,794	1,335,553
9,397,107	15,480,005	24,877,112	(1,489,433)
44,386,488	3,108,110	47,494,598	5,949,661
-	519,943	519,943	-
$ 53,783,595	$ 19,108,058	$ 72,891,653	$ 4,460,228

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2024

	General	Impact Fees Circulation	Capital Projects Fund
ASSETS			
Cash and cash equivalents	$ 9,018,522	$ -	$ 3,037,795
Investments	2,533,079	-	-
Other receivables	900,502	-	540,000
Taxes receivable	7,858	-	-
Prepaid insurance	112,686	-	-
Restricted cash and cash equivalents	383,326	730,390	-
Total assets	$ 12,955,973	$ 730,390	$ 3,577,795
LIABILITIES			
Vouchers payable	$ 158,892	$ 94,441	$ -
Accrued expenses	105,823	-	-
Other current liabilities	48,617	-	-
Surety deposits	438,222	-	-
Total liabilities	751,554	94,441	-
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue-property taxes	543	-	-
Unavailable revenue-special assessments	-	-	-
Total deferred inflows of resources	543	-	-
FUND BALANCES			
Nonspendable prepaid expenses	112,686	-	-
Restricted	383,326	635,949	-
Committed	-	-	-
Assigned	-	-	3,577,795
Unassigned	11,707,864	-	-
Total fund balances	12,203,876	635,949	3,577,795
Total liabilities, deferred inflows of resources and fund balances	$ 12,955,973	$ 730,390	$ 3,577,795

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2024

	Other Governmental Funds	Total
$	145,792	$ 12,202,109
	-	2,533,079
	168,218	1,608,720
	-	7,858
	-	112,686
	2,200,055	3,313,771
$	2,514,065	$ 19,778,223
$	2,728	$ 256,061
	130	105,953
	-	48,617
	-	438,222
	2,858	848,853
	-	543
	168,218	168,218
	168,218	168,761
	-	112,686
	2,199,925	3,219,200
	143,064	143,064
	-	3,577,795
	-	11,707,864
	2,342,989	18,760,609
$	2,514,065	$ 19,778,223

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE STATEMENT OF NET POSITION
September 30, 2024

Total fund balances at September 30, 2024 - Governmental Funds		$ 18,760,609
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds:		
Cost of capital assets at September 30, 2024	$ 113,647,404	
Less: Accumulated depreciation as of September 30, 2024	(76,639,810)	37,007,594
Right-to-use assets, net of accumulated amortization		34,910
Deferred outflows of resources represent a consumption of fund equity that will be reported as an outflow of resources in a future period and therefore, are not reported in the funds:		
Pension plan		325,131
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds:		
Elimination of unavailable revenue		
Property taxes	544	
Special assessments	168,218	168,762
Deferred inflows of resources represent an acquisition of fund equity that will be recognized as an inflow of resources in a future period and therefore, are not reported in the funds:		
Pension plan		(136,501)
Some liabilities are not due and payable in the current period and therefore, are not reported in the funds. Those liabilities consist of:		
Accrued interest	(15,784)	
Net pension liability	(1,483,063)	
Lease liability	(36,320)	
Capital Lease	(123,884)	
Long-term debt	(472,320)	
Compensated absences	(245,539)	(2,376,910)
Net position of governmental activities at September 30, 2024		$ 53,783,595

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Impact Fees Circulation	Capital Projects Fund
REVENUES			
Intergovernmental revenue	$ 4,097,391	$ -	$ 1,760,000
Taxes	2,517,829	-	-
Licenses and permits	1,838,967	-	-
Charges for services	256,075	-	-
Growth service fees	86,764	-	-
Grants	2,701	198,826	3,144,733
Interest income	1,173,772	94,741	-
Net increase (decrease) in fmv of investments	305,953	1,815	-
Fines and forfeitures	52,326	-	-
Impact fees	-	1,022,106	-
Miscellaneous revenue	126,661	-	-
Special assessments payments	-	-	-
Total revenues	10,458,439	1,317,488	4,904,733
EXPENDITURES			
General government	1,795,116	-	-
Public safety	1,370,260	-	-
Public works	2,466,280	-	-
Recreation	465,120	-	-
Capital expenditures	515,381	1,983,735	4,237,907
Debt service - principal retirement	27,848	-	-
Debt service - interest expense	6,891	-	-
Total expenditures	6,646,896	1,983,735	4,237,907
Excess (deficiency) of revenues over (under) expenditures	3,811,543	(666,247)	666,826
OTHER FINANCING SOURCES (USES)			
Proceeds from the sale of capital assets	623	-	-
Transfers in	53,663	-	902,222
Transfers out	(952,719)	-	-
Total other financing sources (uses)	(898,433)	-	902,222
NET CHANGE IN FUND BALANCES	2,913,110	(666,247)	1,569,048
FUND BALANCES - beginning	9,290,766	1,302,196	2,008,747
FUND BALANCES - ending	$ 12,203,876	$ 635,949	$ 3,577,795

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

Other Governmental Funds	Total
$ 792,239	$ 6,649,630
-	2,517,829
52,054	1,891,021
-	256,075
-	86,764
-	3,346,260
116,829	1,385,342
1,518	309,286
-	52,326
742,510	1,764,616
-	126,661
31,208	31,208
1,736,358	18,417,018
2,330	1,797,446
-	1,370,260
4,396	2,470,676
31,064	496,184
855,078	7,592,101
20,351	48,199
20,939	27,830
934,158	13,802,696
802,200	4,614,322
-	623
-	955,885
-	(952,719)
-	3,789
802,200	4,618,111
1,540,789	14,142,498
$ 2,342,989	$ 18,760,609

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Amounts reported for governmental activities in the statement of activities are different because:

Net Change in Fund Balances - total governmental funds	$4,618,111
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expenses. This is the amount by which capital outlays exceeded depreciation expense in the current period.	
Capital Outlay	7,592,101
Depreciation	(2,622,202)
Amortization on right-to-use assets	(12,322)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
Difference between revenue earned on property taxes on the modified accrual basis versus revenue on property taxes on the full accrual basis	(4,489)
Difference between revenue earned on special assessments on the modified accrual basis versus revenue on property taxes on the full accrual basis	(31,208)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales and donations) is to increase net assets.	
Proceeds from the sale of capital assets	(623)
Gain (loss) on the sale of capital assets	5,916
The issuance of long-term debt (e.g., bonds, leased) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	
Debt principal payments considered as an expenditure	35,864
Lease liability payments	12,335
Interest expense	1,956
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.	
(Increase)/ Decrease in Compensated Absence Liability	
Change in compensated absences	(15,155)
The net pension effect related to the pension expense recognized for the year.	
Current year PERSI contributions	247,857
PERSI pension plan expense	(431,034)
Change in net position of governmental activities	$9,397,107

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
September 30, 2024

	Sewer
ASSETS	
Current assets:	
Cash and cash equivalents	20,566,845
Restricted cash	1,116,079
Investments	339,869
Receivables, net of allowance of $41,252	819,997
Total current assets	22,842,790
Non-current assets:	
Land and construction in progress	5,027,016
Capital assets, net of accumulated depreciation	7,167,710
Total non-current assets	12,194,726
Total assets	35,037,516
DEFERRED OUTFLOWS OF RESOURCES	
Deferred pension outflows	69,886
Total deferred outflows of resources	69,886
LIABILITIES	
Current liabilities:	
Accounts payable and accrued expenses	886,084
Unearned revenue	680,095
Current portion of DEQ loan	378,648
Total current liabilities	1,944,827
Non-current liabilities:	
Net pension liability	163,355
Accrued interest	661,116
DEQ loans	13,228,920
Total non-current liabilities	14,053,391
Total liabilities	15,998,218
NET DEFERRED INFLOWS OF RESOURCES	
Deferred pension inflows	1,126
Total deferred inflows of resources	1,126
NET POSITION	
Invested in capital assets (net of related debt)	12,194,726
Restricted	1,116,079
Unrestricted	5,797,253
Total net position	$ 19,108,058

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION - PROPRIETARY FUNDS
For the Year Ended September 30, 2024

	Sewer
OPERATING REVENUES	
Charges for services	$ 9,973,868
Miscellaneous	10,115
Total operating revenues	9,983,983
OPERATING EXPENSES	
Personal services	267,698
Contractual services	5,640,372
HARSB WWTP facility upgrades	494,078
Other services and charges	25,620
Depreciation	259,137
Pension expense	4,103
Total operating expenses	6,691,008
Operating income (loss)	3,292,975
NON-OPERATING REVENUES (EXPENSE)	
Grants	2,000,000
Intergovernmental	303,704
Interest income	94,130
Net increase (decrease) in the fair value of investments	36,381
Interest expense	(340,757)
Total non-operating revenues (expenses)	2,093,458
Income before contributions and transfers	5,386,433
Capital contributions	10,096,738
Transfers in	750,601
Transfers out	(753,767)
Change in net position	15,480,005
Total net position - beginning	3,108,110
Prior period adjustment	519,943
Total net position - ending	$ 19,108,058

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended September 30, 2024

	Sewer
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	$ 9,769,290
Payments to suppliers	(5,838,063)
Payments to employees	(270,057)
Net cash provided (used) by operating activities	3,661,170
CASH FLOWS FROM NON CAPITAL FINANCING ACTIVITIES	
Operating transfers out	(3,166)
Intergovernmental contributions	303,704
Net cash (used) by noncapital financing activities	300,538
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Payment on DEQ note	(371,636)
Purchase of capital assets	(3,148,086)
Capital contributions	10,096,738
Interest paid	(107,498)
Net cash provided (used) by capital and related financing activities	6,469,518
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchase of investment securities	(39,857)
Interest income	130,511
Net cash provided (used) by investing activities	90,654
NET INCREASE IN CASH AND CASH EQUIVALENTS	10,521,880
CASH, beginning of year	11,161,044
CASH, end of year	$ 21,682,924
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 3,292,975
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	259,137
(Increase) decrease in accounts receivable	(211,750)
(Increase) decrease in deferred outflow of resources	3,594
Increase (decrease) in accounts payable and accrued expenses	322,007
Increase (decrease) in unearned revenues	(2,943)
Increase (decrease) in net pension liability	(2,976)
Increase (decrease) in deferred inflows of resources	1,126
Net cash provided by operating activities	$ 3,661,170

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
September 30, 2024

	Museum Trust Funds	Section 457 Custodial Funds
ASSETS		
Cash and cash equivalents	1,201	$ -
Investments	-	94,252
Total assets	1,201	94,252
LIABILITIES	-	-
NET POSITION		
Restricted for:		
Museum expenses	1,201	-
Employee retirement	-	94,252
	$ 1,201	$ 94,252

See accompanying notes to the financial statements and independent auditors' report.

City of Hayden
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
For the Year Ended September 30, 2024

	Museum Trust Funds	Section 457 Custodial Funds
ADDITIONS		
Investment earnings	62	$ 23,629
Total additions	62	23,629
DEDUCTIONS	-	-
Net increase (decrease) in fiduciary net position	62	23,629
Net position, beginning of year	1,139	70,623
Net position, end of year	$ 1,201	$ 94,252

See accompanying notes to the financial statements and independent auditors' report.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The City's combined financial statements include the accounts of all City operations. The criteria for including organizations as component units within the City's reporting entity, as set forth in Section 2100 of the Governmental Accounting Standards Board's (GASB) Codification of Government Accounting and Financial Reporting Standards, include whether:

- ✓ the organization is legally separate (can sue and be sued in their own name)
- ✓ the City holds the corporate powers of the organization
- ✓ the City appoints a voting majority of the organization's board
- ✓ the City is able to impose its will on the organization
- ✓ the organization has the potential to impose a financial benefit/burden on the City
- ✓ there is fiscal dependency by the organization on the City

The financial statements of the City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting standards.

The City of Hayden (the City) is an incorporated City of the State of Idaho. The City operates under a Mayor/Council form of government. The City has oversight responsibility and control over all activities related to the City's functions. The City is not included in any other governmental "reporting entity" as defined in GASB pronouncements, since the public elects the City council members. The City provides a wide range of municipal service. Sewer and sewer expansion services are provided by the City and are accounted for as proprietary enterprise funds.

The accompanying financial statements include all aspects controlled by the City Council of the City of Hayden. A reporting entity consists of the primary government; organizations for which the primary government is financial accountable and other organizations for which the nature and significance of the relationship are such at exclusion would cause the reporting entity's financial statements to be misleading.

Under Idaho Code, in September 2005, the Hayden City Council passed an ordinance which created the Hayden Urban Renewal Agency (the Agency), a legally separate entity from the City. The Agency was established to promote urban development and improvement in blighted areas in and around the City. A board of five directors, which are appointed by the Mayor and approved by the City Council, governs the Agency. The City Council has the ability to appoint, hire, reassign, or dismiss those persons having responsibility for the day-to-day operations of the Agency. These powers of the City meet the criteria set forth in GASB No. 61 for having financial accountability for the Agency. Based on the above, the Agency has been discretely presented in the accompanying financial statements of the City as a component unit. Separate statements for the Agency may be obtained from City Hall.

Under Idaho Code, the Agency has the authority to issue bonds. Any bonds issued by the Agency are payable solely from the proceeds of tax increment financing, and are not a debt of the City. The City Council is not responsible for approving the Agency budget or funding any annual deficits. The Agency controls its disbursements independent of the City Council.

Payments between the City and Component Units

Resource flows (except those that affect the statement of net position, such as loans and repayments) between a primary government and its discretely presented component units are reported as external transactions – that is, as revenues and expenses.

The Agency operates on the same fiscal year as the City. Complete financial statements of the Agency can be obtained directly from:

Hayden Urban Renewal Agency
8930 North Government Way
Hayden, ID 83835

See accompanying independent auditors' report.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation, Government-Wide Statements and Fund Financial Statements
Government-wide Statements: The statement of net position and the statement of activities display information about the primary government (the City) and its component units. These statements include the financial activities of the overall government and its component units, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the *governmental* and *business-type activities* of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or part by fees charged to external parties.

The statement of activities presents a comparison between direct and program revenues for the business-type activities of the City and for each function of the City's and its component units' governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees, fines, and charges by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the City's funds, including its fiduciary funds and blended component units. Separate statements for each fund category-*governmental, proprietary, and fiduciary* are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as non-major funds.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as subsidies and investment earnings, result from non-exchange transactions or ancillary activities.

The City reports the following major governmental funds:
General Fund – This is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Special Revenue Fund – Impact Fees Circulation - Developmental impact fees are charged on new construction. The revenue generated from these fees will be used for capital improvements for Streets.

Capital Projects Fund – Used to account for City capital projects.

The City reports the following major enterprise fund:
Sewer Fund – used to account for operations that are financed and operated in a manner similar to private business enterprises where the costs (expenses, including capitalized infrastructure and depreciation) of providing sewer operation and maintenance services to the general public on a continuing basis are financed through user charges.

Additionally, the government reports the following non-major fund types:
Special Revenue Fund – Honeysuckle Boat Launch – Accounts for the accumulation of resources to be used for repairs and maintenance on the Honeysuckle boat launch.

Special Revenue Fund – Council Media Center – Accounts for the accumulation of resources to be used to purchase and maintain equipment for televising council meetings.

Special Revenue Fund – Impact Fees Parks - Developmental impact fees are charged on new construction. The revenue generated from these fees will be used for Parks expenses.

See accompanying independent auditors' report.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Special Revenue Fund – Impact Fees Law Enforcement – The City has not charged a law enforcement impact fee since June 30, 2016. It is the City's plan to use the fees already collected on law enforcement expenses.

Debt Service Fund - LID #2004-1 – Accounts for the accumulation of resources and payment of special assessment bond principal and interest from special assessment levies.

Additionally, the government reports the following fund types:
Fiduciary fund financial statements consist of a statement of fiduciary net position and a statement of changes in fiduciary net position. Assets held by the City for other parties (either as a trustee or as an agent) and that cannot be used to finance the City's own operating programs are reported in the fiduciary funds. The City is responsible for ensuring that the activities reported in fiduciary funds are based on their intended purposes.

Fiduciary funds are presented in the fund financial statements but are not reported in the government-wide financial statements. The City's fiduciary fund financial statements are presented on pages 16 and 17.

Measurement Focus, Basis of Accounting
The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the types of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus. The government-wide and proprietary fund financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, entitlements and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied.

Revenue from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end. Property taxes, sales taxes, franchise taxes, licenses, and interest are considered to be susceptible to accrual. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

Assets, Liabilities, Deferred Inflows of Resources and Net Position/Fund Balance

Cash and Cash Equivalents
The City pools all individual fund cash balances in bank accounts. Cash in excess of current requirements is invested in various interest-bearing securities and disclosed as part of the City's investments.

For purposes of the Statement of Cash Flows, the City defines cash and cash equivalents as all cash and highly liquid investments with an original maturity of three months or less (both restricted and unrestricted). In addition, the City considers all unrestricted investments held in the pooled accounts of the City to be cash equivalents, as the City is able to access the funds at any time.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Receivables
All trade and property tax receivables are shown net of an allowance for uncollectibles. Allowance for uncollectibles for the governmental funds was -0- and proprietary funds was $41,252 as of September 30, 2024.

Receivables for State Highway User's Tax, State Liquor, and State Revenue Sharing are recorded as revenue in the general fund.

The City records enterprise fund charges when earned, not when collected.

Due To and From Other Funds and Advances To and From Other Funds
Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of inter-fund loans) or "advances to/from other funds" (i.e., the non-current portion of inter-fund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

Inventories and Prepaid Items
All inventories are valued at cost using the average cost method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated fixed assets are recorded at their estimated fair value at the date of donation. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 at an estimated historical cost if purchased or constructed. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects when constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. Land and construction in progress are not depreciated.

The other property, plant and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Estimated Useful Lives
Buildings and improvements	30
Infrastructure	40-50
Equipment	5-25

Because the City is a Phase 3 government (governments with total annual revenues of less than $10 million), the City is encouraged but not required to report major infrastructure assets retroactively prior to October 1, 2003. The City has made the decision to not record infrastructure assets retroactively.

In December 2007, The City contracted with an independent appraisal firm to perform a complete inventory of fixed assets. When original costs were not available, assets were valued at an estimated historical cost. The City continues to update this inventory.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accrued Liabilities and Long-term Obligations
All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements.

In general, payables and accrued liabilities that will be paid from governmental funds are reported on the governmental fund financial statements regardless of whether they will be liquidated with current resources. However, claims and judgments and the non-current portion of capital leases, which will be paid from governmental funds, are reported as a liability in the fund financial statements only to the extent that they will be paid with current, expendable, available financial resources.

In general, payments made within 60 days after year end are considered to have been made with current available financial resources. Bonds and other long-term obligations that will be paid from governmental funds are not recognized as a liability in the fund financial statements until due.

Compensated Absences
The City reports compensated absences in accordance with the provisions of GASB Statement No. 16, "Accounting for Compensated Absences." Vacation benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the City will compensate the employees for the benefits through paid time off or some other means. The City records a liability for accumulated unused vacation time when earned for all employees who qualify.

Deferred Outflows / Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City does have items that qualify for reporting in this category, note 9 outlines the outflows of resources associated with the PERSI base pension plan.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

The City has three types of these items, which arise under the government-wide accrual basis of accounting that qualifies for reporting in this category and four items, which arise only under a modified accrual basis of accounting. The government-wide statements report unearned lease contract revenue, unavailable grant revenue and deferred pension inflows. The governmental funds report unavailable revenues from three sources: property taxes and special assessments, unearned lease contract revenue and unavailable grant revenues. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Fund Equity
Governmental fund equity is classified as fund balance. Fund balance is further classified as non-spendable, restricted, committed, assigned, or unassigned.

When both restricted and unrestricted fund balances are available for use, it is the City's policy to use restricted fund balance first, then unrestricted fund balance. Furthermore, committed fund balances are reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those restricted fund balance classifications can be used.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Flow Assumptions
Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Net Position Flow Assumptions
Net position represents the difference between assets and liabilities. Net investment in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net position are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Program Revenues
Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property Tax Revenues
Property taxes are levied each November based on the assessed value of property as listed on the previous September tax rolls. Assessed values are an approximation of market value. The county assessor establishes assessed values. Property tax payments are due in one-half installments every December and June.

Property tax becomes a lien on the property when it is levied. State statute sets maximum property tax rates from the various funds of the City of Hayden. For the general fund, the City cannot levy more than 103% of the prior year levy rate. For other funds, the 3% increase is not applicable but is limited by statute.

Proprietary Funds Operating and Non-Operating Revenues and Expenses
Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges to customers for sales and service. The enterprise funds also recognize as operating revenue the portion of capitalization fees intended to recover the cost of connecting new customers to the system.

Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONCLUDED)

Contributed Capital

Contributed capital represents donations by developers, grants restricted for capital construction, and assets whose construction was financed by special assessments. Capitalization fees may be used only for expansion of the systems, improvement or expansion of the present plant, or the construction of additional electric, water and wastewater facilities. When the cash received for capitalization fees is spent, the assets purchased are recorded as plant and equipment.

Pensions

For purposes of measuring the net pension liability and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 2 – DEPOSITS AND INVESTMENT BALANCES

General

State statutes authorize the City's investments. The City of Hayden is authorized to invest in demand deposits, savings accounts, U.S. Government obligations and its agencies, obligations of Idaho and its agencies, fully collateralized repurchase agreements, prime domestic commercial paper, prime domestic bankers acceptances, bonds, debentures or notes of any corporation organized, controlled and operating within the U.S. which have at their purchase an "A" raring or higher, government pool and money market funds consisting of any of these securities listed. No violations of these categories have occurred.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a deposit policy for custodial credit risk as it deposits funds in financial institutions that are members of the U.S. Federal Deposit Insurance Corporation (FDIC) and has never experienced such a loss. As of September 30, 2024, the City's deposits were exposed to custodial credit risk as follows:

Deposits without exposure to custodial credit risk:		
Deposits		
Amount insured by FDIC or other agencies	$	10,238,466
Investments		
Amounts registered in the name of the City		3,025,131
Total deposits/investments without exposure to custodial credit risk		13,263,597
Deposits with exposure to custodial credit risk:		
Amount collateralized with securities held in trust, but not in the City's name		24,092,431
Total bank balance (deposits) and investments	$	37,356,028
The carrying amount is displayed as follows in the financial statements:		
Statement of net position		
Cash and cash equivalents	$	32,768,954
Investments		2,872,948
Restricted cash and cash equivalents		4,429,850
	$	40,071,752
Statement of fiduciary net position-cash and cash equivalents	$	1,201
Statement of fiduciary net position-investments	$	94,252

Credit Risk

Credit risk is the risk that a debtor will not fulfill its obligations. All of the above securities registered in the City's name carry a rating of AAA from Moody's and Standard and Poor's. The Idaho State Investment Pool does not have an established credit rating but invests in entities with a minimum credit rating of "A" as stipulated by Idaho code.

Investments in 2a7-like pools are valued based upon the value of pool shares. The City invests in one 2a7-like pool, the Idaho State Investment Pool. The advisory board of the Idaho State Investment Pool is composed of members appointed pursuant to the requirements of the Public Funds Investment Act. The State Investment Pool is duly chartered and administered by the State Treasurer's Office and consists of US Treasury bills and notes, collateralized certificates of deposit and repurchase agreements. The pool does not include any involuntary participants.

The balances that the City has in the State Investment Pool are carried at its fair market value of $24,092,431. The City's portion of the State Investment Pool had an unrealized gain of $62,478 as of September 30, 2024. This unrealized gain has been recorded in the City's books. The unrealized gain was based on a fair market value adjustment factor of 1.0026 that was calculated by the State of Idaho's Treasurer's Office.

The City considers funds held in the Idaho State Investment Pool to be cash equivalents, as the City is able to liquidate their accounts at any time.

GASB Statement No. 40 requires the City to assign risk categories for its investments, except those in which securities are not used as evidence of the investment. Credit risk is the risk that an issuer of a debt type investment will not fulfill its obligation to the holder of the investment. The City's exposure to credit risk is not available.

The City does not have a policy for interest rate risk or concentration of credit risk, but does manage the portfolio to preserve the principal value. Additionally, the City carries an insurance policy, which guarantees that at a minimum, the City's initial investment will be returned. Since all of the City's cash needs cannot be anticipated, the above securities are traded in active secondary or resale markets.

NOTE 2 – DEPOSITS AND INVESTMENT BALANCES (CONTINUED)

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Concentration of credit risk as defined by GASB exists when more than 5% of an investment portfolio is allocated to one security. As of September 30, 2024, the City had the following investments (and associated maturities) in its internal investment portfolio:

Investment	Maturity Date		Cusip #	Fair Value	Less than 2 years	2-5 Years	6 - 10 Years	10 Years or More
U.S. Agencies								
Federal Farm CR Bks	9/16/2033	2033	3133ELA38	$ 571,154	$ -	$ -	$ -	$ 571,154
Federal Farm CR Bks	6/24/2032	2032	313ELP65	334,417	-	-	334,417	-
Federal Farm CR Bks	10/26/2035	2035	3133EMEL2	303,542	-	-	-	303,542
Federal Farm CR Bks	11/5/2035	2035	3133EMGC0	310,712	-	-	-	310,712
Federal Farm CR Bks	5/4/2033	2033	3133ELYF5	203,624	-	-	-	203,624
Federal Farm CR Bks	9/16/2033	2033	3133EL7L2	23,881	-	-	-	23,881
Federal Farm CR Bks	3/25/2037	2037	3133ENSQ4	98,555	-	-	-	98,555
Federal Home Loan Banks	5/4/2032	2032	3130AJJT7	296,342	-	-	296,342	-
Federal Home Loan Banks	2/25/2031	2031	3130AKX68	419,948	-	-	419,948	-
FNMA	9/9/2033	2033	3136G43A9	310,774	-	-	-	310,774
				$ 2,872,948	$ -	$ -	$ 1,050,706	$ 1,822,242

Restricted cash and cash equivalents

The note payable to the Idaho Department of Rural Development requires a minimum of $30,000 to be maintained in a separate bank account. The restricted cash and cash equivalents within the 2004-1 LID fund amount of $300,055 represent the deposits the City has set aside to comply with this requirement.

Impact fees are restricted by statute for future capital improvements. Cash in these accounts are presented as restricted, total amounts restricted for impact fees amount to $2,630,390.

NOTE 3 – RECEIVABLES

Receivables in the Government-wide Financial Statements consist of the following:

Governmental Activities Receivables	
Property tax receivables	$ 7,858
Franchise fees receivables	77,475
State receivables	803,955
Special assessment receivables	168,218
Other receivables	19,072
Grants receivable	540,000
	$ 1,616,578
Business-type receivables:	
Sewer fund receivables	$ 789,865
Less allowance for doubtful accounts	(41,252)
Miscellaneous billings receivale	71,384
	$ 819,997

See accompanying independent auditors' report.

NOTE 5– CAPITAL ASSETS

The changes in capital assets during fiscal year 2024 were as follows:

	Restated Balance 9/30/2023	Increases	Decreases	Transfers & Adjustments	Balance 9/30/2024
Governmental activities:					
Capital assets, not being depreciated:					
Land	$ 5,799,269	$ -	$ -	$ -	$ 5,799,269
Public art	171,395				171,395
Construction in progress	3,018,512	7,165,505	15,960	-	10,168,057
Total capital assets, not being depreciated	8,989,176	7,165,505	15,960	-	16,138,721
Capital assets being depreciated:					
Buildings and improvements	3,593,512	41,472	-	-	3,634,984
Machinery & equipment	5,260,461	385,124	31,885	-	5,613,700
Infrastructure	88,259,999	-	-	-	88,259,999
Total capital assets being depreciated	97,113,972	426,596	31,885	-	97,508,683
Less accumulated depreciation for:					
Buildings	1,907,338	104,033	31,885	-	1,979,486
Machinery & equipment	3,605,081	349,753	-	-	3,954,834
Infrastructure	68,537,074	2,168,416	-	-	70,705,490
Total accumulated depreciation	74,049,493	2,622,202	31,885	-	76,639,810
Total capital assets being depreciated, net	23,064,479	(2,195,606)	-	-	20,868,873
Total governmental activities capital assets, net	$ 32,053,655	$4,969,899	$ 15,960	$ -	$ 37,007,594

	Balance 9/30/2023	Increases	Decreases	Transfers & Adjustments	Balance 9/30/2024
Business-type activities:					
Capital assets, not being depreciated:					
Land	$ 681,692	$ -	$ -	$ -	$ 681,692
Construction in progress	1,415,718	2,929,606	-	-	4,345,324
Total capital assets, not being depreciated	2,097,410	2,929,606	-	-	5,027,016
Capital assets being depreciated:					
Machinery and equipment	1,339,732	218,480			1,558,212
Sewer system	10,499,502	-	-	-	10,499,502
Total capital assets being depreciated	11,839,234	218,480	-	-	12,057,714
Less accumulated depreciation	4,630,867	259,137	-	-	4,890,004
Total capital assets being depreciated, net	7,208,367	(40,657)	-	-	7,167,710
Total business-type activities capital assets, net	$ 9,305,777	$2,888,949	$ -	$ -	$ 12,194,726

Depreciation expense was charged to functions/programs for the primary government as follows:

Governmental activities:	
General government	$ 88,834
Public safety	578
Highways and streets	2,384,226
Culture and recreation	148,564
Total depreciation expense-governmental activities	$ 2,622,202
Business-type activities:	
Sewer	$ 259,137

See accompanying independent auditors' report.

NOTE 6 – LONG-TERM LIABILITIES

Changes in long-term obligations for the year ended September 30, 2024, are as follows:

	Beginning Balance	Issued	Retired	Ending Balance	Due Within One Year	Due in More Than One Year
Governmental Activities						
Compensated absences	$ 230,384	$ 15,155	$ -	$ 245,539	$ 22,500	$ 223,039
Note payable - Rural Development	492,671	-	20,351	472,320	21,216	451,104
Lease liability GASB 87	48,655	-	12,335	36,320	12,585	23,735
Capital leases	139,397	-	15,513	123,884	123,884	-
	$ 911,107	$ 15,155	$ 48,199	$ 878,063	$ 180,185	$ 697,878
Business-type Activities						
DEQ Note payable WW1310	$ 5,448,921	$ -	$ 371,553	$ 5,077,368	$ 378,648	$ 4,698,720
DEQ Note payable WW1904	8,530,200	-	-	8,530,200	-	8,530,200
	$ 13,979,121	$ -	$ 371,553	$ 13,607,568	$ 378,648	$ 13,228,920

DEQ Loan WW1310

The City was the recipient of a loan program through the Department of Environmental Quality and the State of Idaho. Repayment terms are 20 years at 2.0% interest with semi-annual payments.

A reserve fund equal to one year's payment of principal, fees and interest is required to be established. The City has ten years to establish the reserve, setting aside 10% of one year's payment into the reserve fund each year. This requirement began in fiscal year ending September 30, 2017. The amount is shown as restricted cash on the Statement of Net Position of the sewer fund.

Presented below is a summary of debt service requirement to maturity by years:

Fiscal Year ending September 30	Principal	Interest	Total
2025	$ 378,648	$ 99,754	$ 478,402
2026	386,258	92,144	478,402
2027	394,022	84,380	478,402
2028	401,738	76,664	478,402
2029	410,017	68,385	478,402
2030-2034	2,176,951	215,059	2,392,010
2035-2036	929,734	266,970	1,196,704
	$ 5,077,368	$ 903,356	$ 5,980,724

DEQ Loan WW1904

The City is the recipient of a loan program through the Department of Environmental Quality through the Idaho State Clean Water Revolving Fund. The total loan amount with capitalized interest is $9,758,661. Repayment terms are 20 years at 2.75% interest with semi-annual payments. The project was still in process of being closed out as of September 30, 2024. Accrued interest has been calculated and recorded on September 30, 2024, this amount is $661,116 and is shown as a separate line on the financial statements. The loan closed on January 1, 2025,

The loan balance on September 30, 2024, is $8,530,200.

A reserve fund equal to one year's payment of principal, fees and interest is required to be established. The City has ten years to establish the reserve, setting aside 10% of one year's payment into the reserve fund each year. The amount is shown as restricted cash on the Statement of Net Position of the sewer fund.

See accompanying independent auditors' report.

NOTE 6 – LONG-TERM LIABILITIES

Note Payable – Rural Development

The City has a note payable to the Idaho Department of Rural Development. Proceeds from the note were used to finance construction costs related to the Government Way Project. The note has a fixed annual rate of 4.25% with payments due annually according to the following schedule:

Fiscal Year ending September 30	Principal	Interest	Total
2025	$ 21,216	$ 20,074	$ 41,290
2026	22,118	19,172	41,290
2027	23,058	18,232	41,290
2028	24,038	17,252	41,290
2029	25,060	16,230	41,290
2030-2034	142,209	64,241	206,450
2035-2039	175,109	31,341	206,450
2040	39,512	1,678	41,190
	$ 472,320	$ 188,220	$ 660,540

Capital Leases

The City entered into an equipment lease using governmental funds. This lease qualifies as a capital lease because ownership of the asset transfers to the City at the end of the lease. The lease carries interest at 3.8507% and requires annual principal payments. The lease is secured by the equipment, the cost of which is $203,450. Principal payments on the lease were $15,513 during the current year. Current year amortization totaled $20,345 and is included in depreciation expense on the financial statements. The total accumulated depreciation is $101,725.

Presented below is a summary of debt service requirement to maturity by years:

Fiscal Year ending September 30	Principal	Interest	Total
2025	$ 123,884	$ 4,770	$ 128,654

City as Lessee under GASB No. 87

The City entered into an agreement to lease copiers for 5 years from Great America Financial Services beginning May of 2022. The lease terminates in July of 2027. Under the terms of the lease, the City pays a monthly fee of $1,100. All lease payments are made by the general fund. The lease is recognized as a long-term liability in the statement of net position.

Future payments on the lease agreement are as follows:

Fiscal Year ending September 30	Principal	Interest	Total
2025	$ 12,585	$ 611	$ 13,196
2026	12,839	357	13,196
2027	10,896	100	10,996
	$ 36,320	$ 1,068	$ 37,388

See accompanying independent auditors' report.

NOTE 6 – LONG-TERM LIABILITIES (CONCLUDED)

City as Lessee under GASB No. 87 (continued)

This lease agreement requires the City to also recognize a long-term asset identified as a right-to-use asset. The asset is amortized over the estimated life of the asset. During the fiscal year the City recorded $12,322 in amortization. The City used an interest rate of 2% for the lease liability and right-to-use asset.

	Balance 9/30/2023	Increases	Decreases	Balance 9/30/2024
Governmental activities:				
Right-to-use assets:				
Copiers	$ 65,714	$ -	$ -	$ 65,714
Less accumulated amortization	18,482	12,322	-	30,804
Total right-to-use assets, net	$ 47,232	$ (12,322)	$ -	$ 34,910

NOTE 7 – FUND BALANCE CLASSIFICATIONS

The City has adopted GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions. This Statement establishes criteria for classifying governmental fund balances into specifically defined classifications. Classifications are hierarchical and are based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the funds may be spent. Application of the Statement requires the City to classify and report amounts in the appropriate fund balance classifications. The City's accounting and finance policies are used to interpret the nature and/or requirements of the funds and their corresponding assignment of non-spendable, restricted, committed, assigned, or unassigned.

The City reports the following classifications:

Non-spendable – Amounts that cannot be spent either because they are not in a spendable form or because they are legally or contractually required to be maintained intact.

Restricted Fund Balance — Restricted fund balances are restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation. Restrictions are placed on fund balances when legally enforceable legislation establishes a specific purpose for the funds. Legal enforceability means that the City can be compelled by an external party (e.g., citizens, public interest groups, the judiciary) to use resources created by enabling legislation only for the purposes specified by the legislation.

Committed Fund Balance — Committed fund balances are amounts that can only be used for specific purposes as a result of constraints imposed by the City Council. Amounts in the committed fund balance classification may be used for other purposes with appropriate due process by the City Council. Committed fund balances differ from restricted balances because the constraints on their use do not come from outside parties, constitutional provisions, or enabling legislation.

Assigned Fund Balance – Assigned fund balances are amounts that are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Assigned fund balances do not have to be made by the City Council, they are more easily imposed and removed and they may be assigned for specific purposes even after the City's year end.

Unassigned Fund Balance – All amounts not included in other spendable classifications.

NOTE 8 – RISK MANAGEMENT

The City faces a number of risks of loss including damage to and loss of property and contents, professional liability, i.e. errors and omissions, and health insurance costs of employees. The City contracts with an insurance company for property insurance for property insurance and general liability insurance.

The City's workman's compensation coverage is provided by the Idaho State Insurance Fund.

NOTE 9 – DEFINED BENEFIT PENSION PLAN

PERSI BASE PLAN

Plan Description

The City of Hayden contributes to the Base Plan which is a cost-sharing multiple-employer defined benefit pension plan administered by Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service and three members who are Idaho citizens not members of the Base Plan except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (five months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year provided
The Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of the Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2024, it was 6.71% for general employees and 9.83% for police and firefighters. The employer contribution as a percent of covered payroll is set by the Retirement Board and was 11.18% for general employees and 13.26% for police and firefighters.

The City's contributions were $250,535 for the year ended September 30, 2024.

See accompanying independent auditors' report.

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At September 30, 2024, the City reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

The City's proportion of the net pension liability was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. At June 30, 2024, the City's proportion was .0440143 percent.

For the year ended September 30, 2024, the City recognized pension expense (income) of $435,137. At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 262,125	$ -
Changes in assumptions or other inputs	65,223	-
Net difference between projected and actual earnings on pension plan investments	-	29,885
Changes in the City's proportion and differences between the City's contributions and the City's proportionate contributions	6,062	107,742
City's contributions subsequent to the measurement date	61,607	-
Total	$ 395,017	$ 137,627

$61,607 reported as deferred outflows of resources related to pensions resulting from City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2024.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2021 the beginning of the measurement period ended June 30, 2023 is 4.4 and 4.4 for the measurement period June 30, 2024.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

Year ended June 30:	
2025	47,363
2026	279,792
2027	(81,640)
2028	(49,724)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

Actuarial Assumptions (continued)

The total pension liability in the June 30, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.30%
Salary increases**	3.05%
Investment rate of return*	6.35%
Cost-of-living (COLA) adjustments	1.00%

*net of pension plan investment expense
**there is an individual additional component of assumed salary grown (on top of the 3.05%) that varies for each individual member based on the years of service.

Several different sets of mortality rates are used in the valuation for contributing members, members retired for service and beneficiaries, as well as for the Judicial members. These rates were adopted for the valuation dated July 1, 2021.

Contributing Members, Service Retirement Members, and Beneficiaries

General Employees and All Beneficiaries - Males Pub-2010 General Tables, increased 11%.
General Employees and All Beneficiaries - Females Pub-2010 General Tables, increased 21%.
Teachers - Males Pub-2010 Teacher Tables, increased 12%.
Teachers - Females Pub-2010 Teacher Tables, increased 21%.
Fire & Police - Males Pub-2010 Safety Tables, increased 21%. Fire & Police - Females Pub-2010 Safety Tables, increased 26%. Disabled Members - Males Pub-2010 Disabled Tables, increased 38%. Disabled Members - Females Pub-2010 Disabled Tables, increased 36%.

An experience study was performed for the period July 1, 2015, through June 30, 2020, which reviewed all economic and demographic assumptions other than mortality. The Total Pension Liability as of June 30, 2024 is based on the results of an actuarial valuation date of July 1, 2024.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of 2024.

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

Actuarial Assumptions (continued)

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of 2024.

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash	0%	0.00%
Large Cap	18%	4.50%
Small/Mid Cap	11%	4.70%
International Equity	15%	4.50%
Emerging Markets Equity	10%	4.90%
Domestic Fixed	20%	-0.25%
TIPS	10%	-0.30%
Real Estate	8%	3.75%
Private Equity	8%	6.00%

Discount Rate

The discount rate used to measure the total pension liability was 6.35%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the City's proportionate share of the net pension liability to changes in the discount rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 6.35 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.35 percent) or 1-percentage-point higher (7.35 percent) than the current rate:

	1% Decrease (5.35%)	Current Discount Rate (6.35%)	1% Increase (7.35%)
City's proportionate share of the net pension liability (asset)			
Total Plan	$ 3,128,707	$ 1,646,418	$ 435,766

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

See accompanying independent auditors' report.

NOTE 10 – INTER-FUND TRANSFERS

Individual fund inter-fund transfers at September 30, 2024 were as follows:

	Transfers in	Transfers out
General fund	$ 53,663	$ 952,719
Capital projects fund	902,222	-
Sewer fund	-	3,166
	$ 955,885	$ 955,885

The principle purpose for the transfer of funds from the general fund to the capital projects fund, was to account for capital projects of the City in a separate fund from the general fund.

NOTE 11 – DEFERRED COMPENSATION PLAN

The City of Hayden had a deferred compensation plan adopted under the provisions of Internal Revenue Code Section 457 (Deferred Compensation Plans with Respect to Service for State and Local Governments), which employees were able to participate in.

This plan is now closed and there is one prior employee that has funds remaining in this account.

The deferred compensation plan is administered by a financial advisor unrelated to the City. Under the terms of an IRC Section 457 deferred compensation plan, all deferred compensation and income attributable to the investment of the deferred compensation amounts held by the financial institution, until paid or made available to the employees or beneficiaries, are the property of the City, subject only to the claims of the City's general creditors. In addition, the participants in the plan have rights equal to those of the general creditors of the City, and each participant's rights are equal to his or her share of the fair market value of the plan assets. The City believes that it is unlikely that plan assets will be needed to satisfy any claims of general creditors. It is the opinion of the City's legal counsel that the City has no liability for losses under the plan but does have the duty of due care that would be required of an ordinary prudent investor. The deferred compensation plan assets are reported at market value in an agency fund.

NOTE 12 – COMMITMENTS AND CONTINGENCIES

Intergovernmental Grants
The City has received several federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to request for reimbursements to grantor agencies for expenditures disallowed under the terms of the grant. Based upon prior experience, City management believes such disallowances, if any, will be immaterial.

Litigation
The City is party to legal claims arising in the ordinary course of its business. In management's opinion, the City has adequate legal defenses or insurance coverage relative to these actions. Management does not believe any actions will materially affect the City's operations or financial position.

NOTE 12 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

Wastewater Treatment Plant Upgrade and Expansion

By a Joint Powers Agreement between the City, the Hayden Lake Sewer District and Kootenai County Airport, the Hayden Area Regional Sewer Board ("HARSB" or "the Board") was created. HARSB was formed to construct and operate the sewage collection and treatment system. The sewer treatment system serves the County Airport, Hayden Lake Sewer District, and the City of Hayden. The City, District, and County each appoint representatives to the Board of Directors of HARSB.

HARSB was originally organized to perform administrative, billing, maintenance, etc., of the system. Expenses paid by HARSB are reimbursed by the entities when they are billed. Individual audited financial statements are available from each entity.

The Board has been engaged in an ongoing matter with the IDAHO Department of Environmental Quality (IDEQ) regarding obtaining a renewed 401 Certification and resulting NPDES permit. The IDEQ has mandated significantly more stringent requirements related to the allowable Total Maximum Daily Load (TMDL) that the Board may discharge into the Spokane River. Noncompliance with these water quality standards would result in substantial and unsustainable fines imposed by regulators and would have a detrimental impact on the Board's finances and its ability to provide wastewater treatment services to its constituents.

In order to meet the revised TMDL limits as set forth by regulators and avoid such unsustainable financial penalties, the Board began to move forward with major wastewater treatment plant improvement and expansion plans in fiscal 2013, with construction starting in fiscal 2014. Accordingly, in November of 2012, the Board adopted a Facility Master Plan, which has served as a roadmap to bring the Board into compliance with the cleaner water quality standards mandated by the new permit. The final permit was issued in early fiscal 2015 and contained specific measurable compliance milestones over a 10-year period that the Board must meet with respect to water quality standards as set forth in the permit.

The Board's ability to successfully meet these requirements and avoid potential fines is dependent upon the Joint Powers Board members' ability to obtain the financing to pay for the necessary plant improvements as well as its ability to manage the phases of the upgrade and expansion project to completion in an effective and efficient manner so as to timely meet the agreed-upon compliance milestones.

In addition to the regulatory upgrades as discussed above, certain components of the existing treatment facility are in need of replacement due to obsolescence, wear, safety, overload and operating beyond the design life. A third component of the Facility Master Plan consists of expansion of existing capabilities to meet anticipated future needs due to growth.

Wastewater Treatment Plant Upgrade and Expansion Construction Commitments

The Board has completed Phase 1 of the facility master plan. The total costs incurred on Phase 1 were $13,178,453. The City's portion, which was financed by a loan through the Idaho Department of Environmental Quality, was $7,852,936.

Phase 2 of the Plan, which will complete the current draft permit regulatory and facility replacement requirements, is estimated to cost $18,878,000. Of this amount, the City will be responsible for $9,478,000. The City has obtained a loan through the Idaho Department of Environmental Quality for this amount. Construction began in 2021 and was completed in fiscal year 2024.

Wastewater Treatment Plant Upgrade and Expansion Financing of the Facility Master Plan

Each member of the Joint Powers Board is responsible for financing its share of the replacement and regulatory upgrade portion of the construction project. For Phase 2, each member's share of the costs was determined based upon the proportionate share of committed ER's as of January 1, 2013, with all uncommitted ER's assigned to the City. The expansion portion of the costs will be paid by HARSB, as agreed upon between HARSB & the City.

NOTE 12 – COMMITMENTS AND CONTINGENCIES (CONCLUDED)

Wastewater Treatment Plant Upgrade and Expansion Accounting Treatment
HARSB is responsible for paying construction costs as incurred, and subsequently invoices the members of the Joint Powers Board for their respective allocated share of the costs. The amounts contributed by the Joint Powers Board members are being accounted for as a non-operating contribution of capital to HARSB.

NOTE 13 – COMPONENT UNIT DISCLOSURES

As disclosed in Note 1, Hayden Urban Renewal Agency meets the criteria for discrete presentation in the City's financial statements as a component unit. The following paragraphs describe significant transactions between the two entities and provide relevant disclosures related to the Agency.

Cash and Investments

General
State statutes authorize the Agency's investments and deposits. The Agency is authorized to invest in demand deposits, savings accounts, U.S. Government obligations and its agencies, obligations of Idaho and its agencies, fully collateralized repurchase agreements, prime domestic commercial paper, prime domestic bankers acceptances, bonds, debentures or notes of any corporation organized, controlled and operating within the U.S. which have at their purchase an "A" rating or higher, government pool and money market funds consisting of any of these securities listed. No violations of these categories have occurred during the year.

Custodial Credit Risk
Custodial credit risk is the risk that, in the event of a bank failure, the Agency's deposits may not be returned to it. The Agency does not have a deposit policy for custodial credit risk as it deposits funds in financial institutions that are members of the U.S. Federal Deposit Insurance Corporation (FDIC) and has never experienced such a loss. As of September 30, 2024, the Agency's deposits were exposed to custodial credit risk as follows:

Deposits without exposure to custodial credit risk:	
Amount insured by FDIC or other agencies	$ 255,000
Deposits with exposure to custodial credit risk:	
Amounts uninsured	8,372
Amount collateralized with securities held in trust, but no in the Agency's name	2,677,682
Total bank balance (deposits)	$ 2,941,054

Fair value
The Agency's investments in 2a-7-like pools are valued based upon the value of pool shares. The Agency invests in one 2a-7-like pool, the Idaho State Investment Pool. The advisory board of the Idaho State Investment Pool is composed of members appointed pursuant to the requirements of the Public Funds Investment Act.

The State Investment Pool is duly chartered and administered by the State Treasurer's office and consists of US Treasury bills and notes, collateralized certificates of deposit and repurchase agreements. The pool does not include any involuntary participants.

The balances that the Agency has in the State Investment Pool are carried at its fair market value of $2,677,862. The Agency's portion of the State Investment Pool had an unrealized gain of $6,944 at September 30, 2024, which has been recorded and recognized in the financial statements.

The Agency considers funds held in the State Investment Pool to be cash equivalents, as the Agency is able to liquidate their account at any time.

NOTE 13 – COMPONENT UNIT DISCLOSURES

Credit risk
The Idaho State Investment Pool does not have an established credit rating but invests in entities with a minimum credit rating of "A" as stipulated by Idaho code. The Agency does not have a formal policy for credit risk. Financial information on the investment pool can be obtained by contacting the Idaho State Treasurer.

Capital Assets
The following is a summary of fixed asset activity for the year ended September 30, 2024:

	Balance 9/30/2023	Increases	Decreases	Balance 9/30/2024
Capital assets, not being depreciated:				
Land	$ 543,963	$ 881,310	$ -	$ 1,425,273
Total capital assets, not being depreciated	543,963	881,310	-	1,425,273
Capital assets being depreciated:				
Buildings and improvements	197,245	-	-	197,245
Less accumulated depreciation	24,655	4,931	-	29,586
Total capital assets being depreciated, net	172,590	(4,931)	-	167,659
Total business-type activities capital assets, net	$ 716,553	$ 876,379	$ -	$ 1,592,932

Transactions with Primary Government
Effective August of the fiscal year ending September 30, 2017, the Agency has a contract with the City of Hayden whereby amounts paid to the City of Hayden would be based on actual hours worked by support staff. In total, the amounts paid to the City of Hayden for administrative services totaled $4,942 for the fiscal year ending September 30, 2024, included in general government expenditures.

Commitments & Contingencies
Rock Properties is a subdivision that created 19 commercial lots. The OPA was approved January 2022 for reimbursement of up to $1,685,000 for Warren Street and Lancaster Road frontage improvements, as well as, other public infrastructure paid through 75% of the HURA tax increment collected on the subject property. HURA received final costs, and the promissory note was executed in September 2022. The first reimbursement of increment was paid to Rock Properties in FY24 because the Hayden Village OPA was paid in full. The payment to Rock Properties in FY24 was $5,184.31.

Marketplace at Miles OPA was approved August 2022 for reimbursement of up to $40,000 for demolition of existing building at the intersection of Miles Avenue and Government Way paid through 75% of the HURA tax increment collected on the subject property. HURA received final costs, and the promissory note was executed in May 2024. The first increment reimbursement payment of $618 was paid in FY24.

Chubbs, LLC OPA was approved in September 2020 for removal of blighted structures and Hayden Avenue frontage improvements paid through 75% of the HURA tax increment collected on the subject property. The promissory note was executed in February 2023. The HURA obligation for this OPA is $80,955.95. The payment to Chubbs, LLC in FY24 was $14,284.

NOTE 13 – COMPONENT UNIT DISCLOSURES (CONCLUDED)

On December 14, 2016, a limited Recourse Promissory Note was entered into between the Agency and Hayden Village, LLC, an Idaho limited liability company, and New Frontiers Investments, LLC in the amount of $411,875 at 0.00% simple interest per annum. The note is scheduled to be paid in semi-annual payments at 75% of the tax revenue allocation proceeds from the private development known as the New Frontiers Property. Payments will continue until paid in full or by December 31, 2030. On December 10, 2018, the Limited Recourse Promissory Note was amended by an Allonge to the Limited Recourse Promissory Note via Resolution 18-03 which increased the principal amount owed on the Note to $500,978 with all other provisions set forth in the Note remaining in full force and effect. Subsequently, Hayden Village, LLC assigned their rights of the note to Todd and Zetta Stam on August 1, 2019. On March 22, 2021, New Frontiers Investments, LLC assigned their rights of the note to Todd and Zetta Stam.

Risk Management

The Agency is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees and natural disasters. The Agency contracts with an insurance company for property insurance {including boiler and machinery) and general liability insurance.

An outside insurance company protects professional liability with a $2,000,000 liability and a $3,000,000 umbrella. Errors and omissions liability have a $2,000,000 liability with $2,000,000 in the aggregate annually per insured. Additionally, crime, boiler and machinery insurance are maintained. Automobile liability has a $2,000,000 single limit of liability.

Redevelopment Projects

Expenditures for redevelopment projects for Hayden Urban Renewal Agency for the fiscal year ended September 30, 2024, related to projects on Ramsey Road, Hayden City Hall as well as improvements at Croffoot Park.

NOTE 14 – PRIOR PERIOD ADJUSTMENTS

During the current year, the City discovered a financial statement error that caused the understatement of September 30, 2023's net position of the business-type activities in the amount of $519,943, and a corresponding overstatement of payables.

Net Position - Business-type Activities at September 30, 2023, as previously reported	$ 3,108,110
Overstatement of payables	519,943
Net position - Business-type Activities at September 30, 2024, as restated	$ 3,628,053

See accompanying independent auditors' report.

REQUIRED SUPPLEMENTARY INFORMATION

City of Hayden
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES, BUDGET AND ACTUAL
For the Year Ended September 30, 2024

	Final Budgeted Amounts *	Actual Amounts	Variance With Final Budget
REVENUES			
Intergovernmental revenue	$ 3,985,505	$ 4,097,391	$ 111,886
Taxes and special assessments	1,952,680	2,517,829	565,149
Licenses and permits	860,120	1,838,967	978,847
Charges for services	202,771	256,075	53,304
Growth service fees	115,000	86,764	(28,236)
Grants	300	2,701	2,401
Interest income	1,000	1,173,772	1,172,772
Net increase (decrease) in the fair value of investments	-	305,953	305,953
Fines and forfeits	30,000	52,326	22,326
Miscellaneous revenues	25,425	126,661	101,236
Total revenues	7,172,801	14,555,830	7,383,029
EXPENDITURES			
General government	2,019,385	1,795,116	224,269
Public safety	930,263	1,370,260	(439,997)
Public works	3,436,281	2,466,280	970,001
Recreation	475,558	465,120	10,438
Capital expenditures	30,000	515,381	(485,381)
Debt service - principal retirement	16,461	27,848	(11,387)
Debt service - interest expense	5,943	6,891	(948)
Total expenditures	6,913,891	6,646,896	266,995
EXCESS OF REVENUES OVER EXPENDITURES	258,910	7,908,934	7,650,024
OTHER FINANCING SOURCES			
Proceeds from sale of capital assets	9,000	623.00	(8,377)
Transfers out	(902,222)	952,719	1,854,941
Total other financing sources	(893,222)	953,342	1,846,564
NET CHANGE IN FUND BALANCES	(634,312)	8,862,276	9,496,588
FUND BALANCES, beginning	634,312	9,290,766	8,656,454
FUND BALANCES, ending	$ -	$ 18,153,042	$ 18,153,042

* The budget was not amended

See accompanying notes to the financial statements independent auditors' report.

City of Hayden
IMPACT FEES - CIRCULATION
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES, BUDGET AND ACTUAL
For the Year Ended September 30, 2024

	* Final Budgeted Amounts	Actual Amounts	Variance With Final Budget
REVENUES			
Grants	679,000	198,826	$ (480,174)
Interest income	35,357	94,741	59,384
Net increase (decrease) in fmv of investments	-	1,815	1,815
Impact fees	397,814	1,022,106	624,292
Total revenues	1,112,171	1,317,488	205,317
EXPENDITURES			
Public works	2,660,400	-	2,660,400
Capital expenditures	-	1,983,735	(1,983,735)
Total expenditures	2,660,400	1,983,735	676,665
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(1,548,229)	(666,247)	881,982
OTHER FINANCING SOURCES			
Sale of general capital assets	-	-	-
Total other financing sources	-	-	-
NET CHANGE IN FUND BALANCES	(1,548,229)	(666,247)	881,982
FUND BALANCES - beginning	1,548,229	1,302,196	(246,033)
FUND BALANCES - ending	$ -	$ 635,949	$ 635,949

See accompanying notes to the financial statements independent auditors' report.

STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Budgetary Data

Budgets are adopted on a basis consistent with generally accepted accounting principles. An annual budget is adopted for the general fund. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed as an extension of formal budgetary integration in the general fund.

This is in conformance with Idaho State Statutes, which require that appropriations lapse at the end of a fiscal year and are not available to be carried forward to be used in addition to the succeeding year's appropriation. The budget was not amended in the current fiscal year.

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to September 1, the administrator and directors, the mayor, and the City Council prepare a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.

2. Public hearings are conducted at the City hall to obtain taxpayer comments.

3. Prior to October 1, the budget is legally enacted through passage of an ordinance.

4. The City Council by following the same budgetary procedures used to adopt the original budget may amend it to a greater amount if additional revenue will accrue to the City as a result of increases in state or federal grants or allocations, as a result of an increase in revenues from any source other than ad valorem tax revenues or as a result of an increase in enterprise funds to finance the operation and maintenance of governmental facilities and services which are entirely or predominantly self-supporting by user charges.

5. Budgets are prepared on the modified accrual basis of accounting.

6. Formal budgetary integration is employed as a management control device during the year for the general fund, special revenue funds, debt service funds and capital project funds.

Lapsing of Appropriations – At the close of each year, all unspent appropriations revert to the respective funds from which they were appropriated and become subject to future appropriation.

The City properly prepared and published its budget for the year, as required by US generally accepted accounting principles and Idaho Code 33-2713A.

City of Hayden
SCHEDULE OF CITY'S SHARE OF NET PENSION LIABILITY
PERSI – Base Plan
Last 10 – Fiscal years*

	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016	9/30/2015
City of Hayden's portion of the net pension liability	0.0440143%	0.0491675%	0.0486049%	0.0481758%	0.0508668%	0.0508388%	0.0526270%	0.0534658%	0.0538430%	0.0494326%
City of Hayden's proportionate share of the net pension liability (asset)	$1,646,418	$1,962,115	$1,914,431	$ (38,048)	$1,181,194	$ 580,311	$ 776,257	$ 840,391	$1,091,480	$ 650,947
City of Hayden's covered-employee payroll	2,210,633	$2,039,334	$1,935,058	$1,819,956	$1,832,707	$1,724,987	$1,705,408	$1,667,382	$1,644,803	$1,396,486
City of Hayden's proportional share of the net pension liability as a percentage of its covered-employee	74.48%	96.21%	98.93%	-2.09%	64.45%	33.64%	45.52%	50.40%	66.36%	46.61%
Plan fiduciary net position as a percentage of the total pension liability	85.54%	83.83%	83.09%	100.36%	88.22%	93.79%	91.69%	90.68%	87.26%	91.38%

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, City of Hayden will present information for those to use for which information is available.

Data reported is measured as of June 30, 2024 (measurement date)

SCHEDULE OF CITY'S CONTRIBUTIONS
PERSI - Base Plan
Last 10 - Fiscal Years *

	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016	9/30/2015
Statutorily required contribution	$ 286,291	$ 214,743	$ 225,073	$ 190,212	$ 199,571	$ 194,530	$ 204,372	$ 180,293	$ 160,055	$ 161,695
Contributions in relation to the statutorily required contribution	$ 244,019	$ 252,637	$ 231,562	$ 217,250	$ 219,052	$ 198,312	$ 194,267	$ 190,535	$ 179,854	$ 165,901
Contribution (deficiency) excess	$ 42,272	$ (37,894)	$ (6,489)	$ (27,037)	$ (19,481)	$ (3,783)	$ 10,106	$ (10,242)	$ (19,799)	$ (4,206)
City's covered-employee payroll	$2,210,633	$2,039,334	$1,935,058	$1,819,956	$1,832,707	$1,724,987	$1,705,408	$1,667,382	$1,644,803	$1,396,486
Contributions as a percentage of covered-employee payroll	11.04%	12.39%	11.97%	11.94%	11.95%	11.50%	11.39%	11.43%	10.93%	11.88%

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, City of Hayden will present information for those to use for which information is available.

Data reported is measured as of June 30, 2024 (measurement date)

See accompanying notes to the financial statements
independent auditors' report.

OTHER SUPPLEMENTARY INFORMATION

City of Hayden
COMBINING BALANCE SHEET – BY FUND TYPE
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2024

	Special Revenue Funds	Debt Service Funds	Total
ASSETS			
Cash and cash equivalents	$ 145,792	$ -	$ 145,792
Other receivables	-	168,218	168,218
Restricted cash and cash equivalents	1,900,000	300,055	2,200,055
Total assets	$ 2,045,792	$ 468,273	$ 2,514,065
LIABILITIES			
Vouchers payable	$ 2,728	-	$ 2,728
Accrued expenses	-	130	130
Total liabilities	2,728	130	2,858
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue-special assessments	-	168,218	168,218
FUND BALANCES			
Restricted	1,900,000	299,925	2,199,925
Committed	143,064	-	143,064
Total fund balances	2,043,064	299,925	2,342,989
Total liabilities, deferred inflows of resources and fund balances	$ 2,045,792	$ 468,273	$ 2,514,065

See accompanying notes to the financial statements independent auditors' report.

City of Hayden
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND NET BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	Special Revenue Funds	Debt Service Funds	Total
REVENUES			
Licenses and permits	$ 52,054	$ -	$ 52,054
Intergovernmental revenue	792,239	-	792,239
Interest income	89,165	27,664	116,829
Net increase (decrease) in the fair value of investments	1,518	-	1,518
Impact fees	742,510	-	742,510
Special assessments payments	-	31,208	31,208
Total revenues	1,677,486	58,872	1,736,358
EXPENDITURES			
General government	2,330	-	2,330
Public works	-	4,396	4,396
Recreation	31,064	-	31,064
Capital expenditures	855,078	-	855,078
Debt service - principal payments	-	20,351	20,351
Debt service - interest expense	-	20,939	20,939
Total expenditures	888,472	45,686	934,158
NET CHANGE IN FUND BALANCES	789,014	13,186	802,200
FUND BALANCES - beginning	1,254,050	286,739	1,540,789
FUND BALANCES - ending	$ 2,043,064	$ 299,925	$ 2,342,989

See accompanying notes to the financial statements independent auditors' report.

City of Hayden
COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS
September 30, 2024

	Honeysuckle Boat Launch	Council Media Center	Impact Fees Parks	Impact Fees Law Enforcement	Total
ASSETS					
Cash and cash equivalents	$ 134,651	$ 11,141	$ -	$ -	$ 145,792
Restricted cash and cash equivalents	-	-	1,890,912	$ 9,088	1,900,000
Total assets	$ 134,651	$ 11,141	$ 1,890,912	$ 9,088	$ 2,045,792
LIABILITIES					
Vouchers payable	2,728	-	-	-	$ 2,728
Total liabilities	2,728	-	-	-	2,728
FUND BALANCES					
Restricted	-		1,890,912	9,088	1,900,000
Committed	131,923	11,141	-	-	143,064
Total fund balances	131,923	11,141	1,890,912	9,088	2,043,064
Total liabilities, deferred inflows of resources and fund balances	$ 134,651	$ 11,141	$ 1,890,912	$ 9,088	$ 2,045,792

See accompanying notes to the financial statements independent auditors' report.

City of Hayden
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND NET BALANCES
NONMAJOR SPECIAL REVENUE FUNDS
For the Year Ended September 30, 2024

	Honeysuckle Boat Launch	Council Media Center	Impact Fees Parks	Impact Fees Law Enforcement	Total
REVENUES					
Licenses and permits	$ 52,054	$ -	$ -	$ -	$ 52,054
Intergovernmental revenue	-	-	792,239	-	792,239
Interest income	5,852	747	79,265	3,301	89,165
Net increase (decrease) in the fmv of investments	-	-	1,518	-	1,518
Impact fees	-	-	742,510	-	742,510
Total revenues	57,906	747	1,615,532	3,301	1,677,486
EXPENDITURES					
General government	-	2,330	-	-	2,330
Recreation	25,713	-	5,351	-	31,064
Capital expenditures	-	-	855,078	-	855,078
Total expenditures	25,713	2,330	860,429	-	888,472
NET CHANGE IN FUND BALANCES	32,193	(1,583)	755,103	3,301	789,014
FUND BALANCES - beginning	99,730	12,724	1,135,809	5,787	1,254,050
FUND BALANCES - ending	$ 131,923	$ 11,141	$ 1,890,912	$ 9,088	$ 2,043,064

See accompanying notes to the financial statements independent auditors' report.

REPORT REQUIRED BY GAO

ALPINE SUMMIT CPAs

1810 E Schneidmiller Ave. Ste. 310
Post Falls, Idaho 83854
208-777-1099

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and City Council
City of Hayden
Hayden, ID 83835

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Hayden, Idaho, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City of Hayden's basic financial statements and have issued our report thereon dated November 13, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of Hayden, Idaho's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Hayden, Idaho's internal control. Accordingly, we do not express an opinion on the effectiveness City of Hayden, Idaho's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Hayden's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned cost as 2024-1.

City of Hayden, Idaho's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City of Hayden, Idaho's response to the findings identified in our audit and described above. The city of Hayden, Idaho's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Alpine Summit CPAs
Post Falls, ID
November 13, 2025

SINGLE AUDIT REPORT

ALPINE SUMMIT CPAs

1810 E SCHNEIDMILLER AVE. STE. 310
POST FALLS, IDAHO 83854
208-777-1099

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Honorable Mayor and City Council
City of Hayden
Hayden, Idaho 83835

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Hayden, Idaho's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City of Hayden, Idaho's major federal programs for the year ended September 30, 2024. The City of Hayden, Idaho's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City of Hayden, Idaho complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of Hayden, Idaho and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City of Hayden, Idaho's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to City of Hayden, Idaho's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Hayden, Idaho's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Hayden, Idaho's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Hayden, Idaho's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City of Hayden, Idaho's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of Hayden, Idaho's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Alpine Summit CPAs

Alpine Summit CPAs
Post Falls, ID
November 13, 2025

Cit of Hayden
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
September 30, 2024

Program Title	Federal CFDA Number	Pass Through Number	Federal Expenditures
Department of the Treasury			
Direct programs			
Coronavirus State and Local Fiscal Recovery Funds	21.027	826000176	$ 3,303,832
U.S. Department of Transportation			
Passed through the State of Idaho:			
Highway Planning and Constructrion	20.205	826000176	1,499,727
			$ 4,803,559

City of Hayden
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
September 30, 2024

NOTE 1: - BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of the City of Hayden (the Government's) under programs of the federal government for the year ended September 30, 2024. The information on this Schedule is prepared in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Government, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Government.

NOTE 2: - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following, the cost principles contained in Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, wherein certain types of expenditures may or may not be allowable or may be limited as to reimbursement.

The Government has elected not to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

Pass-through entity identifying numbers are presented where available.

NOTE 3: - MATCHING REQUIREMENTS

Certain Federal programs require the Government to contribute non-Federal funds (matching funds) to support the Federally-funded programs. The Government has met its matching requirements. The Schedule does not include the expenditure of non-Federal matching fund

City of Hayden
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
September 30, 2024

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? _____ Yes __X__ No

- Significant deficiency(ies) identified that are not considered to be

  material weakness(es) _____ Yes __X__ None reported

Noncompliance material to financial statements noted __X__ Yes _____ No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified _____ Yes __X__ No

- Significant deficiency(ies) identified that are not considered to be material

  weakness(es) _____ Yes __X__ None reported

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance

with section 2 CFR-200.516(a) _____ Yes __X__ No

Identification of major programs:

CFDA Number(s)	*Name of Federal Program or Cluster*
21.027	Coronavirus State and Local Fiscal Recovery Funds

Dollar threshold used to distinguish.

between type A and type B programs: $750,000

Auditee qualified as low-risk auditee _____ Yes __X__ No

City of Hayden
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
September 30, 2024

Section II - Findings – Financial Statement Audit

2024-1 - Untimely Audit Completion

Condition: The City did not have their fiscal year 2024 audit completed within the nine-month required time frame.

Criteria: Per Idaho State Statute 67-450B, a local government entity whose annual expenditures (from all sources) exceeds two hundred fifty thousand dollars ($250,000) in a fiscal year shall cause a full and complete audit of its financial statements to be made each fiscal year. The entity shall file a completed audit report with the legislative services office within nine months after the end of the audit period. The Uniform guidance also requires the audit submission within nine months after the end of the audit period.

Cause: The City encountered an unexpected circumstance which resulted in a shortage of key staff during the fiscal year 2023 audit. That position was filled, however, there was turnover again in that position in 2024, which resulted in the 2023 and 2024 audits being delayed, as the new staff needed to get up to speed in order to complete the audits of fiscal years 2023 and 2024.

Effect of Condition: There is no financial effect of this deficiency; it is a State compliance issue only.

Recommendation: As this was the result of being in a situation that was out of control of the City, and the City has been in compliance in previous years, we do not have a recommendation.

Response: The City acknowledges the delay in completing the fiscal years 2023 and 2024 audits within the required nine-month timeframe as stipulated by Idaho State Statute 67-450B. The delay was primarily due to the loss of key staff during the final stages of the audit work for fiscal year 2023. The Finance Director position was vacant for five months. That position was filled, however, there was turnover again in that position in 2024, which resulted in the 2023 and 2024 audits being delayed, as the new staff needed to get up to speed in order to complete the audits of fiscal years 2023 and 2024.

However, we are working hard to resolve these issues by the fiscal year 2025 audit, ensuring timely compliance moving forward.

The City is committed to addressing these challenges and ensuring that we meet all state compliance requirements in the future.

Section III - Findings and Questioned Costs – Major Federal Award Programs Audit

No findings

Section IV – Summary of Prior Year Audit Findings Relating to Federal Awards

No prior year audit findings relating to Federal Awards.

B. *ACTION ITEM* Ordinance Amending the Capital Development Plan and Revenue Allocation Area for the Hayden Urban Renewal District

CITY OF HAYDEN IDAHO

Date: November 12, 2025

By: Lisa Ailport, City Administrator

Consider Ordinance Amending the Capital Plan and Revenue Allocation Area for the Hayden Urban Renewal District

What is being brought before Council?

The attached ordinance and summary ordinance has been prepared for consideration by the City Council regarding the first amendment to the HURA capital plan and revenue allocation area. In order to expand the district to prepare for improvements at notable intersections within Hayden by the Urban Renewal District, expansion is necessary. This ordinance and previous plans accepted by the City, complies with all requirements of Idaho Code to allow that expansion to occur.

What is the functional impact of approving or disapproving of this agenda item?

By authorizing this ordinance the city can proceed with expansion of the district in the 5 nodes as described within the ordinance and for which the economic feasibility and eligibility report has been built from.

Is this agenda item planned for in the city's fiscal year budget, and what is the impact of approving or disapproving?

Staff budgeted for this expansion during the FY24/25 budget.

What suggested motion should be made to approve or disapprove this agenda item?

Staff recommends approving the ordinance and publishing the ordinance by summary only within the official newspaper of the city. Publication can only occur after acceptance through the suspension of the reading rules or by concluding all three readings of the summary title.

Budget Funding Source / Transfer Request

N/A.

Attachments:

Summary Ordinance
Full Ordinance
Notification of publication
Agency Comments received
Previous Ordinance 406

NOTICE AND PUBLISHED SUMMARY
OF ORDINANCE PURSUANT TO I.C. §50-901(A)

CITY OF HAYDEN ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAYDEN, IDAHO, APPROVING THE FIRST AMENDMENT TO THE HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN HAYDEN URBAN RENEWAL PROJECT, WHICH FIRST AMENDMENT SEEKS TO ANNEX CERTAIN AREAS INTO THE EXISTING CAPITAL DEVELOPMENT PLAN PROJECT AREA; WHICH FIRST AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; APPROVING THE SUMMARY OF THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES; AND ESTABLISHING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAYDEN, IDAHO:

SECTION 1: It is hereby found and determined that:

(a) The area to be added to the Existing Project Area as defined in the First Amendment is a deteriorated area, a deteriorating area, or a combination thereof, as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.

(b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the First Amendment are necessary in the interests of public health, safety, and welfare of the residents of the City.

(c) There continues to be a need for the Agency to function in the City.

(d) The First Amendment conforms to the City's Comprehensive Plan as a whole.

(e) The First Amendment gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the First Amendment and the need for public improvements to support the goals and uses of the area), and shows consideration for the health, safety, and welfare of any children, residents or businesses in the general vicinity of the urban renewal area covered by the First Amendment.

(f) The First Amendment affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and

redevelopment of the Existing Project Area, as amended by the First Amendment, by private enterprises.

(g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(l), the First Amendment provides a feasible method for relocation obligations of any displaced families residing within the Amendment Area and there is not anticipated to be any activity by the Agency that would result in relocation.

(h) The collective base assessment roll of the Existing Project Area, and the area to be by the First Amendment, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.

(i) The area to be added by the First Amendment does not exceed ten percent (10%) of the geographical area contained within the existing Project Area, and the area to be added is contiguous to the existing Project Area.

(j) The First Amendment includes the requirements set forth in Idaho Code § 50-2905 with specificity.

(k) The First Amendment is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes (if any) land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

(l) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation requiring consent.

(m) The portion of the area added by the First Amendment which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need
for the correlation of this area with other areas of the City.

(n) The portion of the area added by the First Amendment which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the area added by the First Amendment does not include a substantial portion of "open land," that the Agency may acquire any open land within the Amended Project Area, and that the Amended Project Area is planned to be developed and/or redeveloped in a manner that will include both residential and nonresidential uses. The City Council finds that for the portions of the Amendment Area deemed to be "open land," the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the First Amendment objectives to increase the residential opportunity does meet the sound needs of the City and will provide housing opportunities in an area that does not now contain such opportunities, and the portion of the area added by the First Amendment which is identified for nonresidential uses are necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of City's Comprehensive Plan, to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The First Amendment, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the November 18, 2025, hearing and incorporate changes or modifications, if any.

SECTION 5: The boundaries of the area added by the First Amendment overlap the boundaries of the Lakes Highway District #2; however, the City has the responsibility for the maintenance of roads and highways within the City limits; and therefore, the allocation of taxes shall be governed by Idaho Code Section 50-2908(2)(a)(ii), (iv), and (2)(b) for the area added by the First Amendment. A separate agreement with the Lakes Highway District #2 for a different allocation is unnecessary for the area added by the First Amendment. No agreement is required for the Existing Project Area.

SECTION 6: The boundaries of the area added by the First Amendment overlap the boundaries of the Kootenai County Ambulance District (the "Ambulance District"). Pursuant to Idaho Code Section 50-2906(4), the Ambulance District did not consent by resolution to be included in the Amendment Area, and therefore, the Ambulance District is not subject to the financing provisions of the revenue allocation area set forth in the Amendment Area. The Agency will continue to receive its allocation of revenues from the Ambulance District levy on the Existing Project Area parcels.

SECTION 7: The boundaries of the area added by the First Amendment overlap the boundaries of the Northern Lakes Fire District (the "Fire District"). Pursuant to Idaho Code Section 50-2906(4), the Fire District did not consent by resolution to be included in the Amendment Area, and therefore, the Fire District is not subject to the financing provisions of the revenue allocation area set forth in the Amendment Area. The Agency will continue to receive its allocation of revenues from the Fire District levy on the Existing Project Area parcels.

SECTION 8: No direct or collateral action challenging the First Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the First Amendment.

SECTION 9: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Kootenai County Auditor and Kootenai County Assessor, and to the appropriate officials of Kootenai County Board of County Commissioners, City of Hayden, Coeur d'Alene School District #271, Lakeland Joint School District # 272, Community Library Network, Kootenai County Hospital, Lakes Highway District #2, North Idaho Junior College, North Kootenai Water District, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the area added, and a map indicating the boundaries of the area added. A courtesy copy of the Ordinance, the legal description of the boundaries of the Amendment Area, and a map will be transmitted to the Kootenai County Ambulance District and the Northern Lakes Fire District.

SECTION 10: The City Council hereby finds and declares that the equalized assessed valuation of the Revenue Allocation Area, as amended to include the Amendment Area as defined in the First Amendment, is likely to increase and/or continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the First Amendment.

SECTION 11: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the First Amendment, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 12: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code section 50-2006 to designate itself as the Agency Board.

SECTION 13: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2025, to the extent permitted by the Act, for the area added by the First Amendment, with the existing Project Area maintaining its base assessment roll as of January 1, 2005.

SECTION 14: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such determination shall not affect the validity of remaining portions of this Ordinance.

SECTION 15: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 16: All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 17: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 18: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED under suspension of the rules upon which a roll call vote was duly taken and duly enacted at a regular meeting of the Mayor and City Council held on the 18th day of November, 2025.

APPROVED by the Mayor this 18th day of November, 2025.

EXHIBITS TO THE ORDINANCE

Exhibit 1 — A Resolution of the Planning and Zoning Commission for the City of Hayden, Idaho, Validating Conformity of the First Amendment to the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project with the City of Hayden's Comprehensive Plan

Exhibit 2 — Notice Published in the *Coeur d'Alene Press*

Exhibit 3 — First Amendment to the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project

Exhibit 4 — Ordinance Summary

SUMMARY OF THE FIRST AMENDMENT TO THE HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN HAYDEN URBAN RENEWAL PROJECT

The First Amendment ("First Amendment") to the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project ("Plan") was prepared by the City of Hayden, Idaho (the "City") pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable laws and ordinances and was approved by the Urban Renewal Agency of the City of Hayden, Idaho (the "Agency"). The First Amendment amends the Plan and the existing Project Area to add approximately 19.225 acres of land adjacent and contiguous to the existing Project Area boundary, divided into five (5) nodes: (1) Node 1A, approximately 4.081 acres, is an area generally bounded by Honeysuckle Avenue to the south and Commerce Drive to the north, with Government Way intersecting the node; (2) Node 1B, approximately 5.135 acres, is an area generally situated at the northeast, northwest,

and southwest corners of the Orchard Avenue and Government Way intersection; (3) Node 1E, approximately 1.600 acres, is an area generally situated at the northeast corner of Miles Avenue and Government Way; (4) Node 1F, approximately 6.240 acres, is an area generally situated at the northeast corner of Wyoming Avenue and Government Way; and (5) Node 1K, approximately 2.169 acres, is generally situated at the southeast corner of Lacey Avenue and Government Way. Collectively, Nodes 1A, 1B, 1E, 1F, and 1K are commonly referred to as the Amendment Area (the "Amendment Area"). The First Amendment proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding pursuant to the Law and the Act. The First Amendment contains a revenue allocation financing provision pursuant to the Act, that for the area added will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2025, to be allocated to the Agency for urban renewal purposes. The boundaries of the Amendment Area includes both urban renewal and revenue allocation areas. The existing Project Area contains a previously adopted revenue allocation financing provision pursuant to the Act that will continue to cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2005, to be allocated to the Agency for urban renewal purposes.

The First Amendment does not extend the Plan's duration. The Plan terminates on December 31, 2029; however, revenue allocation proceeds will be received in 2030 pursuant to Idaho Code Section 50-2905(7).

The general scope and objectives of the First Amendment are limited to addressing the annexation of the additional area into the existing Project Area, and further, to provide updates to certain provisions and financial information from the Plan, including to address changes in the Law and Act, to provide a projection concerning the remaining and additional improvements, projected expenses, and anticipated revenues through the Plan termination:

> The First Amendment proposes the addition of the Amendment Area to the Existing Project Area; to update the list of public improvements, including, but not limited to improvements to public infrastructure and other publicly owned assets throughout the Amended Project Area, including but not limited to streets, streetscapes, intersection improvements (including signalization), pedestrian/bike amenities, sewer improvements, public parking, improvements to community facilities, including community centers, parks and open space, and public parking improvements, for the eventual development of mixed-use, retail, office, commercial, and civic uses, as more fully described in the First Amendment; and to update Sections of the Plan based on statutory changes, and to describe projects and funding mechanisms, as more fully set forth in the First Amendment.

Any such land uses as described in the First Amendment will be in conformance with zoning for the City and the City's Comprehensive Plan. Land made available will be developed by private enterprises or public agencies as authorized by law. The First Amendment identifies various public and private improvements which may be made within the Amended Project Area.

The area added to the existing Project Area and Revenue Allocation Area by the First Amendment is described as follows:

Area 1A

That portion of the Northeast quarter of Section 23 and the Northwest quarter of Section 24, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the Quarter Section Corner common to said Sections 23 and 24; Thence, along the centerline of the Right-of-Way for Government Way, North 44°02'08" East, 42.25 feet, to the North Right-of-Way of Honeysuckle Avenue, said point being the **TRUE POINT OF BEGINNING**;

Thence, along said North Right-of-Way of Honeysuckle Avenue, parallel to the East-West center line of Section 23, North 89°16'21" West, 257.25 feet;

Thence, along said East line of "Tax No. 10039", North 01°11'34" East, 301.18 feet, to the North line of the South half of Tract 266 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, recorded in Book C, Page 67, records of Kootenai County, Idaho;

Thence, along said North line, South 89°17'10" East, 139.25 feet, to the Southwest corner of Lot 1, Block 2 of the plat of GOVERNMENT WAY COMMERCIAL CENTER, recorded in Book G, Page 107, records of Kootenai County, Idaho;

Thence, along the West line of Lot 1 and Lot 2 of said Block 2, North 01°11'35" East, 135.50 feet, to the Northwest corner of said Lot 2;

Thence, along the North line of said Lot 2, South 89°17'10" East, 118.06 feet, to the West Right-of-Way of Government Way;

Thence, along said West Right-of-Way, South 01°12'33 West, 203.69 feet;

Thence, crossing the Right-of-way for Government Way, South 88°48'26" East, 54.53 feet, to the North line of the plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014, recorded in Book L, Page 22;

Thence, along the plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014 the following 5 courses:

1. South 89°35'55" East, 302.76 feet;
2. South 02°23'53" West, 193.67 feet;
3. South 87°49'21" East, 30.82 feet;
4. South 00°07'00" West, 39.07 feet;
5. North 89°35'55" West, 282.85 feet, to the East Right-of-Way of Government Way;

Thence, leaving said plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014 and crossing Government Way, North 88°52'02" West, 101.92 feet, to the **TRUE POINT OF BEGINNING**;

Containing 177,755 square feet or 4.081 acres, more or less.

Area 1B

That portion of the Northeast quarter of Section 23 and the Northwest quarter of Section 24, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the Quarter Section Corner common to said Sections 23 and 24; Thence,

North 00°31’54” West, 992.63 feet, to the South line of the North half of Tract 227 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, recorded in Book C, page 67, records of Kootenai County, Idaho, said point being the **TRUE POINT OF BEGINNING**;
Thence, along said South line, North 89°16’58” West, 302.82 feet, to the West line of the East half of the said North half of Tract 227;
Thence, along said West line, North 01°14’17” East, 311.05 feet, to the South Right-of-Way of Orchard Avenue;
Thence, crossing Orchard Avenue, North 21°08’15” West, 43.10 feet to the Southwest corner of a parcel of land in Tract 226 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS;
Thence, along the West line of said parcel of land in Tract 226, taken to be coincidental with the East line of Tract 226, North 01°11’54” East, 376.00 feet;
Thence, South 89°17’53” East, 15.49 feet, to the Northwest corner of the parcel described in the deed to Andrew Pickolick, et ux, recorded October 19, 1954 in Book 158 of deeds, Page 302, records of Kootenai County, Idaho;
Thence, South 01°12’07” West, 132.01 feet, to the Southwest corner of said Pickolick parcel;
Thence, South 89°17’53” East, 303.49 feet, to the West Right-of-Way of Government way;
Thence, along said West Right-of-Way, South 01°12’19” West, 88.47 feet;
Thence, crossing Government Way, South 88°48’25” East, 55.50 feet, to the Northwest corner of a parcel located in a portion of the South half of Tract 92 of the plat of AVONDALE, recorded in Book B, Page 132, records of Kootenai County, Idaho;
Thence, along the North line of said parcel located in a portion of the South half of Tract 92, South 89°42’57” East, 175.30 feet;
Thence, along the East line of said parcel, South 00°12’02” West, 160.06 feet;
Thence, North 88°36’42” West, 175.01 feet, to the East Right-of-Way of Government Way and the North Right-of-Way of Orchard Avenue;
Thence, crossing Government Way, North 84°05’29” West, 55.37 feet, to the West Right-of-Way of Government Way and the North Right-of-Way of Orchard Avenue;
Thence, crossing Orchard Avenue, South 00°57’18” West, 40.00 feet, to the West Right-of-Way of Government Way and the South Right-of-Way of Orchard Avenue;
Thence, along said West Right-of-Way of Government Way, South 01°50’21” West, 314.57 feet to the **TRUE POINT OF BEGINNING**;
Containing 223,686 square feet or 5.135 acres, more or less.

Area 1E

That portion of the Northwest quarter of Section 13, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:
COMMENCING at the Quarter Section Corner common to said Sections 13 and 14; Thence, North 74°13’50” East, 42.03 feet, to a line of intersection with the Southwest corner of Tract 36 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County Idaho, said point being the **TRUE POINT OF BEGINNING**;
Thence, along the West line of the West half of the South half of said Tract 36 of the plat of AVONDALE IRRIGATED TRACTS, taken to be coincidental with the East Right-of-Way of Government Way, North 01°04’45” East, 160.94 feet, to the North line of the said West half of the South half of Tract 36;
Thence, along said North line, South 88°35’40” East, 218.88 feet;

Thence, North 01°14’26” East, 160.99 feet, to the South line of the North half of said Tract 36 of the plat of AVONDALE IRRIGATED TRACTS;
Thence, along said South line, South 88°36’26” East, 106.96 feet, to a point of intersection with a line offset 27.87 feet Easterly from the North-South centerline of said Tract 36;
Thence, along said offset line, South 01°10’44” West, 322.02 feet, to the North Right-of-Way of Miles Avenue;
Thence, along said North Right-of-Way, North 88°34’54” West, 325.74 feet, to the **TRUE POINT OF BEGINNING**;
Containing 69,691 square feet or 1.600 acres, more or less.

Area 1F

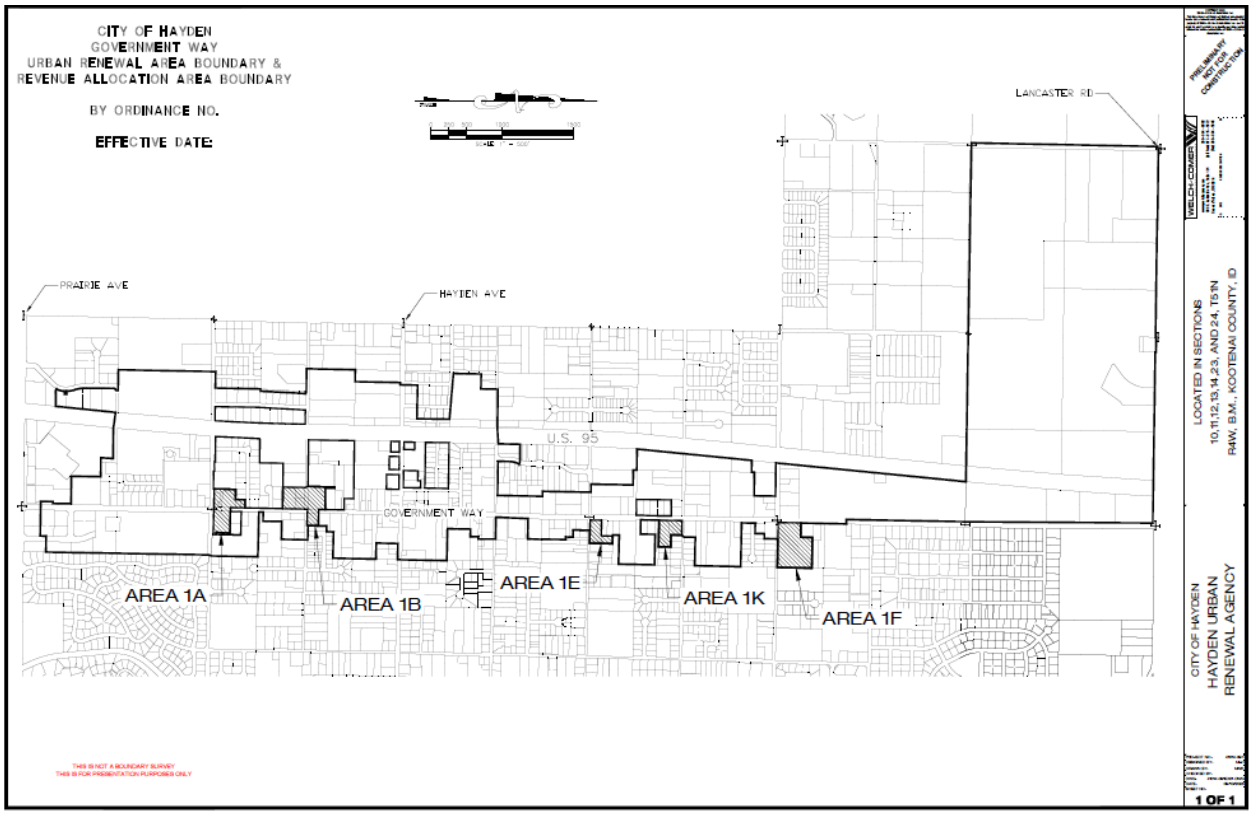
That portion of the Southwest quarter of Section 12, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:
COMMENCING at the Section Corner common to Sections 11, 12, 13, and 14; Thence, North 64°10’26” East, 33.21 feet to a point of intersection with the East Right-of-Way of Government Way, and the North Right-of-Way of Wyoming Avenue, said point being the **TRUE POINT OF BEGINNING**;
Thence along said East Right-of-Way, North 01°14’33” East, 318.60 feet;
Thence, leaving said East Right-of-Way, South 88°47’01” East, 200.00 feet, to a point 165 feet South and 200 feet East of said Northwest corner of the South three-fourths of Tract 12 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County, Idaho;
Thence, along a line 200 feet East of said Tract 12, North 01°14’33” East, 165.00 feet, to the North line of said South three-fourths;
Thence, along said North line, South 88°47’01” East, 430.33 feet, to the East line of said South three-fourths;
Thence, along said East line, South 01°14’32” West, 483.60 feet, to the South line of said Tract 12 and the North Right-of-Way of Wyoming Avenue;
Thence, along said North Right-of-Way, North 88°47’01” West, 630.33 feet, to the **TRUE POINT OF BEGINNING**.
Containing 271,828 square feet or 6.240 acres.

Area 1K

That portion of the Northwest quarter of Section 13, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:
COMMENCING at the Quarter Section Corner common to said Sections 13 and 14; Thence, North 02°33’25” East, 978.22 feet, to a point of intersection with the South boundary line of the Northern half of Tract 25 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County, Idaho, and the East Right-of-Way of Government Way, said point being the **TRUE POINT OF BEGINNING**;
Thence, along said East Right-of-Way, North 01°04’45” East, 321.88 feet, to the North boundary of said Tract 25;
Thence, along said North line, South 88°40’58” East, 202.98 feet, to a point of intersection with a line offset 425 feet Easterly from, and parallel to, the East boundary of said Tract 25;
Thence, along said line offset 425 feet Easterly from, and parallel to, the East line of said Tract 25 of the plat of AVONDALE IRRIGATED TRACTS, South 01°10’44” West, 150.00 feet, to a

point of intersection with a line offset 150 feet Southerly from, and parallel to, the South Right-of-Way of Lacey Avenue;
Thence, along said line, South 88°40'57" East, 170.00 feet, to a point of intersection with a line offset 255 feet Westerly from, and parallel to, the East line of said Tract 25;
Thence, along said line, South 01°10'44" West, 172.01 feet, to the said South line of the Northern half of said Tract 25;
Thence, along said South line of the Northern half of Tract 25, North 88°39'41" West, 372.42 feet, to the East Right-of-Way of Government Way, said point being the **TRUE POINT OF BEGINNING**;
Containing 94,488 square feet or 2.169 acres, more or less.

The areas to be added by the First Amendment are also depicted in the map below.



Sections 100, 102.1, and 103 of the Plan are amended to update references to the Plan Attachments, the procedural history and history of the area added by the First Amendment.

Section 200 is amended to update references to the Amended Project Area maps and legal descriptions.

Sections 301 and 302 are amended to update the proposed redevelopment actions and to make technical changes.

Section 401 is amended to make a technical change to the boundary description and to add a reference to Attachment 4A.

The First Amendment also updates the revenue allocation financing provisions in Section 500. Among other sources, the First Amendment will utilize revenue allocation financing as authorized by the Act.

Increases in assessed valuation of real and personal property in the area added by the First Amendment that occur after January 1, 2025, and for the existing Project Area that occur after January 1, 2005, will generate revenue for the Agency to pay project costs. The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, Kootenai County Board of County Commissioners, City of Hayden, Coeur d'Alene School District #271, Lakeland Joint School District # 272, Community Library Network, Kootenai County Hospital, Lakes Highway District #2, North Idaho Junior College, North Kootenai Water District, Kootenai County Ambulance District and the Northern Lakes Fire District to finance their operations. The First Amendment authorizes the Agency to finance project costs and to use annual revenue allocations to pay debt service, as well as developer/owner participation agreements and revenue allocation proceeds.

Attachment 5 is supplemented to include the financial analysis related to the 2025 annexation of the Amendment Area, which includes an Economic Feasibility Study for the area added to the Project Area by the First Amendment, plus a 2025 update for the existing Project Area and describes in detail the cost and financing methods to fund the described activities.

The First Amendment follows the underlying zoning classifications of the City.

The First Amendment does not extend the duration of the existing Plan and Project Area, which will terminate on December 31, 2029, except for any revenue allocation proceeds received in calendar year 2030, as contemplated by Idaho Code § 50-2905(7).

Section 800 is amended to reflect statutory changes.

Section 11 was added to provide guidance on certain reporting requirements.

ATTACHMENTS TO THE FIRST AMENDMENT

Attachment 1A	Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K
Attachment 2A	Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K
Attachment 4A	Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area

Attachment 5C Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of the Amendment Area

This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2025, for the Amendment Area, to the extent permitted by the Act.

Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Kootenai County Assessor, and to the appropriate officials of Kootenai County Board of County Commissioners, City of Hayden, Coeur d'Alene School District #271, Lakeland Joint School District # 272, Community Library Network, Kootenai County Hospital, Lakes Highway District #2, North Idaho Junior College, North Kootenai Water District, Kootenai County Ambulance District and the Northern Lakes Fire District, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the area added, and a map indicating the boundaries of the area added.

A full text of this ordinance and the First Amendment are available for inspection at City Hall, City of Hayden, 8930 N. Government Way, Hayden, Idaho, 83835.

_____

City of Hayden
Mayor and City Council
By: Abbi Sanchez, City Clerk

Public Hearing and First Reading: 11/18/2025; Second Reading: 11/18/2025; Third Reading: 11/18/2025

STATEMENT OF LEGAL ADVISOR

I, Fonda Jovick, am a legal adviser for the city of Hayden, Idaho. I have examined the attached summary of Hayden Ordinance No. ____, an ordinance entitled

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAYDEN, IDAHO, APPROVING THE FIRST AMENDMENT TO THE HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN HAYDEN URBAN RENEWAL PROJECT, WHICH FIRST AMENDMENT SEEKS TO ANNEX CERTAIN AREAS INTO THE EXISTING CAPITAL DEVELOPMENT PLAN PROJECT AREA; WHICH FIRST AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; APPROVING THE SUMMARY OF THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES; AND ESTABLISHING AN EFFECTIVE DATE;

and providing that the ordinance be effective upon the publication of this Summary and find it to be a true and complete summary of said ordinance which provide adequate notice to the public of the contents thereof pursuant to Idaho Code § 50-901A (3).

_____
Fonda Jovick, City Attorney

Date: _____

4847-3467-3917, v. 1

CITY OF HAYDEN
ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAYDEN, IDAHO, APPROVING THE FIRST AMENDMENT TO THE HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN HAYDEN URBAN RENEWAL PROJECT, WHICH FIRST AMENDMENT SEEKS TO ANNEX CERTAIN AREAS INTO THE EXISTING CAPITAL DEVELOPMENT PLAN PROJECT AREA; WHICH FIRST AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; APPROVING THE SUMMARY OF THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") and Mayor of Hayden, Idaho, respectively, adopted and approved Resolution No. 2005-18 on September 13, 2005, which created the Urban Renewal Agency of the City of Hayden, Idaho (the "Agency"), and authorized the Agency to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act") upon making the findings of necessity required for creating said Agency;

WHEREAS, on September 13, 2005, the Mayor appointed and the City Council confirmed the appointment of Commissioners to the Agency Board of Commissioners (the "Agency Board");

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Hayden Urban Renewal Capital Development Plan, Hayden Urban Renewal Project (the "Capital Development Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 406 on December 13, 2005, approving the Capital Development Plan, making certain findings, and establishing the Capital Development Plan revenue allocation area (the "Project Area");

WHEREAS, the Capital Development Plan may be referred to herein as the "Existing Plan," and the Project Area may be referred to herein as the "Existing Project Area;"

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, an urban renewal plan shall (a) conform to the general plan for the municipality as a whole, except as provided in§ 50-2008(g), Idaho Code; and (b) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban

renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, based on inquiries and information presented by certain interested parties, the Agency and the City commenced certain discussions concerning examination of additional areas as appropriate for an urban renewal project and annexation into the Project Area;

WHEREAS, in 2024, the City retained The Metts Group to commence an eligibility study and preparation of an eligibility report for certain geographic areas totaling approximately 19.225 acres adjacent and contiguous to the Existing Project Area boundary. The area reviewed is divided into five (5) nodes: (1) Node 1A is an area generally bounded by Honeysuckle Avenue to the south and Commerce Drive to the north, with Government Way intersecting the node; (2) Node 1B is an area generally situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection; (3) Node 1E is an area generally situated at the northeast corner of Miles Avenue and Government Way; (4) Node 1F is an area generally situated at the northeast corner of Wyoming Avenue and Government Way; and (5) Node 1K is generally situated at the southeast corner of Lacey Avenue and Government Way. Collectively, Nodes 1A, 1B, 1E, 1F, and 1K are commonly referred to as the Amendment Area (the "Amendment Area");

WHEREAS, the Agency obtained the Hayden Urban Renewal Agency District Expansion Eligibility Report, dated August 1, 2024 (the "Report"), which examined the Amendment Area, for the purpose of determining whether such area is a deteriorating area, a deteriorated area, or a combination of both a deteriorating area and a deteriorated area, as those terms are defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a "deteriorating area" and a "deteriorated area," one or more of the conditions necessary to be present in such area are found in each Node of the Amendment Area, including:

Node 1A:
a. predominance of defective or inadequate street layout;
b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; and
c. diversity of ownership.

Node 1B:
a. predominance of defective or inadequate street layout; and
b. faulty lot layout in relation to size, adequacy, accessibility or usefulness;

Node 1E:
a. predominance of defective or inadequate street layout; and

b. faulty lot layout in relation to size, adequacy, accessibility or usefulness;

Node 1F:
a. predominance of defective or inadequate street layout; and
b. faulty lot layout in relation to size, adequacy, accessibility or usefulness;

Node 1K:
a. predominance of defective or inadequate street layout; and
b. faulty lot layout in relation to size, adequacy, accessibility or usefulness;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of "deteriorating area" and "deteriorating area;"

WHEREAS, the Amendment Area is not predominantly open space/open land. The Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, the effects of the conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Amendment Area does not include parcels subject to such consent;

WHEREAS, the Agency Board, on September 9, 2024, adopted Resolution No. 2024-03 accepting the Report and recommending the City Council declare the Amendment Area as described in the Report to be a deteriorating area and/or a deteriorated area;

WHEREAS, the City Council on September 24, 2025, adopted Resolution No. 2024-05, and declared the Amendment Area described in the Report to be a deteriorated area or a deteriorating area, or a combination thereof, as defined by Chapters 20 and 29 of Title 50, Idaho Code, as amended, that such Amendment Area is appropriate for an urban renewal project, and directed the preparation of an urban renewal plan amendment for the Amendment Area, which plan amendment may include a revenue allocation provision as allowed by the Act;

WHEREAS, the City seeks to amend the Capital Development Plan pursuant to Idaho Code Sections 50-2033 and 50-2903(4), which amendment contains provisions of revenue allocation financing, to redevelop a portion of the City pursuant to the Law and the Act, as amended;

WHEREAS, Idaho Code Section 50-2033 limits the total area to be added to no greater than ten percent (10%) of the existing revenue allocation area. The Existing Project Area is 720 acres; therefore, limiting the area to be added to 72 acres. The Amendment Area totals approximately 19.225 acres and each Node is contiguous to the Existing Project Area;

WHEREAS, in order to implement the provisions of the Act and the Law either the Agency may prepare a plan, or any person, public or private, may submit such plan to the Agency;

WHEREAS, City and its consultants have undertaken the planning process during 2024 and 2025;

WHEREAS, pursuant to the Law and Act, as amended, the City and its consultants prepared the First Amendment to the Hayden Urban Renewal Capital Development Plan, Hayden Urban Renewal Project (the "First Amendment"), as set forth in Exhibit 3 attached hereto, seeking to add the Amendment Area and further, to provide updates to certain provisions and financial information from the Capital Development Plan, including to address changes in the Law and Act, to provide a projection concerning the remaining and additional improvements, projected expenses, and anticipated revenues through the Capital Development Plan termination;

WHEREAS, the First Amendment to the Capital Development Plan does not result in a reset of the base assessment roll values to the current equalized assessed values in the year following the amendment or modification of the Capital Development Plan as the Act provides "[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred." Idaho Code § 50-2903(4);

WHEREAS, the area to be added to the Project Area is shown on the "Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K" and is described in the "Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K," which are attached to the First Amendment as Attachments 1A and 2A respectively;

WHEREAS, the Act authorizes the Agency to adopt revenue allocation financing provisions as part of an urban renewal plan or plan amendment;

WHEREAS, the First Amendment contains revenue allocation financing provisions as allowed by the Act;

WHEREAS, Agency Board and City Council reviewed and considered the proposed public improvements and projects within the Project Area, as amended by the First Amendment, at several meetings in 2025;

WHEREAS, the Agency Board considered all comments and information submitted to the

Agency during several earlier Board meetings throughout 2025, and the Agency Board meeting held on September 8, 2025;

WHEREAS, on September 8, 2025, the Agency Board passed Resolution No. 2025-03 proposing and recommending the approval of the First Amendment;

WHEREAS, the First Amendment was submitted to the Mayor and City Council;

WHEREAS, the Mayor and City Clerk have taken the necessary action in good faith to process the First Amendment consistent with the requirements set forth in Idaho Code Sections 50-2906 and 50-2008;

WHEREAS, pursuant to the Law, at a meeting held on October 6, 2025, the City Planning and Zoning Commission considered the First Amendment and found by P& Z Resolution No. 2025-01 that the First Amendment is in all respects in conformity with the City's Comprehensive Plan, as may be amended (the "Comprehensive Plan") and forwarded its findings to the City Council. A copy of Resolution No. 2025-01 is attached hereto as Exhibit 1;

WHEREAS, the notice of public hearing of the First Amendment was caused to be published by the Hayden City Clerk in the *Coeur d'Alene Press* on October 17 and 31, 2025, a copy of said notice is attached hereto as Exhibit 2;

WHEREAS, as of October 17, 2025, the First Amendment was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, the City Council during its regular meeting of November 18, 2025, held such public hearing as noticed;

WHEREAS, as required by Idaho Code sections 50-2905 and 50-2906, the First Amendment contains the following information with specificity which was made available to the general public and all affected taxing districts prior to the public hearing on November 18, 2025, the regular meeting of the City Council, at least thirty (30) days but no more than sixty (60) days prior to the date set forth final reading of the Ordinance: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds, notes and/or other obligations are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and (8) a description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining

assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets;

WHEREAS, the First Amendment authorizes certain projects to be financed by owner/developer participation agreements and proceeds from revenue allocation. Revenue allocation bonds or loans are permissible;

WHEREAS, appropriate notice of the First Amendment and revenue allocation provision contained therein has been given to the affected taxing districts and to the public as required by Idaho Code §§ 50-2008 and 50-2906;

WHEREAS, it is necessary and in the best interest of the citizens of the City, to adopt the First Amendment and to adopt, as part of the First Amendment, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the First Amendment, in order to: encourage private development in the urban renewal area; prevent and arrest decay of the Amended Project Area (as defined in the First Amendment) due to the inability of existing financing methods to provide needed public improvements; encourage the affected taxing districts to cooperate in the allocation of future tax revenues arising in the Amended Project Area in order to facilitate the long-term growth of their common tax base; encourage private investment within the City; and to further the public purposes of the Agency;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in the revenue allocation area as shown and described in Attachments 1A and 2A of the First Amendment is likely to increase, and continue to increase, as a result of initiation and continuation of urban renewal projects in accordance with the First Amendment;

WHEREAS, the City Council further finds the equalized assessed valuation of the taxable property in the Existing Project Area will continue to increase as a result of initiation and continuation of urban renewal projects in accordance with the Capital Development Plan, as amended by the First Amendment;

WHEREAS, under the Law and Act any such plan, and plan amendment, should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan amendment should conform to the general plan of the municipality as a whole; (3) the urban renewal plan amendment should give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of the children residing in the general vicinity of the site covered by the plan amendment; and (4) the urban renewal plan amendment should afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe, and sanitary exists in the municipality; that the need

for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in the Law, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area;

WHEREAS, the base assessment roll of the area added by the First Amendment, together with the base assessment roll values of the Existing Project Area, cannot exceed ten percent (10%) of the current assessed values of all the taxable property in the City;

WHEREAS, the boundaries of the area added by the First Amendment overlap the boundaries of the Lakes Highway District #2. The City has the responsibility for the maintenance of roads and highways within the City; therefore, if ultimately adopted by the City Council, the taxes levied by the Lakes Highway District #2 on the increment value of the area added by the First Amendment will be allocated to the Agency, pursuant to Idaho Code § 50-2908(2)(a)(ii), (iv), and (2)(b). An agreement with the Lakes Highway District #2 is not necessary for the area added by the First Amendment. Idaho Code § 50-2908(2)(a)(iv) does not apply to the original Existing Project Area, and therefore, no agreement is necessary for the Existing Project Area;

WHEREAS, it is necessary, and in the best interests of the citizens of the City to adopt the First Amendment;

WHEREAS, the City Council at its regular meeting held on November 18, 2025, considered the First Amendment as proposed and made certain comprehensive findings.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAYDEN, IDAHO:

SECTION 1: It is hereby found and determined that:

(a) The area to be added to the Existing Project Area as defined in the First Amendment is a deteriorated area, a deteriorating area, or a combination thereof, as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.

(b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the First Amendment are necessary in the interests of public health, safety, and welfare of the residents of the City.

(c) There continues to be a need for the Agency to function in the City.

(d) The First Amendment conforms to the City's Comprehensive Plan as a whole.

(e) The First Amendment gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed use components of the First Amendment and the need for public improvements to support the goals and uses of the area), and shows consideration for the health, safety, and welfare of any children, residents or businesses in the general vicinity of the urban renewal area covered by the First Amendment.

(f) The First Amendment affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the Existing Project Area, as amended by the First Amendment, by private enterprises.

(g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(l), the First Amendment provides a feasible method for relocation obligations of any displaced families residing within the Amendment Area and there is not anticipated to be any activity by the Agency that would result in relocation.

(h) The collective base assessment roll of the Existing Project Area, and the area to be by the First Amendment, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.

(i) The area to be added by the First Amendment does not exceed ten percent (10%) of the geographical area contained within the existing Project Area, and the area to be added is contiguous to the existing Project Area.

(j) The First Amendment includes the requirements set forth in Idaho Code § 50-2905 with specificity.

(k) The First Amendment is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes (if any) land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

(l) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation requiring consent.

(m) The portion of the area added by the First Amendment which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and

development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

(n) The portion of the area added by the First Amendment which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the area added by the First Amendment does not include a substantial portion of "open land," that the Agency may acquire any open land within the Amended Project Area, and that the Amended Project Area is planned to be developed and/or redeveloped in a manner that will include both residential and nonresidential uses. The City Council finds that for the portions of the Amendment Area deemed to be "open land," the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the First Amendment objectives to increase the residential opportunity does meet the sound needs of the City and will provide housing opportunities in an area that does not now contain such opportunities, and the portion of the area added by the First Amendment which is identified for nonresidential uses are necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of City's Comprehensive Plan, to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The First Amendment, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the November 18, 2025, hearing and incorporate changes or modifications, if any.

SECTION 5: The boundaries of the area added by the First Amendment overlap the boundaries of the Lakes Highway District #2; however, the City has the responsibility for the maintenance of roads and highways within the City limits; and therefore, the allocation of taxes shall be governed by Idaho Code Section 50-2908(2)(a)(ii), (iv), and (2)(b) for the area added by the First Amendment. A separate agreement with the Lakes Highway District #2 for a different allocation is unnecessary for the area added by the First Amendment. No agreement is required for the Existing Project Area.

SECTION 6: The boundaries of the area added by the First Amendment overlap the boundaries of the Kootenai County Ambulance District (the "Ambulance District"). Pursuant to Idaho Code Section 50-2906(4), the Ambulance District did not consent by resolution to be included in the Amendment Area, and therefore, the Ambulance District is not subject to the

financing provisions of the revenue allocation area set forth in the Amendment Area. The Agency will continue to receive its allocation of revenues from the Ambulance District levy on the Existing Project Area parcels.

SECTION 7: The boundaries of the area added by the First Amendment overlap the boundaries of the Northern Lakes Fire District (the "Fire District"). Pursuant to Idaho Code Section 50-2906(4), the Fire District did not consent by resolution to be included in the Amendment Area, and therefore, the Fire District is not subject to the financing provisions of the revenue allocation area set forth in the Amendment Area. The Agency will continue to receive its allocation of revenues from the Fire District levy on the Existing Project Area parcels.

SECTION 8: No direct or collateral action challenging the First Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the First Amendment.

SECTION 9: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Kootenai County Auditor and Kootenai County Assessor, and to the appropriate officials of Kootenai County Board of County Commissioners, City of Hayden, Coeur d'Alene School District #271, Lakeland Joint School District # 272, Community Library Network, Kootenai County Hospital, Lakes Highway District #2, North Idaho Junior College, North Kootenai Water District, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the area added, and a map indicating the boundaries of the area added. A courtesy copy of the Ordinance, the legal description of the boundaries of the Amendment Area, and a map will be transmitted to the Kootenai County Ambulance District and the Northern Lakes Fire District.

SECTION 10: The City Council hereby finds and declares that the equalized assessed valuation of the Revenue Allocation Area, as amended to include the Amendment Area as defined in the First Amendment, is likely to increase and/or continue to increase as a result of the initiation and completion of urban renewal projects pursuant to the First Amendment.

SECTION 11: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the First Amendment, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 12: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code section 50-2006 to designate itself as the Agency Board.

SECTION 13: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2025, to the extent permitted by the Act, for the area added by the First Amendment, with the existing Project Area maintaining its base assessment roll as of January 1, 2005.

SECTION 14: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such determination shall not affect the validity of remaining portions of this Ordinance.

SECTION 15: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 16: All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 17: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 18: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED under suspension of the rules upon which a roll call vote was duly taken and duly enacted at a regular meeting of the Mayor and City Council held on the 18th day of November, 2025.

APPROVED by the Mayor this 18th day of November, 2025.

_____
Alan Davis, Mayor

Attest:

_____
Abbi Sanchez, City Clerk

Exhibit 1

A Resolution of the Planning and Zoning Commission for the City of Hayden, Idaho, Validating Conformity of the First Amendment to the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project with the City of Hayden's Comprehensive Plan

Exhibit 2

Notice Published in the *Coeur d'Alene Press*

Exhibit 3

First Amendment to the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project

Exhibit 4

Summary of Ordinance No. _____

4832-4104-2941, v. 1

FIRST AMENDMENT TO THE
HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN
HAYDEN URBAN RENEWAL PROJECT

HAYDEN URBAN RENEWAL AGENCY

CITY OF HAYDEN, IDAHO

Ordinance No. 406
Adopted December 13, 2005
Effective December 16, 2005, publication

First Amendment to the
Hayden Urban Renewal Capital Development Plan
Ordinance No. _____
Adopted _____
Effective _____, publication

BACKGROUND

This First Amendment ("First Amendment") to the Hayden Urban Renewal Capital Development Plan, Hayden Urban Renewal Project (the "Plan") amends the Plan for the following purposes: 1) to add approximately 4.081 acres of land contiguous to the existing boundary of the Capital Development Plan revenue allocation area (the "Capital Development Plan Project Area") and generally bounded by Honeysuckle Avenue to the south and Commerce Drive to the north with Government Way intersecting the node (the "Node 1A"); 2) to add approximately 5.135 acres of land contiguous to the existing boundary of the Capital Development Plan Project Area and generally an area situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection (the "Node 1B"); 3) to add approximately 1.600 acres of land contiguous to the existing boundary of the Capital Development Plan Project Area and generally an area situated at the northeast corner of Miles Avenue and Government Way (the "Node 1E"); 4) to add approximately 6.240 acres of land contiguous to the existing boundary of the Capital Development Plan Project Area and generally an area situated at the northeast corner of Wyoming Avenue and Government Way (the "Node 1F"); and 5) to add approximately 2.169 acres of land contiguous to the existing boundary of the Capital Development Plan Project Area and generally an area situated at the southeast corner of Lacey Avenue and Government Way (the "Node 1K"). Collectively, Node 1A, Node 1B, Node 1E, Node 1F and Node 1K are referred to as the amendment area (the "Amendment Area"). The scope of this First Amendment is limited to addressing the addition of the Amendment Area to the Capital Development Plan Project Area; to update the list of public improvements; and to update Sections of the Plan based on statutory changes. It is important to note this First Amendment to the Plan does not extend the Plan's duration. The Plan terminates on December 31, 2029; however, revenue allocation proceeds will be received in 2030 pursuant to Idaho Code § 50-2905(7).

This First Amendment to the Plan, seeking to add the Amendment Area to the Capital Development Plan Project Area pursuant to Idaho Code § 50-2033, does not result in a reset of the base assessment roll values to the current equalized assessed values in the year following the amendment or modification of the Plan. House Bill 606, effective July 1, 2016, amended the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), firmly establishing "[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred." Idaho Code § 50-2903(4). Though the provisions of Idaho Code § 50-2903A do not apply to the Plan, a plan amendment or modification to add area to an existing revenue allocation area pursuant to Idaho Code § 50-2033 is a specifically identified exception to a base reset. Idaho Code § 50-2903A(1)(a)(ii). This highlights the legislative support for these types of amendments.

Idaho Code § 50-2033 permits an urban renewal agency, after July 1, 2011, to add area to an existing revenue allocation area one (1) time "so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area . . . ." Idaho Code § 50-2033. Contiguity cannot be established solely by a shoestring or public or railroad right-of-way. *See* Idaho Code § 50-2033. The Amendment Area to be added to the Capital Development Plan Project Area totals 19.225 acres and is contiguous to the existing Capital Development Plan Project Area and is less than ten (10%) percent of the existing revenue allocation area, which is approximately 720 acres.

A separate base assessment value will be established for the areas to be added to the Capital Development Plan Project Area, effective retroactive to January 1, 2025. The Agency will receive an allocation of revenues from the Amendment Area from any increases in value above the base value through the remaining years of the Plan. The base values for the original Capital Development Plan Project Area will continue to be retroactive to January 1, 2005.

The Amendment Area to be added to the Capital Development Plan Project Area was deemed to be a deteriorated area and/or a deteriorating area under the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law") and the Act, and, therefore, eligible for inclusion into the existing revenue allocation area pursuant to the Hayden Urban Renewal Agency District Expansion Eligibility Report, prepared by The Metts Group, dated September 2024 (the "Eligibility Report"). The Eligibility Report was submitted to the Agency, which by adoption of Resolution No. 2024-03 on September 9, 2024, found the Amendment Area to be eligible and authorized the transmission of the Eligibility Report and Resolution to the Hayden City Council (the "City Council"), together with the Agency's recommendation that the area be designated as appropriate for an urban renewal project, and seeking direction from the City Council to proceed with an urban renewal plan amendment. The Hayden City Council, by adoption of Resolution No. 2024-05 on September 24, 2024, found the Amendment Area under consideration to be a deteriorating area or a deteriorated area in the City, as defined by the Law and the Act, and authorized preparation of a plan amendment.

AMENDMENTS TO THE PLAN

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Plan.

2. The following defined terms in the Plan are amended throughout the Plan as follows:

a. Delete "Project Area" and replace with "Amended Project Area" except where specifically referenced in this First Amendment.

b. Delete references to "Attachment 1" and replace with "Attachment 1, as supplemented by Attachment 1A" except where specifically referenced in this First Amendment.

c. Delete references to "Attachment 2" and replace with "Attachment 2, as supplemented by Attachment 2A" except where specifically referenced in this First Amendment.

d. Delete references to "Attachment 4" and replace with "Attachment 4, as supplemented by Attachment 4A" except where specifically referenced in this First Amendment.

e. Delete references to "Attachments 5, 5A and 5B" and replace with "Attachments 5, 5A, and 5B, as supplemented by Attachment 5C" except where specifically referenced in this First Amendment.

3. Amendment to List of Attachments. The List of Attachments following the Table of Contents is amended by deleting the list of attachments and replacing it as follows:

Attachment 1	Map of Urban Renewal Project Area and Revenue Allocation Area
Attachment 1A	Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K
Attachment 2	Description of Urban Renewal Project Area and Revenue Allocation Area
Attachment 2A	Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K
Attachment 3	Properties Identified for Acquisition by the Agency
Attachment 4	Expected Land Uses and Current Zoning Map of the Project Area
Attachment 4A	Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area
Attachment 5	Introduction to Attachment 5, Statement of Proposed Public Improvements, Costs, Revenue, Tax Impacts, and Financing Methods
Attachment 5A	Net Value of Private Development in Hayden Revenue Allocation and Area and Annual Tax Revenue Allocation
Attachment 5B	Estimated Annual Revenues and Costs
Attachment 5C	Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of the Amendment Area

4. Amendment to Section 100 of the Plan.

a. Section 100 is amended by deleting the list of attachments in the first paragraph and replacing it as follows:

Map of Urban Renewal Project Area and Revenue Allocation Area (Attachment 1);

Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K (Attachment 1A);

Description of Urban Renewal Project Area and Revenue Allocation Area (Attachment 2);

Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K (Attachment 2A);

Properties Identified for Acquisition by the Agency (Attachment 3);

Expected Land Uses and Current Zoning Map of the Project Area (Attachment 4);

Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area (Attachment 4A)

Introduction to Attachment 5, Statement of Proposed Public Improvements, Costs, Revenue, Tax Impacts, and Financing Methods (Attachment 5);

Net Value of Private Development in Hayden Revenue Allocation and Area and Annual Tax Revenue Allocation (Attachment 5A);

Estimated Annual Revenues and Costs (Attachment 5B); and

Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of the Amendment Area (Attachment 5C).

Attachments 1 through 5B, as supplemented by Attachments 1A, 2A, 4A, and 5C, attached hereto (collectively, the "Plan Attachments, as supplemented") are incorporated herein and shall be considered a part of this Plan.

5. Amendment to Section 102.1 of the Plan. Section 102.1 entitled "CONFORMANCE WITH STATE OF IDAHO URBAN RENEWAL LAW OF 1965, AS AMENDED" is amended by adding new paragraphs to the end of the existing language as follows:

Subsequent to adoption of this Plan in 2005, in fall 2024, the City retained a third-party consultant to review approximately 19.225 total acres of land divided into distinct "nodes" adjacent and contiguous to the Project Area for an eligibility determination for an urban renewal project. The area reviewed included (1) land contiguous to the northern existing boundary of the Project Area and generally bounded by Honeysuckle Avenue to the south and Commerce Drive to the north with Government Way intersecting the node (the "Node 1A"); (2) land contiguous to the northern existing boundary of the Project Area and generally an area situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection (the "Node 1B"); (3) land contiguous to the existing boundary of the Project Area and generally an area situated at the northeast corner of Miles Avenue and Government Way (the "Node 1E"); (4) land contiguous to the existing boundary of the Project Area and generally an area situated at the northeast corner of Wyoming Avenue and Government Way (the "Node 1F"); and (5) land contiguous to the existing boundary of the Project Area and generally an area situated at the southeast corner of Lacey Avenue and Government Way (the "Node 1K"). Collectively, Node 1A, Node 1B, Node 1E, Node 1F and Node 1K are referred to as the amendment area (the "Amendment Area").

The Amendment Area to be added to the Project Area was reviewed and determined to be a deteriorated area and/or a deteriorating area under the Law and the Act and, therefore, eligible for inclusion into the existing revenue allocation area pursuant to the Hayden Urban Renewal Agency District Expansion Eligibility Report, prepared by The

Metts Group, dated September 2024 (the "Eligibility Report"). The Eligibility Report was submitted to the Agency, which by adoption of Resolution No. 2024-03 on September 9, 2024, found the additional area to be eligible and authorized the transmission of the Eligibility Report and Resolution to the City Council, together with the Agency's recommendation that the area be designated as appropriate for an urban renewal project, and seeking direction from the City Council to proceed with an urban renewal plan amendment. The City Council by adoption of Resolution No. 2024-05 on September 24, 2024, found the area under consideration to be a deteriorating area or a deteriorated area in the City, as defined by the Law and the Act, and authorized preparation of a plan amendment.

Idaho Code Section 50-2033 permits an urban renewal agency, after July 1, 2011, to add area to an existing revenue allocation area one (1) time "so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area . . . ." Idaho Code § 50-2033. The existing Project Area is approximately 720 acres; therefore, the area to be added to the existing Project Area could not exceed 72 acres. The 19.225 acres being added to the Project Area hereby creates the "Amended Project Area" as further described and shown in Attachments 1, 1A, 2, and 2A.

This First Amendment to the Plan (the "First Amendment") seeks to add the Amendment Area to the existing Project Area, and to make corresponding updates to the Plan and Plan Attachments.

This First Amendment was prepared and submitted to the Agency for its review and approval. The Agency approved the First Amendment by the adoption of Agency Resolution No. _____ on _____2025, and submitted the First Amendment to the City Council with its recommendation for adoption.

In accordance with the Law, this First Amendment was submitted to the Planning and Zoning Commission of the City. After consideration of the First Amendment, the Commission reported to the City Council, by Resolution, finding that this First Amendment is in conformity with the City's Comprehensive Plan, as amended.

Pursuant to the Law and Act, the City Council having published due notice thereof, held a public hearing on the First Amendment. Notice of the hearing was duly published in the _____, a newspaper having general circulation in the City. The City Council adopted the First Amendment on _____, 2025, by Ordinance No. _____.

6. Amendment to Section 103 of the Plan. Section 103 is amended by adding new paragraphs following the last paragraph as follows:

During 2024, the City, Agency, and other interested parties began to examine the need to expand the Project Area to include certain areas along or adjacent to critical rights-of-way, transportation corridors and intersections. The approximately 19.225 acres total of land to be added to the Project Area is separated into five (5) distinct geographic areas referred to as "nodes:" Node 1A, including approximately 4.081 acres; Node 1B, including

approximately 5.135 acres; Node 1E, including approximately 1.600 acres; Node 1F, including approximately 6.240 acres; and Node 1K, including approximately 2.169 acres, all as further described above.

As set forth in the Eligibility Report, each node to be added to the Project Area includes a predominance of defective or inadequate street layout and faulty lot layout in relation to size, adequacy, accessibility or usefulness.

Node 1A presents with challenging access to parking restricting access to the businesses located on that corner, which further poses a challenge for future development efforts in that area. Additionally, the intersection of Government Way and Honeysuckle Avenue is currently operating at a level of service E, indicating that the current design is inadequate for multi-modal functionality and safety. There continues to be a high incidence of accidents in this area. The area around Node B lacks sidewalks or paved roadway shoulders on both sides of Orchard Avenue precluding safe transportation for cyclists and pedestrians. Like Node 1A, the intersection of Government Way and Orchard Avenue in Node 1B has been deemed deficient by the 2040 Transportation Strategic Plan and the Government Way Corridor Study, due to the existence of multiple driveways and access points contributing to a high incidence of vehicle accidents. Node 1E presents access issues to a portion of Node 1E. Further, Node E is also not currently suitable for cyclists and pedestrian activities because of the lack of sidewalks or paved roadway shoulders on both sides of Miles Avenue. The Miles Avenue intersection is also deficient and requires a new traffic signal and turn lanes to accommodate area growth and use of this intersection. Node 1F lacks adjacent sidewalks and paved roadways along Wyoming Avenue. The intersection of Government Way and Wyoming Avenue is currently failing during high use times and is not expected to meet future service requirements given the existing conditions and projected area growth. Similar to the other nodes, Node 1K lacks safe transportation for cyclists and pedestrians due to the lack of sidewalks and paved roadway shoulders on both sides of Lacey Avenue. The adjacent roadways require improvements for traffic control and to accommodate increased uses due to growth.

The First Amendment embraces the principles set forth in the Plan and proposes improvements to public infrastructure and other publicly owned assets throughout the expansion area, including, improvements to other public facilities, such as, but not limited to, streets, streetscapes, intersection improvements (including signalization), pedestrian/bike amenities, sewer improvements, public parking, improvements to community facilities, including community centers, parks and open space, property acquisition and public art. A portion of the expansion area is underdeveloped and is not being used to its highest and best use due to the right-of-way deficiencies. The foregoing conditions have arrested or impaired the goals for improvements in the expansion area.

The preparation and approval of an urban renewal plan amendment including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure problems in this area. Revenue allocation financing should help to improve the situation. In effect, property taxes generated by new developments within the Amended Project Area may be used by the Agency to finance a variety of needed public improvements and facilities in the Amended Project Area.

It is unlikely individual developers or the City will take on the prohibitive costs of constructing the necessary infrastructure in the Amended Project Area without the ability of revenue allocation to help offset at least some of these costs. But for urban renewal and revenue allocation financing, the proposed public improvements would not occur.

7. Amendment to Section 200 of the Plan. Section 200 entitled "DESCRIPTION OF PROJECT AREA" is deleted and replaced as follows:

DESCRIPTION OF THE AMENDED PROJECT AREA

The boundaries of the Project Area and of the Revenue Allocation Area are shown on Attachment 1, Map of Urban Renewal Project Area and Revenue Allocation Area, and are described in Attachment 2, Description of Urban Renewal Project Area and Revenue Allocation Area.

The boundaries of the area added to the Project Area, pursuant to the First Amendment, are shown on Attachment 1A, Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K, and are described in Attachment 2A, Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K. Collectively, the Project Area, as amended, may be referred to as the "Amended Project Area."

For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way or other natural boundary unless otherwise specified, or unless the area is already within the existing Project Area.

The attachments referenced above are attached to the Plan and/or the First Amendment and are incorporated herein by reference.

8. Amendment to Section 301 of the Plan.

a. Section 301 is amended by deleting paragraph 1 and replacing it as follows:

> 1. The acquisition of real property in accordance with Idaho Code § 50-2010(a) for public right-of-way improvements, pedestrian facilities, utility undergrounding and streetscape improvements to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers and for qualified developments, including economic development.

b. Section 301 is amended by deleting paragraph 7 and replacing it as follows:

> 7. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;

c. Section 301 is amended by adding paragraphs l4-22 as follows:

14. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state and local regulations for storm water discharge and to support private development;

15. The engineering, design, installation, construction, and/or reconstruction of streets, including but not limited to improvements and upgrades to Government Way, Honeysuckle Avenue, Orchard Avenue, Miles Avenue, Wyoming Avenue, Dakota Avenue, Lacey Avenue, Centa Avenue, Schmidt Street, Hilgren Avenue and Hayden Avenue, and related pedestrian facilities, intersection improvements and traffic signals;

16. The engineering, design, installation, construction, and/or reconstruction of utilities including but not limited to sewer system improvements and upgrades, including sewer line expansion, and improvements and upgrades to power and gas facilities;

17. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; addition of fiber optic lines or other communication systems; public parking facilities, and other public improvements, including but not limited to, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, bike racks, public art and similar amenities between the curb and right-of-way line; and other public improvements, including public open spaces that may be deemed appropriate by the Board;

18. The planning, engineering, design, installation, construction, and/or reconstruction of improvements to the Civic Campus, Croffoot Park and McIntire Park, and other civic centers.

19. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;

20. The environmental assessment and remediation of brownfield sites, or sites where environmental conditions detrimental to development and/or redevelopment exist;

21. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of streetscape, multi-use pathways,

parks and open space, and other like public spaces applicable to the Amended Project Area as needed to support implementation of this Plan;

22. Other related improvements to those set forth in Section 301, as amended by the First Amendment, and as may be further described in Attachments 5, 5A, 5B and 5C.

9. Amendment to Section 302 of the Plan. Section 302 is amended by deleting the first sentence of the second paragraph and replacing it as follows:

The Amended Project Area includes the area as described in Section 200, as amended by the First Amendment.

10. Amendment to Section 401 of the Plan. Section 401 is amended by deleting the paragraph and replacing it as follows:

The Amended Project Area includes the area as described in Section 200, as amended by the First Amendment. The proposed land uses to be permitted in the Amended Project Area for all land, public and private, are depicted in Attachments 4 and 4A.

11. Amendment to Section 504 of the Plan.

a. Section 504 is amended by deleting the first sentence of the first paragraph and replacing it as follows: The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, Chapter 29, Title 50, Idaho Code, effective retroactively to January 1, 2005, for the original Project Area and effective retroactively to January 1, 2025, for the area added to the Project Area by the First Amendment.

b. Section 504 is amended by deleting the fourth paragraph and replacing it as follows: A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in Attachments 5, 5A and 5B for the Project Area, and as supplemented by Attachment 5C for the area added to the Project Area by the First Amendment, including a 2025 update for the existing Project Area. The information contained in Attachments 5, 5A and 5B incorporated estimates and projections based on the Agency's and the consultants' knowledge and expectations at that time. The information contained in Attachment 5C necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations and includes analysis and assessment based on the additional estimated 19.225 acres added to the Project Area[1].

12. Amendment to Section 504.1 of the Plan. Section 504.1 is amended by deleting Section 504.1 and replacing it as follows:

Attachments 5, 5A and 5B consist of the Economic Feasibility Study for the Urban Renewal Area prepared by Harlan W. Mann, Urban Renewal Consultant and Lisa Key,

[1] See also, Section 301 to the Plan, as amended.

City of Hayden Community Development Director. Attachment 5C consists of the Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of the Amendment Area, which includes an Economic Feasibility Study for the area added to the Project Area by the First Amendment, plus a 2025 update for the existing Project Area prepared by The Metts Group (collectively, Attachments 5, 5A, 5B and 5C are referred to as the "Study"). The Study constitutes the financial analysis required by the Act.

13. Amendment to Section 504.2 of the Plan. Section 504.2 is amended by adding a new paragraph to the end of the existing language as follows:

Attachment 5C incorporates estimates and projections based on the consultants' present knowledge and expectations. From Tax Year 2025 to 2029, Attachment 5C projects values in the Amended Project Area to increase by approximately $36.5 million assuming steady annual growth based on historical values and accounting for inflationary adjustments. Based on projected values and levy rates, over the same period the cumulative allocation of revenue to the Agency from the Amended Project Area is estimated to be $6.2 million dollars. The Plan, as amended by the First Amendment propose funding certain public improvements to facilitate development in the Amended Project Area as set forth in the Study and Section 301, as amended.

14. Amendment to Section 504.3 of the Plan. Section 504.3 entitled "TEN PERCENT LIMITATION" is deleted and replaced as follows:

TEN PERCENT VALUE LIMITATION AND THE TEN PERCENT GEOGRAPHIC LIMITATION

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed value for the entire City. According to the Kootenai County Assessor, the assessed value for the City as of January 1, 2025, is $3,509,472,866. Therefore, the 10% limit is $350,947,286.

The adjusted base assessed value of the existing revenue allocation area, plus the expansion area, as of January 1, 2025, is as follows:

Hayden Urban Renewal Capital Development Plan	$48,566,404
2025 Amendment Area	$18,648,428
TOTAL:	$67,214,832

The adjusted base values for the combined revenue allocation areas total $67,214,832, which is less than 10% of the City's 2025 value.

Further Idaho Code § 50-2033 provides that after July 1, 2011: "[a]n urban renewal plan that includes a revenue allocation area may be extended only one (1) time to extend the boundary of the revenue allocation so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is

contiguous to the existing revenue allocation area but such contiguity cannot be established solely by a shoestring or strip of land which comprises a railroad or public right-of-way." The Project Area consists of approximately 720 acres; therefore, the 10% geographic limit is approximately 72 acres. The area to be added to the Project Area, which is adjacent and contiguous to the Project Area, consists of approximately 19.225 acres, which is less than 10% of the acreage included in the Project Area.

15. Amendment to Section 504.8 of the Plan. Section 504.8 of the Plan is amended by deleting Section 504.8 and replacing it as follows:

An estimate of the overall impact of the revenue allocation project on each taxing district is shown in the Study through the new development projections set forth in Attachment 5C. The addition of the geographic area to the Project Area pursuant to the First Amendment does not reset the base; however, for the area added, the base value is the assessed value as of January 1 of the year in which the municipality approved the expansion or, in this instance, January 1, 2025.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The increment value is the difference between the adjusted base assessed value and current assessed taxable value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation is more a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base values in the urban renewal districts and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency may receive fewer funds from revenue allocation.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities. The Study's analysis is premised upon the fact the proposed development and/or redevelopment would not occur but for the ability to use revenue allocation funds to fund certain significant public infrastructure improvements.

One result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction[2]. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated, or a deannexation occurs[3]. Any new construction within the Amended Project Area is not available in the short term for inclusion by the taxing entities to increase their budget capacity. Upon termination of this Plan or deannexation of area, the taxing entities will be able to include a percentage of the increment value on the new construction roll for purposes of setting the following year's budget and revenue from such value is not limited to the 8% cap set forth in Idaho Code Sections 63-802.

Pursuant to the First Amendment and Attachment 5C concerning the expansion and including a 2025 update for the existing Project Area, as 2025 certified levy rates are not determined until fall 2025, the 2024 certified levy rates have been used in Attachment 5C as a starting point for purposes of the assumptions in the analysis, which contemplates a 2% annual reduction in the levy rate starting in 2025.[4] Those taxing districts and rates are as follows:

Taxing Districts	Levies to UR (2024)	Levies not to UR (2024)	Total to UR (2024)
Coeur d'Alene School #271	.000008087 (tort)	.000833126	.000008087
Lakeland Joint School #272	.000011923 (tort)	0.000908221	.000011923
Community Library Network	.000143427		.000143427
Community Library Network Bond	0	.000009661	0
City of Hayden	.000793791	0	.000793791
Kootenai County	.001322448	0	.001322448
Kootenai County Ambulance	.000077637	.000000104	.000077637
Kootenai County Hospital	0	0	0
Lakes Highway #2	.000282600	0	.000282600
North Idaho Junior College	.000383916	.000000578	.000383916
North Kootenai Water	.000643288	0	.000643288
Northern Lakes Fire Protection District	.000650873	.000001234	.000650873
TOTAL:			0.004317990

House Bill 587, as amended in the Senate, effective July 1, 2020, amends Idaho Code § 50-2908 altering the allocation of revenue allocation funds to the Agency from the Lakes Highway

[2] House Bill 389 amended Idaho Code Sections 63-802 and 63-301A limiting the value placed on the new construction roll and available to a taxing district for a budget capacity increase. This could result in lower levy rates over time.

[3] Subject to a limited exception in Idaho Code Section 63-301A(3)(k).

[4] Due to the timing of the taxing districts' budget and levy setting process, certification of the 2025 levy rates did not occur until after this First Amendment had been prepared and was in the process of being considered by the Agency.

#2 Highway District levy[5]. This amendment will apply to this Amendment Area and provides: "[i]n the case of a revenue allocation area first formed or expanded to include the property on or after July 1, 2020, all taxes levied by any highway district, *unless the local governing body that created the revenue allocation area has responsibility for the maintenance of roads or highways*" will be allocated to the applicable highway district, which in this case is the Lakes Highway #2 Highway District. Idaho Code Section 50-2908(2)(a)(iv).

It is generally understood the City has, or will have, responsibility for the maintenance of the roads or highways in and around the Amended Project Area, and therefore, the taxes levied by the Lakes Highway #2 Highway District on the increment value will be allocated to the Agency, without need of a further agreement, pursuant to Idaho Code Section 50-2908(2)(a)(iv). An agreement with the Lakes Highway #2 Highway District is not necessary for this Amended Project Area. No agreement was required for the original Project Area.

House Bill 436, effective retroactive to January 1, 2025, in part, amends Idaho Code § 50-2906 providing that fire protection and ambulance service districts are not subject to the financing provisions of a revenue allocation area modified after July 1, 2025, unless the fire protection district and/or the ambulance service district each consent to be included pursuant to the process outlined in Idaho Code § 50-2906(4). This legislative amendment will apply to the Amendment Area, but not the existing Project Area.[6] Should the fire protection district and/or the ambulance service district fail to consent to be subject to the financing provisions of the First Amendment for the Amendment Area, , the levies from those districts will not generate revenue to the Agency from the parcels in the Amendment Area, resulting in a reduction to the total levy rate applicable to the Amendment Area. Removal of those levies is not projected to have a significant impact on the overall revenue projection in the Amendment Area. Attachment 5C projects total revenue generation from the Amendment Area to be $19,232. For purposes of the revenue projection analysis set forth in Attachment 5C, the levies are included in the revenue model for the Amendment Area, subject to obtaining the necessary consents.

The Study has made certain assumptions concerning the levy rate. The levy rate is projected to be the same for the existing Project Area and the Amendment Area, and is estimated to decrease 2% a year commencing in 2025 for the remaining duration of the Amended Project Area to adjust for anticipated growth outside of the Amended Project Area and caps on taxing district budgets; projecting growth will outpace taxing district budgets. Land and improvement values are estimated to increase annually. If the overall levy rate is less than projected, or if expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation. The Study has also considered the timing of the original projects identified in the Plan, as updated, and pushed back the completion timeline where necessary to account for current market conditions.

[5] Senate Bill 1107, as amended in the Senate, effective July 1, 2021, made a corresponding amendment to Idaho Code Section 40-1415(3) to address the responsibility for funding certain urban renewal projects.

[6] HB436 also outlines a process for fire protection districts and ambulance service districts to seek withdrawal from existing revenue allocation areas in amended Idaho Code Section 50-2906(5). Should withdrawal be granted at any point there will be a reduction to the Agency's revenue allocation proceeds from the existing Project Area.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Amended Project Area. The Study has taken this statute into account.

16. Amendment to Section 500 of the Plan. Section 500 of the Plan is amended by the addition of new Section 504.13 entitled "MEMBERSHIP DUES AND SUPPORT OF COMMUNITY ECONOMIC DEVELOPMENT" as follows:

504.13 Membership Dues and Support of Community Economic Development

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations established for the purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate, and support non-profit organizations established to support Agency best practices and administration. The line item of Operation Expenses within the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

17. Amendment to Section 800 of the Plan. Section 800 of the Plan is amended by deleting Section 800 and replacing it as follows:[7]

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty-four (24) years[8] from the effective date of the Plan subject to modifications and/or extensions set forth in Idaho Code §§ 50-2904 and 50-2905(7). The revenue allocation authority will expire on December 31, 2029, except for any revenue allocation proceeds received in calendar year 2030, as contemplated by Idaho Code § 50-2905(7). The Agency may use proceeds in 2030 to wind up eligible projects set forth herein and as identified in Section 301 and the Study. As stated in the Plan, any owner participation agreement or disposition and development agreement obligations will cease as of December 31, 2029.

Pursuant to Idaho Code § 50-2914 the Agency may terminate an urban renewal plan containing a revenue allocation financing provision in accordance with the provisions of Idaho Code §§ 50-2903(5) and 50-2909(4). Idaho Code § 50-2903(5) provides "[i]n the event that the [A]gency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years", the Agency shall adopt a resolution recommending termination of the revenue allocation area by September 1. In order to provide sufficient notice of

[7] This amendment does not seek to extend the duration of the Agency's revenue allocation authority; rather, the intent is to update this Section to better reflect the Idaho law provisions governing termination.
[8] The Plan was adopted prior to the change in duration to twenty (20) years.

termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will also use its best efforts to provide a written termination notice by May 1, 2030:

a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located by the County Clerk in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate. Idaho Code § 50-2909(4).

b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan. Idaho Code §§ 50-2905(7) and 50-29014.

c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215. Idaho Code § 50-2903(5).

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, subject to the following paragraph, the Agency intends to dispose of any remaining assets by granting or conveying or dedicating such assets to the City, unless based on the nature of the asset, disposition to another public entity is more appropriate.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a lease income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility. For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City, depending on the nature of the asset.

18. Amendment to Section 1100 of the Plan. Section 1100 of the Plan is deleted and replaced with new Section 1100 entitled "ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS" as follows:

1100 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS

Under the Law, the Agency is required to file with the City and the State Controller's office, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include certain financial information required under Idaho Code § 67-1076. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

Additionally, the Agency must comply with certain other reporting requirements as set forth in the local government registry portal, Idaho Code §§ 67-1076 and 50-2006(5)(c), State of Idaho Controller's Office, and Idaho Code § 50-2913, the tax commission plan repository, and Idaho Code § 50-2903A, the tax commission's plan modification annual attestation. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition of other compliance measures by the Kootenai County Board of County Commissioners.

19. Amendment to Plan to add new Attachment 1A. The Plan is amended to add new Attachment 1A entitled "Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K ," attached hereto.

20. Amendment to Plan to add new Attachment 2A. The Plan is amended to add new Attachment 2A entitled "Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K," attached hereto.

21. Amendment to Plan to add new Attachment 4A. The Plan is amended to add new Attachment 4A entitled "Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area," attached hereto.

22. Amendment to Plan to add new Attachment 5C. The Plan is amended to add new Attachment 5C entitled "Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of the Amendment Area," attached hereto.

23. Hayden Urban Renewal Capital Development Plan Remains in Effect. Except as expressly modified in this First Amendment, the Plan and the Attachments thereto remain in full force and effect.

Attachment 1A

Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K

CITY OF HAYDEN
GOVERNMENT WAY
URBAN RENEWAL AREA BOUNDARY &
REVENUE ALLOCATION AREA BOUNDARY

BY ORDINANCE NO.

_____

EFFECTIVE DATE:

_____

LINE DATA (SHEET 1):		
LINE	BEARING	LENGTH
L1	N88°56'46"W	35.16'
L2	N01°07'44"E	2607.86'
L3	N81°10'21"E	60.94'
L4	S89°20'08"E	964.11'
L5	S01°04'55"W	5.40'
L6	S89°10'34"E	1654.09'
L7	N01°08'48"E	10.00'
L8	S89°10'35"E	208.00'
L9	S01°08'48"W	10.00'
L10	S89°09'08"E	2398.26'
L11	S00°24'11"W	2626.94'
L12	S01°04'46"W	1664.09'
L158	N05°39'36"E	2673.91'
L159	N89°04'31"W	2078.64'
L160	N89°00'29"W	2642.23'

0 100 200 400 800

SCALE: 1" = 200'

NORTH

P.O.B.

LANCASTER RD

GOVERNMENT WAY

U.S. HIGHWAY NO. 95

RAMSEY RD

TRACEY RD

REED RD

BUCKLES RD

ALVIS RD

KELLY-RAE DR

Hayden Lake Irrigated Tracts

Warren K Industrial Park 1st Add (H-9162)

VAC PER BK 298-PG 977

OUT OF THE CITY 0-3560-11

IN THE CITY H-4050-11

MATCHLINE SHEET 1 / SHEET 2

3200 11.023 Ac
3100 4.697 Ac
3000 12.682 Ac
3500 9.773 Ac
2550 23.588 Ac
3700 28.572 Ac
0800 1.113 Ac
#17459 0700 5.181 Ac
1500 109.173 Ac
#18441 4050 65.923 Ac
#13125 0100 4.745 Ac
#16600 EX R/W 0150 4.769 Ac
#16913 0450 4.796 Ac
0500 13.795 Ac
#18792 7400 3.200 Ac
#7272 EX TAX #'S & PLTD PTN 8100 28.940 Ac
#10319 7725 0.309 Ac
#7298 EX TAX #'S 9050 35.068 Ac
#4571 001-AD 0.547 Ac
#5163 001-AE
342 341 340 339 339-AA 48.681 Ac
343 344 345 346
#11738 344-AA 7.376 Ac
#12040
#7458 EX TAX #'S 344-AD 0.446 Ac
#20640 344-AE 1.365 Ac
344-AB 0.999 Ac
344-AC 1.848 Ac
345-AB 2.895 Ac
345-AA 4.825 Ac
346-ZZ 3.423 Ac
350-AB 0.372 Ac
#11574
350-AA 4.493 Ac
349-AA 4.501 Ac
347-AB 0.937 Ac
H-9160

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NO.	DATE	REVISION DESCRIPTION	BY

LOCATED IN SECTIONS 10,11,12,13,14,23, AND 24, T51N R4W, B.M., KOOTENAI COUNTY, ID

CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY

PROJECT NO.:	41014.09.1
DESIGNED BY:	MJH
DRAWN BY:	MNR
CHECKED BY:	
DWG:	41014.09EX01.DWG
DATE:	05/22/2025
SHEET NO:	

1 OF 3

CITY OF HAYDEN
GOVERNMENT WAY
URBAN RENEWAL AREA BOUNDARY &
REVENUE ALLOCATION AREA BOUNDARY

BY ORDINANCE NO.

EFFECTIVE DATE:

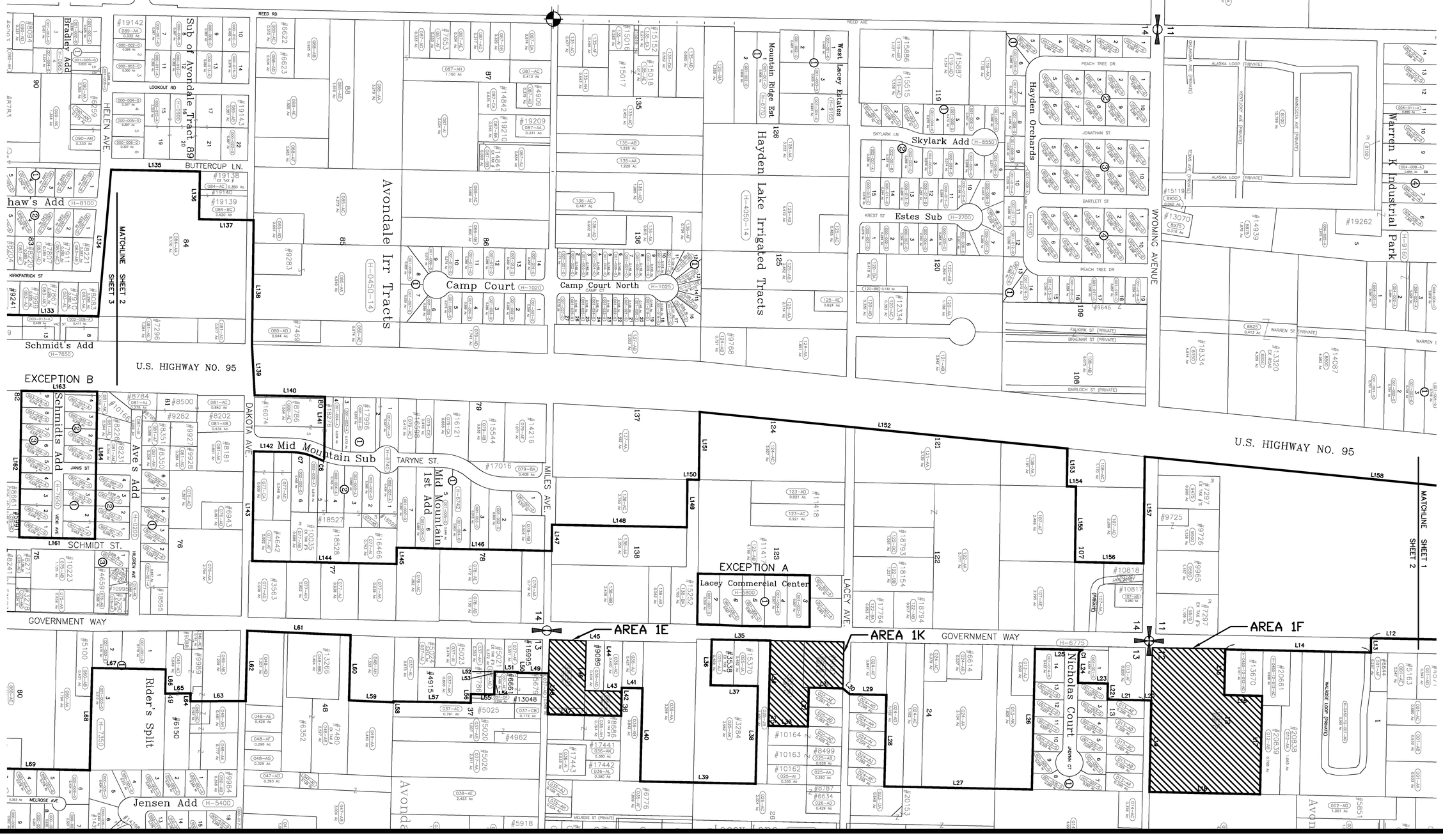
CURVE DATA (SHEET 2):					
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
C1	31.36'	20.00'	89°50'23"	N43°50'49"W	28.24'
C6	31.57'	330.00'	5°28'55"	S2°31'49"W	31.56'
C7	116.74'	270.00'	24°46'23"	S13°34'05"W	115.83'

LINE DATA (SHEET 2):											
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	S01°04'46"W	1664.09'	L32	S68°40'57"E	170.00'	L52	S88°36'00"E	3.00'	L140	N01°11'00"E	307.45'
L13	S89°03'56"E	62.79'	L33	S01°10'40"W	172.04'	L53	N01°06'30"E	1.00'	L141	S89°11'32"E	281.55'
L14	S01°14'27"W	635.60'	L34	N88°39'27"W	372.42'	L54	S88°36'00"E	96.28'	L142	S01°10'53"W	165.45'
L15	S88°47'01"E	200.00'	L35	S01°04'45"W	256.88'	L55	S00°45'05"W	102.02'	L143	S89°12'39"E	479.48'
L16	N01°14'55"E	165.00'	L36	S88°37'57"E	200.00'	L56	S89°14'55"E	37.96'	L144	N01°11'55"E	630.12'
L17	S88°47'01"E	430.33'	L37	N01°04'46"E	206.96'	L57	S00°58'55"W	338.40'	L145	N89°07'45"W	71.20'
L18	S01°14'32"W	483.60'	L38	S88°39'27"E	427.33'	L58	S88°37'24"E	4.31'	L146	N01°11'41"E	677.30'
L19	N88°47'01"W	400.12'	L39	S01°10'46"W	504.30'	L59	S02°31'52"W	193.54'	L147	N89°20'02"W	114.38'
L20	S01°10'48"E	29.99'	L40	N88°36'26"W	407.45'	L60	N88°37'24"W	285.07'	L148	N01°02'51"E	588.93'
L21	S01°10'48"W	160.96'	L41	S01°04'45"W	90.00'	L61	S02°32'10"W	451.56'	L149	N89°18'17"W	208.71'
L22	N88°46'01"W	70.06'	L42	S88°36'26"E	15.33'	L62	S88°38'59"E	307.71'	L150	N01°02'51"E	50.00'
L23	S01°04'12"W	130.98'	L43	S01°14'26"W	80.49'	L63	S00°13'05"E	241.27'	L151	N89°18'17"W	296.54'
L24	N88°46'01"W	124.94'	L44	N88°36'03"W	217.58'	L64	N88°39'18"W	33.77'	L152	N05°41'20"E	1614.42'
L25	S01°04'35"W	210.79'	L45	S01°26'31"W	80.47'	L65	S00°19'01"E	111.23'	L153	S89°13'45"E	165.89'
L26	S88°44'22"E	614.36'	L46	S88°35'40"E	324.82'	L66	N88°39'37"W	106.24'	L154	N01°02'51"E	39.52'
L27	S01°10'51"W	644.33'	L47	S01°07'03"W	161.01'	L135	N01°06'38"E	388.03'	L155	S89°13'45"E	330.00'
L28	N88°41'42"W	400.00'	L48	N88°34'54"W	179.17'	L136	S89°11'23"E	208.75'	L156	N01°02'51"E	299.23'
L29	S01°10'48"W	160.99'	L49	S01°06'30"W	134.66'	L137	N01°06'50"E	237.75'	L157	N89°12'31"W	466.72'
L30	S41°03'00"W	39.01'	L50	N88°36'00"W	3.00'	L138	S89°12'39"E	544.28'	L158	N05°39'36"E	2673.91'
L31	S01°10'44"W	150.00'	L51	S01°06'30"W	101.00'	L139	N86°51'16"E	221.99'	–	–	–

NORTH

0 100 200 400 800

SCALE: 1" = 200'



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(fax) 208-664-5946

NO.	DATE	REVISION DESCRIPTION

LOCATED IN SECTIONS
10,11,12,13,14,23, AND 24, T51N
R4W, B.M., KOOTENAI COUNTY, ID

CITY OF HAYDEN
HAYDEN URBAN
RENEWAL AGENCY

PROJECT NO.:	41014.09.1
DESIGNED BY:	MLH
DRAWN BY:	MNR
CHECKED BY:	
DWG:	41014.09EX01.DWG
DATE:	05/22/2025
SHEET NO:	

2 OF 3

CITY OF HAYDEN
GOVERNMENT WAY
URBAN RENEWAL AREA BOUNDARY &
REVENUE ALLOCATION AREA BOUNDARY

BY ORDINANCE NO.

EFFECTIVE DATE:

NORTH

0 100 200 400 800

SCALE: 1" = 200'

CURVE DATA (SHEET 3):

CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
C2	122.76'	230.00'	30°34'53"	N15°50'01"E	121.31'
C3	86.92'	280.00'	17°47'09"	N08°21'01"W	86.57'
C4	146.86'	470.00'	17°54'13"	N08°17'27"W	146.27'
C5	47.13'	30.00'	90°00'35"	N45°39'40"E	42.43'
C8	385.14'	28757.90'	0°46'02"	N02°53'03"E	385.14'

LINE DATA (SHEET 3):

LINE	BEARING	LENGTH
L67	S01°04'55"W	322.41'
L68	S88°40'25"E	447.24'
L69	S01°09'45"W	689.34'
L70	N88°41'40"W	225.88'
L71	S01°13'10"W	303.24'
L72	S88°40'51"E	225.02'
L73	S01°17'12"W	603.18'
L74	N88°29'12"W	368.75'
L75	S01°34'50"W	98.97'
L76	N88°34'53"W	79.81'
L77	S01°19'15"W	115.64'
L78	N88°36'27"W	175.26'
L79	S01°13'48"W	9.96'
L80	S88°36'42"E	150.00'
L81	S01°13'41"W	150.00'
L82	S88°36'42"E	25.01'
L83	N01°19'15"E	15.07'
L84	S88°29'02"E	200.25'
L85	S01°13'41"W	368.33'
L86	N88°35'30"W	248.78'
L87	S01°02'32"W	263.62'
L88	N88°34'18"W	127.36'
L89	S01°13'41"W	60.00'
L90	S88°34'18"E	627.56'
L91	S01°02'35"W	647.60'
L92	S18°29'00"W	46.77'
L93	S00°59'14"W	2277.62'
L94	N89°00'32"W	224.94'
L95	S00°59'28"W	83.67'
L96	N89°00'32"W	485.13'
L97	N00°59'45"E	168.51'
L98	S89°29'35"E	26.02'
L99	N00°59'45"E	255.80'
L100	N89°13'22"W	386.65'
L101	N01°00'49"E	410.06'
L102	N89°20'50"W	267.12'
L103	N04°01'00"E	170.55'
L104	N89°20'50"W	429.98'
L105	N81°38'30"W	219.47'
L106	S05°51'08"W	845.64'
L107	N89°24'08"W	246.82'
L108	N00°32'34"E	5.84'
L109	S89°24'30"E	45.00'
L110	N00°32'34"E	30.00'
L111	N89°24'30"W	45.00'
L112	N00°32'34"E	8.66'
L113	N17°14'35"W	30.03'
L114	N00°39'40"E	391.29'
L115	N00°39'40"E	30.00'
L116	N89°20'20"W	292.00'
L117	N01°06'55"E	1363.93'
L118	S89°16'20"E	229.85'
L119	N01°08'42"E	630.95'
L120	S89°14'13"E	30.02'
L121	N03°13'45"E	633.32'
L122	N89°17'07"W	30.03'
L123	N03°13'45"E	10.00'
L124	N89°22'05"W	319.80'
L125	N01°11'09"E	681.91'
L126	S89°17'29"E	167.00'
L127	N01°12'19"E	631.93'
L128	S89°17'59"E	31.68'
L129	N01°15'29"E	244.25'
L130	S88°45'42"E	272.00'
L131	S89°30'15"E	50.00'
L132	S88°50'23"E	147.68'
L133	N00°57'11"E	454.84'
L134	N84°58'18"W	643.77'
L135	S01°14'28"W	330.00'
L136	N89°08'37"W	640.71'
L137	N00°32'34"E	330.00'
L138	S89°14'13"E	644.73'
L139	N01°10'36"E	150.00'
L140	S89°14'13"E	30.02'
L141	N01°10'36"E	150.00'
L142	N89°17'59"W	206.19'
L143	S01°11'35"W	135.50'
L144	N89°17'10"E	139.25'
L145	S01°11'34"W	301.18'
L146	N89°10'52"W	240.00'
L147	N01°10'36"E	200.52'
L148	S89°08'37"E	140.00'
L149	S01°12'25"W	132.40'
L150	S89°16'37"E	160.04'
L151	S01°11'35"W	265.74'
L152	N89°17'53"W	303.49'
L153	N01°12'07"E	132.01'
L154	N89°17'53"W	15.49'
L155	S88°24'00"E	328.46'
L156	S01°15'45"W	346.98'
L157	N87°49'21"W	30.82'
L158	N02°23'53"E	193.67'
L159	N89°35'53"W	302.76'
L160	N89°16'21"W	355.93'
L161	N89°16'21"W	131.59'
L162	N01°10'54"E	10.00'
L163	S01°11'34"W	10.00'
L164	N89°16'20"W	247.55'
L165	N01°10'10"E	10.00'
L166	N89°16'21"W	131.59'
L167	N01°10'54"E	10.00'
L168	N89°16'21"W	355.93'
L169	N01°13'41"E	248.58'
L170	N01°13'41"E	152.42'
L171	S88°24'00"E	328.46'
L172	N01°15'45"W	346.98'
L173	N87°49'21"W	30.82'
L174	N02°23'53"E	193.67'
L175	N89°35'53"W	302.76'
L176	–	–
L177	–	–
L178	–	–
L179	–	–
L180	–	–
L181	–	–
L182	–	–
L183	–	–
L184	–	–
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L213	–	–
L214	–	–
L215	–	–
L216	–	–
L217	–	–
L218	–	–
L219	–	–

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(toll free) 877-815-5672
(fax) 208-664-5946

NO. DATE REVISION/DESCRIPTION

LOCATED IN SECTIONS
10,11,12,13,14,23, AND 24, T51N
R4W, B.M., KOOTENAI COUNTY, ID

CITY OF HAYDEN
HAYDEN URBAN
RENEWAL AGENCY

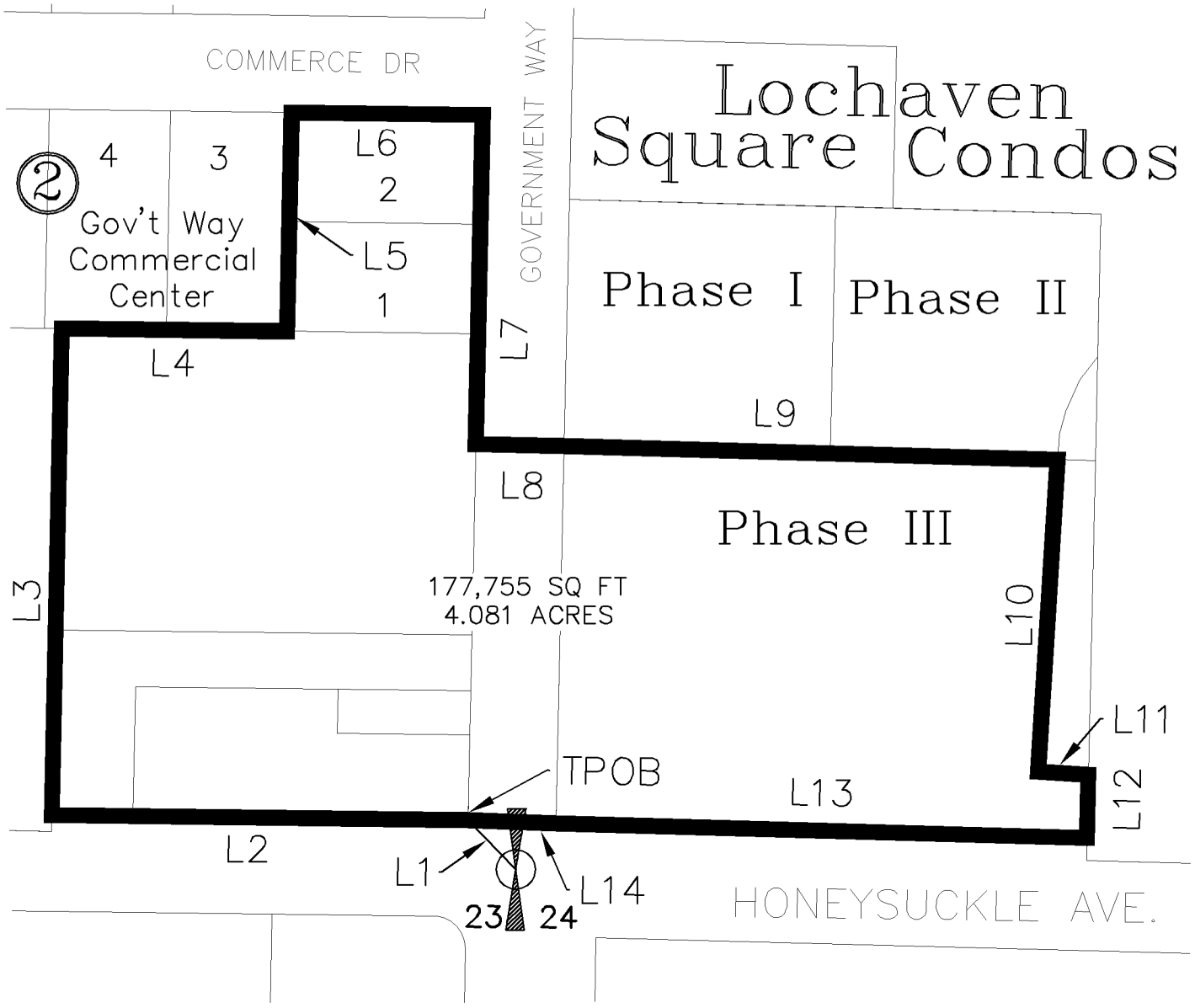
PROJECT NO.: 41014.061
DESIGNED BY: MLH
DRAWN BY: MNR
CHECKED BY:
DWG: 41014.091EX01.DWG
DATE: 05/22/2025
SHEET NO:

3 OF 3

EXHIBIT A
AREA 1A
CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY
LOCATED IN THE NE 1/4 OF SECTION 23 AND THE NW 1/4 OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

LINE DATA:		
LINE	BEARING	LENGTH
L1	N44°02'08"W	42.25'
L2	N89°16'21"W	257.25'
L3	N01°11'34"E	301.18'
L4	S89°17'10"E	139.25'
L5	N01°11'35"E	135.50'
L6	S89°17'10"E	118.06'
L7	S01°12'33"W	203.69'
L8	S88°48'26"E	54.53'
L9	S89°35'55"E	302.76'
L10	S02°23'53"W	193.67'
L11	S87°49'21"E	30.82'
L12	S00°07'00"W	39.07'
L13	N89°35'55"W	282.85'
L14	N88°52'02"W	101.92'

SCALE: 1"=100'



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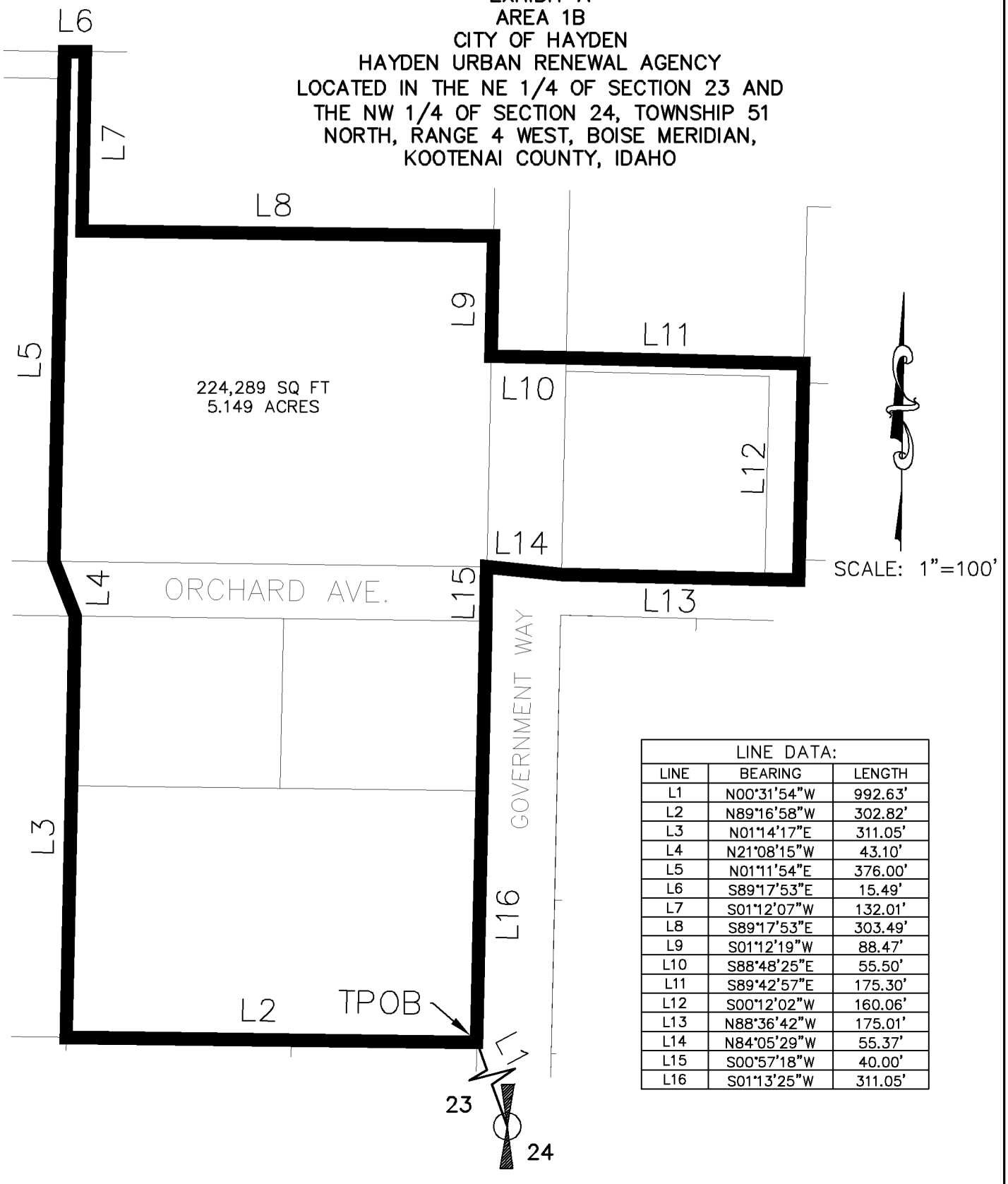
CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY
AREA 1A
T51N, R4W, SEC. 23&24, B.M.

PROJECT NO.:	41014.091
DESIGNED BY:	MLH
DRAWN BY:	SNR
DWG:	41014.091EX04.DWG
DATE:	06/04/2025
SHEET NO:	1 OF 1

EXHIBIT A
AREA 1B
CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY
LOCATED IN THE NE 1/4 OF SECTION 23 AND THE NW 1/4 OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



LINE DATA:		
LINE	BEARING	LENGTH
L1	N00°31'54"W	992.63'
L2	N89°16'58"W	302.82'
L3	N01°14'17"E	311.05'
L4	N21°08'15"W	43.10'
L5	N01°11'54"E	376.00'
L6	S89°17'53"E	15.49'
L7	S01°12'07"W	132.01'
L8	S89°17'53"E	303.49'
L9	S01°12'19"W	88.47'
L10	S88°48'25"E	55.50'
L11	S89°42'57"E	175.30'
L12	S00°12'02"W	160.06'
L13	N88°36'42"W	175.01'
L14	N84°05'29"W	55.37'
L15	S00°57'18"W	40.00'
L16	S01°13'25"W	311.05'

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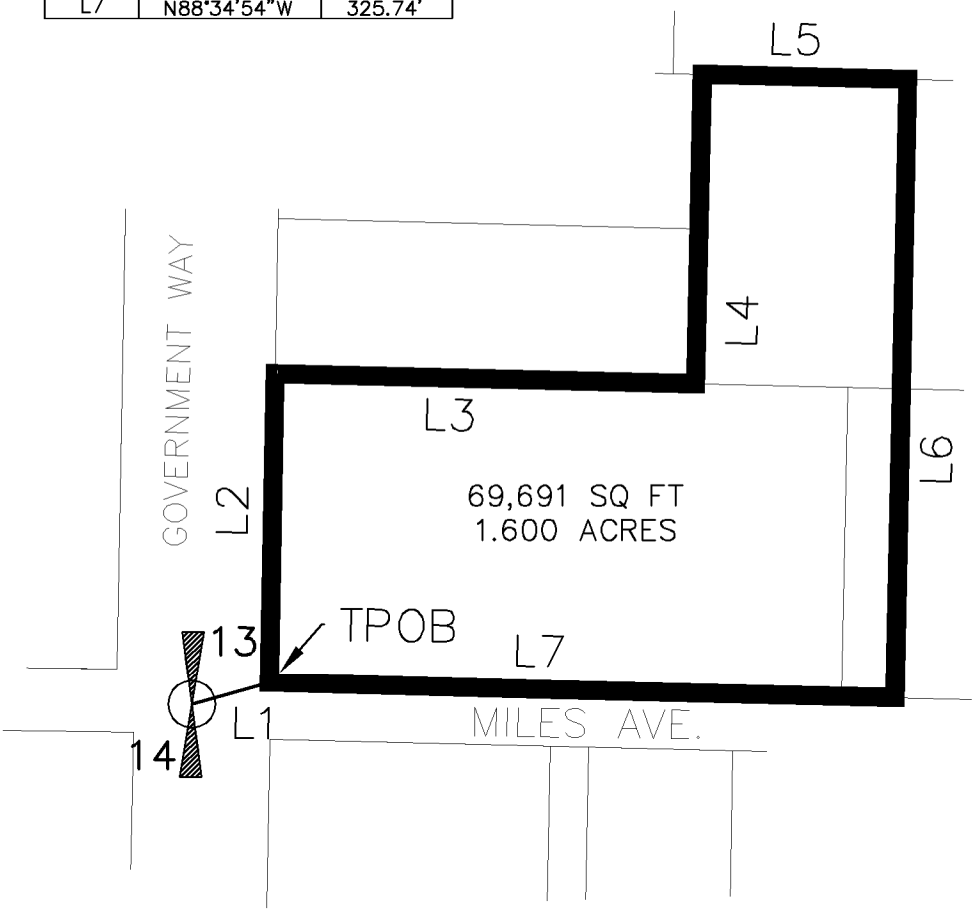
CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY
AREA 1B
T51N, R4W, SEC. 23&24, B.M.

PROJECT NO.:	41014.091
DESIGNED BY:	MLH
DRAWN BY:	SNR
DWG:	41014.091EX04.DWG
DATE:	06/04/2025
SHEET NO:	1 OF 1

EXHIBIT A
AREA 1E
CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY
LOCATED IN THE NW 1/4 OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

LINE DATA:		
LINE	BEARING	LENGTH
L1	N74°13'50"E	42.03'
L2	N01°04'45"E	160.94'
L3	S88°35'40"E	218.88'
L4	N01°14'26"E	160.99'
L5	S88°36'26"E	106.96'
L6	S01°10'44"W	322.02'
L7	N88°34'54"W	325.74'



SCALE: 1"=100'

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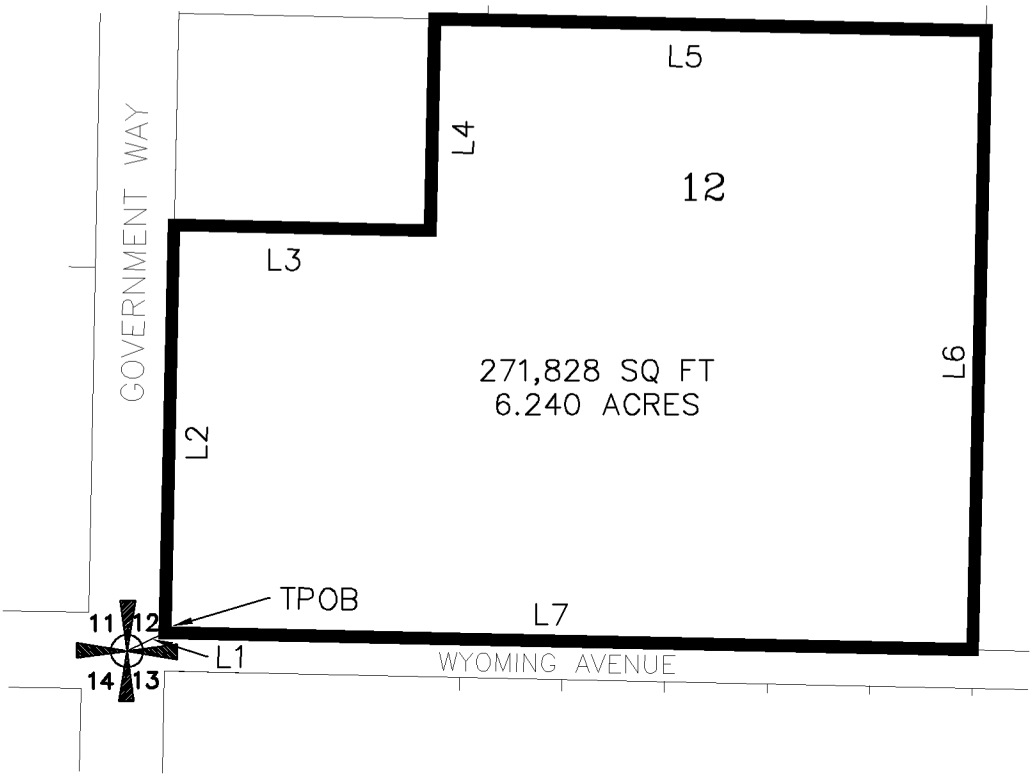
CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY
AREA 1E
T51N, R4W, SEC 13, B.M.

PROJECT NO.:	41014.091
DESIGNED BY:	MLH
DRAWN BY:	SNR
DWG:	41014.091EX04.DWG
DATE:	06/04/2025
SHEET NO:	**1 OF 1**

EXHIBIT A
AREA 1F
CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY
LOCATED IN THE SW 1/4 OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

LINE DATA:		
LINE	BEARING	LENGTH
L1	N64°10'26"E	33.21'
L2	N01°14'33"E	318.60'
L3	S88°47'01"E	200.00'
L4	N01°14'33"E	165.00'
L5	S88°47'01"E	430.33'
L6	S01°14'32"W	483.60'
L7	N88°47'01"W	630.33'

SCALE: 1"=150'



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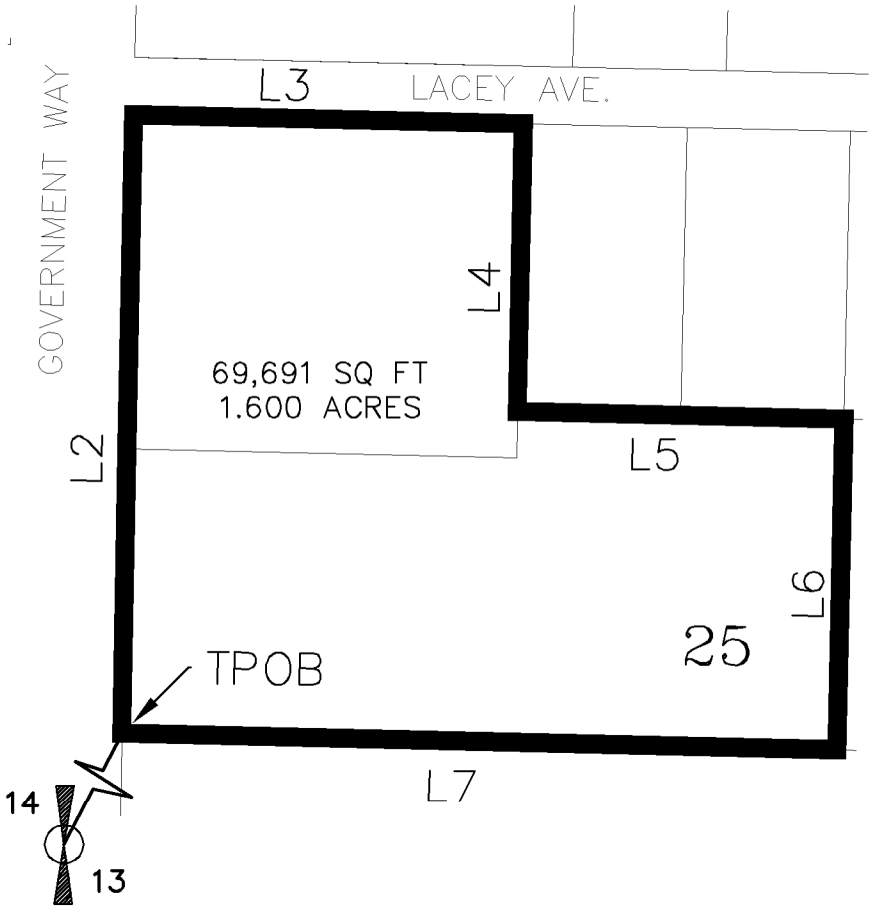
CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY
AREA 1F
T51N, R4W, SEC 12, B.M.

PROJECT NO.:	41014.091
DESIGNED BY:	MLH
DRAWN BY:	SNR
DWG:	41014.091EX04.DWG
DATE:	06/04/2025
SHEET NO:	1 OF 1

EXHIBIT A
AREA 1K
CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY
LOCATED IN THE NW 1/4 OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



SCALE: 1"=100'

LINE DATA:		
LINE	BEARING	LENGTH
L1	N02°33'25"E	978.22'
L2	N01°04'45"E	321.88'
L3	S88°40'58"E	202.98'
L4	S01°10'44"W	150.00'
L5	S88°40'57"E	170.00'
L6	S01°10'44"W	172.01'
L7	N88°39'41"W	372.42'

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CITY OF HAYDEN
HAYDEN URBAN RENEWAL AGENCY
AREA 1K
T51N, R4W, SEC 13, B.M.

PROJECT NO.:	41014.091
DESIGNED BY:	MLH
DRAWN BY:	SNR
DWG:	41014.091EX04.DWG
DATE:	06/04/2025
SHEET NO:	**1 OF 1**

Attachment 2A

Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K

Area 1A

That portion of the Northeast quarter of Section 23 and the Northwest quarter of Section 24, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the Quarter Section Corner common to said Sections 23 and 24; Thence, along the centerline of the Right-of-Way for Government Way, North 44°02'08" East, 42.25 feet, to the North Right-of-Way of Honeysuckle Avenue, said point being the **TRUE POINT OF BEGINNING**;

Thence, along said North Right-of-Way of Honeysuckle Avenue, parallel to the East-West center line of Section 23, North 89°16'21" West, 257.25 feet;

Thence, along said East line of "Tax No. 10039", North 01°11'34" East, 301.18 feet, to the North line of the South half of Tract 266 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, recorded in Book C, Page 67, records of Kootenai County, Idaho;

Thence, along said North line, South 89°17'10" East, 139.25 feet, to the Southwest corner of Lot 1, Block 2 of the plat of GOVERNMENT WAY COMMERCIAL CENTER, recorded in Book G, Page 107, records of Kootenai County, Idaho;

Thence, along the West line of Lot 1 and Lot 2 of said Block 2, North 01°11'35" East, 135.50 feet, to the Northwest corner of said Lot 2;

Thence, along the North line of said Lot 2, South 89°17'10" East, 118.06 feet, to the West Right-of-Way of Government Way;

Thence, along said West Right-of-Way, South 01°12'33 West, 203.69 feet;

Thence, crossing the Right-of-way for Government Way, South 88°48'26" East, 54.53 feet, to the North line of the plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014, recorded in Book L, Page 22;

Thence, along the plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014 the following 5 courses:

1. South 89°35'55" East, 302.76 feet;
2. South 02°23'53" West, 193.67 feet;
3. South 87°49'21" East, 30.82 feet;
4. South 00°07'00" West, 39.07 feet;
5. North 89°35'55" West, 282.85 feet, to the East Right-of-Way of Government Way;

Thence, leaving said plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014 and crossing Government Way, North 88°52'02" West, 101.92 feet, to the **TRUE POINT OF BEGINNING**;

Containing 177,755 square feet or 4.081 acres, more or less.

Area 1B

That portion of the Northeast quarter of Section 23 and the Northwest quarter of Section 24, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the Quarter Section Corner common to said Sections 23 and 24; Thence, North 00°31'54" West, 992.63 feet, to the South line of the North half of Tract 227 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, recorded in Book C, page 67, records of Kootenai County, Idaho, said point being the **TRUE POINT OF BEGINNING**;

Thence, along said South line, North 89°16'58" West, 302.82 feet, to the West line of the East half of the said North half of Tract 227;

Thence, along said West line, North 01°14'17" East, 311.05 feet, to the South Right-of-Way of Orchard Avenue;

Thence, crossing Orchard Avenue, North 21°08'15" West, 43.10 feet to the Southwest corner of a parcel of land in Tract 226 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS;

Thence, along the West line of said parcel of land in Tract 226, taken to be coincidental with the East line of Tract 226, North 01°11'54" East, 376.00 feet;

Thence, South 89°17'53" East, 15.49 feet, to the Northwest corner of the parcel described in the deed to Andrew Pickolick, et ux, recorded October 19, 1954 in Book 158 of deeds, Page 302, records of Kootenai County, Idaho;

Thence, South 01°12'07" West, 132.01 feet, to the Southwest corner of said Pickolick parcel;

Thence, South 89°17'53" East, 303.49 feet, to the West Right-of-Way of Government way;

Thence, along said West Right-of-Way, South 01°12'19" West, 88.47 feet;

Thence, crossing Government Way, South 88°48'25" East, 55.50 feet, to the Northwest corner of a parcel located in a portion of the South half of Tract 92 of the plat of AVONDALE, recorded in Book B, Page 132, records of Kootenai County, Idaho;

Thence, along the North line of said parcel located in a portion of the South half of Tract 92, South 89°42'57" East, 175.30 feet;

Thence, along the East line of said parcel, South 00°12'02" West, 160.06 feet;

Thence, North 88°36’42” West, 175.01 feet, to the East Right-of-Way of Government Way and the North Right-of-Way of Orchard Avenue;

Thence, crossing Government Way, North 84°05’29” West, 55.37 feet, to the West Right-of-Way of Government Way and the North Right-of-Way of Orchard Avenue;

Thence, crossing Orchard Avenue, South 00°57’18” West, 40.00 feet, to the West Right-of-Way of Government Way and the South Right-of-Way of Orchard Avenue;

Thence, along said West Right-of-Way of Government Way, South 01°50’21” West, 314.57 feet to the **TRUE POINT OF BEGINNING**;

Containing 223,686 square feet or 5.135 acres, more or less.

Area 1E

That portion of the Northwest quarter of Section 13, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the Quarter Section Corner common to said Sections 13 and 14; Thence, North 74°13'50" East, 42.03 feet, to a line of intersection with the Southwest corner of Tract 36 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County Idaho, said point being the **TRUE POINT OF BEGINNING**;

Thence, along the West line of the West half of the South half of said Tract 36 of the plat of AVONDALE IRRIGATED TRACTS, taken to be coincidental with the East Right-of-Way of Government Way, North 01°04'45" East, 160.94 feet, to the North line of the said West half of the South half of Tract 36;

Thence, along said North line, South 88°35'40" East, 218.88 feet;

Thence, North 01°14'26" East, 160.99 feet, to the South line of the North half of said Tract 36 of the plat of AVONDALE IRRIGATED TRACTS;

Thence, along said South line, South 88°36'26" East, 106.96 feet, to a point of intersection with a line offset 27.87 feet Easterly from the North-South centerline of said Tract 36;

Thence, along said offset line, South 01°10'44" West, 322.02 feet, to the North Right-of-Way of Miles Avenue;

Thence, along said North Right-of-Way, North 88°34'54" West, 325.74 feet, to the **TRUE POINT OF BEGINNING**;

Containing 69,691 square feet or 1.600 acres, more or less.

Area 1F

That portion of the Southwest quarter of Section 12, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the Section Corner common to Sections 11, 12, 13, and 14; Thence, North 64°10'26" East, 33.21 feet to a point of intersection with the East Right-of-Way of Government Way, and the North Right-of-Way of Wyoming Avenue, said point being the **TRUE POINT OF BEGINNING**;

Thence along said East Right-of-Way, North 01°14'33" East, 318.60 feet;

Thence, leaving said East Right-of-Way, South 88°47'01" East, 200.00 feet, to a point 165 feet South and 200 feet East of said Northwest corner of the South three-fourths of Tract 12 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County, Idaho;

Thence, along a line 200 feet East of said Tract 12, North 01°14'33" East, 165.00 feet, to the North line of said South three-fourths;

Thence, along said North line, South 88°47'01" East, 430.33 feet, to the East line of said South three-fourths;

Thence, along said East line, South 01°14'32" West, 483.60 feet, to the South line of said Tract 12 and the North Right-of-Way of Wyoming Avenue;

Thence, along said North Right-of-Way, North 88°47'01" West, 630.33 feet, to the **TRUE POINT OF BEGINNING**.

Containing 271,828 square feet or 6.240 acres.

Area 1K

That portion of the Northwest quarter of Section 13, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the Quarter Section Corner common to said Sections 13 and 14; Thence, North 02°33'25" East, 978.22 feet, to a point of intersection with the South boundary line of the Northern half of Tract 25 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County, Idaho, and the East Right-of-Way of Government Way, said point being the **TRUE POINT OF BEGINNING**;

Thence, along said East Right-of-Way, North 01°04'45" East, 321.88 feet, to the North boundary of said Tract 25;

Thence, along said North line, South 88°40'58" East, 202.98 feet, to a point of intersection with a line offset 425 feet Easterly from, and parallel to, the East boundary of said Tract 25;

Thence, along said line offset 425 feet Easterly from, and parallel to, the East line of said Tract 25 of the plat of AVONDALE IRRIGATED TRACTS, South 01°10'44" West, 150.00 feet, to a point of intersection with a line offset 150 feet Southerly from, and parallel to, the South Right-of-Way of Lacey Avenue;

Thence, along said line, South 88°40'57" East, 170.00 feet, to a point of intersection with a line offset 255 feet Westerly from, and parallel to, the East line of said Tract 25;

Thence, along said line, South 01°10'44" West, 172.01 feet, to the said South line of the Northern half of said Tract 25;

Thence, along said South line of the Northern half of Tract 25, North 88°39'41" West, 372.42 feet, to the East Right-of-Way of Government Way, said point being the **TRUE POINT OF BEGINNING**;

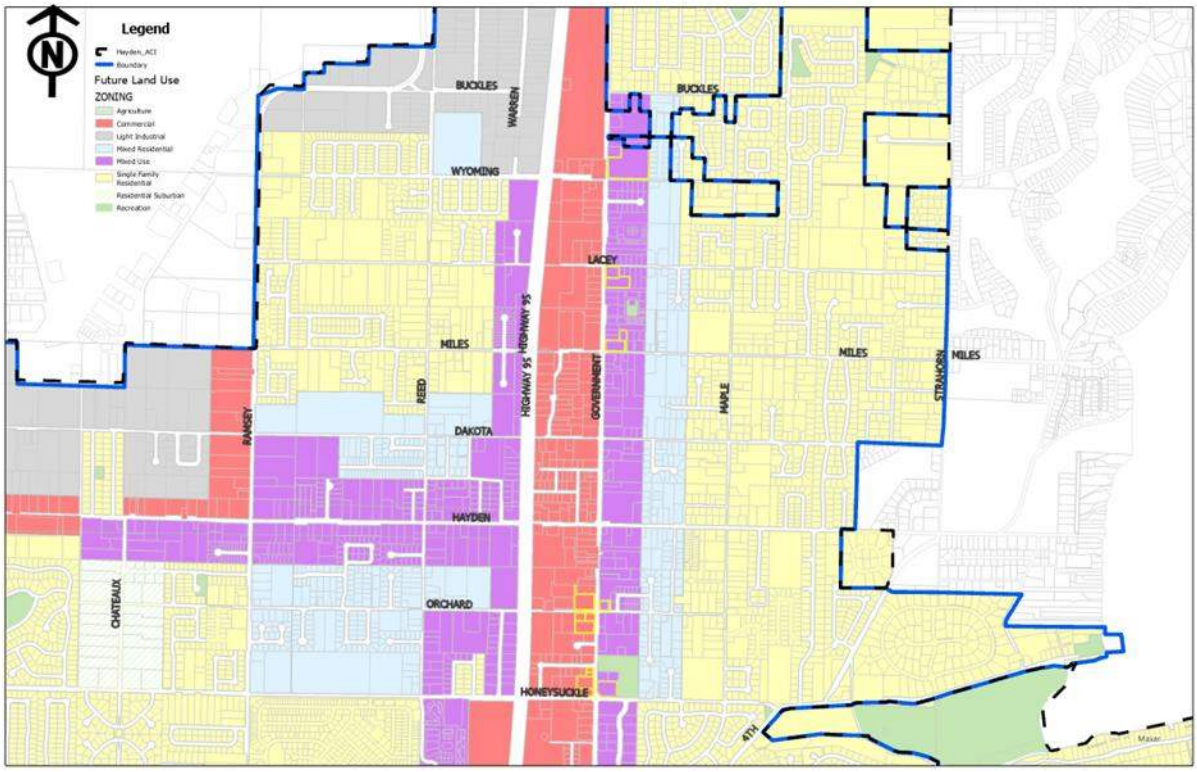
Containing 94,488 square feet or 2.169 acres, more or less.

Attachment 4A
Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area

Attachment 4A
Map Depicting Expected Land Uses and Current Zoning Within the Amendment Area

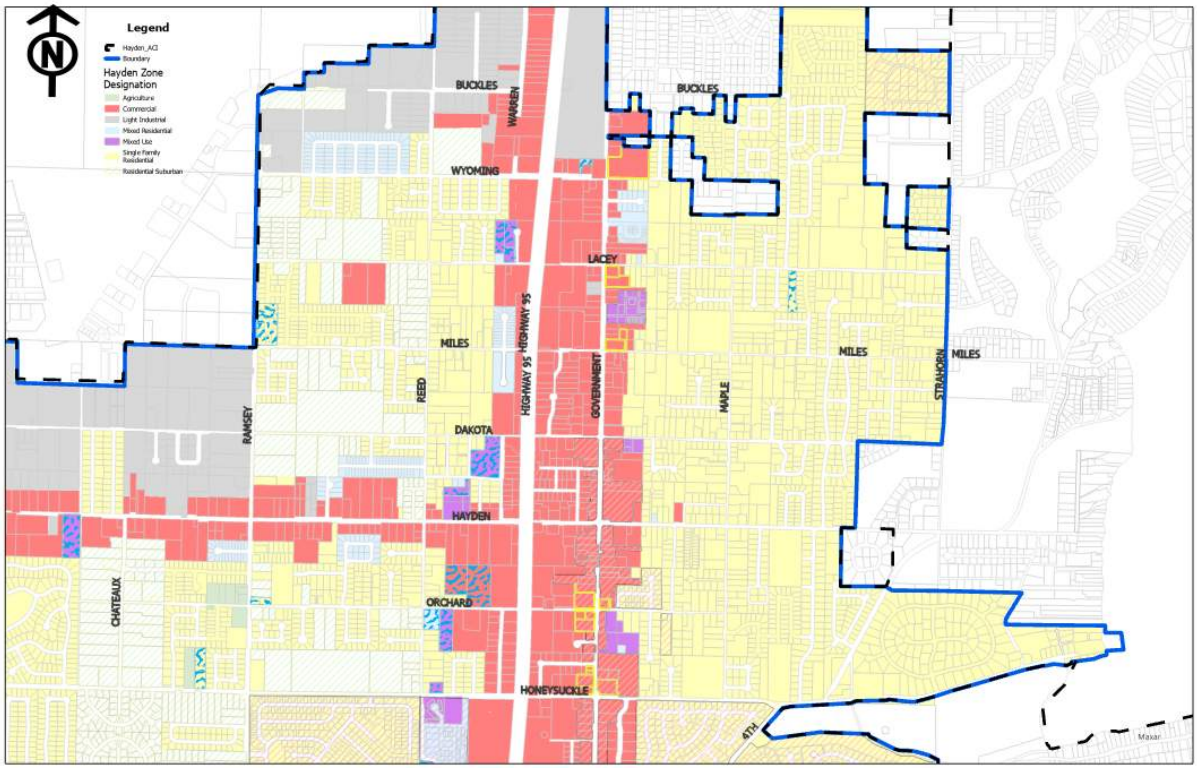
Future Land Use Map

The properties west of Government Way are designated Commercial Land Use (Red) and those east of Government Way are designated Mixed Use (Purple)


Legend
Hayden_ACI
Boundary
Future Land Use
ZONING
Agriculture
Commercial
Light Industrial
Mixed Residential
Mixed Use
Single Family Residential
Residential Suburban
Recreation
BUCKLES
WARREN
WYOMING
LACEY
HIGHWAY 95
MILES
REED
GOVERNMENT
MAPLE
STRAHORN
RANSEY
DAKOTA
HAYDEN
CHATEAUX
ORCHARD
HONEYSUCKLE
4TH

Zoning Map

Most properties are within the Central Business District overlay (Diagonal Lines) of the Commercial Zone (Red).


Legend
Hayden_AOI
Boundary
Hayden Zone Designation
Agriculture
Commercial
Light Industrial
Mixed Residential
Mixed Use
Single Family Residential
Residential Suburban
BUCKLES
WARREN
WYOMING
LACEY
HIGHWAY 95
MILES
REED
GOVERNMENT
MAPLE
STRAWBERRY
RAMSEY
DAKOTA
HAYDEN
CHATEAUX
ORCHARD
HONEYSUCKLE
4TH
Maxar

Attachment 5C

Supplement to Attachments 5, 5A and 5B: Financial Analysis Related to the 2025 Annexation of the Amendment Area

4847-6772-7771, v. 6

ECONOMIC FEASIBILITY STUDY

Hayden Urban Renewal Agency

Prepared By:

TheMettsGroup

Contents

Introduction 2
Expansion Area 2
Existing Conditions 4
Social Conditions 4
Financial Analysis 6
Future Development 7
Projected Assessed Values 8
Projected Tax Increment Revenue 8
Taxing Districts 10
Conclusion 12

Introduction

Urban renewal and revenue allocation financing are one of the most significant tools available to Idaho communities for attracting and retaining businesses, generating economic development, promoting job creation and encouraging development of deteriorating and underutilized areas.

The State of Idaho provides limited options for cities and counties to use in financing site remediation/preparation, public infrastructure and other needed incentives necessary to attract and retain businesses. Revenue allocation financing allows communities to make a site "ready" for development, including extending water, sewer, streets and other public improvements that reduce the cost to businesses of relocating or expanding. Revenue allocation financing also allows Idaho cities and counties to compete with other jurisdictions in attracting industry and business to Idaho.

This feasibility report focuses on an expansion area of the current District encompassing 20 parcels, divided into five (5) nodes, totaling 19.225 acres, increasing the total RAA to approximately 739 acres. All nodes are located directly adjacent to the existing RAA. All parcels are improved; there are no agricultural parcels included.

This study lays the groundwork to assess the economic feasibility of this expansion area from an economic perspective. The public benefits resulting from this partnered development include:

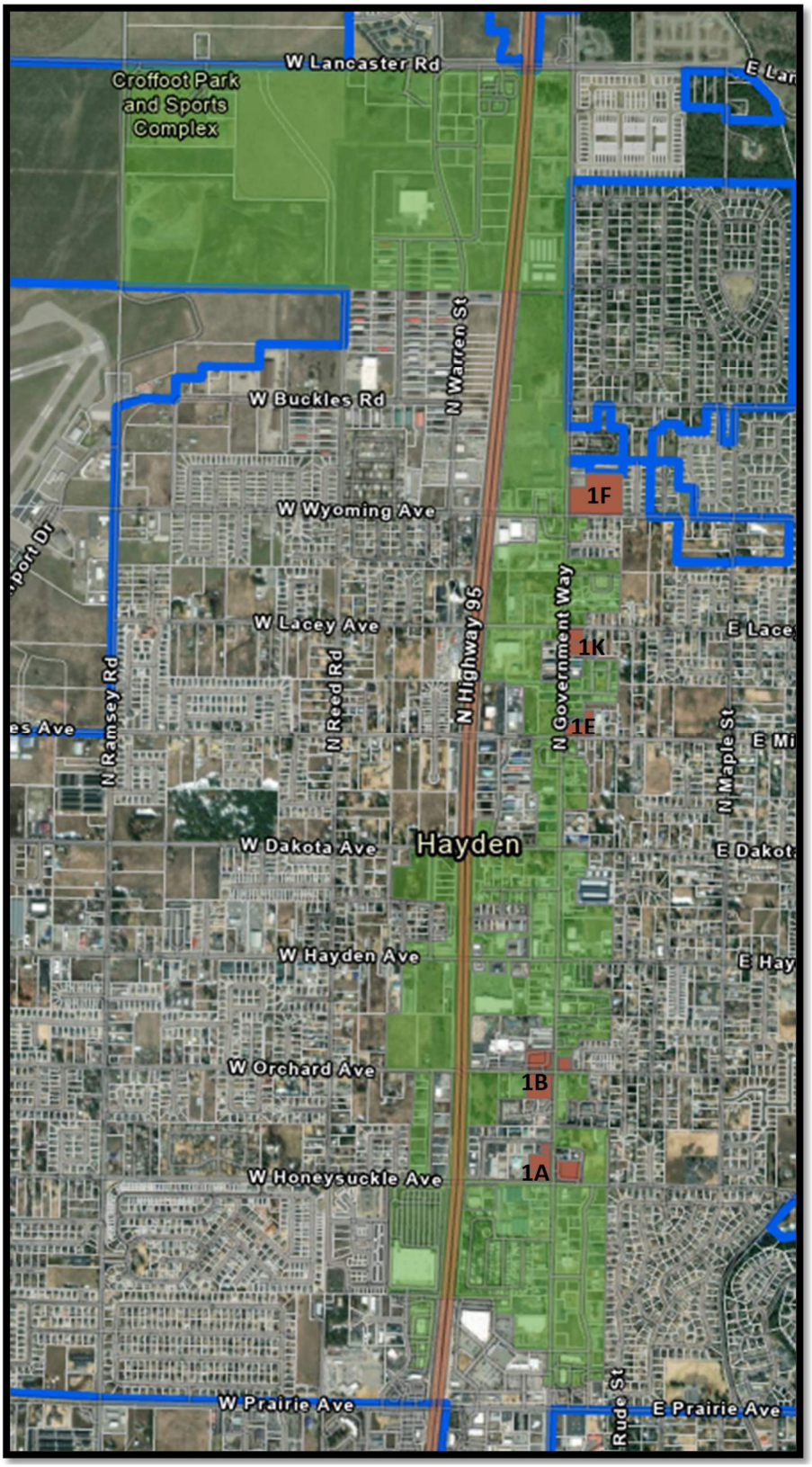
- Underutilized property or land can be developed to a productive use
- Public infrastructure upgrades enhance capacity for surrounding area and community at large
- Improvements to local transportation systems benefit the community at large
- Increasing local tax base may mean property owners enjoy lower levy rates in the future
- Increased local tax base also bodes well for enrollment in the public schools and overall budget
- Successful projects generate increased sales and income taxes for the state

Expansion Area

As the map below indicates, the proposed expansion area is divided into five (5) nodes, all contiguous to the existing RAA boundary.

1. **1A:** An area bordered by Honeysuckle Avenue to the south and Commerce Drive to the north, with Government Way intersecting the node and situated within the existing RAA.
2. **1B:** An area situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection.
3. **1E:** An area situated at the northeast corner of Miles Avenue and Government Way.
4. **1F:** An area situated at the northeast corner of Wyoming Avenue and Government Way.
5. **1K:** An area situated at the southeast corner of Lacey Avenue and Government Way.

Figure 1. Proposed Hayden Urban Renewal District Allocation Area Amendment



Existing Conditions

Zoning

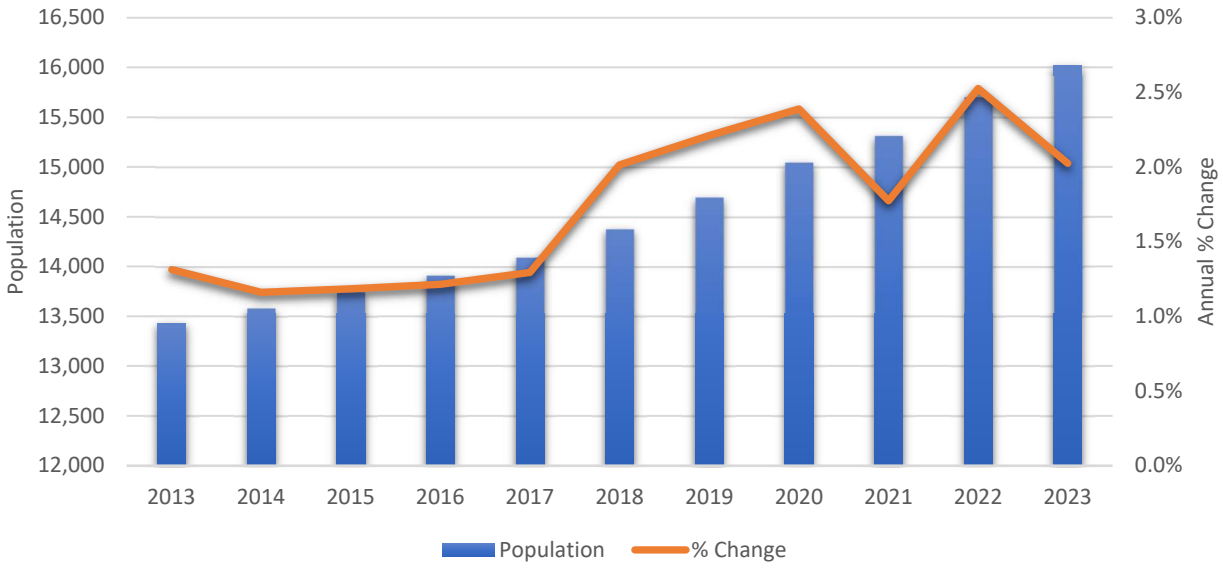
The five nodes are located at key intersections and primarily proposed to be included within the RAA for the installation of safety improvements. Each node is situated along Government Way and zoned commercial.

Social Conditions

Population

The City of Hayden has experienced steady and accelerating population growth over the past decade. Since 2019, the population has grown by approximately 9%, with annual growth rates ranging from 1.8% to over 2.5%—a notable increase compared to the 1.3% average annual growth during the five years prior. The spike in growth post-2017 reflects broader regional trends influenced by migration during and after the pandemic. Overall, the city has maintained an average annual growth rate of 1.8% over the past ten years, indicating consistent upward momentum.

Figure 2. Population Trends, City of Hayden (2013-2023)

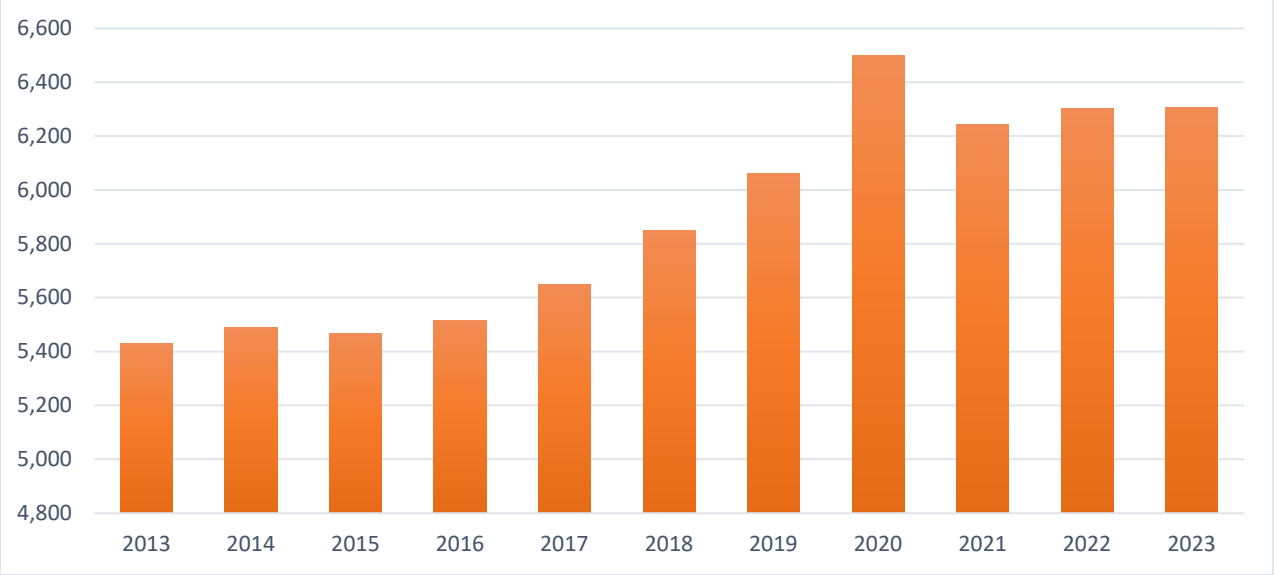


Source: ACS, 5-year estimates

Housing Units

Over the past decade (2013–2023), housing units grew at an average annual rate of 1.5%, with notable acceleration during the pandemic years. Between 2019 and 2023 (the "COVID" period), housing stock increased by 4.1% overall, or 0.8% annually, which was slower than the 2.1% annual growth observed in the five years prior to the pandemic. This suggests a deceleration in housing unit growth post-2020—potentially due to rising construction costs, labor shortages, or regulatory factors.

Figure 3. Housing Units, Hayden (2013-2023)

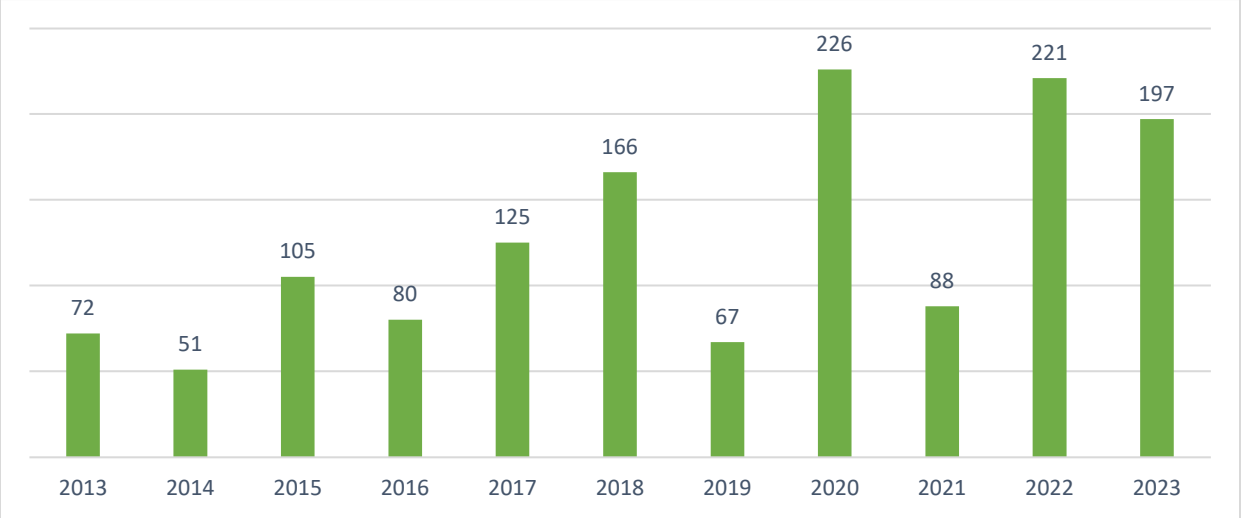


Source: ACS, 5-year estimates

Lots Platted

In contrast, lots platted surged dramatically during the pandemic, rising 194% between 2019 and 2023—an average annual increase of 24.1%. This contrasts with a modest 7% decline from 2013 to 2019 (or a sharper 36% decline if measured from 2015), indicating a major shift in development activity. The sharp increase in lots platted may signal anticipation of future housing demand, land speculation, or a policy shift easing subdivision approvals.

Figure 4. Lots Platted, City of Hayden (2013-2023)



Source: Spokane-Kootenai Real Estate Research Committee, Spring Report 2025

Financial Analysis

Taxable Value of Property in Area

In 2025, the existing Revenue Allocation Area (RAA) had a base assessed value of $48,566,404 and a current assessed value of $332,915,023 (Kootenai County Assessor and Clerk, July 2025). The proposed expansion area has an assessed value of $18,648,428, representing approximately 0.5% of the City's total assessed value that year. Combined, the base value of the existing RAA and the proposed expansion equals $67,214,832, or 1.9% of the City's total assessed valuation—well below the 10% threshold established under Idaho Code §50-2903(16).

If an urban renewal plan is adopted, the Kootenai County Assessor will determine the official base value of the expansion area as of January 1 of the formation year. The projected assessed base value of the expansion area parcels may differ slightly from the final base value to be determined by the Kootenai County Assessor.

Table 1. Assessed Valuation by Node

Area	Acreage	Assessed Value (2025)[1]	% of Total City Assessed Value
Existing RAA	720	$48,566,404	1.4%
Amendment Area	19.225	$18,648,428	0.5%
1A	4.081	$6,980,293	
1B	5.135	$7,649,843	
1E	1.600	$1,261,624	
1F	6.240	$1,057,483	
1K	2.169	$1,699,185	
Existing RAA + Amendment Area	739.225	$67,214,832	1.9%
City of Hayden		$3,509,472,866	---

Sources: City of Hayden and Kootenai County Auditor and Assessor

[1] Even using the 2025 current assessed taxable value of the existing RAA of $332,915,023, combined with the current taxable value of the expansion area of $18,648,428, the combined value is 10% of the total taxable value of the City.

Future Development

Projections for future development of priority projects in the existing RAA and the proposed expansion area are shown in the table below. Any of the proposed projects can be developed at any time as approved by the HURA Board of Commissioners. Project cost estimates were provided by Welch-Comer Engineers and are adjusted for inflation.

It is also important to note that if no additional projects were undertaken for the remainder of the district's life, the Urban Renewal Agency is projected to end with an estimated $9.16 million in its ending balance. This projection accounts for all anticipated revenue sources as well as normal operating expenditures. For context, the total estimated cost of the currently prioritized projects is approximately $9.15 million, meaning that **the district is positioned to fully fund the identified priorities within existing revenue forecasts.**

HURA Project List

Item	Name	FY26	FY27	FY28	FY29	FY30	Total
Civic Center							
1	Civic Center (senior center and community center)	$35,000	$175,000	$2,105,000	$1,684,000	$421,000	$4,420,000
2	Civic Center Parking Lot and Other Hardscape	$30,000	$150,000	$510,000	$510,000		$1,200,000
	Subtotal	**$65,000**	**$325,000**	**$2,615,000**	**$2,194,000**	**$421,000**	**$5,620,000**
City Hall and McIntire Park							
3	New Parking at McIntire Park	$60,000	$465,000				$525,000
4	McIntire Park Improvements (Phase 1)			$100,000	$650,000	$725,000	$1,475,000
	Subtotal	**$60,000**	**$465,000**	**$100,000**	**$650,000**	**$725,000**	**$2,000,000**
Intersections/Road Improvements							
5	Gov't Way/Miles Improvements		$975,000				$975,000
6	Honeysuckle/Government Way Design & ROW		$300,000				$300,000
7	Gov't Way/Wyoming Signal Design			$150,000			$150,000
8	Gov't Way/Dakota Turn Lanes Design				$100,000		$100,000
	Subtotal	**$0**	**$1,275,000**	**$150,000**	**$100,000**	**$0**	**$1,525,000**
	TOTAL ESTIMATED COSTS	**$125,000**	**$2,065,000**	**$2,865,000**	**$2,944,000**	**$1,146,000**	**$9,145,000**

Source: Welch-Comer Engineers, HURA

The following projects are identified as additional priorities, beyond those listed above, that may be pursued if revenues exceed current projections, project prioritization changes, or partnership funding opportunities with private developers and/or other public entities are presented. Project funding remains at the discretion of the Urban Renewal Agency Board.

Additional Projects if Funds are more than anticipated

9	Expand City Hall Parking	$400,000
10	Honeysuckle/Government Way Construction	$1,200,000
11	Gov't Way/Wyoming Signal Construction	$1,700,000
12	Sewer Upsize Gov't Way & Hayden	$400,000
13	McIntire Park Improvements (Phase 2)	$1,025,000
14	Relocate Ballfield to Croffoot Park	$1,400,000
15	Property Acquisition	$300,000
16	Public Art	$25,000

Source: Welch-Comer Engineers, HURA

Projected Assessed Values

The following table presents projected assessed values from 2025 to 2029, recognizing 2030 is the final year of revenue to be received by the Agency from this RAA. The revenues shown reflect the anticipated impact of the proposed expansion. All scenarios demonstrate steady annual growth based on historical assessed values and account for inflationary adjustments. The existing RAA value (base and increment) starts at approximately $332.9 million in 2025 and increases to roughly $367.5 million by 2029, reflecting a growth of over $34.6 million. The proposed expansion area is projected to increase from $18.6 million in 2025, growing to roughly $20.6 million by 2029. Combined, assessed values are expected to rise from $351.6 million in 2025 to roughly $388.1 million by 2029, an overall increase of approximately $36.5 million. This steady progression demonstrates the financial advantages of preserving the existing RAA while implementing the expansion area to fund the identified priority improvement projects.

Projected Property Assessed Value at End of District Life

EXISTING RAA: $367.5M

EXPANSION ONLY: $20.6M

EXISTING + EXPANSION: $388.1M

* Figures are rounded for clarity

Table 2. Projected Assessed Values

Plan/Tax Year	Fiscal Year	Existing RAA	Expansion only	Existing + Expansion
2025	2026	$332,915,023	$18,648,428	$351,563,451
2026	2027	$341,237,899	$19,114,639	$360,352,537
2027	2028	$349,768,846	$19,592,505	$369,361,351
2028	2029	$358,513,067	$20,082,317	$378,595,384
2029	2030	$367,475,894	$20,584,375	$388,060,269

Source: Author's Calculations based on 2025 Values provided by the Kootenai County Assessor

Projected Tax Increment Revenue

Projected tax increment revenues (TIF) are shown separately for the existing RAA, the proposed RAA expansion area, and the combined total. The 2024[2] consolidated levy rate (for all taxing districts overlapping the HURA boundary and eligible for allocation) is applied and then reduced 2% annually to reflect historic rate compression as assessed valuations grow. Under these assumptions, the existing RAA plus the proposed expansion area are estimated to generate roughly $6.2 million in total revenue allocation proceeds over the remaining life of the district.

[2] 2025 levy rates were not available at the time this study was prepared.

The 2025 RAA adjusted base value, verified by the Kootenai County Assessor and County Clerk's office, is $48,566,404. Accordingly, the projected revenue for the existing RAA, and the combined base for the existing RAA and the proposed expansion area is projected as outlined below.

Although the proposed expansion area is small and generates limited revenue on its own, the prioritized projects will still benefit from the revenue capacity of the overall RAA district.

Figure 5. Projected Tax Increment Revenue at end of Hayden Urban Renewal District life

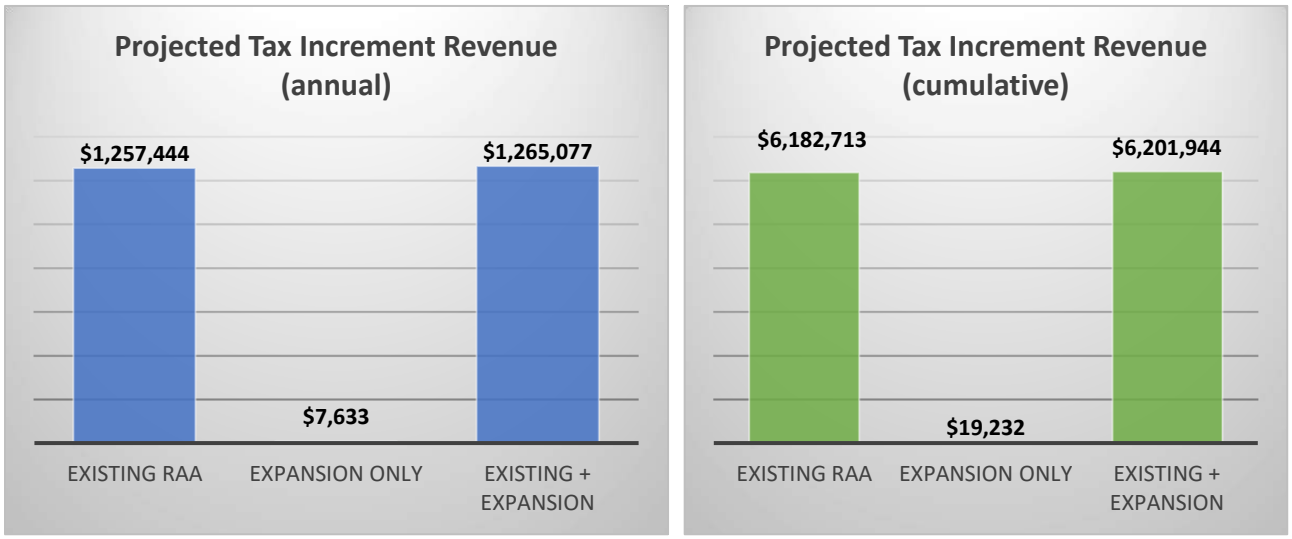


Table 3. Tax Increment Revenue Projection: Existing Revenue Allocation Area

Existing RAA							
Plan/Tax Year	Fiscal Year	Projected Assessed Value	Base	Increment Value	Projected Levy Rate	TIF Revenue (annual)	TIF Revenue (cumulative)
2025	2026	$332,915,023	$48,566,404	$284,348,619	0.004274810	$1,215,536	$1,215,536
2026	2027	$341,237,899	$48,566,404	$292,671,495	0.004189314	$1,226,093	$2,441,629
2027	2028	$349,768,846	$48,566,404	$301,202,442	0.004105528	$1,236,595	$3,678,224
2028	2029	$358,513,067	$48,566,404	$309,946,663	0.004023417	$1,247,045	$4,925,269
2029	2030	$367,475,894	$48,566,404	$318,909,490	0.003942949	**$1,257,444**	**$6,182,713**

Table 4. Tax Increment Revenue Projection: Proposed RAA Expansion Area

Proposed RAA Expansion only							
Plan/Tax Year	Fiscal Year	Projected Assessed Value	Base	Increment Value	Projected Levy Rate	TIF Revenue (annual)	TIF Revenue (cumulative)
2025	2026	$18,648,428	$18,648,428	$0	0.004274810	$0	$0
2026	2027	$19,114,639	$18,648,428	$466,211	0.004189314	$1,953	$1,953
2027	2028	$19,592,505	$18,648,428	$944,077	0.004105528	$3,876	$5,829
2028	2029	$20,082,317	$18,648,428	$1,433,889	0.004023417	$5,769	$11,598
2029	2030	$20,584,375	$18,648,428	$1,935,947	0.003942949	**$7,633**	**$19,232**

Table 5. Tax Increment Revenue Projection: Existing RAA and Proposed RAA Expansion Area

Existing RAA + Proposed RAA Expansion							
Plan/Tax Year	Fiscal Year	Projected Assessed Value	Base	Increment Value	Projected Levy Rate	TIF Revenue (annual)	TIF Revenue (cumulative)
2025	2026	$351,563,451	$67,214,832	$284,348,619	0.004274810	$1,215,536	$1,215,536
2026	2027	$360,352,537	$67,214,832	$293,137,705	0.004189314	$1,228,046	$2,443,582
2027	2028	$369,361,351	$67,214,832	$302,146,519	0.004105528	$1,240,471	$3,684,053
2028	2029	$378,595,384	$67,214,832	$311,380,552	0.004023417	$1,252,814	$4,936,867
2029	2030	$388,060,269	$67,214,832	$320,845,437	0.003942949	**$1,265,077**	**$6,201,944**

Taxing Districts

The assessed value of the properties in an urban renewal district at the time the district is put in place is called the base value. The increment value is the amount that the assessed value increases above the base after the urban renewal district is put in place. In general, and subject to Idaho Code 50-2908, an agency receives an allocation of revenue from property tax dollars generated from incremental value.

As stated by Kootenai County, taxing districts have the ability to collect their full budget requests. This includes the allowed 3% annual budget increase, plus statutory budget capacity increases, such as new construction, annexation and forgone amounts. This is because property taxes are budget driven and not assessment driven. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis and/or by levy limits.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

A result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated[3]. Any new construction within the Project Area is not available for inclusion by the taxing entities to increase their budgets. Upon termination of the District or de-annexation of area, the taxing entities will be able to include a percentage of the accumulated increment value in setting the following year's budget and revenue from such value ***is not limited to*** the eight (8%) percent cap in Idaho Code § 63-802(1)(a)(ii).

For the purposes of this study, the 2024 levy rate was used (latest year available at the time of this study). The applicable taxing districts and their corresponding rates are as follows:

Taxing District Levies (2024)[4]:

Coeur d'Alene School #271	0.000008087
Lakeland Joint School #272	0.000011923
Community Library Network	0.000143427
Community Library Network Bond	0
City of Hayden	0.000793791
Kootenai County	0.001322448
Kootenai County Ambulance	0.000077637
Kootenai County Hospital	0
Lakes Highway #2	0.000282600
North Idaho Junior College	0.000383916
North Kootenai Water	0.000643288
Northern Lakes Fire Protection District	0.000650873
TOTAL:	**0.00431799**

The study assumes that the consolidated levy rate will decline by 2 percent annually over the life of the revenue allocation area as assessed valuations grow. As the City grows, the levy rate is expected to decrease. If the overall levy rate is less than projected, or the assessed values do not increase as expected, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levies (e.g. from voter approved levies and bonds) which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account.

Dedicating efforts to maintaining a healthy economy is one variable in a viable city. These efforts will produce induced economic benefits in terms of jobs, sales, and expected overall increase in population,

[3] Subject to the limited exception in Idaho Code Section 63-301A(3)(k).

[4] Due to HB 436, EMS and fire districts EMS and fire districts must consent to be included in the amendment area. If EMS or fire districts choose not to participate, the levy rate in the amendment area will be slightly lower than projected.

including student enrollment. The impact of potential increases in school enrollment—and resulting increase in funding—has the potential to offset some of the impacts felt through allocating these revenues elsewhere for the short-term.

Conclusion

Based on the updated assessed values, levy rates, and cost estimates, the Hayden Urban Renewal District with the proposed expansion area remains economically feasible and well-positioned to support identified priority projects. In 2025, the combined assessed value of the existing RAA and the expansion area is approximately $351.6 million. By the end of the district's life in 2029, this figure is projected to reach nearly $388.1 million—an increase of 10.4 percent or $36.5 million.

Cumulative Estimated Tax Increment Revenue

$387 per Resident

in Community Improvements by 2030

The Hayden Urban Renewal District and expansion are projected to generate **$6.2 million** in tax increment revenues by 2030.

That equals about **$387 per resident** in new infrastructure investments — funding safer intersections, better roads, and critical public improvements that benefit the entire communitv.

Over the remaining life of the district, tax increment revenues are estimated at about $6.2 million, the majority of which will come from the existing RAA. **While the expansion area is relatively small and will generate only about $19,000 in increment, it covers key safety and infrastructure needs along Government Way, and those projects will be supported by the overall revenue capacity of the district.**

Importantly, the expansion does not push the district beyond the statutory 10% valuation threshold, ensuring compliance with Idaho Code. The projected revenues are also sufficient to fund the improvements identified by Welch-Comer Engineers, while giving the Urban Renewal Agency Board flexibility to consider additional projects if revenues exceed expectations.

In summary, the proposed expansion strengthens the RAA's ability to take on important infrastructure and safety projects, while remaining financially sound under conservative assumptions. Though modest in size, it provides a strategic boost to the district, supports Hayden's ongoing growth, and ensures that community-wide projects can be funded in a way that aligns with the City's long-term development goals. Without the expansion, those projects would fall outside the district and might not be funded at all.

Cash Flow Analysis

Hayden Urban Renewal District

EXISTING RAA + PROPOSED RAA EXPANSION

	Fiscal Year	2026	2027	2028	2029	2030
	Plan/Tax Year	2025	2026	2027	2028	2029
Beginning Balance		$ 3,681,150	$ 4,598,162	$ 3,603,548	$ 1,835,859	$ 15,513
Source of Funds						
	Revenue Allocation	$ 1,215,536	$ 1,228,046	$ 1,240,471	$ 1,252,814	$ 1,265,077
	Developer Contribution (OPA)	---	---	---	---	---
	City Contribution	---	---	---	---	---
	Bond Allocation	---	---	---	---	---
	Other Revenue	$ 113,040	$ 140,040	$ 168,040	$ 196,040	$ 225,040
Total Funds Available		**$ 5,009,726**	**$ 5,966,248**	**$ 5,012,059**	**$ 3,284,713**	**$ 1,505,630**
Use of Funds						
Civic Center						
	Civic Center (senior center and community center)	$35,000	$175,000	$2,105,000	$1,684,000	$421,000
	Civic Center Parking Lot and Other Hardscape	$30,000	$150,000	$510,000	$510,000	
City Hall and McIntire Park						
	New Parking at McIntire Park	$60,000	$465,000			
	McIntire Park Improvements (Phase 1)			$100,000	$650,000	$725,000
Intersections/Road Improvements						
	Gov't Way/Miles Improvements		$975,000			
	Honeysuckle/Government Way Design & ROW		$300,000			
	Gov't Way/Wyoming Signal Design			$150,000		
	Gov't Way/Dakota Turn Lanes Design				$100,000	
Total Infrastructure Expenditures		**$ 125,000**	**$2,065,000**	**$2,865,000**	**$2,944,000**	**$1,146,000**
Net available for Operating Expenses & Debt Service		**$ 4,884,726**	**$ 3,901,248**	**$ 2,147,059**	**$ 340,713**	**$ 359,630**
Operating Expenses						
	241 Operating and Administrative	$ 50,445	$ 53,100	$ 55,800	$ 58,600	$ 61,500
	248 Professional Services	$ 161,120	$ 169,600	$ 178,100	$ 187,000	$ 196,400
	OPAs	$ 74,999	$ 75,000	$ 77,300	$ 79,600	$ 82,000
Total Operating Expenses		**$ 286,564**	**$ 297,700**	**$ 311,200**	**$ 325,200**	**$ 339,900**
Net Available after Investments & Operating Expenses		**$ 4,598,162**	**$ 3,603,548**	**$ 1,835,859**	**$ 15,513**	**$ 19,730**
Reimbursement Agreements						
	Available for reimbursement (to City or other Developers)	$ 4,598,162	$ 3,603,548	$ 1,835,859	$ 15,513	$ 19,730
	OPA Reimbursement	$ -	$ -	$ -	$ -	$ -
Total Debt Service		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Use of Funds		**$ 411,564**	**$ 2,362,700**	**$ 3,176,200**	**$ 3,269,200**	**$ 1,485,900**
Ending Balance		**$ 4,598,162**	**$ 3,603,548**	**$ 1,835,859**	**$ 15,513**	**$ 19,730**

Order Confirmation

Ad Order Number	Customer	Payor Customer	PO Number
0000042139	CITY OF HAYDEN-LEGALS	CITY OF HAYDEN-LEGALS	
Sales Rep	**Customer Account**	**Payor Account**	**Ordered By**
kpacker+cdahouse@ha…	9499	9499	rlindstrom@cdapress.com
Order Taker	**Customer Address**	**Payor Address**	**Customer Fax**
rlindstrom@cdapress.com	8930 N GOVERNMENT WAY HAYDEN, ID 83835	8930 N GOVERNMENT WAY HAYDEN, ID 83835	
Order Source	**Customer Phone**	**Payor Phone**	**Special Pricing**
	2082092022	2082092022	

Tear Sheets	Proofs	Affidavits	Blind Box	Promo Type	Materials
0	0	1	0	0	0

Invoice Text

CDA#15225 NOPH City Council

Ad Order Notes

Run dates October 17, 31, 2025

Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
1264.40	$0.00	1264.40	Invoice	$0.00	1264.40

Ad Number	Ad Type	Ad Size
0000042139	ID-Metro	3 x 30.282" (263 lines)

Run Date	Product	Placement	Position	Rate	Cost
10/17/2025	ID-COEUR D'ALENE PRE	LEGALS	Any	$706.78	$714.78
10/31/2025	ID-COEUR D'ALENE PRE	LEGALS	Any	$549.62	$549.62

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE
CITY COUNCIL OF THE CITY OF HAYDEN, IDAHO
TO CONSIDER THE FIRST AMENDMENT TO THE HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN HAYDEN URBAN RENEWAL PROJECT
OF THE URBAN RENEWAL AGENCY OF HAYDEN, IDAHO

NOTICE IS HEREBY GIVEN that on Tuesday, November 18, 2025, at 5:00 p.m. in Council Chambers, Hayden City Hall, 8930 N. Government Way, Hayden, Idaho, the City Council of the city of Hayden, Idaho ("City") will hold, during its regular meeting, a public hearing to consider for adoption the proposed First Amendment ("First Amendment") to the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project (the "Capital Development Plan"), concerning the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project and Revenue Allocation Area ("Existing Capital Development Project Area") of the Urban Renewal Agency of Hayden, Idaho, also known as the Hayden Urban Renewal Agency ("Agency"). The general scope and objective of the First Amendment is the addition of approximately 19.225 total acres of land contiguous to the boundaries of the Existing Capital Development Project Area (the "Amendment Area"). The urban renewal and revenue allocation area boundary for the area to be added is coterminous and is hereinafter described.

The First Amendment proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, chapter 20, title 50, Idaho Code, as amended. The First Amendment being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, chapter 29, title 50, Idaho Code, as amended (the "Act"), that for the area added will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2025, to be allocated to the Agency for urban renewal purposes. The boundaries of the additional areas include both urban renewal and revenue allocation areas. The Existing Capital Development Project Area contains a previously adopted revenue allocation financing provision pursuant to the Act that will continue to cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2005, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the First Amendment. Additional readings and/or consideration of the ordinance for adoption will follow consistent with the City's ordinance approval process. The First Amendment does not extend the duration of the Existing Capital Development Project Area.

The general scope and objectives of the First Amendment are:

The First Amendment proposes the addition of the Amendment Area to the Existing Capital Development Project Area; to update the list of public improvements, including, but not limited to improvements to public infrastructure and other publicly owned assets throughout the Amended Project Area, including but not limited to streets, streetscapes, intersection improvements (including signalization), pedestrian/bike amenities, sewer improvements, public parking, improvements to community facilities, including community centers, parks and open space, public parking improvements, property acquisition and public art, creating the backbone for the eventual development of mixed-use, retail, office, commercial, and civic uses, as more fully described in the First Amendment; and to update Sections of the Capital Development Plan based on statutory changes, and to describe projects and funding mechanisms, as more fully set forth in the First Amendment.

Any such land uses as described in the First Amendment will be in conformance with zoning for the City and the City's Comprehensive Plan. Land made available will be developed by private enterprises or public agencies as authorized by law. The First Amendment identifies various public and private improvements which may be made within the Amended Project Area.

The First Amendment shall add the following area to the Existing Capital Development Project Area described as follows:

Additional areas consisting of approximately 19.225 combined total acres of land contiguous to the boundaries of the Existing Capital Development Project Area and divided into five (5) distinct geographic areas referred to as "nodes:" (1) Node 1A, approximately 4.081 acres, is an area generally bounded by Honeysuckle Avenue to the south and Commerce Drive to the north, with Government Way intersecting the node; (2) Node 1B, approximately 5.135 acres, is an area generally situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection; (3) Node 1E, approximately 1.600 acres, is an area generally situated at the northeast corner of Miles Avenue and Government Way; (4) Node 1F, approximately 6.240 acres, is an area generally situated at the northeast corner of Wyoming Avenue and Government Way; and (5) Node 1K, approximately 2.169 acres, is generally situated at the southeast corner of Lacey Avenue and Government Way, and as more particularly described as follows:

Area 1A

That portion of the Northeast quarter of Section 23 and the Northwest quarter of Section 24, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:
COMMENCING at the Quarter Section Corner common to said Sections 23 and 24; Thence, along the centerline of the Right-of-Way for Government Way, North 44°02'08" East, 42.25 feet, to the North Right-of-Way of Honeysuckle Avenue, said point being the **TRUE POINT OF BEGINNING**;
Thence, along said North Right-of-Way of Honeysuckle Avenue, parallel to the East-West center line of Section 23, North 89°16'21" West, 257.25 feet;
Thence, along said East line of "Tax No. 10039", North 01°11'34" East, 301.18 feet, to the North line of the South half of Tract 266 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, recorded in Book C, Page 67, records of Kootenai County, Idaho;
Thence, along said North line, South 89°17'10" East, 139.25 feet, to the Southwest corner of Lot 1, Block 2 of the plat of GOVERNMENT WAY COMMERCIAL CENTER, recorded in Book G, Page 107, records of Kootenai County, Idaho;
Thence, along the West line of Lot 1 and Lot 2 of said Block 2, North 01°11'35" East, 135.50 feet, to the Northwest corner of said Lot 2;
Thence, along the North line of said Lot 2, South 89°17'10" East, 118.06 feet, to the West Right-of-Way of Government Way;
Thence, along said West Right-of-Way, South 01°12'33 West, 203.69 feet;
Thence, crossing the Right-of-way for Government Way, South 88°48'26" East, 54.53 feet, to the North line of the plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014, recorded in Book L, Page 22;
Thence, along the plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014 the following 5 courses:
1. South 89°35'55" East, 302.76 feet;
2. South 02°23'53" West, 193.67 feet;
3. South 87°49'21" East, 30.82 feet;
4. South 00°07'00" West, 39.07 feet;
5. North 89°35'55" West, 282.85 feet, to the East Right-of-Way of Government Way;

Thence, leaving said plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014 and crossing Government Way, North 88°52'02" West, 101.92 feet, to the **TRUE POINT OF BEGINNING**;
Containing 177,755 square feet or 4.081 acres, more or less.

Area 1B

That portion of the Northeast quarter of Section 23 and the Northwest quarter of Section 24, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:
COMMENCING at the Quarter Section Corner common to said Sections 23 and 24; Thence, North 00°31'54" West, 992.63 feet, to the South line of the North half of Tract 227 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, recorded in Book C, page 67, records of Kootenai County, Idaho, said point being the **TRUE POINT OF BEGINNING**;
Thence, along said South line, North 89°16'58" West, 302.82 feet, to the West line of the East half of the said North half of Tract 227;
Thence, along said West line, North 01°14'17" East, 311.05 feet, to the South Right-of-Way of Orchard Avenue;
Thence, crossing Orchard Avenue, North 21°08'15" West, 43.10 feet to the Southwest corner of a parcel of land in Tract 226 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS;
Thence, along the West line of said parcel of land in Tract 226, taken to be coincidental with the East line of Tract 226, North 01°11'54" East, 376.00 feet;
Thence, South 89°17'53" East, 15.49 feet, to the Northwest corner of the parcel described in the deed to Andrew Pickolick, et ux, recorded October 19, 1954 in Book 158 of deeds, Page 302, records of Kootenai County, Idaho;
Thence, South 01°12'07" West, 132.01 feet, to the Southwest corner of said Pickolick parcel;
Thence, South 89°17'53" East, 303.49 feet, to the West Right-of-Way of Government way;
Thence, along said West Right-of-Way, South 01°12'19" West, 88.47 feet;
Thence, crossing Government Way, South 88°48'25" East, 55.50 feet, to the Northwest corner of a parcel located in a portion of the South half of Tract 92 of the plat of AVONDALE, recorded in Book B, Page 132, records of Kootenai County, Idaho;
Thence, along the North line of said parcel located in a portion of the South half of Tract 92, South 89°42'57" East, 175.30 feet;
Thence, along the East line of said parcel, South 00°12'02" West, 160.06 feet;
Thence, North 88°36'42" West, 175.01 feet, to the East Right-of-Way of Government Way and the North Right-of-Way of Orchard Avenue;
Thence, crossing Government Way, North 84°05'29" West, 55.37 feet, to the West Right-of-Way of Government Way and the North Right-of-Way of Orchard Avenue;
Thence, crossing Orchard Avenue, South 00°57'18" West, 40.00 feet, to the West Right-of-Way of Government Way and the South Right-of-Way of Orchard Avenue;
Thence, along said West Right-of-Way of Government Way, South 01°50'21" West, 314.57 feet to the **TRUE POINT OF BEGINNING**;
Containing 223,686 square feet or 5.135 acres, more or less.

Area 1E

That portion of the Northwest quarter of Section 13, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:
COMMENCING at the Quarter Section Corner common to said Sections 13 and 14; Thence, North 74°13'50" East, 42.03 feet, to a line of intersection with the Southwest corner of Tract 36 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County Idaho, said point being the **TRUE POINT OF BEGINNING**;
Thence, along the West line of the West half of the South half of said Tract 36 of the plat of AVONDALE IRRIGATED TRACTS, taken to be coincidental with the East Right-of-Way of Government Way, North 01°04'45" East, 160.94 feet, to the North line of the said West half of the South half of Tract 36;
Thence, along said North line, South 88°35'40" East, 218.88 feet;
Thence, North 01°14'26" East, 160.99 feet, to the South line of the North half of said Tract 36 of the plat of AVONDALE IRRIGATED TRACTS;
Thence, along said South line, South 88°36'26" East, 106.96 feet, to a point of intersection with a line offset 27.87 feet Easterly from the North-South centerline of said Tract 36;
Thence, along said offset line, South 01°10'44" West, 322.02 feet, to the North Right-of-Way of Miles Avenue;
Thence, along said North Right-of-Way, North 88°34'54" West, 325.74 feet, to the **TRUE POINT OF BEGINNING**;
Containing 69,691 square feet or 1.600 acres, more or less.

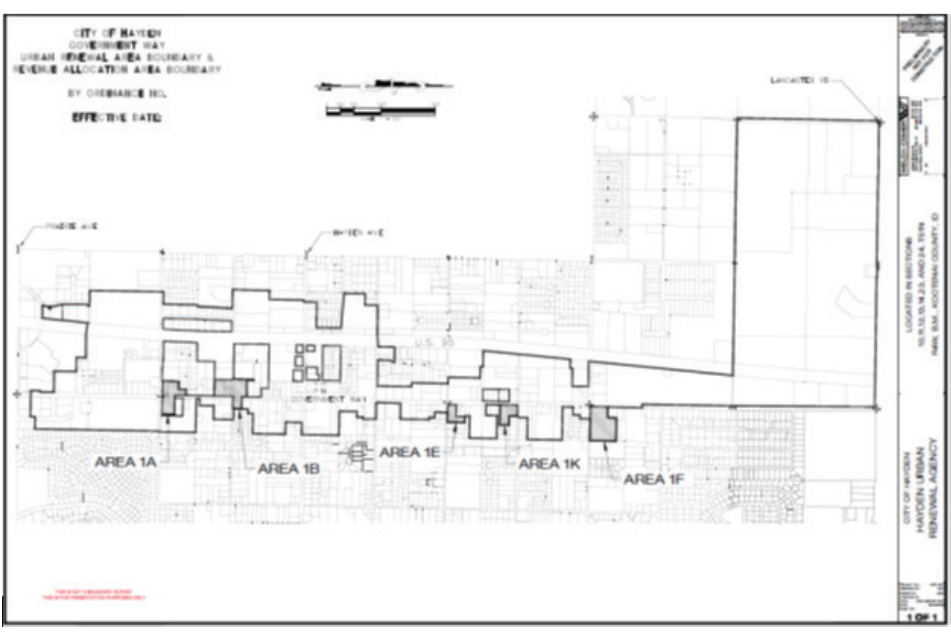
Area 1F

That portion of the Southwest quarter of Section 12, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:
COMMENCING at the Section Corner common to Sections 11, 12, 13, and 14; Thence, North 64°10'26" East, 33.21 feet to a point of intersection with the East Right-of-Way of Government Way, and the North Right-of-Way of Wyoming Avenue, said point being the **TRUE POINT OF BEGINNING**;
Thence along said East Right-of-Way, North 01°14'33" East, 318.60 feet;
Thence, leaving said East Right-of-Way, South 88°47'01" East, 200.00 feet, to a point 165 feet South and 200 feet East of said Northwest corner of the South three-fourths of Tract 12 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County, Idaho;
Thence, along a line 200 feet East of said Tract 12, North 01°14'33" East, 165.00 feet, to the North line of said South three-fourths;
Thence, along said North line, South 88°47'01" East, 430.33 feet, to the East line of said South three-fourths;
Thence, along said East line, South 01°14'32" West, 483.60 feet, to the South line of said Tract 12 and the North Right-of-Way of Wyoming Avenue;
Thence, along said North Right-of-Way, North 88°47'01" West, 630.33 feet, to the **TRUE POINT OF BEGINNING**.
Containing 271,828 square feet or 6.240 acres.

Area 1K

That portion of the Northwest quarter of Section 13, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:
COMMENCING at the Quarter Section Corner common to said Sections 13 and 14; Thence, North 02°33'25" East, 978.22 feet, to a point of intersection with the South boundary line of the Northern half of Tract 25 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County, Idaho, and the East Right-of-Way of Government Way, said point being the **TRUE POINT OF BEGINNING**;
Thence, along said East Right-of-Way, North 01°04'45" East, 321.88 feet, to the North boundary of said Tract 25;
Thence, along said North line, South 88°40'58" East, 202.98 feet, to a point of intersection with a line offset 425 feet Easterly from, and parallel to, the East boundary of said Tract 25;
Thence, along said line offset 425 feet Easterly from, and parallel to, the East line of said Tract 25 of the plat of AVONDALE IRRIGATED TRACTS, South 01°10'44" West, 150.00 feet, to a point of intersection with a line offset 150 feet Southerly from, and parallel to, the South Right-of-Way of Lacey Avenue;
Thence, along said line, South 88°40'57" East, 170.00 feet, to a point of intersection with a line offset 255 feet Westerly from, and parallel to, the East line of said Tract 25;
Thence, along said line, South 01°10'44" West, 172.01 feet, to the said South line of the Northern half of said Tract 25;
Thence, along said South line of the Northern half of Tract 25, North 88°39'41" West, 372.42 feet, to the East Right-of-Way of Government Way, said point being the **TRUE POINT OF BEGINNING**;
Containing 94,488 square feet or 2.169 acres, more or less.

The areas to be added by the First Amendment are also depicted in the map below.



Copies of the proposed First Amendment and the existing Capital Development Plan are on file for public inspection and copying at the office of the City Clerk, Hayden City Hall, 8930 N. Government Way, Hayden, Idaho, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays. Costs for copying are outlined in Idaho Code Section 74-102. The proposed First Amendment and the existing Capital Development Plan can also be accessed online at https://www.haydenid.gov/_T18_R3.php. For additional assistance in obtaining a copy of the First Amendment and/or the Capital Development Plan in the event of business office interruptions, contact the office of the City Clerk at 208-209-2013.

At the hearing date, time, and place noted above (November 18, 2025, at 5:00 p.m.), all persons interested in the above matters may appear and be heard. Written testimony must be submitted at least five working days prior to the hearing. Oral testimony may be limited to three minutes per person. Additional information regarding attending the meeting and submitting written testimony can be obtained by calling (208) 209-2013 or by email clerk@haydenid.gov.

Hayden City Hall is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments. Individuals with other disabilities may receive assistance by contacting the City 24 hours prior to the hearing.

Abbi Sanchez, City Clerk
Legal#15225 AD#42139 October 17, 31, 2025

Lisa Ailport

From: Abbi Sanchez
Sent: Tuesday, October 28, 2025 8:27 AM
To: Lisa Ailport
Subject: Fw: Ambulance District Notice - First Amendment to the Hayden Urban Renewal Capital Development Plan

Lisa,
Please see the email below.

Abbi Sanchez
City Clerk, City of Hayden
t: 208/209.2013 | f: 208/772.6522

From: Tracy Abrahamson <tracya@kcemss.org>
Sent: Monday, October 27, 2025 1:06 PM
To: Abbi Sanchez <asanchez@haydenid.gov>
Subject: RE: Ambulance District Notice - First Amendment to the Hayden Urban Renewal Capital Development Plan

You don't often get email from tracya@kcemss.org. Learn why this is important

Good afternoon Abbi,
Last week at the Kootenai County EMS's Joint Powers Board meeting, the Joint Powers Board voted not to consent to the Hayden Urban Renewal expansion for the Ambulance District.
If you have any questions, feel free to reach out.

Sincerely,

Tracy Abrahamson
Director of Finance
Secretary/Treasurer , CAFO

Phone: (208) 930-4224
Mobile: (208) 819-4101
Email: tracya@kcemss.org

4381 W. Seltice Way
Coeur d'Alene, ID 83814

www.kcemss.org

CONFIDENTIALITY NOTICE
This e-mail message and any attachments are only for the use of the intended recipient and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, distribution or other use of this e-mail message or attachments is strictly prohibited and may subject you to criminal or civil penalties. If you have received this e-mail message in error, please destroy every form of the information you received and notify the sender immediately. Thank you.

From: Abbi Sanchez <asanchez@haydenid.gov>
Sent: Wednesday, October 15, 2025 10:05 AM
To: Public Information <info@kcemss.org>
Subject: Ambulance District Notice - First Amendment to the Hayden Urban Renewal Capital Development Plan

Good morning,

Attached is a copy of a formal notice that will be published in the Coeur d'Alene Press on Friday, October 17 and 31, 2025, advising that the Hayden City Council will hold a public hearing in the City Council Chambers, Hayden City Hall, located 8930 N. Government Way, Hayden, Idaho, 83835, on Tuesday, November 18, 2025, at 5:00 p.m., to consider for adoption the First Amendment (the "First Amendment") to the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project (the "Plan") of the Urban Renewal Agency of the City of Hayden, Idaho, also known as the Hayden Urban Renewal Agency (the "Agency"). The First Amendment amends the Plan to add approximately 19.225 total acres of land (the "Plan Amendment Area") divided into five (5) distinct nodes (described below), and contiguous to the boundary of the existing Plan revenue allocation area (the "Existing RAA"). At that time, the City Council may consider an ordinance adopting the First Amendment. The First Amendment does not extend the duration of the Plan and Existing RAA.

In compliance with Idaho Code § 50-2906, this letter serves as notice to you that the First Amendment contains a revenue allocation provision and amends an existing plan that contains a revenue allocation provision, and the Agency recommends approval of the First Amendment.

As noted above, the primary purpose of this First Amendment is to add the Plan Amendment Area divided into five (5) distinct nodes each contiguous to the Existing RAA, and described as follows: 4.081 acres of land contiguous to the existing boundary of the Existing RAA and generally bounded by Honeysuckle Avenue to the south and Commerce Drive to the north with Government Way intersecting the node (the "Node 1A"); 2) 5.135 acres of land contiguous to the existing boundary of the Existing RAA and generally an area situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection (the "Node 1B"); 3) 1.600 acres of land contiguous to the existing boundary of the Existing RAA and generally an area situated at the northeast corner of Miles Avenue and Government Way (the "Node 1E"); 4) 6.240 acres of land contiguous to the existing boundary of the Existing RAA and generally an area situated at the northeast corner of Wyoming Avenue and Government Way (the "Node 1F"); and 5) 2.169 acres of land contiguous to the existing boundary of the Existing RAA and generally an area situated at the southeast corner of Lacey Avenue and Government Way (the "Node 1K").

Based on the 2025 legislative amendments to Idaho Code § 50-2906(4), the City is seeking Kootenai County Ambulance District's consent to be included within the Plan Amendment Area revenue allocation area and subject to the financing provisions of the First Amendment adding the Plan Amendment Area by adopting a resolution. The process is outlined in the statutory provision below. Please note, there is no change to the Existing RAA; this legislation only impacts the 19.225 acres to be added to the Existing RAA:

> (4) No fire protection district or ambulance service district shall be subject to the financing provisions of an urban renewal revenue allocation area, or any modification thereof, created or modified after July 1, 2025, unless the local governing body of the authorized municipality proposing to create or modify such financing provision requests such district to consent to be subject to the financing provision and the district receiving such request consents. To request such a district to consent, the local governing body of an authorized municipality shall send a request to the district at the same time it sends notice to taxing districts of its intent to create or modify an urban renewal plan that includes a revenue allocation financing provision pursuant to subsection (3) of [I.C. 50-2906]. If the governing board of the district receiving a request to consent agrees with the request, it shall adopt a resolution providing that such district shall be subject to the financing provisions of the proposed urban renewal area plan or proposed urban renewal area plan modification that was identified in the request and shall thereafter be subject to such financing provision. The consenting district shall, within ten (10) business days, file a copy of the resolution with the local governing body of the authorized municipality. Upon receipt of the district's resolution consenting to be subject to the financing provision, the governing body of the

municipality shall transmit a copy of such resolution to the county clerk and the state tax commission within ten (10) business days.

A copy of the First Amendment and Agency Resolution No. 2025-03 adopted by the Agency Board on Monday, September 8, 2025, and the existing Plan can be located at https://www.haydenid.gov/_T18_R3.php. A copy of the First Amendment and the existing Plan are available at City Hall for your review. You are encouraged to provide your comments, either in writing or at the public hearing.

In the event you would like to schedule a separate meeting to discuss the First Amendment, representatives of the City will make themselves available to explain the First Amendment.

CITY OF HAYDEN IDAHO

Abbi Sanchez
City Clerk, City of Hayden
t: 208/209.2013 | f: 208/772.6522

RESOLUTION NO. 2025-01
PLANNING AND ZONING COMMISSION
CITY OF HAYDEN, IDAHO

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF HAYDEN, IDAHO, VALIDATING CONFORMITY OF THE FIRST AMENDMENT TO THE HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN HAYDEN URBAN RENEWAL PROJECT WITH THE CITY OF HAYDEN'S COMPREHENSIVE PLAN

WHEREAS, the Urban Renewal Agency of the City of Hayden (the "City"), Idaho, also known as Hayden Urban Renewal Agency (hereinafter "Agency"), the duly constituted and authorized urban renewal agency of the City, has submitted the proposed First Amendment to the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project (the "First Amendment") to the City; and

WHEREAS, the Mayor and Hayden City Council referred the First Amendment to the City Planning and Zoning Commission for review and recommendations concerning the conformity of said First Amendment with the City's Comprehensive Plan; and

WHEREAS, on October 6, 2025, the City Planning and Zoning Commission met to consider whether the First Amendment conforms with the Comprehensive Plan as required by Idaho Code § 50-2008(b); and

WHEREAS, the City Planning and Zoning Commission has reviewed said First Amendment in view of the Comprehensive Plan; and

WHEREAS, the City Planning and Zoning Commission has determined that the First Amendment is in all respects in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF HAYDEN, IDAHO:

Section 1. That the First Amendment, submitted by the Agency and referred to this Commission by the Mayor and City Council for review, is in all respects in conformity with the City's Comprehensive Plan.

Section 2. That **Exhibit A**, outlining the findings supporting the determination that the First Amendment is in conformity with the City's Comprehensive Plan, is hereby adopted and incorporated as part of this Resolution.

Section 3. That the Chair of the Planning and Zoning Commission is hereby authorized and directed to provide the Mayor and City Council with a signed copy of this Resolution relating to said First Amendment.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Planning and Zoning Commission of the city of Hayden, Idaho, this 6th day of October 2025.

APPROVED:	**ATTEST:**
Chair, Planning and Zoning Commission	City Clerk

4925-6020-2088, v. 1

CITY OF
HAYDEN
IDAHO

October 6, 2025

EXHIBIT A
FINDINGS

First Amendment to the Capital Plan

The following findings support the First Amendment to the Capital Plan for the Hayden Urban Renewal Agency as being in general conformance with the City's Comprehensive Plan. Pursuant to Idaho Code 50-2008(b) the Planning and Zoning commission must find that the plan amendment conforms with the comprehensive plan.

The plan amendment seeks to add an addition 5 nodes to the existing plan generally around or near intersections along Government Way. Those parcels are meant to support the improvements of those intersections with the use of Tax Increment Financing dollars that the Urban Renewal Agency shall administer.

FINDINGS:

1. The total area of amendment is ±19.22 acres of land and comprises 31 parcels of land (File record).
2. All 31 parcels are zoned Commercial (adopted City Zone Map).
3. All 31 parcels are comprehensively planned Commercial and Mixed-use Designation and/or are within the Central Business District (City Future Land Use Map).
4. Future uses contemplated for investment with Tax Increment Financing are limited to the public right of way (Eligibility Report).
5. Future private land acquisition that is purchased by the city and/or with tax increment, will be incorporated into the public right of way (Eligibility Report; HURA Resolution 2025-03).

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HAYDEN URBAN RENEWAL AGENCY, RECOMMENDING AND ADOPTING THE FIRST AMENDMENT TO THE HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN, HAYDEN URBAN RENEWAL PROJECT, WHICH FIRST AMENDMENT SEEKS TO ANNEX CERTAIN AREAS INTO THE EXISTING PROJECT AREA, WHICH FIRST AMENDMENT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR, OR ADMINISTRATOR AND THE SECRETARY OF THE AGENCY TO MAKE CERTAIN TECHNICAL CHANGES; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR, AND ADMINISTRATOR TO TAKE APPROPRIATE ACTION; PROVIDING FOR THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Hayden, Idaho, an independent public body, corporate and politic, authorized by and existing under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Hayden, Idaho, hereinafter referred to as the "Agency."

WHEREAS, on September 13, 2005, the Mayor appointed and the City Council confirmed the appointment of Commissioners to the Agency Board;

WHEREAS, the City Council (the "City Council") of the City of Hayden, Idaho (the "City"), after notice duly published, conducted a public hearing on the Hayden Urban Renewal Capital Development Plan, Hayden Urban Renewal Project (the "Capital Development Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 406 on December 13, 2005, approving the Capital Development Plan, making certain findings, and establishing the Capital Development Plan revenue allocation area (the "Project Area");

WHEREAS, based on inquiries and information presented by certain interested parties, the Agency and the City commenced certain discussions concerning examination of additional areas as appropriate for an urban renewal project and annexation into the Project Area;

WHEREAS, in 2024, the City retained the Metts Group to commence an eligibility study and preparation of an eligibility report for certain geographic areas adjacent and contiguous to the existing Project Area boundary. The area reviewed is divided into five (5) nodes: (1) Node 1A is an area generally bounded by Honeysuckle Avenue to the south and Commerce Drive to the north, with Government Way intersecting the node; (2) Node 1B is an

area generally situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection; (3) Node 1E is an area generally situated at the northeast corner of Miles Avenue and Government Way; (4) Node 1F is an area generally situated at the northeast corner of Wyoming Avenue and Government Way; and (5) Node 1K is generally situated at the southeast corner of Lacey Avenue and Government Way. Collectively, Nodes 1A, 1B, 1E, 1F, and 1K are commonly referred to as the Amendment Area (the "Amendment Area");

WHEREAS, the Agency obtained the Hayden Urban Renewal Agency District Expansion Eligibility Report, dated August 1, 2024 (the "Report"), which examined the Amendment Area for purposes of determining whether such area is a deteriorating area, a deteriorated area, or a combination of both a deteriorating area and a deteriorated area, as those terms are defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a "deteriorating area" and "deteriorated area," one or more of the conditions necessary to be present in such area are found in each Node of the Amendment Area, including;

Node 1A:
a. predominance of defective or inadequate street layout;
b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; and
c. diversity of ownership.

Node 1B:
a. predominance of defective or inadequate street layout; and
b. faulty lot layout in relation to size, adequacy, accessibility or usefulness;

Node 1E:
a. predominance of defective or inadequate street layout; and
b. faulty lot layout in relation to size, adequacy, accessibility or usefulness;

Node 1F:
a. predominance of defective or inadequate street layout; and
b. faulty lot layout in relation to size, adequacy, accessibility or usefulness;

Node 1K:
a. predominance of defective or inadequate street layout; and
b. faulty lot layout in relation to size, adequacy, accessibility or usefulness;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. *See* Idaho Code § 50-2903(8)(c);

WHEREAS, the Amendment Area is not predominantly open space/open land;

WHEREAS, the effects of the conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan (or plan amendment) containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan (or plan amendment) is a deteriorated area, a deteriorating area, or a combination thereof;

WHEREAS, the Agency Board, on September 9, 2024, adopted Resolution No. 2024-03 accepting the Report and recommending the City Council declare the Amendment Area as described in the Report to be a deteriorated area and/or a deteriorated area;

WHEREAS, the City Council on September 24, 2025, adopted Resolution No. 2024-05 and declared the Amendment Area described in the Report to be a deteriorated area or a deteriorating area, or a combination thereof, as defined by Chapters 20 and 29 of Title 50, Idaho Code, as amended, that such Amendment Area is appropriate for an urban renewal project, and directed the preparation of an urban renewal plan amendment for the Amendment Area, which plan amendment may include a revenue allocation provision as allowed by the Act;

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Amendment Area does not include parcels subject to such consent;

WHEREAS, pursuant to the Law and Act, as amended, the First Amendment to the Hayden Urban Renewal Capital Development Plan, Hayden Urban Renewal Project (the "First Amendment") seeks to add the Amendment Area and further, to provide updates to certain provisions and financial information from the Capital Development Plan, including to address changes in the Law and Act, to provide a projection concerning the remaining and additional improvements, projected expenses, and anticipated revenues through the Capital Development Plan termination;

WHEREAS, the First Amendment to the Capital Development Plan does not result in a reset of the base assessment roll values to the current equalized assessed values in the year following the amendment or modification of the Capital Development Plan as the Act provides "[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those

urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred." Idaho Code § 50-2903(4);

WHEREAS, the area to be added to the Project Area is shown on the "Boundary Map of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K" and is described in the "Legal Description of the Boundaries of Each of Node 1A, Node 1B, Node 1E, Node 1F and Node 1K," which are attached to the First Amendment as Attachments 1A and 2A respectively;

WHEREAS, in order to implement the provisions of the Act and the Law, either Agency may prepare a plan or any person, public or private, may submit such plan to Agency;

WHEREAS, the City and its consultants have prepared the proposed First Amendment for the additional area previously designated as eligible for urban renewal planning;

WHEREAS, the Act authorizes the Agency to adopt revenue allocation financing provisions as part of an urban renewal plan amendment;

WHEREAS, the First Amendment contains revenue allocation financing provisions as allowed by the Act;

WHEREAS, in order to implement the provisions of the Law and the Act, the Agency shall adopt the First Amendment and submit the First Amendment and recommendation for approval thereof to the City;

WHEREAS, the Agency Board at several Agency Board meetings undertook a preliminary review and considered the proposed public improvements and projects within the Project Area, as amended by the First Amendment;

WHEREAS, as required by the Law and the Act, the Agency has reviewed the project information within the First Amendment concerning the use of revenue allocation funds and considered the First Amendment at its meeting on September 8, 2025;

WHEREAS, the First Amendment will be tendered to the Planning and Zoning Commission and to the City Council for their consideration and review as required by the Law and the Act;

WHEREAS, under the Act, the First Amendment shall include with specificity the following: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying

taxes upon property in the revenue allocation area; and (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Idaho Code § 50-2903(20); and (8) a description of the disposition or retention of any assets of the agency upon the termination date;

WHEREAS, it is necessary and in the best interests of the citizens of the City to recommend approval of the First Amendment and to adopt, as part of the First Amendment, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Capital Development Plan, as amended by the First Amendment in order to (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the additional area added by the First Amendment due to the inability of existing financing methods to provide needed public improvements; (3) to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the additional area added by the First Amendment in order to facilitate the long-term growth of their common tax base; (4) to encourage the long-term growth of their common tax base; (5) to encourage private investment within the City and (6) to further the public purposes of Agency;

WHEREAS, the Agency Board finds that the equalized assessed valuation of the taxable property in the revenue allocation area described in Attachments 1A and 2A of the First Amendment is likely to increase as a result of initiation of urban renewal projects in accordance with the First Amendment;

WHEREAS, the Agency Board further finds the equalized assessed valuation of the taxable property in the existing Project Area will continue to increase as a result of initiation and continuation of urban renewal projects in accordance with the Capital Development Plan, as amended by the First Amendment;

WHEREAS, under the Law and Act, any such plan should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan should conform to the general plan of the municipality as a whole; (3) the urban renewal plan should give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan should afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need

for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area;

WHEREAS, the Amendment Area does not exceed 10% of the geographical area contained within the existing Project Area, and the Amendment Area is contiguous to the existing Project Area;

WHEREAS, the base assessment roll value for the Amendment Area together with the base assessment roll value for the Project Area do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, Agency staff and consultants recommend the Agency Board accept the First Amendment and forward it to the City Council;

WHEREAS, the Agency Board finds it in the best interests of Agency and the public to formally adopt the First Amendment, as set forth in **Exhibit 1** attached hereto, and to forward it to the Mayor and City Council, and recommend its adoption, subject to certain conditions.

NOW THEREFORE, BE IT RESOLVED, BY THE HAYDEN URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. It is hereby found and determined that the additional area as defined in the First Amendment is a deteriorated area, a deteriorating area, or a combination thereof, as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law.

Section 3. That the Agency specifically adopts the First Amendment along with any changes discussed at the September 8, 2025, Agency Board meeting, including but not limited to finalization of the Attachments to the First Amendment, including but not limited to the boundary map, the legal description, the land use and zoning maps, confirmation of taxing district levy rates, confirmation of the affected taxing districts, updated list of projects, estimated

location or siting of improvements, and any modifications to the supplemental economic feasibility study prepared by The Metts Group.

Section 4. That the Agency recommends that the First Amendment, a copy of which is attached hereto as **Exhibit 1**, and incorporated herein by reference, be adopted by the City Council, including those changes to sections, modifications, text, and/or insertion or replacement of Attachments to the First Amendment as discussed at the September 8, 2025, Agency Board meeting.

Section 5. That this Resolution constitutes the necessary action of Agency under the Act, Idaho Code § 50-2905, recommending approval by the City Council and that the First Amendment includes with specificity the following: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) a statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; and (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in Idaho Code § 50-2903(20); and (8) a description of the disposition or retention of any assets of the agency upon the termination date.

Section 6. It is hereby found and determined that:

(a) The First Amendment gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed-use, retail, office, commercial, and civic, goals of the Plan) and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the First Amendment.

(b) The First Amendment affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development, and redevelopment of the Project Area as amended by the First Amendment by private enterprises.

(c) To the extent necessary, the Capital Development Plan, as amended by the First Amendment, provides a feasible method for relocation of any displaced families residing within the Project Area as amended by the First Amendment.

(d) To the extent the Amendment Area added by the First Amendment contains “open land” areas, or areas of agricultural operation, that the Agency may acquire any open land, that Amendment Area added by the First Amendment is planned to be developed and/or redeveloped in a manner that may include both residential and non-residential uses and that the “open land” criteria set forth in the Law and Act have been met.

(e) The portion of the Amendment Area added by the First Amendment which is identified for residential uses is necessary and appropriate as the City Council may find there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area of residential uses is an integral part of and essential to the program of the City.

(f) The portion of the Amendment Area added by the First Amendment, which is identified for non-residential uses, the City Council may find is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns and the need for the correlation of this area with other areas of the City.

(g) The base assessment roll of the Amendment Area added by the First Amendment, together with the base assessment roll value of the Existing Project Areas do not exceed ten percent (10%) of the current assessed values of all the taxable property in the City.

(h) The area to be added by the First Amendment to the Project Area does not exceed ten percent (10%) of the geographical area contained within the existing Project Area and the area to be added is contiguous to the existing Project Area.

(i) The First Amendment to the Capital Development Plan includes a revenue allocation provision and the Agency has determined that the equalized assessed valuation of the revenue allocation area as described in Attachments 1A and 2A of the First Amendment will likely increase as the result of the initiation of an urban renewal project, and the equalized assessed valuation of the revenue allocation area in the existing Project Area will likely increase and/or continue to increase as a result of the initiation and/or continuation of an urban renewal project pursuant to the Capital Development Plan, as amended by the First Amendment.

Section 7. That this Resolution constitutes the necessary action of Agency under the Law, Section 50-2008, Idaho Code, and the Act.

Section 8. The Chair, Vice-Chair, or Administrator and the Secretary of the Agency are hereby authorized and directed to take all steps necessary and convenient to submit the proposed First Amendment for approval by the City Council, including but not limited to the preparation of the notice of public hearing on adoption of the revenue allocation financing provisions by the City and submittal of the First Amendment to the various taxing entities as required by Idaho Code § 50-2906.

Section 9. The First Amendment is not a modification or amendment resulting in an upwards adjustment of the base. See, Idaho Code Sections 50-2903(4) and 50-2033.

Section 10. That the boundaries of the area added by the First Amendment overlap the boundaries of the Lakes Highway #2 Highway District; however, the City has responsibility for the maintenance of roads or highways within the City limits, and therefore, the allocation of taxes shall be governed by Idaho Code Sections 50-2908(2)(a)(ii), (b) for the area added by the First Amendment. A separate agreement with the Lakes Highway #2 Highway District for a different allocation is unnecessary for the area added by the First Amendment. No agreement was required for the original Project Area.

Section 11. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Hayden, Idaho, on September 8, 2025. Signed by the Vice-Chair of the Board of Commissioners and attested by the Clerk to the Board of Commissioners, on September 8, 2025.

Randy McIntire, Vice-Chairperson

ATTEST:

Lindsay Spencer, Clerk

Exhibit 1

First Amendment to the Hayden Urban Renewal Capital Development Plan, Hayden Urban Renewal Project

4903-1374-3970, v. 1

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HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN

HAYDEN URBAN RENEWAL PROJECT

HAYDEN URBAN RENEWAL AGENCY

CITY OF HAYDEN, IDAHO

Ordinance No. 406
Adopted December 13, 2005
Effective December 16, 2005, Publication

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Attachments

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Attachment 2	Description of Urban Renewal Project Area and Revenue Allocation Area
Attachment 3	Properties Identified for Acquisition by the Agency
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Attachment 5	Introduction to Attachment 5, Statement of Proposed Public Improvements, Costs, Revenue, Tax Impacts, and Financing Methods
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HAYDEN URBAN RENEWAL CAPITAL DEVELOPMENT PLAN

HAYDEN URBAN RENEWAL AGENCY

SECTION 100 INTRODUCTION

This is the Hayden Urban Renewal Agency Plan (the Plan) for the Hayden Project Area (the Project) in the City of Hayden (the City), County of Kootenai, State of Idaho, and consists of the text contained herein and the following attachments:

Project Area-Revenue Allocation Area Boundary Map (Attachment 1);

Description of the Project Area and Revenue Allocation Area Boundaries (Attachment 2);

Private Properties Which May Be Acquired by the Hayden Urban Renewal Agency (Attachment 3);

Map Depicting Expected Land Uses and Current Zoning Within Revenue Allocation Area and Project Area (Attachment 4);

Introduction to Attachment 5, the Statement of Proposed Public Improvements, Costs, Revenues, Tax Impacts, and Financing Methods (Attachment 5);

Net Value of Private Development in Hayden Revenue Allocation Area and Annual Tax Revenue Allocation (Attachment 5A); and

Estimated Annual Revenues and Costs (Attachment 5B).

The term "Project" is used herein to describe the overall activities defined in this Plan and conforms with the statutory definition of urban renewal project. Reference is specifically made to Idaho Code Section 50-2018(j) for the various activities contemplated by Project. Such activities include both private and public development of property within the Urban Renewal Area. The term "Project" is not meant to refer to a specific activity or development scheme.

This Plan was prepared by the Hayden Urban Renewal Agency Board of Commissioners, consultants and staff of the Hayden Urban Renewal Agency (the Agency) pursuant to the State of Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code (the Law); the Local Economic Development Act, Chapter 29, Title 50, Idaho Code (the Act); and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the City of Hayden Comprehensive Plan, as adopted by the City Council on April 12, 2005, by way of Resolution No. 2005-008.

The Agency may create several planning documents that generally describe the overall Project and identify certain specific public and private capital improvement projects. Because of the changing nature of the Project, these documents, by necessity, must be dynamic and flexible. The Agency anticipates that these documents will be modified as circumstances warrant. Any modification, however, shall not be deemed as an amendment of this Plan. No modification will be deemed effective if it is in conflict with this Plan. The planning documents are purposely flexible and do not constitute specific portions of the Plan. Provided, however, prior to the adoption of any planning document or proposed modification to any planning document, the Agency shall notify the City and publish a public notice of such proposed modification at least thirty (30) days prior to the consideration of such proposed modification, thus providing the City and any other interested person or entity an opportunity to comment on said proposed modification. The Agency Board shall consider any such comments and determine whether to adopt the modification. The planning documents apply to redevelopment activity within the Project Area as described herein. In the event of any conflict between this Plan and the appended documents, the provisions of this Plan shall control. The Agency intends to rely heavily on any applicable City design standards which may cover all or part of the Project Area.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the Urban Renewal, rehabilitation, and revitalization of the area within the boundaries of the Project. The Agency retains all powers allowed by the Law and Act. Because of the long-term nature of this Plan and the need to retain flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment. This Plan does not present a precise plan or establish specific projects for redevelopment, rehabilitation, and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

Implementation of this Plan will require public co-investment to help stimulate desired private development. Typically, the public will fund enhanced public facilities like streets, sidewalks, parking facilities, parks, public buildings such as City Hall, or plazas which, in turn, create an attractive setting for adjacent private investment in office, retail, housing, or other commercial facilities.

The particular projects or redevelopment projects by private entities described herein are not intended to be an exclusive or exhaustive list of potential redevelopment

activity. Allowed projects are those activities which comply with the Law and the Act and meet the overall objectives of this Plan.

The purposes of the Law and Act will be attained through the following major objectives of this Plan:

(a) the elimination of environmental deficiencies in the Project Area, including, among others, obsolete and aged building types, and inadequate public improvements and facilities, and environmental remediation;

(b) the assembly of land into parcels suitable for modern, integrated development with appropriate setbacks, parking, pedestrian, and vehicular circulation in the Project Area;

(c) the replanning, redesign, and development of undeveloped and underdeveloped areas which are stagnant or improperly utilized;

(d) the strengthening of the economic base of the Project Area and the community by the installation of needed public improvements and facilities to stimulate new commercial expansion, employment, and economic growth;

(e) the establishment and implementation of performance criteria to assure design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area;

(f) the strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and the Project Area as a whole, and benefiting the various taxing districts in which the Project Area is located;

(g) the creating of public spaces, gateway entries, public art, and the like;

(h) the provision of civic buildings or community facilities owned or occupied by other public entities including the City of Hayden;

(i) the provision of adequate land for open space and street rights-of-way; and

(j) the construction and improvement of major street corridors to allow traffic flows to move through the development along with the accompanying utility connections through the Project Area.

SECTION 101 GENERAL PROCEDURES OF THE AGENCY

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by

the Law and adopted by the Agency. Under the Law, the Agency is governed by the Idaho open meeting law, the Public Records Act, the Ethics in Government Act, financial reporting requirements under Idaho Code Section 67-450B, and the competitive bidding requirements under Chapter 28, Title 67, Idaho Code.

The Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision. Whenever in this Plan it is stated that the Agency may modify, change, or adopt certain policy statements or contents of this Plan not requiring a formal amendment to the Plan as required by the Law or the Act, it shall be deemed to mean a consideration by the Board of such policy or procedure, duly noticed upon the Agency meeting agenda and considered by the Agency at an open public meeting and adopted by a majority of the members present, constituting a quorum, unless any provision herein provides otherwise.

SECTION 102 PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

SECTION 102.1 CONFORMANCE WITH STATE OF IDAHO URBAN RENEWAL LAW OF 1965, AS AMENDED

The laws of the State of Idaho allow for an urban renewal plan to be submitted by any interested person or entity in an area certified as an Urban Renewal Area by the Hayden City Council. The Hayden City Council by Resolution 2005-18 certified the original Project Area on September 13, 2005.

In accordance with the Idaho Urban Renewal Law of 1965 this Plan was submitted to the Planning and Zoning Commission of the City of Hayden. After consideration of the Plan, the Commission filed its recommendation with the City Council stating that this Plan is in conformity with the Comprehensive Plan Update, April 12, 2005, including the City of Hayden future land use plan map.

Pursuant to the Idaho Urban Renewal Law of 1965, as amended, and the Local Economic Development Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was duly published in a newspaper having general circulation. The City Council adopted this Plan on December 13, 2005, by Ordinance No. 406.

SECTION 103 HISTORY AND CURRENT CONDITIONS

The Project Area was the subject of an Eligibility Report dated September 9, 2005. The Urban Renewal Project Area is a deteriorating area because of the presence of various conditions, most of which are related to the public infrastructure or certain private improvements or facilities which are deteriorating in nature. Either public infrastructure is older and needs to be replaced and/or upgraded or it is grossly inadequate to serve planned new development. In either case, the result is the same; existing development is often discouraged from upgrading and expanding, and new development is often slowed

or thwarted because of the lack of necessary public infrastructure. Certain parcelization, inadequate parking, and/or potential of the loss of parking hinder development opportunity.

In November 2004, Hayden City Council adopted the City of Hayden Downtown Vitalization Plan ("DTV Plan"). This DTV Plan details the project background, including community planning efforts for revitalization that begin in 1998, with the development of a Strategic Plan by Community of Hayden Action Team, which identified the highest priority, long-term infrastructure projects as "turning the downtown corridor into a business district that reflects a village atmosphere, free of blight, and that promotes small business retention and development." The DTV Plan further details planning efforts that included extensive public participation, up to and including community visioning workshops in 2003 and 2004 that culminated in the development of the DTV Plan.

The DTV Plan includes an assessment of both the strengths and the challenges associated with the project area and details project elements designed to address the economic development challenges and opportunities within the project area, including needed infrastructure improvements, design elements, event development, joint marketing and promotion, and business recruitment and retention strategies. The implementation strategy detailed in the plan follows the National Trust for Historic Preservation's "Main Street Approach" and focuses comprehensively on four major activity areas: physical improvements, promotion, business development, and organization.

The City has begun implementation activities in support of this DTV Plan, including: design and funding of a first phase of infrastructure and streetscape improvements along the Government Way Corridor, with construction planned for Fiscal Year 2006-2007; and, the formation of a Downtown Vitalization Committee, with representation from local government, businesses, residents, and existing community groups and business organizations. The formation of an Urban Renewal District, the subject of this plan, was specifically identified as an implementation activity within this plan was specifically identified as an implementation activity within the DTV Plan. The full text of the DTV Plan can be found on the City's website at www.cityofhaydenid.us.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure problems in this area. Revenue allocation financing should help to improve the situation. In effect, property taxes generated by new developments within the area may be used by the City's urban renewal agency to finance a variety of needed public improvements and facilities. Finally, some of the new developments may also generate new jobs in the community that would, in turn, benefit area residents. Additionally, orderly development of the Urban Renewal area creates a downtown central business district and provides infrastructure for that activity within the central town site.

SECTION 104 PURPOSE OF ACTIVITIES

The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the Agency's activity. The Agency reserves the right to change amounts from one category to another, as long as the overall total amount estimated is not substantially exceeded. The items and amounts are not intended to relate to any one particular development, developer, or owner. Rather, the Agency intends to discuss and negotiate with any owner or developer who seeks Agency assistance. During such negotiation, the Agency will determine, on an individual basis, the eligibility of the activities sought for Agency funding, the amount the Agency may fund by way of percentage or other criteria. The Agency will also take into account the amount of revenue allocation proceeds estimated to be generated from the developer's activities. The Agency also reserves the right to establish by way of policy, its funding percentage or participation, which would apply to all developers and owners.

The activities listed in Attachment 5 are also prioritized by way of importance to the Agency by the amounts funded, and by year of funding, with earlier years reflecting the more important activities. As required by the Law and Act, the Agency will adopt more specific budgets annually.

Throughout this Plan there are references to Agency activities, Agency funding, and the acquisition, development, and contribution of public improvements. Such references do not necessarily constitute a full, final, and formal commitment by the Agency, rather granting to the Agency the discretion to participate as stated, subject to achieving the objectives of this Plan and provided such activity is deemed eligible under the Idaho Urban Renewal Law and the Local Economic Development Act.

The Agency reserves the right to prioritize the projects described in this Plan. The Agency also reserves the right to retain its flexibility in funding the various activities. The Agency also reserves its discretion and flexibility in deciding which improvements should be funded and at what level, whether using its own funds or funds generated by other sources.

SECTION 105 OPEN LAND CRITERIA

Such open land areas may be acquired by the Agency and developed for nonresidential uses if such acquisition is needed to solve various problems, associated with the land or the public infrastructure, that have retarded its development. These problems include defective or usual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout, all of which are included in one form or another in the Section 50-2903(8)(b) definition of deteriorated area. The problems that are listed only in Section 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and "the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area."

Such areas qualify if any of the standard 50-2018(i) and 59-2903(8)(b) characteristics apply. But such areas also qualify if any of the problems listed only in 50-2008(d)(4)(2) apply. Clearly, lack of water and sewer facilities, a nonexistent street system, and lack of fire protection facilities are all conditions which retard development of the area.

SECTION 200 DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area and of the Revenue Allocation Area are shown in Attachment 1, which is attached hereto and described on the Project Area and Revenue Allocation Area Boundary descriptions, attached hereto as Attachment 2 and incorporated herein by reference.

For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way.

SECTION 300 PROPOSED URBAN RENEWAL ACTIONS

SECTION 301 GENERAL

The Agency proposes to eliminate and prevent the spread of deterioration and deterioration in the Project Area by:

1. Acquisition of certain real property (if needed);

2. Demolition or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements for public facility building sites, to eliminate unhealthful, unsanitary, or unsafe conditions, improve density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of deterioration;

3. Provision for participation by property owners within the Project Area;

4. Management of any property acquired by any entity under the ownership and control of the Agency;

5. Provision for relocation assistance to displaced Project occupants, as required by law;

6. Installation, construction, or reconstruction of streets, utilities including development of water and sewer systems, electrical distribution and transmission lines in underground configuration if

needed to encourage new developments, fiber optic systems, parking facilities, and other public improvements including civic buildings or community facilities owned or occupied by other public agencies, including the City of Hayden and the Coeur d'Alene School District No. 271, the Lakeland School District No. 272, and the Northern Lakes Fire District, storm drain systems, walkways, public open spaces, and visitors or information centers;

7. Disposition of property for uses in accordance with this Plan;

8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;

9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;

10. Preparation and assembly of adequate sites for the development and construction of facilities for commercial, mixed-use development, office, appropriate retail, and other ancillary uses;

11. As allowed by law, lend or invest federal funds to facilitate urban renewal redevelopment;

12. Construction of foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, and other uses contemplated by the Plan, and to provide utilities to the development site; and

13. Provision of civic buildings or community facilities owned or occupied by other public entities including the City of Hayden, Coeur d'Alene School District No. 271, and Lakeland School District No. 272, and visitors/information center owned or operated by the appropriate state or other local entity and other public facilities as may be deemed appropriate by the Urban Renewal Agency Board.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law. The Agency intends to encourage development of a mixed-use project consisting of residential, office, and supporting commercial and retail. For purposes of this Plan, the reference to "Mixed-Use Development" shall mean this objective.

SECTION 302 URBAN RENEWAL PLAN OBJECTIVES

Urban renewal action is necessary in the Project Area to combat problems of physical deterioration and economic underdevelopment.

The Project Area consists of approximately seven hundred and twenty (720) acres generally bordered on the north by the southern-most right-of-way boundary for Lancaster Road, from the western right-of-way boundary of North Government Way, west to the western right-of-way boundary of North Ramsey Road; south along the westernmost right-of-way boundary of Ramsey Road to the northernmost Kootenai County boundary line; due east along the northern County border and continuing on the same latitude to the eastern right-of-way boundary for U.S. 95; south along the eastern right-of-way boundary of U.S. 95 to the northern right-of-way boundary for West Dakota Avenue; west along the northern right-of-way boundary of Dakota Avenue to the eastern right-of-way boundary for Buttercup Lane; south along the eastern right-of-way boundary of Buttercup Lane, and continuing south along the same longitude to just north of Prairie Avenue; continuing east approximately 600 feet east of Government Way; continuing north to the southern right-of-way boundary for East Wyoming Avenue; continuing west to the western right-of-way of North Government Way; and, continuing north along the western right-of-way boundary of Government Way to the southern right-of-way boundary of Lancaster Road.

The above-described area has a history of a slow-growing tax base primarily attributed to inadequate and deteriorated public improvements and facilities, poorly maintained properties, undeveloped and underdeveloped properties, diverse property ownership, parcel site and configuration, and other deteriorating factors.

This environment contrasts sharply with the growing economic and cultural strength of the City of Hayden, Kootenai County region. The construction of connecting utilities and streets will aid, assist, and enhance traffic flow and provide more adequate utility service to the property to enhance the overall development of said property.

Hence, the Plan for the Project Area is a proposal for public improvements and facilities to: provide an improved environment for new commercial and Mixed-Use Development; eliminate unsafe conditions; assist potential owner participation and other developers to create appropriate development sites through consolidation of existing smaller parcels and, where necessary, through acquisition, demolition, and disposition activities; and otherwise prevent the extension of deterioration and reverse the deteriorating action of the area.

Any streets or other rights-of-way to be vacated or relocated will create additional building area for Mixed-Use Development or public use. Vacations or relocations must be requested from the City of Hayden, or any agency having jurisdiction over the particular public right-of-way.

Air rights and subterranean rights may be disposed of for any permitted use within the Project Area boundaries.

Less than fee acquisition of any interest in real property may be utilized by the Agency when and if necessary to promote Urban Renewal in accordance with the objectives of the Plan.

The Agency may act to improve transportation opportunities throughout the Project Area.

The Agency may participate in the cost of removal of extraordinary site conditions. A further objective of the Plan is to provide for the acquisition and clearance of property to be used for other public facilities. Off-street parking facilities may be developed to serve new commercial uses within the Project Area. Over the life of the Plan, land use in the Project Area will be modified to the extent that buildings currently vacant and land underdeveloped may be converted to Mixed-Use Development, public and private parking, and public/semi-public uses.

The provisions of this Plan are applicable to all public and private property in the Project Area. The provisions of the Plan shall recognize the need for flexibility in interpretation and implementation. All development under an owner participation agreement shall conform to those standards specified in Section 303.1 of this Plan.

The Agency will play a key role in creating the necessary momentum. The following list represents the key elements of the plan:

1. Initiate simultaneous projects designed to revitalize the Project Area.

2. Secure certain public open space in critical areas (e.g., parks, plazas, and pathways); this public open space will greatly increase property values adjacent to it and greatly contribute simultaneously to a new sense of place.

3. Develop new Mixed-Use Development projects.

4. Pursue development across all land-use sectors.

5. Develop parking facilities.

6. Promote and acquire public art through public and private partnerships.

Without Agency intervention, much of the Project Area could conceivably remain unchanged for the next several years. Success will come through numerous public-private partnerships. The Plan creates the necessary flexible framework for the Project Area to capture a share of Hayden growing population and economy.

SECTION 303 PARTICIPATION OPPORTUNITIES AND AGREEMENT

SECTION 303.1 PARTICIPATION AGREEMENTS

The Agency shall enter into an owner participation agreement with any existing or future owner of property, in the event the property owner seeks and/or receives assistance from the Agency in the redevelopment of the property. In that event, the Agency may allow for an existing or future owner of property to remove his property and/or structure from future Agency acquisition subject to entering into an owner participation agreement.

Each structure and building in the Project Area to be rehabilitated or new projects to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the following standards through an executed owner participation agreement which meets the conditions described below:

(a) any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. Upon completion of any rehabilitation or new development, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.

(b) all such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of Hayden.

(c) any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan.

(d) any new construction shall also conform to all applicable codes and ordinances of the City of Hayden.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties, whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency in accordance with

Section 305 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

1. Encouraging property owners or tenants to revitalize deteriorating areas of their parcels and to incorporate elements of the Plan.

2. Subject to the limitations of the Law and the Act, providing incentives to existing property owners or tenants to encourage continued utilization and expansion of existing permitted uses to prevent properties from falling into disuse, a proliferation of vacant and deteriorated parcels.

3. Allowing existing nonconforming uses to continue in accordance with City regulations and to accommodate improvements and expansions allowed by City regulations.

4. Subject to the limitations of the Act, providing incentives to improve nonconforming properties so they implement the design guidelines recommended by this Plan to the extent possible and to encourage an orderly transition from nonconforming to conforming uses over the planning horizon.

All such agreements will address phasing issues, justification and eligibility of project costs, and achievement of the objectives of the Urban Renewal Plan. Agency shall retain its discretion in the funding level of its participation.

SECTION 304 COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of urban renewal and the highest public good.

Subject to applicable authority the Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements within the Project Area.

The Agency intends to cooperate to the extent allowable by law with the City of Hayden, Kootenai County, the State of Idaho, Coeur d'Alene School District No. 271,

Lakeland School District No. 272, the Northern Lakes Fire Districts , the Kootenai County Consolidated Library District, and other public entities providing services within the project area for the construction and reconstruction of public improvements and facilities, including water and sewer systems, and improvements to city streets and the state highway. The Agency intends to address traffic issues in the urban renewal area with the City. The Agency seeks to provide input, guidance, and financial assistance to improve traffic flow, roadway/access improvements, streetscapes, parking, and related traffic issues. The Agency also intends to cooperate with local authorities to improve other transportation opportunities in the Urban Renewal Area. To the extent any public entity, including the City of Hayden has funded certain improvements, the Agency may reimburse those entities for those expenses.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of an owner participant if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall comply with the provisions of this Plan, in the event the Agency is providing any financial assistance.

In the event the Agency is participating in the public development by way of financial incentive or otherwise, the public body shall enter into a participation agreement with the Agency and then shall be bound by the Plan and other land use elements and shall conform to those standards specified in Section 304 of this Plan.

SECTION 305 PROPERTY ACQUISITION

SECTION 305.1 REAL PROPERTY

Only as specifically authorized herein, the Agency may acquire, but is not required to acquire, real property located in the Project Area where it is determined that the property is needed for public rights-of-way to construct street improvements, utilities, and sites for public/community facilities by any means authorized by law (including, but not limited to, the Idaho Urban Renewal Law, the Local Economic Development Law, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended). The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

Agency acquisition of any real property to assist any developer or owner participant attempting to assemble land for development within the Project Area, or to respond to an owner of property within the Project Area who wishes to convey title of such property to the Agency by any legal means, including by gift, shall be accomplished as authorized by the Law.

The Agency may acquire, but is not required to acquire, by gift, devise, exchange, purchase, eminent domain, or any other lawful method that property identified in Attachment 3. Such acquisition and subsequent disposition shall be made for development by the Agency or private developer to achieve those objectives set forth herein.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

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The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performed under the agreement.

Generally, the Agency intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan, or for the assembly of properties for the redevelopment of those properties to achieve the objectives of this Plan. Such properties may include properties owned by private parties or public entities. This Plan does not anticipate the Agency's widespread use of its resources for property acquisition, except for the construction of public improvements and any ability to engage in certain demonstration projects, such as enhancement opportunities and other major objectives outlined in this Plan and entries to the City and in limited circumstances for assembly of properties for enhanced redevelopment.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alteration, improvement, modernization, or rehabilitation; (b) the site or lot on which the building is situated requires modification in size, shape, or use; (c) it is necessary to impose upon such property any of the controls, limitations, restrictions, and requirements of this Plan and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan; or (d) the site or portion thereof is necessary for public improvements, or for the other purposes set forth in this document.

The purpose of this section is to allow the Agency to use its eminent domain authority to acquire properties necessary for the construction of public improvements, for acquisition of those sites that are deteriorated or deteriorating as described above, or for assembly of parcels for greater development.

Under the provisions of the Act, the urban renewal plan "shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in

the urban renewal area." Idaho Code § 50-2018(1). The Agency has identified several parcels for acquisition for the construction of public improvements. Those parcels are contained within Attachment 3. The Agency also intends to acquire property for the purpose of developing public parking, public open space, and to enhance the opportunity for other uses. At the present time, the Agency cannot specifically identify which parcels may be necessary for acquisition for the parking or for site assembly for private development. The Agency reserves the right to determine which properties, if any, should be acquired. Generally, the Agency will invoke its acquisition authority only for the elimination or mitigation of deteriorated or deteriorating buildings, structures, or properties in order to enhance entryways to the project area, or to provide sites for public improvements, or for the other purposes set forth in this document.

SECTION 305.2 PERSONAL PROPERTY

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan and where allowed by law, the Agency is authorized to acquire personal property in the Project Area by any lawful means. For purposes of this Plan, acquisition of certain permanent fixtures or improvements upon real property shall be governed by this section. The Agency retains the right to purchase those fixtures or improvements (including buildings) for the purpose of eliminating certain deteriorated or deteriorating structures to facilitate the Urban Renewal of the real property upon which the buildings and structures are located. Such acquisition shall be based upon appraised value of the structures and negotiation with the owner of the structures. The Agency shall take into account, before committing to such acquisition, any environmental or other liability present or potentially present in such structures. In the event, the Agency determines to acquire such property; it shall do so upon the successful negotiation of an owner participation agreement in compliance with the terms of Section 303.1 of this Plan. In addition, such owner shall commit to the redevelopment of the real property and to maintain the real property in a safe and clean manner. The Agency shall acquire such property by way of any acceptable conveyance.

SECTION 306 PROPERTY MANAGEMENT

During such time such property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for Urban Renewal, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

SECTION 307 RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS, AND OTHERS DISPLACED BY THE PROJECT

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation

Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Agency may also undertake relocation activities for those not entitled to benefit under federal law, as the Agency may deem appropriate for which funds are available. The Agency's activities should not result in the displacement of families within the area. In the event the Agency's activities result in displacement, the Agency will compensate such residents by providing reasonable moving expenses into decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families. For any other activity, the Agency will comply with the provisions of the Idaho Urban Renewal Law regarding relocation.

The Agency reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as a matter of state law under the Act or the Law. The Agency may determine to use as a reference the relocation benefits and guidelines promulgated by the federal government, the state government, or local government, including the State Department of Transportation. The intent of this section is to allow the Agency sufficient flexibility to award relocation benefits on some rational basis, or by payment of some lump sum per case basis. The Agency may also consider the analysis of replacement value for the compensation awarded to either owner occupants or businesses displaced by the Agency to achieve the objectives of this Plan. The Agency may adopt relocation guidelines which would define the extent of relocation assistance in non-federally-assisted projects and which relocation assistance to the greatest extent feasible would be uniform.

For displacement of families, the Agency shall comply with, at a minimum, the standards set forth in the Law. The Agency shall also comply with all applicable state laws concerning relocation benefits.

SECTION 308 DEMOLITION, CLEARANCE, AND BUILDING SITE PREPARATION

SECTION 308.1 DEMOLITION AND CLEARANCE

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

SECTION 308.2 PREPARATION OF BUILDING SITES

The Agency is authorized (but not required) to prepare or cause to be prepared as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, traffic signals, drainage facilities, public art, and other public improvements necessary to carry out this Plan. The Agency is also authorized (but not required) to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for industrial, commercial, private, public, and other uses provided

in this Plan. To the extent allowed by the Law and Act, the Agency may assist in the preparation of building sites by way of reclamation, remediation, or elimination of deteriorated conditions. The Agency is also authorized (but not required) to purchase certain site or building improvements for purposes of site preparation and development.

SECTION 309 REAL PROPERTY DISPOSITION AND DEVELOPMENT

SECTION 309.1 GENERAL

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code Section 50-2011 and as otherwise allowed by law. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

All purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the Agency in the Project Area may be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

SECTION 309.2 DISPOSITION AND DEVELOPMENT DOCUMENTS

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of deteriorating conditions, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Kootenai County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, handicap/disability, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area will contain such nondiscrimination and nonsegregation clauses as required by law. The Developers (including owner/participants) will be required by the contractual agreement to observe the Land Use and Building Requirements provision of this Plan and to submit an Urban Renewal Schedule satisfactory to the Agency. Schedule revisions will be made only at the option of the Agency.

As required by law or as determined in the Agency's discretion to be in the best interest of the Agency and the public, the following requirements and obligations may be included in the agreement:

The developers and their successors and assigns agree:

(a) A plan and time schedule for the proposed development shall be submitted to the Agency.

(b) The purchase or lease of the land, subterranean rights, and/or air rights is for the purpose of Urban Renewal and not for speculation.

(c) Building improvements will be commenced and completed as jointly scheduled and determined by the Agency and the developer(s).

(d) There will be no discrimination against any person or group of persons because of handicap/disability, age, race, sex, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon or therein conveyed, nor will the developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sub lessees, or vendees within the premises or any improvements therein conveyed. The above provision will be perpetual and will be appended to the land disposed of within the Urban Renewal Project Area by the Agency.

(e) The site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Plan.

(f) At the discretion of the Agency a bond or other surety will be provided acceptable to the Agency to ensure performance under the contract of the sale.

(g) Rehabilitation of any existing structure must assure that the structure conforms to all applicable codes and ordinances of the City of Hayden. The property will be upgraded to a marketable condition, which will continue throughout an estimated useful life for a minimum of twenty (20) years.

(h) All new construction shall have a minimum estimated life of no less than twenty (20) years.

(i) All disposition and development documents and owner participation agreements will be governed by the provisions of Section 405.2 of this plan.

(j) All such buildings or portions of the buildings which are to retain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of Hayden.

(k) All disposition and development documents shall be governed by the provisions of Section 420 of this Plan.

The Agency also reserves the right to determine the extent of its participation based upon the objective of this Plan.

SECTION 309.3 DEVELOPMENT BY THE AGENCY

To the extent now or hereafter permitted by the Law or Act, the Agency is authorized to pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement within the Project Area for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Attachment 5, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefor.

The Agency may also prepare properties for development by renovation or other means as allowed by the Law or Act. The Agency may also as allowed by the Law or Act assist in the development of private projects.

In addition to the public improvements authorized under Idaho Code Section 50-2007, the Agency is authorized to install and construct, or to cause to be installed and constructed, within the Project Area or outside the Project Area for improvements or facilities that are needed to support new development in the Project

Area, for itself or for any public body or entity, public improvements and public facilities, including, but not limited to, the following: (1) utilities (including placing such utilities underground); (2) pedestrian paths; (3) traffic signals; (4) landscaped areas; (5) street improvements, including new access roads and streets; (6) sanitary sewers; (7) flood control facilities and storm drains; (8) water mains and water lines; (9) recreation facilities and open space; (10) civic centers, city hall, or the like; (11) parking facilities; (12) technology related facilities, including fiberoptics; and (13) public art.

Any public facility ultimately owned by the Agency shall be operated and managed in such a manner to preserve the public purpose of the facility. Any lease agreement with a private entity or management contract agreement shall include all necessary provisions sufficient to protect the public interest and public purpose.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code Section 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (2)(b) of Section 50-2908 of the Act and Section 504 to this Plan or out of any other available funds.

SECTION 309.4 DEVELOPMENT PLANS

All development plans, whether public or private, prepared pursuant to disposition and development or owner participation agreements shall be submitted to the Agency for review. All development in the Project Area must conform to those standards specified in Section 404, *infra*.

SECTION 310 PERSONAL PROPERTY DISPOSITION

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which may be acquired by the Agency.

SECTION 311 REHABILITATION AND CONSERVATION

The Agency is authorized to rehabilitate, renovate, and conserve or to cause to be rehabilitated, renovated, and conserved any building or structure in the Project Area owned by the Agency for preparation of Urban Renewal and disposition. The Agency is also authorized to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency.

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any substandard structure or building or any structure or building which can be relocated within or outside the Project Area.

SECTION 312 PARTICIPATION WITH PRIVATE OR PUBLIC DEVELOPMENT

Under the Idaho Urban Renewal Law the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Law, if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Community Development Block Grant Program and other applicable federal programs.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects, which will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private, for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support or any other activity necessary or appropriate to carry out an economic development project.

The Agency may also use funds from any other sources for any purpose set forth under the Law.

The Agency may enter into contracts, leases, and agreements with the City or other public body or private entity pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code Section 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (2)(b) of Section 50-2908 of the Act and Section 504 of this Plan or out of any other available funds.

SECTION 313 CONFORMING OWNERS

The Agency may, at the Agency's sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan.

SECTION 314 PUBLIC ARTS FUNDING

The Agency may provide funding for arts projects, including placement and maintenance of public art, integration of art with project design, and provision for performing arts facilities and equipment. Potential arts projects will be evaluated on a case-by-case basis prior to funding by the Agency. A fundamental criterion for providing funding will be the degree to which a particular art project contributes to revitalization of

the Project Area and the achievement of the goals and objectives within this Urban Renewal Plan and the DTV Plan. The Agency may establish guidelines of contribution based on the construction cost of a particular project be allocated to arts projects, subject to budget considerations.

Arts projects may be selected and provided by the Agency, separately from any construction costs of developers, or may be funded through partnerships with developers and other public agencies. The Agency Board of Commissioners shall make selections of the works of art with the advice and assistance of the City of Hayden Arts Commission. Selected art projects may be an integral part of the public improvement/facility, attached to the structure, detached within or outside of the structure, or exhibited in other areas of the Project open to the general public.

Whenever possible, Agency arts funding will be used to leverage additional contributions from developers, other private sources, and public or quasi-public entities.

SECTION 400 USES PERMITTED IN THE PROJECT AREA

SECTION 401 URBAN RENEWAL PLAN MAP AND DEVELOPMENT STRATEGY

The Description of the Project Area and Revenue Allocation Area Boundary and Project Area-Revenue Allocation Area Boundary Map, attached hereto as Attachments 1 and 2 and incorporated by reference, describe the location of the Project Area boundaries. The proposed land uses to be permitted in the Project Area for all land, public and private, are depicted in Attachment 4.

SECTION 402 DESIGNATED LAND USES

Agency intends to rely upon the overall land use designations and zoning requirements of the City of Hayden, as more particularly shown on Attachment 4 and as set forth in the City of Hayden Comprehensive Plan Update, dated April 12, 2005, including the future land use map.

SECTION 403 OTHER LAND USES

SECTION 403.1 PUBLIC RIGHTS-OF-WAY

The major streets within the Project Area include portions of North Government Way, West Hayden Avenue, West Honeysuckle Avenue, West Orchard Avenue, West Dakota Avenue, West Miles Avenue, West Lacey Avenue, West Wyoming Avenue, Centa Avenue, Schmidt Street, Hilgren Avenue, and other major rights-of-way which may be developed within the Project Area.

Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, expanded, or modified as necessary for proper development of the Project in conjunction with any applicable policies and standards of the City or the Idaho Transportation Department as may be applicable regarding changes to dedicated rights-of-way.

Any changes in the existing interior or exterior street layout shall be in accordance with the objectives of this Plan and the design standards of the City or Idaho Department of Transportation, as may be applicable, shall be effectuated in the manner prescribed by state and local law, and may be guided by the following criteria:

(a) a balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain, such balancing taking into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed there under;

(b) the requirements imposed by such factors as topography, traffic safety, and aesthetics; and

(c) the potential need to serve not only the Project Area and new or existing developments but also to serve areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically in public rights-of-way.

SECTION 403.2 OTHER PUBLIC, SEMI-PUBLIC, INSTITUTIONAL, AND NONPROFIT USES

The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

The Agency is also authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities; educational, fraternal, employee, philanthropic, and charitable institutions; utilities; governmental facilities; and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

SECTION 403.3 INTERIM USES

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses. However, any interim use must comply with applicable Hayden City Code.

SECTION 404 GENERAL CONTROLS AND LIMITATIONS

All real property in the Project Area under the provisions of either a disposition and development agreement or owner participation agreement is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

SECTION 404.1 CONSTRUCTION

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect. In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct Urban Renewal activities in the Project Area.

SECTION 404.2 REHABILITATION AND RETENTION OF PROPERTIES

Any existing structure within the Project Area subject to either a disposition and development agreement or owner participation agreement approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

SECTION 404.3 LIMITATION ON TYPE, SIZE, AND HEIGHT OF BUILDING

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by applicable federal, state, and local statutes, ordinances, and regulations.

SECTION 404.4 OPEN SPACES, LANDSCAPING, LIGHT, AIR, AND PRIVACY

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings, and all other outdoor areas not permitted to be covered by buildings.

Landscaping shall be developed in the Project Area to comply with the City's landscape ordinance.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air, and privacy.

SECTION 404.5 SIGNS

All signs shall conform to Hayden City sign ordinances as they now exist or are hereafter amended.

SECTION 404.6 UTILITIES

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

SECTION 404.7 INCOMPATIBLE USES

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors which would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

SECTION 404.8 NONDISCRIMINATION AND NONSEGREGATION

There shall be no discrimination or segregation based upon age, race, color, creed, religion, sex, marital status, national origin, disability/handicap, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

SECTION 404.9 SUBDIVISION OF PARCELS

Any parcel in the Project Area shall be subdivided only in compliance with the Hayden City Commercial Subdivision Ordinance.

SECTION 404.10 MINOR VARIATIONS

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

(a) the application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;

(b) there are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;

(c) permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and

(d) permitting a variation will not be contrary to the objectives of this Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan, without amendment of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect this public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under Hayden City codes and ordinances.

SECTION 404.11 OFF-STREET LOADING

Any development and improvements shall provide for off-street loading as required by the Hayden City ordinances as they now exist or are hereafter amended.

SECTION 404.12 OFF-STREET PARKING

All new construction in the area shall provide off-street parking as required by the Hayden City ordinances as they now exist or are hereafter amended.

SECTION 405 DESIGN FOR DEVELOPMENT

SECTION 405.1 DESIGN GUIDELINES FOR DEVELOPMENT

In the case of property which is the subject of a disposition and development or owner participation agreement with the Agency, no new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan. Under those agreements the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

In the event the Agency adopts design standards or controls, those provisions will thereafter apply to each site or portion thereof in the Project Area. Those controls and standards will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These

controls are in addition to any standards and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances. Absent the Agency developing and promulgating specific design standards or controls, the Agency shall review all projects by applying and/or deferring to the usual approval process imposed by the City.

SECTION 405.2 DESIGN GUIDELINES FOR DEVELOPMENT UNDER A DISPOSITION AND DEVELOPMENT AGREEMENT OR OWNER PARTICIPATION AGREEMENT

Under an owner participation agreement or a disposition and development agreement the design guidelines and land use elements as imposed shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under Section 404.10 of this Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency may impose additional design controls. One of the objectives of this Plan is to create an attractive environment in the Project Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Project Area. These additional design standards or controls will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standard and provision of any applicable City building or zoning ordinance; provided, however, each and every development shall comply with all applicable City zoning and building ordinances, including any adopted City design standards.

SECTION 405.3 NONCONFORMING USES

The Agency may permit an existing use to remain in an existing building and site usage in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

All nonconforming uses shall also comply with the Hayden City Code, Title 11, Chapter 3.

SECTION 500 METHODS OF FINANCING THE PROJECT

SECTION 501 GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD

The Agency is authorized to finance this Project with revenue allocation financing, financial assistance from the City of Hayden, State of Idaho, federal government, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, lease revenue conduit financing, or any other available source, public or private, including assistance from any taxing district or any public entity. The Agency is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project.

The Agency is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency.

The Agency may also provide certain grants or loans to property owners, business owners, or others as may be allowed by law.

SECTION 502 REVENUE BOND FUNDS

As allowed by law and subject to such restrictions as are imposed by law, the Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency, nor any persons executing the bonds shall be liable on the bonds by reason of their issuance.

SECTION 503 OTHER LOANS AND GRANTS

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Idaho, or any other public or private source will be utilized if available, including developer contributions. The Agency intends to consider funding sources through Local Improvement Districts and/or Business Improvement Districts as authorized by state law. Neither the members of the Agency nor any persons executing such loans or grants shall be liable on the loans or grants by reason of their issuance.

SECTION 504 REVENUE ALLOCATION FINANCING PROVISIONS

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, Chapter 29, Title 50, Idaho Code, effective retroactively to January 1, 2004. These revenue allocation provisions shall apply to all taxing districts in which the Revenue Allocation Area is located and described on Attachments 1 and 2 to this Plan. The Agency declares that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Urban Renewal Project.

The Agency, acting by one or more resolutions adopted by its board of directors, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay such costs as are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Agency to finance or to refinance the Project costs (as defined in Idaho Code Section 50-2903(13)) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City of Hayden finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code Section 50-2908. The Agency shall use such funds solely in accordance with Idaho Code Section 50-2909 and solely for the purpose of providing funds to pay the project costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its board of directors.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905 is included in Attachment 5 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations. The Agency is hereby authorized to modify the presently anticipated urban renewal projects and use of revenue allocation financing of the related project costs if the board of directors of the Agency deems such modification necessary or convenient to effectuate the general objectives of the Plan.

The Agency has also provided for expenditure of revenue allocation proceeds on an annual basis without the issuance of bonds. The Agency has also provided for obtaining advances or loans from the City, the State, private entities, or other sources in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the Agency until the improvements identified in Attachment 5 are completely constructed or until any obligation to the City or other public entity or private entity are fulfilled. Attachment 5 incorporates estimates and projections based on the Agency's present knowledge and expectations concerning the

length of time to complete the improvements. The activity may take longer depending on the significance and timeliness of development. Alternatively the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds.

The revenue allocation proceeds are hereby irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part, as well as payment for costs incurred for activities of the Project.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project. Revenue allocation proceeds are deemed to be only a part of the proposed funding sources for the payment of public improvements and other project improvements. Additionally, project funding is proposed to be phased for the improvements, allowing various sources of funds to be accumulated for use.

The assumptions concerning revenue allocation proceeds are based upon certain assessed value increases and assumed tax levy rates. As of the effective date of this Urban Renewal Plan, the Idaho State Legislature has appointed an inter legislative committee to study the ad valorem property tax laws of the State of Idaho. The interim committee may propose certain changes to those property tax laws which could impact the types of property subject to ad valorem taxation, the creation of several exemptions, and the limitation of taxes. No representation is made through the adoption of this Urban Renewal Plan that the assumptions contained herein will remain in place for the term of the Urban Renewal Plan.

SECTION 504.1 ECONOMIC FEASIBILITY STUDY

Attachment 5 consists of the Economic Feasibility Study for the Urban Renewal Area prepared by Harlan W. Mann, Urban Renewal Consultant and Lisa Key, City of Hayden Community Development Director. The Study constitutes the financial analysis required by the Act.

SECTION 504.2 ASSUMPTIONS AND CONDITIONS/ ECONOMIC FEASIBILITY STATEMENT

The information contained in Attachment 5 assumes certain completed and projected actions. Under the provisions of the Act, the revenue allocation shall continue until any bond debt or other obligation is satisfied. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. Should all of the development take place as projected, indebtedness could be extinguished earlier, dependent upon the bond sale documents or other legal obligations. Should private development take longer to materialize, or should

the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and those obligations may continue for their full term.

The Plan and attachments incorporate estimates and projections based on the Agency's present knowledge and expectations. Those projections include a rather substantial percentage increase in Tax Years 2006 and 2007 for assessment changes, as based upon known projects. For Tax Years 2008-2020, the study has assumed a 10% per year reduction in construction activity, adjusted for construction cost inflationary factors.. The Agency may modify the project if the Board of Commissioners deems such modifications necessary to effectuate the Plan. The Plan proposes certain public improvements, including utility improvements, streetscapes, street improvements, property acquisition, and relocation costs, which will facilitate development in the Revenue Allocation Area.

SECTION 504.3 TEN PERCENT LIMITATION

Under the Act the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed valuation for the entire City. The base assessment roll, and less any homeowner's exemption, for the Hayden Revenue Allocation Area is $61,382,643. The total assessed value for the City of Hayden as of January 1, 2005, less homeowner's exemptions, is $675,428,840. The combined base assessment roll for the Revenue Allocation Area does not exceed ten percent (10%) of the assessed value for the City of Hayden.

SECTION 504.4 FINANCIAL LIMITATION

The Study identifies several capital improvement projects. Use of any particular financing source for any particular purpose is not assured or identified. Use of revenue allocation funds will be limited by the authority of the Act. If revenue allocation funds are unavailable, then the Agency will need to use a different funding source for that improvement, including grant funds. The Study has examined the potential of grant funding and certain funds which may be received from the State of Idaho.

The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the Revenue Allocation Area. Under the Act, the Agency is allowed the revenue allocation generated from inflationary increases and new development value. The Study has assumed certain annual increases over the term of the Plan based on historical analysis and other circumstances; specifically, increases in valuations in the first two years of the plan are based upon known projects, with an assumed 10-percent per year reduction in construction activity through Year 15 of the plan (adjusted for construction price inflationary factors). Total levy rates are estimated to be reduced by 10 percent each year in the first two years, with a 1-percent annual reduction in levy rates assumed in each year thereafter.

The Study, with the various estimates and projections, constitutes an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the Project. Multiple financing sources including proposed revenue allocation notes and bonds, annual revenue allocations, developer contributions, and other funds are shown. This Study identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred. *See* Idaho Code 50-2905. Based on these funding sources, the conclusion is that the Project is feasible.

The information contained in the Study assumes certain projected actions. First, the Agency has projected a bank loan or note issue. The term of such debt will be finally determined by the marketability of the notes. Under the provisions of the Act, the revenue allocation may continue until the end of the Plan term. Second, the total amount of indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. Should all of the development take place as projected, indebtedness would be extinguished earlier, dependent upon the bond sale documents and legal obligations therein. Should private development take longer to materialize or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and bonds may continue for their full term. The Study has targeted certain private development projects by a particular year and at a value premised on certain build-out assumptions.

The proposed timing for the public improvements may very well have to be modified depending upon the availability of some of the funds and the Agency's ability to sell an initial issue of notes or bonds.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

SECTION 504.5 REBATE OF REVENUE ALLOCATION FUNDS

In any year during which the Agency receives revenue allocation proceeds, the Agency, as allowed by law, is authorized (but not required) to return or rebate to the other taxing entities identified in Attachment 5 of this Plan any revenue allocation funds not previously pledged or committed for the purposes identified in the Plan. Under the Act, the Agency must first apply all such revenues for the payment of the projected costs of the urban renewal project identified and repayment of principal and interest on any moneys borrowed, indebtedness incurred, or bonds issued by the Agency and maintain any required reserve for payments of such obligation or indebtedness. Only to the extent revenues of the Agency exceed these obligations shall the Agency consider any rebate or return of revenue allocation funds to the other taxing entities. The Agency shall rebate such funds in a manner that corresponds to each taxing entity's relative share of the revenue allocation proceeds or on the basis of extraordinary service requirements

generated by the Project. All other taxing entities shall first receive any such rebate before such rebate shall be disbursed to the City.

Attachment 5 describes the Agency's financing plan for the Project. The Project will be financed, in part, through tax increment financing, using revenue allocation funds as allowed by the Act. The Agency anticipates that on an annual basis, tax increment, and other funds may be sufficient to satisfy the obligations incurred by the Agency, even though the entire amount of revenue allocation funds must be pledged for the term of any bonds or other debts incurred by the Agency. Therefore, on an annual basis, the Agency will consider the rebate of funds, which funds, may not be revenue allocation funds, but other funds available to the Agency.

The Agency also reserves the right to provide a tax increment rebate to any particular taxing entity which may be entitled to a levy rate increase by virtue of an approved levy election.

SECTION 504.6 PARTICIPATION WITH LOCAL IMPROVEMENT DISTRICTS AND BUSINESS IMPROVEMENT DISTRICTS

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. Likewise, the City has the authority to establish business improvement districts for parking facilities, public space, public promotion, retail trade activities, and transportation services. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of local improvement district or business improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or BID or to participate as an assessed entity to finance the LID project or BID project.

SECTION 504.7 ISSUANCE OF DEBT AND DEBT LIMITATION

Any debt incurred by the Agency as allowed by the Law and Act shall be secured by revenues identified in the debt resolution or revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan.

SECTION 504.8 IMPACT ON OTHER TAXING DISTRICTS AND LEVY RATE

A specific delineation of tax dollars generated by revenue allocation upon each taxing district has not been prepared. The overall impact of the revenue allocation project is shown in the Study. Since the passage of House Bill 156 in 1995, taxing entities are constrained in establishing levy rates by a function of the amount each budget of each taxing district can increase on an annual basis. The amounts set forth in the

Study would constitute the amounts distributed to other taxing entities from the Revenue Allocation Area if there were no urban renewal project. Each individual district's share of that amount would be determined by its particular levy rate as compared to the other districts in any given year. Therefore, the impact of revenue allocation is more of a product of the imposition of House Bill 156. In addition, without the revenue allocation district and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected in the next five to ten years; hence there would be lower increases in assessed valuation to be used by the other taxing entities.

Additionally, the Study has taken the existing 2005 net levy rate of .0061235 (i.e., deducting the .004 school credit) and imposed a 10-percent reduction of the annual gross levy rate for 2006 and 2007, with a reduction of 1 percent per year thereafter. One result of House Bill 156 is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction. If the overall levy rate is less than as assumed, the Agency shall receive fewer funds from revenue allocation.

SECTION 504.9 CAPITAL IMPROVEMENT CONTRIBUTION POLICY

The Agency does hereby establish and fix the following policy for the design, acquisition, and construction costs of the development of new streets or bridges or the extension of any existing street within the Urban Renewal Area as described and defined in the Plan.

SECTION 504.10 DEVELOPER/OWNER INITIATED IMPROVEMENTS

The Agency recognizes the right and possible interest of Developers/Owners to initiate the construction of designated new streets in the Project Area through:

(a) One or more Local Improvement Districts ("LID");

(b) Private financing; or

(c) Direct payment of construction costs.

Any LID would be established by the City of Hayden. Any of the three alternatives listed above would provide a means of financing necessary public improvements before the Agency would have the necessary funds to pay for such improvements. As an incentive for such Developer/Owner financed improvements, the Agency (subject to applicable legal authority) may repay the Developer/Owner for one hundred percent (100%) of its total assessment, including interest, from available annual revenue allocation funds generated by new developments on the Developer/Owner's property included in the LID. If the improvements have been financed through private funding sources or paid directly by the Developer/Owner, the Agency may repay the Developer/Owner one hundred

percent (100%) of the actual costs of construction. The Agency's contribution under this paragraph shall be conditioned upon the Developer having commenced construction (or a binding commitment to proceed issued by a recognized financial institution) to develop such property, thus generating additional revenue allocation funds. Any additional details concerning this policy will be specified in a resolution to be approved by the Agency complying with its normal approval process.

For purposes of this section, "available annual revenue allocation funds" shall mean those incremental tax (revenue allocation) revenues received by the Agency after all necessary payments have been made to:

(a) Pay the interest and principal of the notes payable to any developer or any bonds, loans or note, or other obligations issued by the Agency;

(b) Fund the Administration Fund;

(c) Fund the Developer Fees; and

(d) Fund any Debt Service Reserve Fund deposits.

SECTION 504.11 VARIANCE

The Agency reserves the right to grant minor variations from these standards under the guidelines established under Section 504.10 of this Plan.

SECTION 504.12 PHASING AND OTHER FUND SOURCES

The Agency anticipates funding only a portion of the entire cost of the public improvements shown on Attachment 5. Other sources of funds shall include developer contributions, grant funds, and City of Hayden participation. Agency participation shall be determined by the amount of revenue allocation funds generated.

SECTION 504.13 LEASE REVENUE BONDS

Under the Law, the Agency is authorized to issue revenue bonds to finance certain public improvements identified in the Urban Renewal Plan. Under that type of financing, the public entity would pay the Agency a lease payment annually which provides certain funds to the Agency to retire the bond debt. Another variation of this type of financing is sometimes referred to as conduit financing, which provides a mechanism where the Agency uses its bonding authority for the project, with the end user making payments to the Agency to retire the bond debt. These sources of revenues are not related to revenue allocation funds and may not be particularly noted in the Study, because of the "pass through" aspects of the financing. Under the Act, the economic feasibility study focuses on the revenue allocation aspects of the Agency's financial model.

These financing models typically are for a longer period of time than the 24-year period set forth in the Act. However, these financing models do not involve revenue allocation funds, but rather funds from the end users which provide a funding source for the Agency to continue to own and operate the facility beyond the term of the Plan as allowed by Idaho Code Section 50-2905(7) as those resources involve funds not related to revenue allocation funds.

SECTION 600 ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City shall include, but not be limited to, the following:

(a) institute and complete proceedings necessary for changes and improvements in private and publicly-owned property, rights-of-way, or public utilities within or affecting the Project Area;

(b) revise zoning, if necessary, within the Project Area to permit the land uses and development authorized by this Plan;

(c) impose conditional use permits or other means of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use;

(d) provide administrative enforcement of this Plan by the City after development, wherein the City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan;

(e) enforce building codes;

(f) perform all other functions and services relating to public, health, safety, and physical development normally rendered in accordance with a schedule which will permit the Urban Renewal of the Project Area to be commenced and carried to completion without unnecessary delays;

(g) institute and complete proceedings necessary for the establishment of a LID under Chapter 17, Title 50, Idaho Code, or a BID under Chapter 26, Title 50, Idaho Code;

(h) undertake and complete proceedings necessary to carry out the Project;

(i) administrate Community Development Block Grant and other state and federal grant funds that may be made available for the Project;

(j) appropriate agreements with the Agency for administration, supporting services, funding sources, and the like;

(k) waive hookup or installation fee for sewer, water, or other utility services for any facility owned by any public agency, including the Agency;

(l) impose, whenever necessary (by conditional use permits or other means as appropriate) controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use;

(m) preservation of historical sites and Building Code enforcement;

(n) the waiver of any hookup or installation fee for sewer, water, or other utility services for any facility owned by any public agency, including the Agency facility;

(o) joint funding of certain public improvements, including but not limited to improvements to the main sewer treatment facility; and

(p) use of City labor, services, and materials for construction of the public improvements listed in this Urban Renewal Plan.

The foregoing actions to be taken by the City do not constitute any commitment for additional financial outlays by the City.

SECTION 700 ENFORCEMENT

The Agency and/or the City shall perform the administration and enforcement of this Plan, including the preparation and execution of any documents for implementing this Plan.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

SECTION 800 DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan shall be effective for twenty-four (24) years from the date of adoption of the original Plan by the City Council in 2005, which period

shall expire on December 31, 2029, except for any revenue allocation proceeds received in calendar year 2030.

This Plan shall terminate no later than December 31, 2029, except for revenues which may be received in 2030. Either on January 1, 2030, or if the Agency determines an earlier terminate date:

(a) When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Section 50-2908, Idaho Code, shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Section 50-2909, Idaho Code, shall thereupon terminate.

(b) In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.

(c) For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Section 50-2909(4), Idaho Code. In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Section 50-2909, Idaho Code, should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Section 63-215, Idaho Code.

As allowed by Idaho Code Section 50-2905(7), the Agency may retain assets or revenues generated from such assets as loans the Agency shall have resources other than revenue allocation funds to operate and manage such assets. The Agency may retain ownership of the several parking facilities which may be constructed in the Project Area, as parking revenues may be sufficient to provide the resources necessary for the Agency to retain those assets. Similarly, facilities which provide a lease income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility.

For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City of Hayden, depending on the nature of the asset.

Upon termination of the revenue allocation authority of the urban renewal plan to the extent the Agency owns or possesses any assets, the Agency shall dispose of any remaining assets by granting or conveying or dedicating such assets to the City of Hayden.

SECTION 900 PROCEDURE FOR AMENDMENT

The Plan may be further modified at any time by the Agency, provided that, if modified after disposition of real property in the Project Area or after execution of an owner participation agreement, the modifications must be consented to by the developer or developers or their successor or successors of such real property whose interest is substantially affected by the proposed modification. Where the proposed modification will substantially change the Plan, the Hayden City Council must approve the modifications in the same manner as the original Plan. Substantial changes for Hayden City Council approval purposes shall be regarded as revisions in project boundaries, land uses permitted, land acquisition, and other changes which will violate the objectives of this Plan.

SECTION 1000 SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void, shall be deemed separable from the remaining provisions in this Plan, and shall in no way affect the validity of the other provisions of this Plan.

SECTION 1100 ANNUAL REPORT

Under the Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year.

2003338

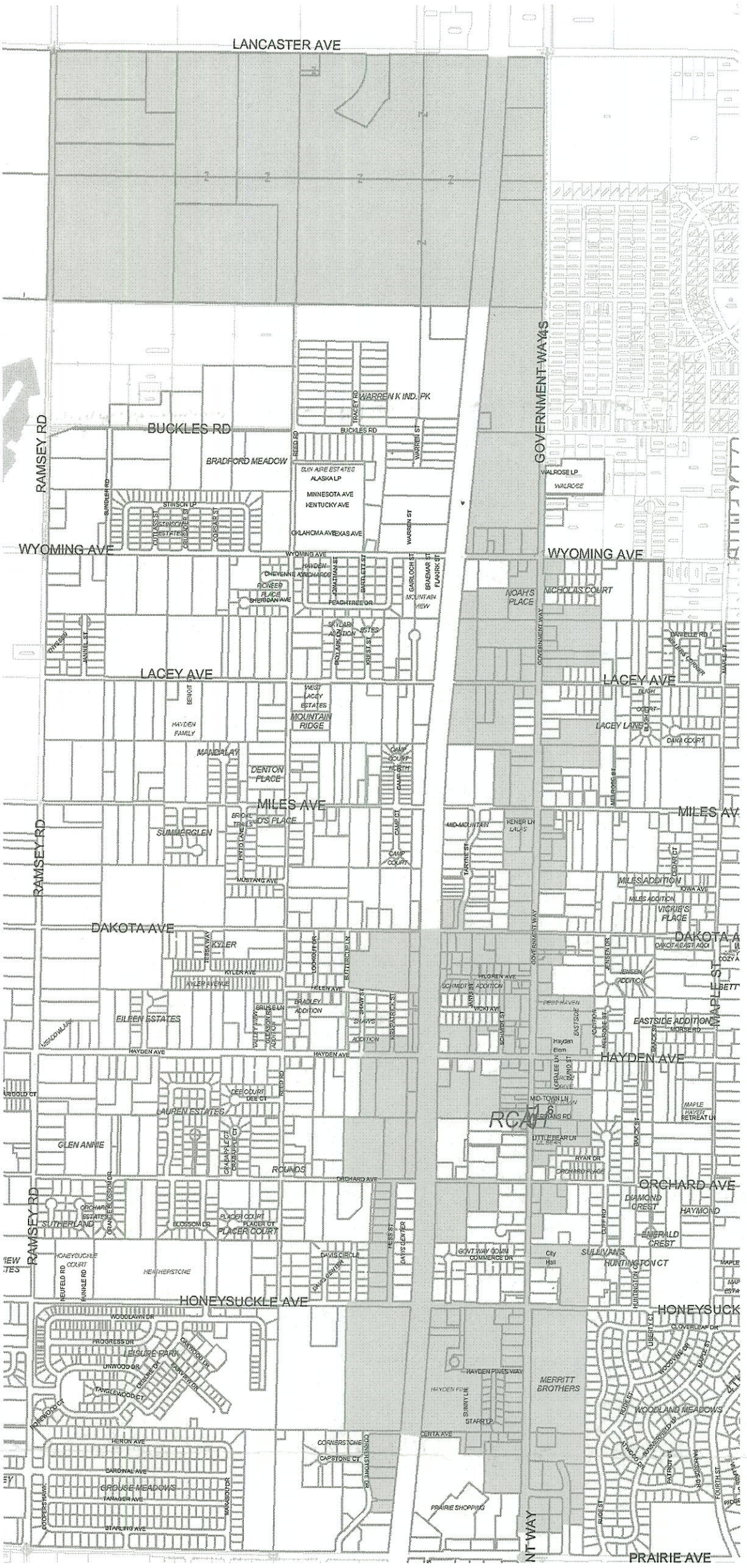
ATTACHMENT 1

Map of Urban Renewal Project Area and Revenue Allocation Area

2003338

City of Hayden Urban Renewal Area

Harlan W. Mann Community Development Consultant



Revised
September 13, 2005
Produced by
City of Hayden
Staff

2003338

ATTACHMENT 2

Description of Urban Renewal Project Area and Revenue Allocation Area

Attachment 2

2003338

LEGAL DESCRIPTION

FOR

CITY OF HAYDEN
GOVERNMENT WAY
URBAN RENEWAL AREA BOUNDARY AND
REVENUE ALLOCATION AREA BOUNDARY

By Ordinance No. 406

Effective Date: December 21, 2005

Portions of Sections 10, 11, 12, 13, 14, 23 and 24, all situated in Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

BEGINNING at the Quarter Section Corner common to said Sections 10 and 11;

Thence, along the South line of the Northeast Quarter of said Section 10, North 88°56'46" West, 35.16 feet, to the West line of the Right-of-Way for Ramsey Road;

Thence, along said West line of the Right-of-Way for Ramsey Road, North 01°07'44" East, 2607.86 feet, to a point of intersection with the South line of the Right-of-Way for Lancaster Avenue;

Thence, crossing Ramsey Road, North 81°10'21" East, 60.94 feet, to the point of intersection of the South line of the Right-of-Way for Lancaster Avenue with the East line of the Right-of-Way for Ramsey Road;

Thence, along said South line of the Right-of-Way for Lancaster Avenue as follows:

South 89°20'08" East, 964.11 feet, to a point of intersection with the West line of the East 330 feet of the Northwest Quarter of the Northwest Quarter of said Section 11;

Along said West line of the East 330 feet of the Northwest Quarter of the Northwest Quarter of Section 11, South 01°04'55" West, 5.40 feet;

Leaving said West line of the East 330 feet of the Northwest Quarter of the Northwest Quarter of Section 11, South 89°10'34" East, 1654.09 feet, to a point of intersection with the West line of the Northeast Quarter of said Section 11;

Along said West line of the Northeast Quarter of said Section 11, North 01°08'48" East, 10.00 feet;

Leaving said West line of the Northeast Quarter of said Section 11, South 89°10'35" East, 208.00 feet, to the East line of the West 208 feet of said Northeast Quarter of said Section 11;

Thence, along said East line of the West 208 feet of said Northeast Quarter of said Section 11, South 01°08'48" West, 10.00 feet;

Thence, leaving said East line of the West 208 feet of said Northeast Quarter of said Section 11, South 89°09'08" East, 2398.26 feet, to a point of intersection with the West line of the Right-of-Way for Government Way;

Thence, leaving said South line of the Right-of-Way for Lancaster Avenue, along said West line of the Right-of-Way for Government Way, as follows:

South 00°24'11" West, 2626.94 feet;

South 01°04'46" West, 1664.09 feet, to a point of intersection with the Westerly extension of a line offset 75.00 feet Southerly from, and parallel with, the South line of the North 2/5ths of Tract 1 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B of Plats, Page 132;

Thence, crossing Government Way, along said Westerly extension of said 75.00 foot Southerly offset line, South 89°03'56" East, 62.79 feet, to a point of intersection with the East line of the Right-of-Way for Government Way;

Thence, along said East line of the Right-of-Way for Government Way, South 01°14'27" West, 954.20 feet, to a point of intersection with the North line of the Right-of-Way for Wyoming Avenue;

Thence, crossing said Wyoming Avenue, South 01°09'51" West, 29.99 feet, to the point of intersection of the South line of the Right-of-Way for Wyoming Avenue with said East line of the Right-of-Way for Government Way;

Thence, along said South line of the Right-of-Way for Wyoming Avenue, South 88°46'58" East, 230.21 feet, more or less, to a point of intersection with a line offset 400 feet Westerly from, and parallel with, said East boundary line of Tract 13 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along the West line of the East 400 feet of said Tract 13, South 01°10'48" West, 160.96 feet, to a point of intersection with the South line of the North Half of the North Half of said Tract 13, taken to be coincidental with the North boundary line of the plat of NICHOLAS COURT, recorded in Book I of Plats, Page 486;

Thence, along said North boundary line of the plat of NICHOLAS COURT, North 88°46'01" West, 70.06 feet, to the Northeast corner of Lot 1, Block 1, thereof;

Thence, along the East boundary line of said Lot 1, South 01°04'12" West, 130.98 feet, to the Southeast corner thereof;

Thence, along the Southerly boundary of said Lot 1 as follows:

North 88°46'01" West, 124.94 feet, to a point of tangent curvature;

31.36 feet along the arc of a 20.00 foot radius curve concave to the Northeast, having a central angle of 89°50'23" and a long chord bearing North 43°50'49" West, 28.24 feet, to a point of cusp on the East line of the Right-of-Way for Government Way;

Thence, along said East line of the Right-of-Way for Government Way, South 01°04'35" West, 210.79 feet, to the Southwest corner of Lot 14, Block 1, of said plat of NICHOLAS COURT;

Thence, along the South boundary of said plat of NICHOLAS COURT, South 88°44'22" East, 614.36 feet, to the Southeast corner of Lot 8, Block 1, thereof;

Thence, along the East boundary lines of Tracts 13 and 24 of said plat of AVONDALE IRRIGATED TRACTS, South 01°10'51" West, 644.33 feet, to a point of intersection with the North line of the South Half of the South Half of said Tract 24;

Thence, along said North line of the South Half of the South Half of said Tract 24, North 88°41'42" West, 400.00 feet, to a point of intersection with a line offset 400 feet Westerly from, and parallel with, said East boundary line of Tract 24;

Thence, along the West line of the East 400 feet of said Tract 24, South 01°10'48" West, 160.99 feet, to a point of intersection with the North line of the Right-of-Way for Lacey Avenue;

Thence, South 41°03'00" West, 39.01 feet, more or less, to a point of intersection between the South line of the Right-of-Way for Lacey Avenue, and a line offset 425 feet Westerly from, and parallel with, the East boundary line of Tract 25 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along said South line of the Right-of-Way for Lacey Avenue, North 88°40'57" West, 202.98 feet, to a point of intersection with the East line of the Right-of-Way for Government Way;

Thence, along said East line of the Right-of-Way for Government Way, South 01°04'45" West, 578.75 feet, to a point of intersection with a line offset 65.00 feet Northerly from, and parallel with, the South boundary line of Tract 25 of said plat of AVONDALE

IRRIGATED TRACTS, said point taken to be the Southwest corner of that parcel of land described in the document recorded in Book 150 of Deeds, Page 289 (hereinafter referred to as "Tax No. 3538");

Thence, along said 65.00 foot Northerly offset line, taken to be the South boundary line of said "Tax No. 3538", South 88°37'57" East, 200.00 feet, to a point of intersection with a line offset 200.00 feet Easterly from, and parallel with, the West boundary line of said Tract 25, taken to be the Southeast corner of said "Tax No. 3538";

Thence, along said 200.00 foot Easterly offset line, North 01°04'45" East, 206.96 feet, more or less, to a point of intersection with a line offset 50.00 feet Southerly from, and parallel with, the North line of the South Half of said Tract 25;

Thence, along said 50.00 foot Southerly offset line, South 88°39'27" East, 427.33 feet, more or less, to the East boundary line of said Tract 25;

Thence, along the East boundary lines of Tracts 25 and 36 of said plat of AVONDALE IRRIGATED TRACTS, South 01°10'45" West, 504.30 feet, to a point of intersection with a line offset 90.00 feet Northerly from, and parallel with, the South line of the North half of said Tract 36;

Thence, along said 90.00 foot Northerly offset line, North 88°36'26" West, 407.45 feet, more or less, to a point of intersection with a line offset 219 feet Easterly from, and parallel with, the West boundary line of said Tract 36;

Thence, along said 219 foot Easterly offset line, South 01°04'45" West, 90.00 feet, to a point of intersection with the aforesaid South line of the North half of said Tract 36;

Thence, along said South line of the North half of said Tract 36, South 88°36'26" East, 15.33 feet;

Thence, South 01°14'26" West, 80.49 feet, more or less, to a point of intersection with the South line of the North half of the North half of the South half of said Tract 36, said point being the Northeast corner of that parcel of land described in the document recorded in Book 264 of Deeds, Page 850 (hereinafter referred to as "Tax No. 9089");

Thence, along said South line of the North half of the North half of the South half of said Tract 36, also being the North boundary line of said "Tax No. 9089", North 88°36'03" West, 217.58 feet, to the Northwest corner of said "Tax No. 9089", taken to be situated upon the East line of the Right-of-Way for Government Way;

Thence, along said East line of the Right-of-Way for Government Way, South 01°26'31" West, 241.41 feet, to a point of intersection with the North line of the Right-of-Way for Miles Avenue;

Thence, along said North line of the Right-of-Way for Miles Avenue, South 88°34'54" East, 146.56 feet, to a point of intersection with the Northerly extension of the East boundary line of the parcel of land described in the Quitclaim Deed recorded March 21, 1996, as Instrument No. 1438305 (hereinafter referred to as "Tax No. 16995"), taken to be a line offset 160.70 feet Easterly from, and parallel with, the West line of Tract 37 of said AVONDALE IRRIGATED TRACTS;

Thence, along said East boundary line of "Tax No. 16995", and the Northerly extension thereof, South 01°06'30" West, 134.66 feet, more or less, to a point of intersection with a line offset 105.00 feet Southerly from, and parallel with, the North boundary line of said Tract 37, said point taken to be the Southwest corner of the parcel of land described in the document recorded in Book 194 of Deeds, Page 442, and to be situated upon the North boundary line of the parcel of land described in the document recorded in Book 217 of Deeds, Page 139 (hereinafter referred to as "Tax No. 6661");

Thence, along said North boundary line of "Tax No. 6661", parallel with the North boundary line of said Tract 37, North 88°36'00" West, 3.00 feet, to a point of intersection with a line offset 157.70 feet Easterly from, and parallel with, the West line of Tract 37;

Thence, along said 157.70 foot Easterly offset line, South 01°06'30" West, 101.00 feet, to a point of intersection with the South line of the North 206.00 feet of said Tract 37;

Thence, along said South line of the North 206.00 feet of said Tract 37, South 88°36'00" East, 3.00 feet, to a point of intersection with the aforesaid line offset 160.70 feet Easterly from, and parallel with, the West line of Tract 37;

Thence, along said 160.70 foot Easterly offset line, North 01°06'30" East, 1.00 foot, to a point of intersection with the South line of the North 205.00 feet of said Tract 37, said point being the Southwest corner of the aforesaid "Tax No. 6661";

Thence, along said South line of the North 205.00 feet of said Tract 37, taken to be coincidental with the South boundary line of said "Tax No. 6661", South 88°36'00" East, 96.28 feet, to the Southeast corner of said "Tax No. 6661", taken to be situated upon the West boundary line of the parcel of land described in the Quitclaim Deed recorded in Book 331 of Deeds, Page 303 (hereinafter referred to as "Tax No. 13048");

Thence, along said West boundary line of "Tax No. 13048", South 00°45'05" West, 102.02 feet, to the Southwest corner thereof;

Thence, along the South boundary line of said "Tax No. 13048", South 89°14'55" East, 37.96 feet, to the Southeast corner thereof, taken to be coincidental with the Northeast corner of the parcel of land described in the document recorded in Book 177 of Deeds, Page 312 (hereinafter referred to as "Tax No. 4915");

Thence, along the East boundary line of said "Tax No. 4915", South 00°58'55" West, 338.40 feet, more or less, to the South boundary line of said Tract 37;

Thence, along said South boundary line of Tract 37, South 88°37'24" East, 4.31 feet, to a point of intersection with a line offset 300 feet Easterly from, and parallel with, the West boundary line of Tract 48 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along said 300 foot Easterly offset line, South 02°31'52" West, 193.54 feet, to a point of intersection with a line offset 193.5 feet Southerly from, and parallel with, the North boundary line of said Tract 48;

Thence, along said 193.5 foot Southerly offset line, North 88°37'24" West, 285.07 feet, to a point of intersection with the East line of the Right-of-Way for Government Way;

Thence, along said East line of the Right-of-Way for Government Way, South 02°32'10" West, 451.56 feet, more or less, to a point of intersection with the North line of the Right-of-Way for Dakota Avenue;

Thence, along said North line of the Right-of-Way for Dakota Avenue, South 88°38'59" East, 307.71 feet, more or less, to a point of intersection with the Northerly extension of the West line of the East 300 feet of Tract 49 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along said West line of the East 300 feet of Tract 49, and the Northerly extension thereof, South 00°13'05" East, 241.27 feet, to a point of intersection with the South line of the North 50 feet of the South half of the North Half of said Tract 49;

Thence, along said South line of the North 50 feet of the South half of the North Half of said Tract 49, North 88°39'18" West, 33.77 feet, to the Northwest corner of the parcel of land described in the document recorded in Book 203 of Deeds, Page 245 (hereinafter referred to as "Tax No. 6150");

Thence, along the West boundary line of said "Tax No. 6150", South 00°19'01" East, 111.23 feet, to a point of intersection with the North boundary line of the plat of RIDER'S SPLIT, recorded In Book I of Plats, Page 285;

Thence, along said North boundary line of the plat of RIDER'S SPLIT, North 88°39'37" West, 106.24 feet, to the Northwest corner of Lot 3, Block 1 of said plat of RIDER'S SPLIT;

Thence, along the West boundary line of said Lot 3, South 01°04'55" West, 322.41 feet, to the Southwest corner thereof;

Thence, along the South boundary line of said Lot 3, South 88°40'25" East, 447.24 feet, to the Southeast corner thereof, taken to be coincidental with the Northwest corner of the plat of EASTSIDE ADDITION TO HAYDEN VILLAGE, recorded in Book E of Plats, Page 43:

Thence, along the West boundary line of said plat of EASTSIDE ADDITION TO HAYDEN VILLAGE, and the Southerly extension thereof, South 01°09'45" West, 689.34 feet, more or less, to a point of intersection with the South line of the Right-of-Way for Hayden Avenue;

Thence, along said South line of the Right-of-Way for Hayden Avenue, North 88°41'40" West, 225.88 feet, more or less, to a point of intersection with the West line of the East 225 feet of Tract 91 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along said West line of the East 225 feet of Tract 91, South 01°13'10" West, 303.24 feet, to a point of intersection with the North line of the South 13 feet of the North half of said Tract 91;

Thence, along said North line of the South 13 feet of the North half of said Tract 91, South 88°40'51" East, 225.02 feet, to a point of intersection with the East boundary line of said Tract 91;

Thence, along the East boundary lines of Tracts 91 and 92 of said plat of AVONDALE IRRIGATED TRACTS, South 01°17'12" West, 603.18 feet, to the Southwest corner of Lot 13, Block 2, of the plat of ORCHARD PLACE, recorded in Book G of Plats, Page 50;

Thence, along the Northerly boundary of said Block 2, North 88°29'12" West, 368.75 feet, to the Northwest corner of Lot 21 of said Block 2;

Thence, along the West boundary line of said Lot 21, South 01°34'50" West, 98.97 feet, to the Southwest corner thereof, taken to be coincidental with the Northeast corner of Lot 1, Block 3, of said plat of ORCHARD PLACE;

Thence, along the North boundary line of said Lot 1, North 88°34'53" West, 79.81 feet, to the Northwest corner thereof;

Thence, along the West boundary line of said Lot 1, South 01°19'15" West, 115.64 feet, to the Northeast corner of that parcel of land described in the Quitclaim Deed recorded as Instrument No. 1373921 (hereinafter referred to as "Tax No. 16303");

Thence, along the North boundary line of said "Tax No. 16303", North 88°36'27" West, 175.26 feet, more or less, to a point of intersection with the East line of the Right-of-Way for Government Way;

Thence, along said East line of the Right-of-Way for Government Way, South 01°13'48" West, 159.96 feet, more or less, to a point of intersection with the North line of the Right-of-Way for Orchard Avenue;

Thence, along said North line of the Right-of-Way for Orchard Avenue, South 88°36'42" East, 175.01 feet, to a point of intersection with the East boundary line of said "Tax No. 16303";

Thence, along said East boundary line of "Tax No. 16303", North 01°19'15" East, 15.07 feet, to the Southwest corner of Lot 2, Block 3, of said plat of ORCHARD PLACE;

Thence, along the South boundary of Blocks 1 and 3 of said plat of ORCHARD PLACE, South 88°29'02" East, 200.25 feet, to a point of intersection with the Northerly extension of the West line of the East quarter of the West 4/5ths of the North half of Tract 93 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along said West line of the East quarter of the West 4/5ths of the North half of Tract 93, and the Northerly extension thereof, South 01°13'41" West, 368.33 feet, more or less, to the Southwest corner thereof, on the South line of said North half of Tract 93;

Thence, along said South line of the North half of Tract 93, North 88°35'30" West, 248.78 feet, to a point of intersection with the West line of the East 500 feet of said Tract 93;

Thence, along said West line of the East 500 feet of Tract 93, South 01°02'32" West, 263.62 feet, to a point of intersection with the North line of the South 60 feet of said Tract 93;

Thence, along said North line of the South 60 feet of Tract 93, North 88°34'18" West, 127.36 feet, to a point of intersection with the East line of the Right-of-Way for Government Way;

Thence, along said East line of the Right-of-Way for Government Way, South 01°13'41" West, 60.00 feet, to a point of intersection with the South boundary line of said Tract 93;

Thence, along said South boundary line of Tract 93, South 88°34'18" East, 627.56 feet, to the Southeast corner thereof, taken to be coincidental with the Northeast corner of Tract 94 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along the East boundary line of said Tract 94, South 01°02'35" West, 647.60 feet, to a point of intersection with the North line of the Right-of-Way for Honeysuckle Avenue;

Thence, South 18°29'00" West, 46.77 feet, more or less, to the Northwest corner of Lot 6, Block 7, of the plat of WOODLAND MEADOWS FIRST ADDITION;

Thence, along the West boundary line of said Block 7, South 00°59'14" West, 2277.62 feet, to the Northeast corner of Lot 1, Block 2, of the plat of MERRITT BROTHERS COMMERCIAL CENTER, recorded in Book I of Plats, Page 354;

Thence, along the North boundary line of said Lot 1, and the Westerly extension thereof, North 89°00'32" West, 224.94 feet, to a point of intersection with the West line of the Right-of-Way for Wayne Drive;

Thence, along said West line of the Right-of-Way for Wayne Drive, South 00°59'28" West, 83.67 feet, to the Southeast corner of Lot 5, Block 1, of said plat of MERRITT BROTHERS COMMERCIAL CENTER;

Thence, along the South boundary line of Lots 2 and 5 of said Block 1, and the Westerly extension thereof, North 89°00'32" West, 485.13 feet, to a point of intersection with the Easterly boundary of the parcel of land described in the Quitclaim Deed recorded as Instrument No. 1594078 (hereinafter referred to as "Tax No. 18282");

Thence, along said Easterly boundary of "Tax No. 18282" as follows:

North 00°59'45" East, 168.51 feet;

South 89°29'35" East, 26.02 feet;

North 00°59'45" East, 255.80 feet, to a point of intersection with the South boundary line of the parcel of land described in the Memorandum of Contract recorded in Book 97, Page 897 (hereinafter referred to as "Tax No. 11377");

Thence, along the South boundary line of said "Tax No. 11377", North 89°13'22" West, 386.65 feet, to the Southwest corner thereof;

Thence, along the West boundary line of said "Tax No. 11377", North 01°00'49" East, 410.06 feet, to a point of intersection with the South boundary line of the parcel of land described in the Warranty Deed recorded as Instrument No. 1364526 (hereinafter referred to as "Tax No. 16472");

Thence, along said South boundary line of "Tax No. 16472", and the Westerly extension thereof, North 89°20'50" West, 267.12 feet, to a point of intersection with the West line of the Right-of-Way for Centa Avenue;

Thence, along said West line of the Right-of-Way for Centa Avenue, North 04°01'00" East, 170.55 feet, to a point of intersection with the South line of the Right-of-Way for Centa Avenue;

Thence, along said South line of the Right-of-Way for Centa Avenue, North 89°20'50" West, 429.98 feet, to a point of intersection with the East line of the Right-of-Way for U.S. Highway No. 95;

Thence, North 81°38'30" West, 219.47 feet, more or less, to the point where the South line of the Right-of-Way for Centa Avenue intersects with the West line of the Right-of-Way for U.S. Highway No. 95, said point being the Northeast corner of Lot 8, Block 2, of the plat of CORNERSTONE BUSINESS AND PROFESSIONAL PARK, recorded in Book I of Plats, Page 147;

Thence, along said West line of the Right-of-Way for U.S. Highway No. 95, taken to be coincidental with the East boundary line of said Block 2, South 05°51'08" West, 845.64 feet, to the Southeast corner of Lot 4, of said Block 2;

Thence, along the South line of said Lot 4, North 89°24'08" West, 246.82 feet, to the Southwest corner thereof, on the Easterly line of the Right-of-Way for Cornerstone Drive;

Thence, along the Easterly line of the Right-of-Way for Cornerstone Drive as follows:

122.76 feet along a non-tangent 230.00 foot radius curve concave to the West, having a central angle of 30°34'53" and a long chord bearing North 15°50'01" East, 121.31 feet, to a point of tangency;

North 00°32'34" East, 6.84 feet;

South 89°24'30" East, 45.00 feet;

North 00°32'34" East, 30.00 feet;

North 89°24'30" West, 45.00 feet;

North 00°32'34" East, 8.66 feet, to a point of tangent curvature;

86.92 feet along the arc of a 280.00 foot radius curve concave to the West, having a central angle of 17°47'09" and a long chord bearing North 08°21'01" West, 86.57 feet, to a point of tangency;

North 17°14'35" West, 30.03 feet, to a point of tangent curvature;

146.86 feet along the arc of a 470.00 foot radius curve concave to the East, having a central angle of 17°54'13" and a long chord bearing North 08°17'27" West, 146.27 feet, to a point of tangency;

North 00°39'40" East, 391.29 feet, to a point of tangent curvature;

47.13 feet along the arc of a 30.00 foot radius curve concave to the Southeast, having a central angle of 90°00'35" and a long chord bearing North 45°39'40" East, 42.43 feet;

Thence, leaving said Easterly line of the Right-of-Way for Cornerstone Drive, and crossing said Centa Avenue, North 00°39'40" East, 30.00 feet, to a point of intersection with the North boundary line of said plat of CORNERSTONE BUSINESS AND PROFESSIONAL PARK, taken to be coincidental with the South boundary line of that parcel of land described in the Deed recorded as Instrument No. 1852429 (hereinafter referred to as "Tax No. 19871");

Thence, along said South boundary line of said "Tax No. 19871", North 89°20'20" West, 292.00 feet, to the Southwest corner thereof;

Thence, along the West boundary line of said "Tax No. 19871", and the Northerly extension thereof, North 01°06'55" East, 1363.93 feet, to the North line of the Right-of-Way for Honeysuckle Avenue, taken to be coincidental with the South boundary line of Block 2 of the plat of DAVIS CENTER, recorded in Book G of Plats, Page 82;

Thence, along said North line of the Right-of-Way for Honeysuckle Avenue, South 89°16'20" East, 229.85 feet, to the Southwest corner of Lot 1, Block 4, of said plat of DAVIS CENTER;

Thence, along the West boundary line of said Block 4, North 01°08'42" East, 630.95 feet, to the Southwest corner of Lot 5 of said Block 4, taken to be coincidental with the Southeast corner of the parcel of land described in the Deed recorded as Instrument No. 1482916 (hereinafter referred to as "Tax No. 17359");

Thence, along the South boundary line of said Lot 5, South 89°14'13" East, 30.02 feet, to a point of intersection with the East line of the West 30 feet of Lots 5 through 11, inclusive, of said Block 4;

Thence, along said East line of the West 30 feet of Lots 5 through 11, inclusive, of Block 4, North 03°13'45" East, 633.32 feet, to a point of intersection with the North boundary line of said Lot 11, taken to be coincidental with the South line of the Right-of-Way for Orchard Avenue;

Thence, along said South line of the Right-of-Way for Orchard Avenue as follows:

> North 89°17'07" West, 30.03 feet, to a point of intersection with the East boundary line of the aforesaid "Tax No. 17359";
>
> Along said East boundary line of "Tax No. 17359", North 03°13'45" East, 10.00 feet, to the Northeast corner thereof;
>
> Along the North boundary line of said "Tax No. 17359", North 89°22'05" West, 319.80 feet, to a point of intersection with the Southerly extension of the West boundary line of Tract 224 of the plat of AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, recorded in Book C of Plats, Page 67;

Thence, leaving said South line of the Right-of-Way for Orchard Avenue, along said West boundary line of Tract 224, and the Southerly extension thereof, North 01°11'09" East, 681.91 feet, to the Northwest corner thereof;

Thence, along the North boundary line of said Tract 224, South 89°17'29" East, 167.00 feet, to a point of intersection with the West boundary line of the East half of the West

half of Tract 189 of said plat of AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS;

Thence, along said West boundary line of the East half of the West half of Tract 189, North 01°12'19" East, 631.93 feet, to the South line of the Right-of-Way for Hayden Avenue;

Thence, along said South line of the Right-of-Way for Hayden Avenue, South 89°17'59" East, 31.68 feet, to a point of intersection with the Southerly extension of the East line of the Right-of-Way for Shaw Street, as it was created by the plat of SHAW'S ADDITION TO AVONDALE, recorded in Book E of Plats, Page 98;

Thence, along said East line of the Right-of-Way for Shaw Street, and the Southerly extension thereof, North 01°15'29" East, 244.25 feet, to the Southwest corner of Lot 5, Block 2, of said plat of SHAW'S ADDITION TO AVONDALE;

Thence, along the South boundary line of said Lot 5, and the Easterly extension thereof, South 88°45'42" East, 272.00 feet, more or less, to a point of intersection with the West line of the Right-of-Way for Kirkpatrick Street;

Thence, crossing Kirkpatrick Street, South 89°30'15" East, 50.00 feet, more or less, to the Southwest corner of the parcel of land described in Instrument No. 1723951 (hereinafter referred to as "Tax No. 9241"), taken to be located on the East line of the Right-of-Way for Kirkpatrick Street;

Thence, along the South boundary line of said "Tax No. 9241", South 88°50'23" East, 147.68 feet, more or less, to the Southeast corner thereof, taken to be located upon the East boundary line of Tract 83 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along said East boundary line of Tract 83, North 00°57'11" East, 454.84 feet, to the Northeast corner thereof;

Thence, North 84°58'18" West, 643.77 feet, more or less, to the point of intersection of the North line of the Right-of-Way for Helen Avenue with the East line of the Right-of-Way for Buttercup Lane;

Thence, along said East line of the Right-of-Way for Buttercup Lane, North 01°06'38" East, 388.03 feet, to a point of intersection with the South boundary line of the North 208.75 feet of the West 208.75 feet of Tract 84 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along said South boundary line of the North 208.75 feet of the West 208.75 feet of Tract 84, South 89°11'23" East, 208.75 feet, to the Southeast corner thereof;

Thence, along the East boundary line of said North 208.75 feet of the West 208.75 feet of Tract 84, and the Northerly extension thereof, North 01°06'50" East, 237.75 feet, to the North line of the Right-of-Way for Dakota Avenue;

Thence, along said North line of the Right-of-Way for Dakota Avenue, South 89°12'39" East, 544.28 feet, to a point of intersection with the West line of the Right-of-Way for U.S. Highway No. 95;

Thence, crossing U.S. Highway No. 95, North 86°51'16" East, 221.99 feet, more or less, to the point of intersection of the East line of the Right-of-Way for U.S. Highway No. 95 with the North line of the Right-of-Way for Dakota Avenue;

Thence, along said East line of the Right-of-Way for U.S. Highway No. 95, North 01°11'00" East, 307.45 feet, to a point of intersection with the North line of the South half of Tract 80 of the plat of AVONDALE IRRIGATED TRACTS;

Thence, along said North line of the South half of Tract 80, South 89°11'32" East, 281.55 feet, to a point of intersection with the East line of the Right-of-Way for Taryne Street, as it was established by the plat of MID MOUNTAIN SUBDIVISION, recorded in Book G of Plats, Page 133;

Thence, along said East line of the Right-of-Way for Taryne Street as follows:

> 31.57 feet along the arc of a 330.00 foot radius curve concave to the West, having a central angle of 05°28'55" and a long chord bearing South 23°12'49" West, 31.56 feet, to a point of reverse tangent curvature;
>
> 116.74 feet along the arc of a 270.00 foot radius curve concave to the East, having a central angle of 24°46'23" and a long chord bearing South 13°34'05" West, 115.83 feet, to a point of tangency;
>
> South 01°10'53" West, 165.45 feet, more or less, to a point of intersection with the North line of the Right-of-Way for Dakota Avenue;

Thence, along said North line of the Right-of-Way for Dakota Avenue, South 89°12'39" East, 479.48 feet, to a point of intersection with the West boundary line of the East 247.5 feet of Tract 77 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along said West boundary line of the East 247.5 feet of Tract 77 of said AVONDALE IRRIGATED TRACTS, North 01°11'55" East, 630.12 feet, to a point of intersection with the South boundary line of Tract 78 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along said South boundary line of said Tract 78, North 89°07'45" West, 71.20 feet, to the Southeast corner of Block 1 of the plat of MID MOUNTAIN 1ST ADDITION,

recorded in Book G of Plats, Page 422, taken to be coincidental with the Southeast corner of the West half of said Tract 78;

Thence, along the East boundary line of said Block 1, taken to be coincidental with the East line of said West half of said Tract 78, and the Northerly extension thereof, North 01°11'41" East, 677.30 feet, to a point of intersection with the North line of the Right-of-Way for Miles Avenue;

Thence, along said North line of the Right-of-Way for Miles Avenue, North 89°20'02" West, 114.38 feet, more or less, to a point of intersection with the East line of the West 208.71 feet of Tract 138 of said plat of HAYDEN LAKE IRRIGATED TRACTS;

Thence, along said East line of the West 208.71 feet of Tract 138, North 01°02'51" East, 588.93 feet, to a point of intersection with the South line of the North 50.00 feet of said Tract 138;

Thence, along said South line of the North 50.00 feet of Tract 138, North 89°18'17" West, 208.71 feet, to a point of intersection with the West boundary line of said Tract 138;

Thence, along said West boundary line of Tract 138, North 01°02'51" East, 50.00 feet, to the Northwest corner thereof, taken to be coincidental with the Northeast corner of Tract 137 of said plat of HAYDEN LAKE IRRIGATED TRACTS;

Thence, along the North boundary line of said Tract 137, North 89°18'17" West, 296.54 feet, more or less, to a point of intersection with the East line of the Right-of-Way for U.S. Highway No. 95;

Thence, along said East line of the Right-of-Way for U.S. Highway No. 95, North 05°41'20" East, 1614.42 feet, more or less, to a point of intersection with the North line of the South 290 feet of Tract 108 of said plat of HAYDEN LAKE IRRIGATED TRACTS;

Thence, along said North line of the South 290 feet of Tract 108, South 89°13'45" East, 165.89 feet, to the East boundary line of said Tract 108, said line taken to be coincidental with the West boundary line of Tract 107 of said plat of HAYDEN LAKE IRRIGATED TRACTS;

Thence, along said West boundary line of Tract 107, North 01°02'51" East, 39.52 feet, to a point of intersection with the South line of the North half of said Tract 107;

Thence, along said South line of the North half of said Tract 107, South 89°13'45" East, 330.00 feet, to the East line of the West 330 feet of said Tract 107;

Thence, along said East line of the West 330 feet of said Tract 107, North 01°02'51" East, 299.23 feet, to a point of intersection with the South line of the Right-of-Way for Wyoming Avenue;

Thence, along said South line of the Right-of-Way for Wyoming Avenue, North 89°12'31" West, 466.72 feet, to a point of intersection with said East line of the Right-of-Way for U.S. Highway No. 95;

Thence, along said East line of the Right-of-Way for U.S. Highway No. 95, North 05°39'36" East, 2673.91 feet, more or less, to a point of intersection with the South line of the Northeast Quarter of the aforesaid Section 11;

Thence, along said South line of the Northeast Quarter of Section 11, North 89°04'31" West, 2078.64 feet, to the Center Quarter Corner of said Section 11;

Thence, along the South line of the Northwest Quarter of Section 11, North 89°00'29" West, 2642.23 feet, to the POINT OF BEGINNING.

EXCEPTING THEREFROM (EXCEPTION A):

Lots 3 through 7, inclusive, of Block 1 of the plat of LACEY COMMERCIAL CENTER, recorded in Book G of Plats, Page 117A.

AND ALSO EXCEPTING THEREFROM (EXCEPTION B):

A portion of the plat of SCHMIDTS' ADDITION, recorded in Book D of Plats, Page 155, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 1, of said plat of SCHMIDTS' ADDITION, located upon the West line of the Right-of-Way for Schmidt Street;

Thence, along said West line of the Right-of-Way for Schmidt Street, South 01°14'28" West, 330.00 feet, to the Southeast corner of Lot 1, Block 3, of said plat of SCHMIDTS' ADDITION;

Thence, along the South boundary of said plat of SCHMIDTS' ADDITION, North 89°08'37" West, 640.71 feet, to a point of intersection with the East line of the Right-of-Way for U.S. Highway No. 95;

Thence, along said East line of the Right-of-Way for U.S. Highway No. 95, North 00°32'34" East, 330.00 feet, to a point of intersection with the North boundary of said plat of SCHMIDTS' ADDITION;

Thence, along said North boundary of the plat of SCHMIDTS' ADDITION, South 89°08'37" East, 644.73 feet, to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM (EXCEPTION C):

BEGINNING at the point of intersection of the East line of the Right-of-Way for U.S. Highway No. 95 with the North line of the Right-of-Way for Hayden Avenue;

Thence, along said East line of the Right-of-Way for U.S. Highway No. 95, North 01°10'36" East, 150.00 feet, to a point of intersection with the North boundary line of the parcel of land described in the Warranty Deed recorded under Instrument No. 540875 (hereinafter referred to as "Tax No. 5513");

Thence, along the North boundary line of said "Tax No. 5513", South 89°10'55" East, 105.00 feet, to the Northeast corner thereof;

Thence, along the East boundary line of said "Tax No. 5513", South 01°10'36" West, 150.00 feet, to a point of intersection with said North line of the Right-of-Way for Hayden Avenue;

Thence, along said North line of the Right-of-Way for Hayden Avenue, North 89°10'55" West, 105.00 feet, to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM (EXCEPTION D):

BEGINNING at the point of intersection of the West line of the Right-of-Way for Schmidt Street with the North line of the Right-of-Way for Hayden Avenue;

Thence, along said North line of the Right-of-Way for Hayden Avenue, North 89°10'52" West, 240.00 feet, to a point of intersection with the East boundary line of the parcel of land described in the Memorandum of Contract recorded under Instrument No. 612671 (hereinafter referred to as "Tax No. 8495");

Thence, along said East boundary line of said "Tax No. 8495", North 01°10'36" East, 200.52 feet, to a point of intersection with a line offset 100.00 feet Southerly from, and parallel with, the South boundary line of Block 3 of the plat of SCHMIDTS' ADDITION, recorded in Book D of Plats, Page 155;

Thence, along said 100.00 foot Southerly offset line, South 89°08'37" East, 140.00 feet, to a point on the West boundary line of the parcel of land described in the Warranty Deed recorded under Instrument No. 560423 (hereinafter referred to as "Tax No. 7639");

Thence, along said West boundary line of "Tax No. 7639", North 01°10'36" East, 40.00 feet, to the South boundary line of the parcel of land described in the Warranty Deed recorded in Book 200 of Deeds, Page 252 (hereinafter referred to as "Tax No. 5991");

Thence, along said South boundary line of "Tax No. 5991", parallel with said South boundary line of Block 3 of the plat of SCHMIDTS' ADDITION, South

89°08'37" East, 99.93 feet, to a point of intersection with said West line of the Right-of-Way for Schmidt Street;

Thence, along said West line of the Right-of-Way for Schmidt Street, South 01°09'31" West, 240.36 feet, to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM (EXCEPTION E):

BEGINNING at the point of intersection of the East line of the Right-of-Way for U.S. Highway No. 95 with the South line of the Right-of-Way for Hayden Avenue;

Thence, along said South line of the Right-of-Way for Hayden Avenue, South 89°17'59" East, 150.00 feet, to a point of intersection with a line offset 150.00 feet Easterly from, and parallel with, said East line of the Right-of-Way for U.S. Highway No. 95;

Thence, along said 150.00 foot Easterly offset line, South 01°02'56" West, 120.00 feet, to a point of intersection with a line offset 120.00 feet Southerly from, and parallel with, said South line of the Right-of-Way for Hayden Avenue;

Thence, along said 120.00 foot Southerly offset line, North 89°17'59" West, 150.00 feet, to a point of intersection with said East line of the Right-of-Way for U.S. Highway No. 95;

Thence, along said East line of the Right-of-Way for U.S. Highway No. 95, North 01°02'56" East, 120.00 feet, to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM (EXCEPTION F):

BEGINNING at the point of intersection of the South line of the Right-of-Way for Hayden Avenue with the common line between Tracts 187 and 188 of the aforesaid plat of AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS;

Thence, along said South line of the Right-of-Way for Hayden Avenue, South 89°17'19" East, 55.98 feet, to the East boundary line of the parcel of land described in the Notice of Lease Option recorded as Instrument No. 1363387 (hereinafter referred to as "Tax No. 16141");

Thence, along said East boundary line of "Tax No. 16141", South 01°05'00" West, 140.00 feet, to the Southeast corner thereof;

Thence, along the South boundary line of said "Tax No. 16141", North 89°17'19" West, 183.00 feet, to the Southwest corner thereof;

Thence, along the West boundary line of said "Tax No. 16141", North 01°05'00" East, 140.00 feet, to a point of intersection with said South line of the Right-of-Way for Hayden Avenue;

Thence, along said South line of the Right-of-Way for Hayden Avenue, South 89°17'19" East, 127.02 feet, to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM (EXCEPTION G):

BEGINNING at the point of intersection of the South line of the Right-of-Way for Hayden Avenue with the East line of the West half of Tract 187 of the aforesaid plat of AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS;

Thence, along said East line of the West half of Tract 187, South 01°10'40" West, 175.00 feet;

Thence, North 89°17'57" West, 206.19 feet;

Thence, North 01°20'29" East, 175.00 feet, to a point of intersection with said South line of the Right-of-Way for Hayden Avenue;

Thence, along said South line of the Right-of-Way for Hayden Avenue, South 89°17'59" East, 205.69 feet, to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM (EXCEPTION H):

BEGINNING at the point of intersection of the North line of the Right-of-Way for Orchard Avenue with the East line of the Right-of-Way for U.S. Highway No. 95;

Thence, along said East line of the Right-of-Way for U.S. Highway No. 95, North 00°57'34" East, 642.04 feet, to a point of intersection with the North boundary line of Tract 225 of the aforesaid plat of AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS;

Thence, along the North boundary lines of said Tract 225 and Tract 226 of the aforesaid plat of AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, South 89°17'29" East, 814.64 feet, to the Northwest corner of Block 1 of the plat of RICCORAID HAYMOND ADDITION, recorded in Book I of Plats, Page 458;

Thence, along the West boundary line of said plat of RICCORAID HAYMOND ADDITION, South 01°12'25" West, 132.40 feet, to the Southwest corner thereof;

Thence, along the South boundary line of said plat of RICCORAID HAYMOND ADDITION, South 89°16'37" East, 160.04 feet, to the West line of the Right-of-Way for Government Way;

Thence, along said West line of the Right-of-Way for Government Way, South 01°11'35" West, 509.75 feet, to a point of intersection with said North line of the Right-of-Way for Orchard Avenue;

Thence, along said North line of the Right-of-Way for Orchard Avenue, North 89°16'58" West, 972.03 feet, to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM (EXCEPTION I):

Lots 1 through 10, inclusive, of Block 5 of the plat of DAVIS CENTER, recorded in Book G of Plats, Page 82.

AND ALSO EXCEPTING THEREFROM (EXCEPTION J):

BEGINNING at the point of intersection of the North line of the Right-of-Way for Honeysuckle Avenue with the East line of the Right-of-Way for U.S. Highway No. 95;

Thence, along said East line of the Right-of-Way for U.S. Highway No. 95 as follows:

North 02°30'02" East, 236.92 feet, to a point of tangent curvature;

385.14 feet along the arc of a 28,757.90 foot radius curve concave to the East, having a central angle of 00°46'02" and a long chord bearing North 02°53'03" East, 385.14 feet, to the Northwest corner of Block 1 of the plat of COMMERCE DRIVE COMMERCIAL CENTER, recorded in Book G of Plats, Page 107;

Thence, along the North boundary line of said Block 1, and the Easterly extension thereof, South 89°20'11" East, 338.93 feet, to the Northwest corner of Lot 8, Block 1, of the plat of GOVERNMENT WAY COMMERCIAL CENTER, recorded in Book F of Plats, Page 16, said corner take to be coincidental with the Southwest corner of Tract 227 of said plat of AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS;

Thence, along the West boundary line of said Tract 227, North 01°14'17" East, 330.24 feet, to a point of intersection with the South line of the North half of said Tract 227;

Thence, along said South line of the North half of said Tract 227, South 89°16'58" East, 333.55 feet, to a point of intersection with the West line of the East half of said North half of Tract 227;

Thence, along said West line of the East half of said North half of Tract 227, North 01°14'17" East, 311.05 feet, to a point of intersection with the South line of the Right-of-Way for Orchard Avenue;

Thence, along said South line of the Right-of-Way for Orchard Avenue, South 89°16'58" East, 302.74 feet, to a point of intersection with the West line of the Right-of-Way for Government Way;

Thence, along said West line of the Right-of-Way for Government Way, South 01°12'02" West, 1273.48 feet, to a point of intersection with the North line of the Right-of-Way for Honeysuckle Avenue;

Thence, along said North line of the Right-of-Way for Honeysuckle Avenue as follows:

North 89°16'21" West, 257.25 feet, to a point of intersection with the East boundary line of the parcel of land described in the Memorandum of Contract recorded in Book 83, Page 181 (hereinafter referred to as "Tax No. 10039");

Along said East boundary line of "Tax No. 10039", South 01°11'35" West, 10.00 feet;

Leaving said East boundary line of "Tax No. 10039", North 89°16'20" West, 247.55 feet, to a point of intersection with the West boundary line of said "Tax No. 10039";

Along said West boundary line of "Tax No. 10039", North 01°10'10" East, 10.00 feet;

Leaving said West boundary line of "Tax No. 10039", North 89°16'21" West, 131.59 feet, to a point of intersection with the East boundary line of Tract 265 of said plat of AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS;

Along said East boundary line of Tract 265, North 01°10'54" East, 10.00 feet;

Leaving said East boundary line of Tract 265, North 89°16'21" West, 355.93 feet, to the POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM (EXCEPTION K):

BEGINNING at the point of intersection of the North line of the Right-of-Way for Honeysuckle Avenue with the East line of the Right-of-Way for Government Way;

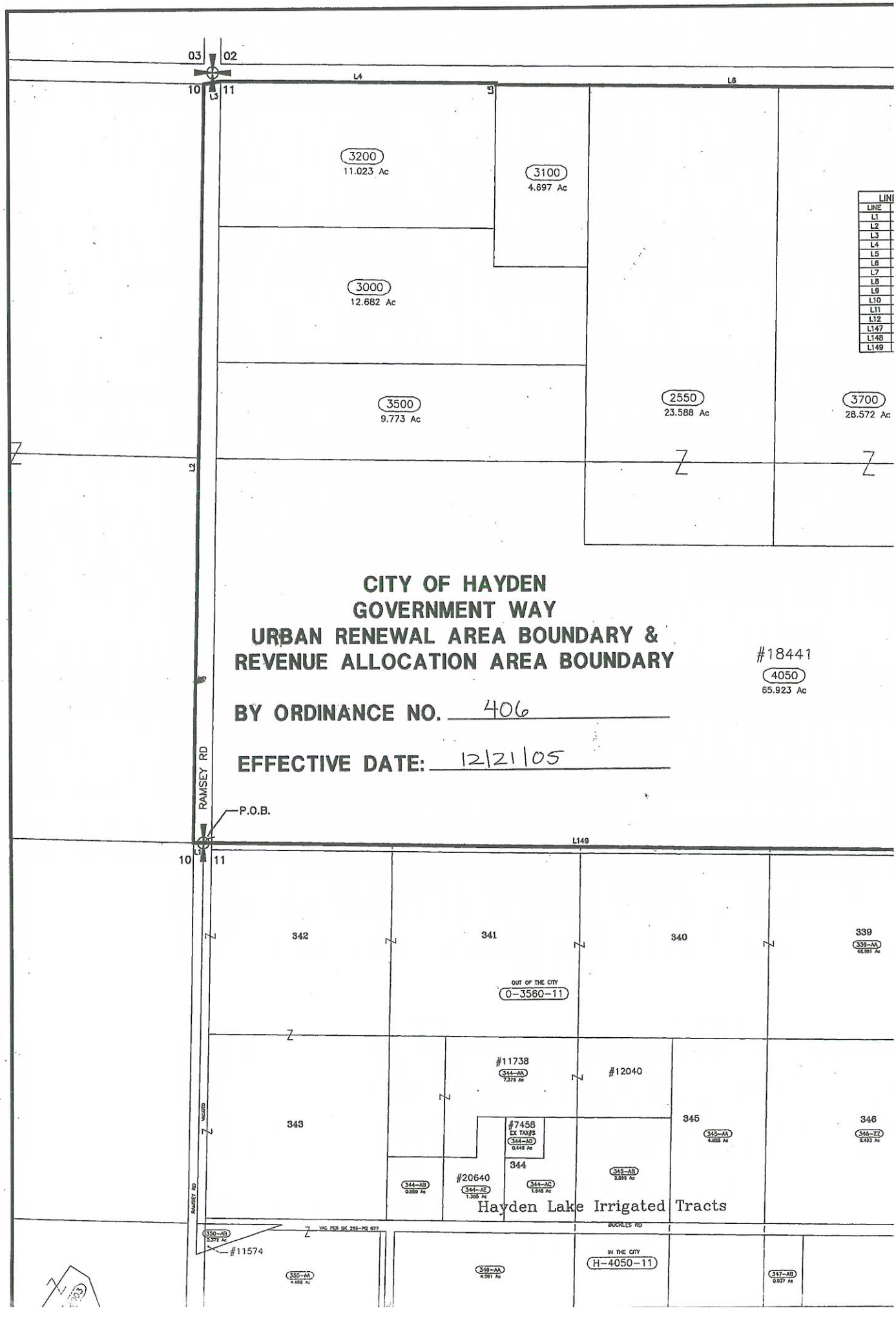
Thence, along said East line of the Right-of-Way for Government Way, North 01°13'41" East, 386.14 feet, more or less, to a point of intersection with the North line of the South 401.00 feet of Tract 94 of said plat of AVONDALE IRRIGATED TRACTS;

Thence, along said North line of the South 401.00 feet of Tract 94, taken to be coincidental with the North lines of the plats of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 1, recorded in Book F of Plats, Page 101, and LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 2, recorded in Book F, Page 123, South 88°24'00" East, 328.46 feet, more or less, to the Northeast corner of said plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 2;

Thence, along the East boundary line of said plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 2, and the Southerly extension thereof, South 01°15'45" West, 386.04 feet, more or less, to a point of intersection with said North line of the Right-of-Way for Honeysuckle Avenue;

Thence, along said North line of the Right-of-Way for Honeysuckle Avenue, North 88°25'02" West, 328.23 feet, more or less, to the POINT OF BEGINNING.

All references herein to Deeds, Plats, Book and Page numbers, and Instrument numbers refer to documents from the official records of the Kootenai County Recorder.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02
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LINE
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L148
L149
CITY OF HAYDEN
GOVERNMENT WAY
URBAN RENEWAL AREA BOUNDARY &
REVENUE ALLOCATION AREA BOUNDARY
BY ORDINANCE NO. 406
EFFECTIVE DATE: 12/21/05
#18441
4050
65.923 Ac
RAMSEY RD
P.O.B.
L149
342
341
340
339
OUT OF THE CITY
0-3560-11
#11738
#12040
343
#7458
EX TAXES
344
345
346
#20640
Hayden Lake Irrigated Tracts
BUCKLES RD
#11574
IN THE CITY
H-4050-11

2003338

CITY OF HAYDEN
GOVERNMENT WAY
URBAN RENEWAL AREA BOUNDARY &
REVENUE ALLOCATION AREA BOUNDARY

BY ORDINANCE NO. 406

EFFECTIVE DATE: 12/21/05

CURVE DATA (SHEET 2):					
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
C1	31.36'	20.00'	89°50'23"	N43°50'49"W	28.24'
C6	31.57'	330.00'	5°28'55"	S23°12'49"W	31.56'
C7	116.74'	270.00'	24°46'23"	S13°34'05"W	115.83'

LINE
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L31

NORTH

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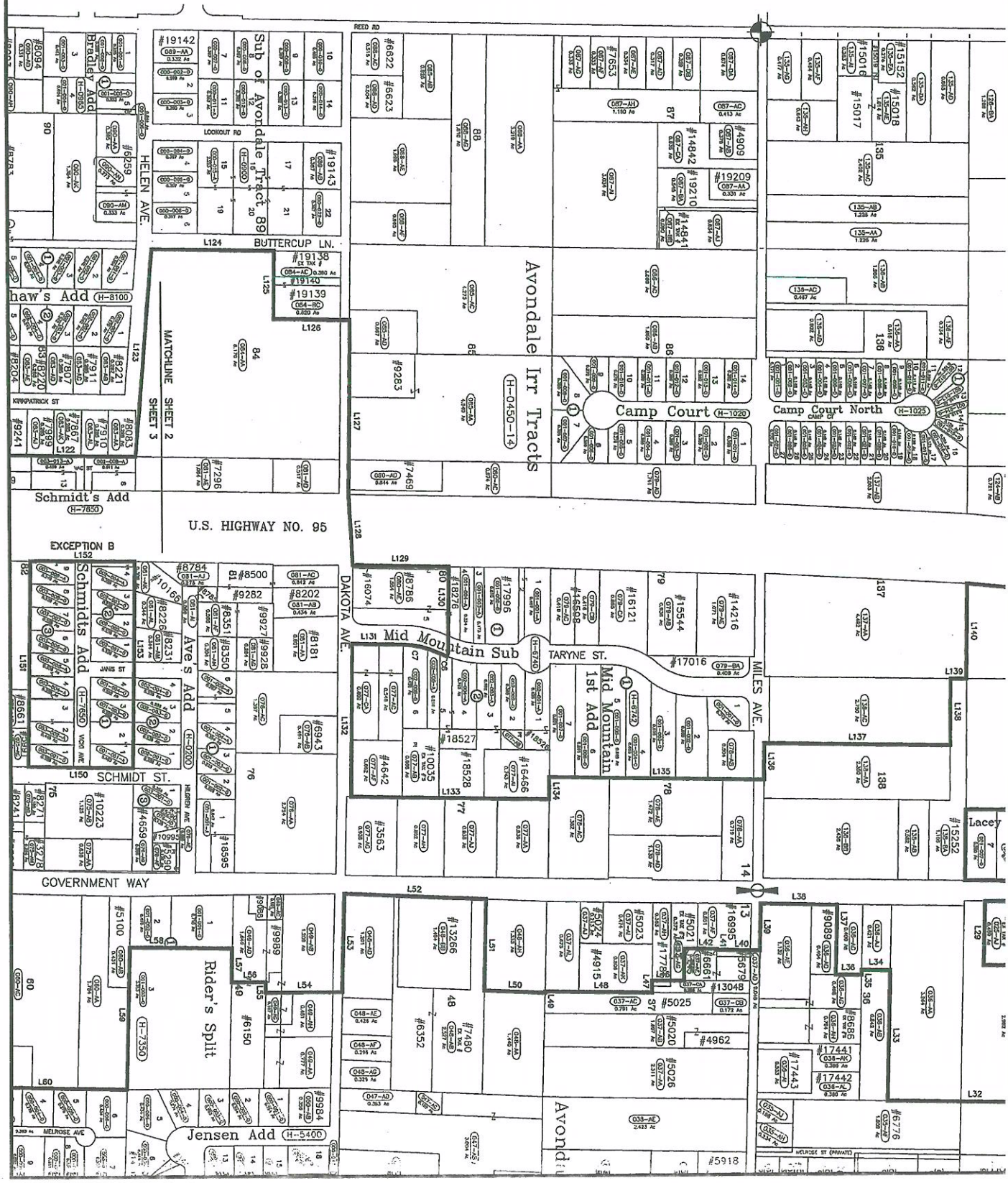
SCALE: 1" = 200'



200338

CITY OF HAYDEN
GOVERNMENT WAY
URBAN RENEWAL AREA BOUNDARY &
REVENUE ALLOCATION AREA BOUNDARY

BY ORDINANCE NO. 406

EFFECTIVE DATE: 12/21/05

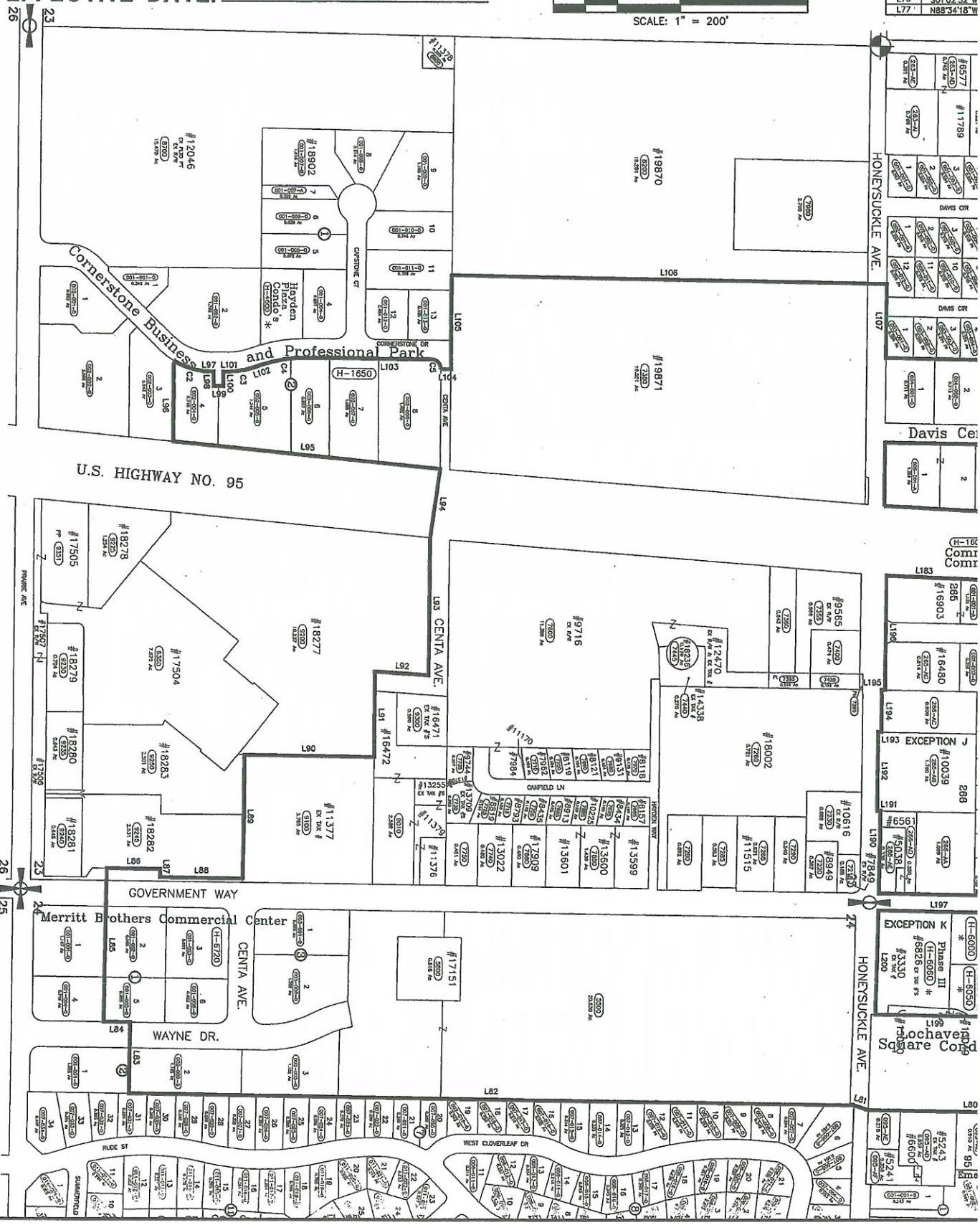
CURVE DATA (SHEET 3):					
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
C2	122.76'	230.00'	30°34'53"	N15°50'01"E	121.31'
C3	86.92'	280.00'	17°47'09"	N08°21'01"W	86.57'
C4	146.86'	470.00'	17°54'13"	N08°17'27"W	146.27'
C5	47.13'	30.00'	90°00'35"	N45°39'40"E	42.43'
C8	385.14'	28757.90'	0°46'02"	N02°53'03"E	385.14'

LINE DATA (SI	
LINE	BEARING
L58	S01°04'55"W
L59	S88°40'25"E
L60	S01°09'45"W
L61	N88°41'40"W
L62	S01°13'10"W
L63	S88°40'51"E
L64	S01°17'12"W
L65	N88°29'12"W
L66	S01°34'50"W
L67	N88°34'53"W
L68	S01°19'15"W
L69	N88°36'27"W
L70	S01°13'48"W
L71	S88°36'42"E
L72	N01°19'15"E
L73	S88°29'02"E
L74	S01°13'41"W
L75	N88°35'30"W
L76	S01°02'32"W
L77	N88°34'18"W

NORTH

0 100 200 400 800

SCALE: 1" = 200'



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ATTACHMENT 3

Private Properties Which May Be Acquired by Agency

1. No particular properties have been identified for acquisition by the Agency, excepting Hayden Lake Elementary School (for which the City has an option to purchase) and such other properties as may be required to meet the objectives of the Plan.

2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.

3. The Agency reserves the right to acquire property needed to encourage certain demonstration projects which achieve the objectives of the Plan (the exact location of which has not been determined).

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ATTACHMENT 4

Expected Land Use and Current Zoning Map of the Project Area

LAND USE MAP LEGEND

Central Business District: Activities that are pedestrian-friendly and require minimal parking areas. A well defined mix of uses, including small scale retail activity, restaurants, professional services and other activities that enhance the future identity of the corridor as the downtown "Main Street" business district. Promote a mixture of activities, including residential uses on upper floors of multi-storied buildings in the district and community activity centers.

General Commercial: 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 District. Any manufacturing and processing activity shall be directly related to onsite retail and professional services

Highway Commercial: Commercial activities dependent on high visibility and oriented to servicing traffic along Highway 95, as well as the community. Retail and service oriented activities that are primarily accessed by vehicle and that may require a moderate amount of parking and service areas and have an acceptable impact on local roads.

Light Industrial: Manufacturing and wholesale businesses. Activities include manufacturing, processing, fabrication, assemblage, warehousing, freight-handling and similar operations.

Low-Impact Commercial/Light Industrial: Commercial and light industrial activity with minimal aesthetic impact from noise, odor and visual character. Commercial and light industrial activities that are customer-oriented and do not require large parking areas or large service areas. Types of allowed activities include, but are not limited to, service-oriented businesses, retail and low-impact light industrial manufacturing.

Commercial Overlay District: Neighborhood-oriented business located in small designated pockets in residential areas, as may be allowed through special use permit. Commercial activities include retail and professional service businesses designed to provide local service to residential areas.

Residential: Areas where a variety of residential types and densities are allowed, ranging from larger lots to higher densities, as based upon the Residential Densities Map.

PLEASE NOTE: The boundaries delineating types of uses are not finite but outline a general area for designated activities. Boundary lines for types of use are generally within three hundred feet (300) feet of delineating the proposed area.

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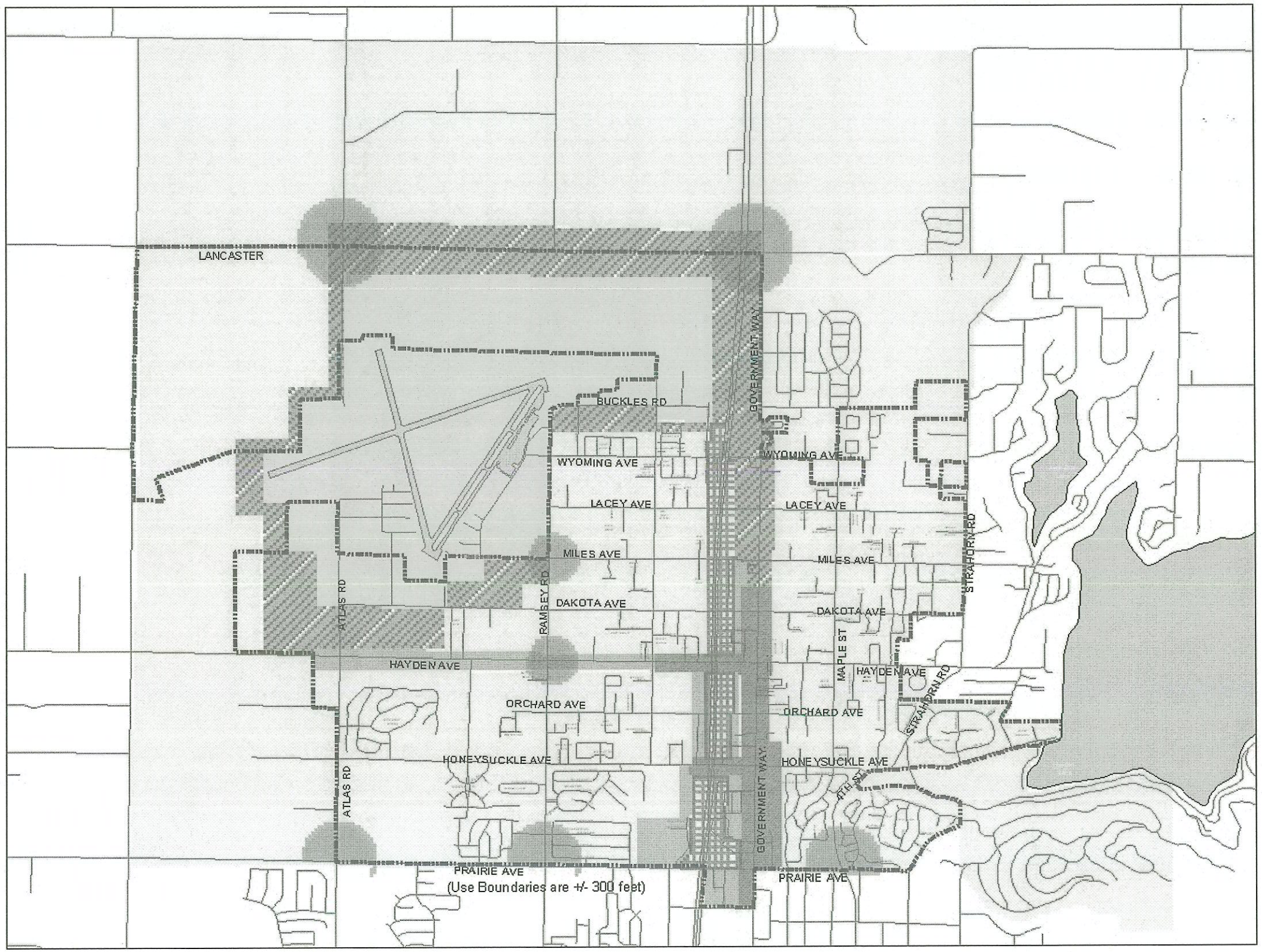
City of Hayden



Future Land Use

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ATTACHMENT 5

Statement of Proposed Public Improvements, Costs, Revenue, Tax Impacts, and Financing Methods

Introduction

Expenditure of funds for projects is anticipated through 2020 with the project as a whole continuing in order to meet debt service.

Anticipated costs of the urban renewal project, revenue sources, estimated revenue allocations, and the amount of indebtedness required to complete the project are shown in Attachment 5. Attachment 5 necessarily incorporates estimates and projections based on the Agency's completed activities, present knowledge, and expectations. The Agency may modify the presently anticipated urban renewal projects and use of revenue allocation financing or the related project costs if the Board of Directors of the Agency deems such modification necessary or convenient to effectuate the general objectives of the Plan. Any future modification will affect the estimate.

Attachment 5A also depicts estimated tax assessments through 2020, anticipated increases in tax assessments through the development process, and increases as described in Section 504.4 of this Plan.

Attachment 5 also demonstrates the overall estimated impact of revenue allocation financing on all taxing districts in which the revenue allocation area is located. The impact on individual taxing districts would be determined by those districts' then-current levies and the projected addition of private investment within the Revenue Allocation Area.

The information contained in Attachment 5 assumes certain completed and projected actions. Under the provisions of the Act, the revenue allocation shall continue until the bond debt is satisfied. All debt is projected to be repaid no later than the duration period of the Plan. Second, the total amount of bonded indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. Attachment 5B projects expenditures from 2005 through 2021. Should all of the development take place as projected, bonded or other indebtedness could be extinguished earlier, dependent upon the bond sale documents or other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and bonds may continue for their full term.

The Urban Renewal Plan and attachments incorporate estimates and projections based on the Agency's present knowledge and expectations. The Agency may modify the project if the Board of Directors deems such modifications necessary to effectuate the Plan. The Plan proposes certain public improvements, including utility improvements,

streetscapes, street improvements, property acquisition, , relocation costs, water and sewer improvements, public facilities, and community facilities which will facilitate development in the Revenue Allocation Area.

Economic Feasibility Statement

The attachments, with their various estimates and projections, constitute an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need from public capital funds during the project. Multiple financing sources including proposed revenue allocation notes and bonds, annual revenue allocations, developer contributions, grant funds, City in-kind services, and other funds are shown. This attachment identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred (see Idaho Code § 50-2905). Based on these funding sources, the conclusion is that the project is feasible.

The information contained in these attachments assumes certain projected actions. First, the Agency has projected certain loan or bond obligations. The loan or bond term will be finally determined by the marketability of the obligations. Under the provisions of the Act, the revenue allocation may continue until the debt is satisfied. Second, the total amount of indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and time of private development. Should all of the development take place as projected, indebtedness would be extinguished earlier, dependent upon the bond sale documents and legal obligations therein. Should private development take longer to materialize or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and loan or bond obligations may continue for their full term.

The proposed timing for the public improvements may very well have to be modified depending upon the availability of some of the funds and the Agency's ability to sell an initial issue of notes or bonds, including a developer note.

Attachment 5A, Estimated Net Taxable Value of New Private Development and Annual Tax Revenue Allocations, lists estimated increases in tax assessments resulting from new development in the Revenue Allocation Area beginning in 2006 and illustrates how the project's new development would generate net revenue to the Agency.

Attachment 5B, Estimated Annual Revenues and Costs, shows the estimated sources and uses of funds through 2021.

The analysis has assumed certain changes in the levy rates as more particularly described in Attachment 5A and Section 504.4.

Description of Public Financing Sources

Revenue Allocation–Revenue allocation financing (sometimes referred to as tax increment financing) applies the increase in property taxes within a defined area to public infrastructure improvements. The improvements are designed to enhance the private development potential, thus creating the additional assessed valuation. The process is initiated upon action of a municipality, whereupon the county assessor will establish the assessed valuation within the Revenue Allocation Area for a base year. The incremental revenue may be applied directly as it is received by the authorized redevelopment agency or, more commonly, applied as a long-term revenue stream for the issuance of bonds or other debt obligations. Once the Plan has been fully implemented and/or the bonds or debt obligations have been retired, the incremental revenue flows back to the appropriate taxing districts in the same proportion as the base revenue. Under the Act, a percentage of the Tax Levy Rate (currently 0.0040) is deducted from the incremental taxes and passed through to the local public school district. Revenue Allocation has been available in Idaho since 1988 and is anticipated to be the major, and thus most essential, component for Plan financing.

Bond Anticipation Notes–Problematic with Revenue Allocation financing is the time delay from initiation of Plan implementation and establishment of the base assessment roll. Several years may elapse before the incremental tax revenue stream can adequately demonstrate the strength necessary to issue bonds. Short-term bond anticipation notes issued by local lenders or underwriters are a means of providing the bridge financing necessary to begin development work. Bond proceeds can then be used to "take out" the notes. The Agency may borrow other funds from other sources as needed and authorized under the Urban Renewal Plan.

Local Improvement Districts (LIDs)–This financing mechanism is used to fund capital improvements and distribute the cost among a number of property owners. Cities and highway districts often use LIDs for local street and sewer projects. After sixty percent (60%) of a proposed district's property owners sign a LID petition, a series or ordinances are adopted to create the district, approve the assessment roll, and issue construction warrants and long-term bonds. The tax-exempt bonds are issued through bid or negotiated sale with revenue collection tied to the property tax system. Bond terms are usually ten years.

SBA 504 Program–This program uses the public sale of reduced interest debentures to write-down commercial loans for commercial and limited industrial projects.

Community Reinvestment–Local lenders are making funds available at below-market interest rates in order to meet their Community Reinvestment Act obligations.

Community Development Block Grant (CDBG)–In order to achieve the objectives set forth in this Plan, the City may submit an application from time to time for Community Development Block Grant funding. Such application must meet certain

eligibility objectives. The grant is constrained to a specific list of eligible activities. However, Community Development Block Grant funding may be of some assistance in portions of the Agency's funding objectives. The City of Hayden has applied for and received two different Community Development Block Grants for infrastructure improvements in the project area.

Developer Advances–Given the delayed flow of revenue under tax increment financing, developer advances may be a desirable approach to initiate development projects. The terms of the advance would be negotiable on a project-by-project basis, but possible uses could be master planning, project administrations, necessary legal work, and even preliminary public infrastructure work.

City Advances–City may provide advances or contributions for certain public improvements.

Conduit Financing–The Agency reserves the right to participate as a conduit financing vehicle for those projects described in this Urban Renewal Plan, using lease or revenue proceeds, rather than revenue allocation proceeds.

Financing Conclusion

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Urban Renewal Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Urban Renewal Plan.

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ATTACHMENT 5A

Net Value of Private Development in Hayden Revenue Allocation Area and Annual Tax Revenue Allocation

ATTACHMENT 5A
Estimated Net Taxable Value from New Private Development & Revenue Allocations

Year Ass'd	Year Rec'd	Annual Val. Increase Note 1, 2	Cumulative Val. Increase	Total Levy Rate Note 3	Gross Revenues	School Payment Note 4	Agency Net Revenue
2006	2007	$28,316,731	$28,316,731	0.0101235	$286,664	$113,267	$173,398
2007	2008	$28,122,127	$56,438,858	0.0091112	$514,223	$225,755	$288,467
2008	2009	$26,741,013	$83,179,871	0.00902	$750,286	$332,719	$417,566
2009	2010	$25,340,052	$108,519,923	0.0089298	$969,065	$434,080	$534,986
2010	2011	$24,012,486	$132,532,409	0.0088405	$1,171,658	$530,130	$641,528
2011	2012	$22,754,472	$155,286,881	0.0087521	$1,359,092	$621,148	$737,944
2012	2013	$21,562,365	$176,849,247	0.0086646	$1,532,330	$707,397	$824,933
2013	2014	$20,432,713	$197,281,960	0.008578	$1,692,278	$789,128	$903,150
2014	2015	$19,362,243	$216,644,203	0.0084922	$1,839,783	$866,577	$973,206
2015	2016	$18,347,855	$234,992,058	0.0084073	$1,975,641	$939,968	$1,035,672
2016	2017	$17,386,611	$252,378,669	0.0083232	$2,100,596	$1,009,515	$1,091,082
2017	2018	$16,475,727	$268,854,395	0.00824	$2,215,350	$1,075,418	$1,139,932
2018	2019	$15,612,563	$284,466,959	0.0081576	$2,320,557	$1,137,868	$1,182,689
2019	2020	$14,794,621	$299,261,580	0.008076	$2,416,832	$1,197,046	$1,219,786
2020	2021	$14,019,531	$313,281,111	0.0079952	$2,504,753	$1,253,124	$1,251,629
TOTALS					**$23,649,108**	**$11,233,139**	**$12,415,969**

Note 1: 2006 & 2007 based upon known projects only.
Note 2: 2008-2020, assumes 10% reduction in construction per year, adjusted by construction cost inflationary rate.
Note 3: Assumes 10% reduction in total levy rate in 2006 & 2007, 1% per year thereafter.
Note 4: School payment based upon a levy rate of .004

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ATTACHMENT 5B

Estimated Annual Revenues and Costs

ATTACHMENT 5B
Estimated Annual Revenues & Cost Figures
City of Hayden Urban Renewal District
10/31/2005

Budget Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Beginning Balance	$0	$8,798	$90,701	$178,239	$137,174	$156,214	$168,760	$97,854	$44,432	$51,509	$63,550	$152,470	$110,025	$139,770	$10,096
SOURCES OF FUNDS:															
Revenue Allocation	$173,398	$288,467	$417,566	$534,986	$641,528	$737,944	$824,933	$903,150	$973,206	$1,035,672	$1,091,082	$1,139,932	$1,182,689	$1,219,786	$1,251,629
City	$283,442	$1,303,228	$0	$750,000	$275,011	$269,525	$0	$455,156	$0	$0	$566,274	$0	$0	$0	$0
Other Entities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,132,548	$0	$0	$1,218,791	$0
Grants			$15,000	$150,000	$450,000	$0	$225,000	$225,000	$15,000	$0	$0	$0	$0	$0	$0
Bond Revenues/Loan Proceeds	$841,946	$431,225	$0	$2,499,330	$548,567	$717,795	$1,181,448	$512,888	$0	$238,008	$566,274	$1,735,945	$0	$1,218,791	$0
Total, Source of Funds	$1,298,786	$2,022,920	$432,566	$3,934,316	$1,915,106	$1,725,264	$2,231,381	$2,096,195	$988,206	$1,273,680	$3,356,179	$2,875,877	$1,182,689	$3,657,369	$1,251,629
TOTAL FUNDS AVAILABLE	**$1,298,786**	**$2,031,718**	**$523,267**	**$4,112,555**	**$2,052,279**	**$1,881,478**	**$2,400,141**	**$2,194,049**	**$1,032,638**	**$1,325,190**	**$3,419,729**	**$3,028,347**	**$1,292,714**	**$3,797,139**	**$1,261,725**
EXPENDITURES:															
Community Facilites	$408,535	$11,672		$3,399,330										$2,437,583	
Equipment										$238,008					
Property Acquisition & Redevelopment						$501,261						$1,735,945			
Public Art & Amenities	$8,500	$24,038	$72,011		$8,500	$8,500	$8,500	$10,000	$25,117	$26,445	$25,000	$25,000	$25,000	$25,000	$25,000
Streets	$468,850	$1,536,545			$846,395	$486,059	$638,171	$872,848			$1,464,361				
Utilities	$248,003	$197,909			$427,183		$768,277	$320,197	$15,000	$15,000	$820,735	$25,000	$25,000	$30,000	$30,000
Debt Service & Closing Costs	$128,538	$141,913	$137,955	$436,939	$470,701	$569,314	$735,327	$789,999	$779,742	$816,078	$786,070	$956,153	$921,434	$1,107,504	$1,010,351
Operating Budget	$27,563	$28,941	$135,061	$139,113	$143,286	$147,585	$152,012	$156,573	$161,270	$166,108	$171,091	$176,224	$181,511	$186,956	$192,565
Total Expenditures	**$1,289,988**	**$1,941,017**	**$345,027**	**$3,975,382**	**$1,896,065**	**$1,712,718**	**$2,302,288**	**$2,149,617**	**$981,128**	**$1,261,640**	**$3,267,258**	**$2,918,322**	**$1,152,945**	**$3,787,043**	**$1,257,916**
End Balance	$8,798	$90,701	$178,239	$137,174	$156,214	$168,760	$97,854	$44,432	$51,509	$63,550	$152,470	$110,025	$139,770	$10,096	$3,809

Project Categories:

Community Facilities: To include property acquisition and development of municipal parking lots, community center, and other public facilities
Equipment: Reflects equipment purchase and lease to City and/or other public service providers within the URD in support of expanded service or specialized needs within the district.
Property Acquisition & Redevelopment: Provides for the acquisition of and redevelopment of key properties, in order to provide a public benefit or address an economic development need.
Public Art & Amenities: Provides up to 5% of net revenues for commissioned art, decorative banners and aesthetic treatments, gateway monumentation, etc.
Streets: Includes ROW acquisition and new pavement, curbs, sidewalks, drainage, lighting, streetscape enhancements including landscaping, and decorative treatments.
Utilities: Includes burial of dry utility lines, provision of wet utilities in unserviced areas within the URD, and funds to cover capitalization fees and impact fees to serve as potential economic development incentives for developers within the URD.

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C. *ACTION ITEM* PZE-0090 Marks Ranch Right-of-Way Vacation Ordinance

Memo

To: Mayor Davis and Members of the City Council

From: Donna Phillips, GISP, Community Development Director

Date: November 14, 2025

Agenda Item: PZE-25-0090 Marks Ranch Right-of-Way Vacation Ordinance

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Agenda Item Location
Unfinished Business

Recommended Action or Motion
Staff recommends the following motion:

I move to approve the Ordinance of the Marks Ranch Right-of-Way Vacation Ordinance as it enacts the decision of the City Council on October 28, 2025, to vacate the 4,350 square foot right-of-way on the southeast corner of North Rocking R Road and E Lancaster Road.

Functional Impact of Authorizing
The right-of-way will revert to the adjacent real property owner.

Functional Impact of Not Authorizing
The right-of-way will remain under the City's control and ownership.

Fiscal Impact
Not applicable.

Budget Funding Source / Transfer Request
Not applicable.

Attachment
Ordinance

After Recording return document to:
City of Hayden
8930 N Government Way
Hayden, Idaho 83835

ORDINANCE NO. _____

Right-of-Way Vacation

(Marks Ranch LLC)

AN ORDINANCE OF THE CITY OF HAYDEN, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR RIGHT-OF-WAY VACATION AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE AND LOCATED IN THE CITY OF HAYDEN; PROVIDING THAT TITLE TO SAID VACATED RIGHT-OF-WAY SHALL VEST WITH THE OWNERS OF ADJACENT PROPERTY LOCATED TO THE SOUTH OF SAID VACATED RIGHT-OF-WAY; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Olson Engineering on behalf of the applicant Marks Ranch LLC, filed an application with the City of Hayden for the vacation of a triangular piece of land totaling +/-4,350 square feet along the southeast of East Lancaster Road, which is a public right-of-way, located in Section 12, Township 51 North, Range 4 West, B.M,, more particularly described in Section 1; and

WHEREAS, the City Council considered the matter at an open public hearing to determine the appropriateness of request for the vacation of a portion of the right-of-way along East Lancaster Road (PZE-25-0090) on October 28, 2025, pursuant to the procedures of Idaho Code; and

WHEREAS, the City Council did find in favor of the vacation request of the subject portion of East Lancaster Road, concluding that:

1. The City has the power to vacate city streets under Idaho Code; and
2. The abandonment of the public right-of-way is in the public interest; and
3. The City has received no objections to the application to vacate the portion of East Lancaster Road; and

WHEREAS, it has been found by the City Council that vacating said right-of-way is deemed expedient for the public interest pursuant to Idaho Code; and

WHEREAS, Idaho Code provides that a vacated area will revert to the owners of adjacent real property or as the City Council deems to be in the best interests of the adjoining properties and general public; and

WHEREAS, the City Council has determined that it is in the best interests of the adjoining properties to vest the vacated area to the owner of the adjacent property, shown of record to be Marks Ranch, LLC.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL AS FOLLOWS:

Section 1: The following-described land be, and the same hereby is, vacated as of the effective date of this Ordinance:

A parcel of land lying within the Northwest ¼ of the Northeast ¼ of Section 12, Township 51 North, Range 4 West, Boise Meridian, City of Hayden, Kootenai County, Idaho, and Being more particularly described as follows:

Commencing at the North ¼ corner of said Section 12, from which the center of Section 12 bears South 1°06'13" West a distance of 2654.38 feet, thence, South 76°38'05" East a distance of 599.14 feet to an I.T.D. right-of-way monument, said point being the TRUE POINT OF BEGINNING.

Thence, South 59°40'26" West a distance of 154.49 feet;
Thence, North 6°57'10" West a distance of 61.35 feet;
Thence, North 83°04'12" East a distance of 141.81 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 4,350 square feet, more or less.

Section 2: The City Council finds it is in the best interests of the adjoining property that ownership in the vacated right-of-way within the above-described parcel of land be, and the same hereby is granted to the owner of the adjacent property, shown of record to be Marks Ranch, LLC.

Section 3: That all easements and franchise rights of any property owner or public utilities including the City shall not be impaired by the granting of the vacation, and the adjoining property owners shall not pave or place any obstruction over any public utilities.

Section 4: This Ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED by the City Council as an Ordinance of the city of Hayden upon roll call vote on the _____ day of November 2025.

APPROVED by the Mayor on this _____ day of November 2025.

CITY OF HAYDEN, IDAHO

_____
Alan Davis, Mayor

ATTEST:

_____
Abbi Sanchez, City Clerk

D. *ACTION ITEM* Resolution Adopting 2045 Comprehensive Plan Update

Assistance for persons with disabilities will be provided, upon provision of verbal or written notice to city staff 24 hours in advance of the meeting. The phone number for City Hall is (208) 772-4411.

Memo

To: Mayor Davis and Members of the City Council

From: Donna Phillips, GISP, Community Development Director

Date: November 14, 2025

Agenda Item: 2045 Hayden Comprehensive Plan Update Resolution

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Agenda Item Location
Unfinished Business

Recommended Action or Motion
Upon the conclusion of the public hearing tonight, the City Council may move to approve the updates to the Comprehensive Plan by reading the recommended motion:

"I move to approve the Resolution adopting the 2045 Hayden Comprehensive Plan Update and Future Land Use Map, repealing and replacing previously adopted resolutions in conflict with this resolution."

If Council does not wish to adopt the resolution, then it should redirect the plan back to the Planning and Zoning Commission with specific direction as what should be done to gain acceptance by the Council.

Functional Impact of Authorizing
Land use decisions will be in accordance with the updated 2045 Comprehensive Plan.

Functional Impact of Not Authorizing
Land use decisions will continue to be in accordance with the currently adopted 2040 Comprehensive Plan.

Fiscal Impact
Not applicable.

Budget Funding Source / Transfer Request
Not applicable.

Attachment
Resolution and draft 2045 Comprehensive Plan and Future Land Use Map.

RESOLUTION NO. _____

CITY OF HAYDEN

A RESOLUTION REPEALING AND REPLACING THROUGH ADOPTION THE NEW COMPREHENSIVE PLAN FOR THE CITY OF HAYDEN, IDAHO.

WHEREAS, The City of Hayden, Idaho adopted a Comprehensive Plan on the 1st day of February 1979, by way of Resolution #100-1979, City of Hayden, Idaho; and

WHEREAS, Title 67, Chapter 65 of the Idaho Code provides for amendments to the said Comprehensive Plan pursuant to the requirements therein set forth; and

WHEREAS, the City desires to update its Comprehensive Plan and Future Land Use Map (The Plan) to reflect community trends and visions and to include all components required by Title 67, Chapter of Idaho Code; and

WHEREAS, the City conducted a community survey, presented several public workshops, displayed The Plan and sought public comments prior to the public hearings, and provided informal and official public notices prior to official hearings before the Planning and Zoning Commission and City Council; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on October 20, 2025, wherein the public was given the opportunity to provide their written and verbal comments and objections to the proposed amendments to said Comprehensive Plan, and wherein the Commission did recommend approval of The Plan to the City Council; and

WHEREAS, the City Council did hold a duly noticed public hearing on November 18, 2025, to consider public testimony regarding the adoption of The Plan.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Hayden, Idaho, as follows:

Section 1: Adoption of the Plan. The Mayor and City Council hereby adopt as the comprehensive plan of the City the attached Comprehensive Plan, titled "City of Hayden, Idaho – 2045 Comprehensive Plan Update." A copy of the adopted plan shall be kept on file with the City Clerk.

Section 2: Adoption of the Map. The Mayor and City Council hereby adopt as the Comprehensive Plan Future Land Use Map the document titled "City of Hayden, Idaho - Future Land Use Map." The full-sized map bearing the signatures of the Mayor and City Clerk identifying it as the official comprehensive plan shall be kept on file with the City Clerk. A reduced copy of the Map is attached to this adopting resolution.

Section 3: Effective Date. The Comprehensive Plan and Future Land Use Map shall be effective upon the adoption of this Resolution by the City Council.

Section 4: Implementation. By adoption of The Plan, the City may update any administrative and public processes to reflect such changes, including but not limited to future ordinance amendments to bring city code in alignment with The Plan.

Section 5: Repealer. The 2040 Comprehensive Plan and Future Land Use Map, and any previously adopted Plans and Maps are hereby repealed. All other Resolutions and City Council actions of the City of Hayden that conflict with the provisions of this Resolution are hereby repealed to the extent of such conflict.

PASSED and APPROVED by the City Council on the _____ day of November 2025.

_____

Alan Davis, Mayor

ATTEST:

_____

Abbi Sanchez, City Clerk

5. **REPORTS**
   A. City Administrator Report and Calendar Review

Memo

To: Mayor Davis and Members of the City Council

From: Donna Phillips, GISP, Community Development Director

Date: November 7, 2025

Agenda Item: Area of Impact – Update on Process

Agenda Item Location
Reports

Recommended Action or Motion
For Information Purposes Only

On November 6, 2025, Kootenai County held a public hearing for five Areas of Impact in the County which included the City of Hayden (ORA25-0012). There are several more cities which will be heard on November 20, 2025.

The City of Hayden draft ordinance and map was recommended to the BOCC for approval with two modifications, based off comments received from the Hayden Lake Watershed Association (see attached). They requested the county remove the Richard's property (approx. 65-acres) and two parcels owned by the Dalton Irrigation District. The Association cites the main reason for this request is the "lack of realistic development potential." Based on testimony by the County PZC, they felt convinced that existing conservation easements on the Richard's property would preclude it from ever needing to be in the City limits. Staff expects the modified AI map, removing these properties, will be presented to the BOCC at the next public hearing set for November 13, 2025, at 10:00 am.

HAYDEN LAKE WATERSHED ASSOCIATION
PO Box 3583, Hayden ID 83835

November 2, 2025

City of Hayden
Lisa Ailport
8930 N. Government Way
Hayden ID 83835

email: lailport@haydenid.gov

Subject: Formal Opposition to Inclusion of Specific Parcels in the Draft Area of Impact Map

Dear City Council Members and Administrator,

The Hayden Lake Watershed Association (HLWA) Board has reviewed the draft Area of Impact (AOI) map and is formally submitting the attached statement expressing our strong opposition to the inclusion of three specific properties.

Our concern is focused on the Richards' property (approximately 65 acres) and the two parcels owned by the Dalton Irrigation District (located south of Honeysuckle Avenue, east and north of East Hayden Lake Road).

As detailed in the attached document, the properties lack any realistic development potential. The Richards' property is subject to a permanent conservation easement that prohibits further structures, and the Irrigation District properties include an active dike and the Feller Ditch, which is vital for aquifer recharge. These lands are already serviced by the Lakes Highway District, Hayden Lake Sewer District, North Kootenai Water District, and the Kootenai County Sheriff—not the City of Hayden.

Given these irreversible environmental and legal constraints, we believe the inclusion of these parcels in the AOI is inconsistent with the purpose of a city's area of impact, particularly under the new direction developed by the Idaho Legislature.

We urge the City to remove these three parcels from the final Area of Impact map. We are available to discuss this issue further with the Planning Department or the City Council.

Sincerely,

Jan Wilkens
President

Cc: David Callahan, Director, Kootenai County Community Development
Mike Crabtree, Conservation Director, Inland NW Land Conservancy
Enclosure

Hayden Lake Watershed Association Formal Opposition to Inclusion of Specific Properties in City of Hayden Area of Impact

The Hayden Lake Watershed Association Board has inspected the draft Area of Impact map proposed by the City of Hayden and **formally opposes the inclusion of three specific properties** south of Honeysuckle Avenue, east and north of East Hayden Lake Road.

We question the rationale for including:

- The sixty-five-acre Richards' property.
- The two properties owned by the Dalton Irrigation District.

Arguments for Exclusion

1. Zero Development Potential for the Richards' Property

The sixty-five-acre Richards' property is unsuitable for future urban growth due to permanent land-use restrictions:

- **Conservation Easement:** A legally binding conservation easement, held by the Inland Northwest Trust, prohibits the placement of any additional structures on the land.
- **Owner Intent:** Furthermore, we are advised that the property owner, Tom Richards, Jr., intends to occupy the property soon and has no intention to subdivide it.

2. Physical and Environmental Constraints on Irrigation District Properties

The two Dalton Irrigation District properties offer virtually no development potential:

- **Landlocked Parcel:** The roughly quarter-acre property is **completely landlocked** within the Richards' property.
- **Dike and Ditch Parcel:** The second property includes the south end of the dike and the Feller Ditch. This area is unsuitable for development, as it is critical to the local environment and water system, receiving lake overflow and allowing for floodwater infiltration to the Rathdrum Prairie Aquifer.

3. Lack of City Services

The City of Hayden provides no services to these properties and is unlikely to ever do so. All basic services are currently supplied by:

- Lakes Highway District
- Hayden Lake Sewer District
- North Kootenai Water District
- Kootenai County Sheriff

It is difficult to see how the City of Hayden can ever realistically grow into this area, especially within the next five years. Given the **permanent protections** afforded the Richards' property and the **critical environmental role** and constraints of the two Irrigation District parcels, their inclusion in the Area of Impact is unfounded.

Based on these facts and in light of the new direction on areas of impact developed by the Idaho Legislature, the Hayden Lake Watershed Association formally **opposes the inclusion of these three properties** in the City of Hayden's Area of Impact.

Community Development Department

Building Trends - October 2025

# Residential Permits	2021	2022	2023	2024	2025 YTD		Construction Value to Date
Residential SFD	107	59	189	159	104		$ 32,040,460.22
Manufactured Home			2	2	4		$ 163,182.00
Accessory Dwelling Unit	3	3	1	3	2		$ 206,053.44
Duplexes/Twinhomes	0	0	1	0	0		$ -
Townhomes	0	0	74	24	13		$ 2,418,306.82
Residential Multifamily	72	0	0	0	0		$ -
Total	**182**	**62**	**267**	**188**	**123**		**$ 34,828,002.48**

Residential Permits	2021	2022	2023	2024	2025 YTD	Parks Impact Fees YTD	Circulation Impact Fees YTD
Residential SFD	110	62	268	188	119		
Less than or equal to 1,000 sf			1	4	2	$ 3,580.00	$ 5,046.00
1,000 to 2,499 sf			209	159	93	$ 226,499.00	$ 241,591.00
2,500 sf and above			58	25	24	$ 70,440.00	$ 70,368.00
Residential Multifamily	72	0	0	0	0	$ -	$ -
Extraordinary							$ 6,952.02
Total	**182**	**62**	**268**	**188**	**119**	**$ 300,519.00**	**$ 323,957.02**

# Non-Residential Permits	2021	2022	2023	2024	2025 YTD		Construction Value to Date
New Construction	27	21	34	31	18		$ 29,701,578.24
New Accessory/Alt/Addition	18	27	21	14	19		$ 2,212,684.44
Other (H-6 Lift Station)					1		$ 3,098,410.00
Total	**45**	**48**	**55**	**45**	37		**$ 35,012,672.68**

Non-Residential (SF)	2021	2022	2023	2024	2025 YTD		Circulation Impact Fees YTD
Hotel/Motel (per Room)	0	0	0	0	0		$ -
Industrial/Warehouse	192,140	70,513	157,665	124,632	146,727		$ 136,101.33
Office General	33,086	105,623	28,851	13,117	33,338		$ 115,353.24
Medical Office	0	0	1,816	3,000	0		$ -
Retail/Restaurant	2,736	10,522	2,444	4,660	7,819		$ 64,090.28
Service/Other	0	0	39,456	33,441	45,447		$ 215,754.07
School		66,106	0	0	0		$ -
Assisted Living		8,392	0	0	0		$ -
Extra-ordinary	0	0	0	0	0		$ -
Total	**227,962**	**261,156**	**230,232**	**178,850**	233,331		**$ 531,298.92**

New or Expanded Businesses: (orange – Const., yellow – Review, green – T.I., red – permits expired, and blue – C.O. in last 30 days)

Business	Address	CBD	New	Expanded	Relocated
Autozone	410 W Dakota Avenue		X		
BC Detailing	1376 W Hayden Avenue			X	
Bellanca Industrial Duplex	W Bellanca Ct		X		
Consign Furniture	300 W Fryeburg Ave		X		
Daugharty Commerce Park	Libby Lane		X		
Dirty Birdy	9930 N Kirkpatrick Street		X		
FS Fabco	10409 N Atlas Road		X		
Hayden Business Center	1469 W Hayden Avenue		X		
Hess Retail II	9069 N Hess Street		X		
Idaho Land & Home Sales	10031 N Aero Drive		X		
Jersey Mikes	9627 N Govt Way #A	X	X		
King Sod	12816 N Huetter Rd		X		
Lyle Loop Shop	9994 N Lyle Loop		X	X	
Market Place @ Miles	10374 N Government Way		X		
New Leaf Nursery	12551 N Government Way			X	
One Place Church	8383 N Huetter Road				X
Sundler Boat Storage	11615 N Sundler Road		X		
TKG Storage Mart	3027 W Hayden Avenue			X	
Wagoner 2	11648 N Warren St		X		

Minor and Major Subdivisions & Associated Off-Site Infrastructure in Process:

Minor	Major	Preliminary Plat	MOU/MDA Recorded	Plan Review	Construction	Final Plat Review	FP Performance	FP Warranty	Total Sub Processes
Active Projects and where they are in the process (running activity)									
12	12	2		10	7	2	0	7	28
Larger Utility Off-Site Infrastructure In Process (by others)									
Hayden North Lift Station								X	
H-6 Lift Station, Gravity, and Pressure Lnes					X				
H-8 Lift Station, Gravity, & Pressure Lines				X					

39 Other PZE Processes – [Annexation, BLA, CUP, Exceptions, UCP, Variance, & ZMA/ZTA] in process in addition to those various processes related to subdivisions as identified above.

Minor and Major Subdivisions Platted by Year:

2025	# of Lots		2024	# of Lots		2023	# of Lots		2022	# of Lots		2021	# of Lots	
	Platted	Vacant		Platted	Vacant		Platted	Vacant		Platted	Vacant		Platted	Vacant
Redwood Haven TH	15	0	Trailridge	22	5	Blackwolf Meadows	26	12	Airborne Industrial Tracts	8	3	Brantley Estates	15	0
Tumbleweed Tracts	2	1	Hayden Canyon 2nd	102	35	Daugharty Commerce Park	6	5	Hidden Meadows	8	3	Gayle's Glenn	14	0
			Carrington Meadows 3rd	54	3	Hayden Canyon 1st	162	0	Honeysuckle Glade 1st	27	13	Hance Estates	5	0
			Mayken Investment	2	1	Jackie's Glade	4	2	Kirkpatrick Commercial	5	4	Cricket Estates 1st	7	0
			Redwood Haven	4	0	Nicoara Place	2	0	New Frontiers East, 1st	19	18	Parker's Park	2	0
			Wyoming Estates 1st	12	8	The Fields	53	1	Rain Tree Estates	18	0			
			Hayden North 2nd	66	16				Walden Acres	15	1			
			Trailridge 1st Addition	27	25				Carrington Meadows 2nd	53	0			
			Trailridge 2nd Addition	14	14									
			Cooper Landing	10	7									
	17	1	Annual Totals	291	109		253	20		153	42		43	0

Unbuilt Lots within Platted Subdivision (vacant):

152 Single Family Residential 25 Commercial 14 Light Industrial 0 Mixed Use

General Recap of Permits and Code Enforcements in Process:

	YTD Issued		In Review (in Queue)		In Construction	
Type of Process	Commercial	Residential	Commercial	Residential	Commercial	Residential
New Structure	18	124	1	7	22	76
***Other Permits**	111	443	1	3	43	113
Reviews complete & ready to Issue, holding for fees	92					
Pre-Development Meetings	51					
Right-of-way	109		15		70	
Load Limits	86		2		0	
	Open	***Closed***	***KCSO***	***Prosecutor***	***City***	
Code Enforcement	30	19	0	3	27	

*Commercial: Demo, Foundation, Mechanical, Roof, Sign, Other Accessory

*Residential: Accessory Building, Addition, Alteration, Demo, Mechanical, Deck, Roofing, Solar Panels, Pool, Windows

RECREATION & COMMUNITY EVENTS DEPARTMENT UPDATE
OCTOBER 2025

Youth soccer went well this season with Mini & Micro Kickers games ending on October 18 and U8-15 soccer and youth flag football ending on October 25.

Open gym volleyball is underway with approximately 25-30 participants each Friday night, and since October 10 has had 89 participants. Registrations for special interest classes including gymnastics, Learn to Skate lessons, fitness/exercise, outdoor recreation and Taekwondo continue to be taken.

Youth Volleyball for 1st-6th graders began on September 29. Due to the limited amount of gym space, the maximum number of teams we can accommodate is 12, and teams were full before the registration deadline. There are approximately 130 kids in the program, so it continues to be very popular.

Fall Coed 4's Volleyball has seven teams this season, and league play begins Tuesday, November 4, and runs until Tuesday, December 16.

Pre-K through 2nd-grade basketball leagues are up and running. "Intro to Basketball" for PreK-Kindergarten girls and boys has 20 teams. "Mini-Hoops" 1st-2nd Grade Girls has 8 teams and 1st-2nd Grade Boys has 20 teams. To date, this is the highest participation for this program with 48 teams and 290 participants. Practices for 1st-2nd grade basketball began the week of October 20 and are being held at Atlas, Hayden Meadows and NEXA Elementary Schools. Games will begin on Saturday, November 1, and will be played at Atlas and Dalton Elementary Schools.

Friday Night Frights Drive-Through Trunk or Treat was held on October 24 at Hayden Meadows Elementary. The Hayden Library counted about 1086 in attendance. A great time was had by all who sponsored a trunk, as well as those who drove through. The Community Library Network, Hayden Chamber, Northern Lake Fire, ISP, KCSO, ICCU and 11 other local organizations/businesses joined the Recreation Department in handing out thousands of pieces of candy.

The final events of 2025 are below:

- Veterans Day Ceremonies including the 2025 Distinguished Veteran Award presentation: Tuesday, November 11, Hayden City Hall, 11:00 a.m.
- Hayden Lights Parade and Christmas Tree Lighting Ceremony: Saturday, December 6, with the parade beginning at 5:00 p.m. proceeding south along Government way from Hayden Avenue to Honeysuckle Avenue. The Christmas Tree Lighting Ceremony begins immediately after the parade.

We hope Mayor and Council will participate in the Hayden Lights parade and ceremony. As in the past with these events, we're expecting excellent community attendance and hope you will all join us! Please let Suzie know if you will be attending the Veterans Day Ceremony and/or participating in the Hayden Lights Parade.

The Winter Activities Guide is currently being created and is scheduled to be disseminated to schools before the Thanksgiving break.

November 2025

November 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Oct 26	27	28	29	30	31	Nov 1
2	3 5:30pm Planning and Zoning Commission (Council Chambers)	4	5 3:00pm Arts Commission	6 4:00pm Veterans Commission	7	8
9	10	11 8:00am Veterans Day City Hall Closed all 11:00am Veterans Day Ceremony (McIntire	12 5:00pm Council Meeting	13 11:00am Historic Preservation Commission Meeting	14	15
16	17 5:30pm Planning and Zoning Commission (Council Chambers)	18 5:00pm City Council Meeting	19 4:00pm CANCELLED Parks & Recreation Commission	20	21	22
23	24	25	26	27 8:00am Thanksgiving City Hall Closed all day	28 8:00am Thanksgiving City Hall Closed	29
30	Dec 1	2	3	4	5	6

December 2025

December 2025

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

January 2026

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 30	Dec 1 5:30pm Planning and Zoning Commission (Council Chambers)	2 1:00pm Public Safety Commission	3 3:00pm Arts Commission	4 4:00pm Veterans Commission	5	6 5:00pm Hayden Lights Parade & Christmas Tree Lighting Ceremony (Along Government Way and McIntire Park)
7	8	9 5:00pm City Council Meeting (City Hall Council Chambers)	10	11 11:00am Historic Preservation Commission Meeting	12	13
14	15 5:30pm Planning and Zoning Commission (Council Chambers)	16	17 4:00pm Parks & Recreation Commission	18	19	20
21	22	23 5:00pm City Council Meeting	24	25 City Hall Closed (Christmas Day)	26	27
28	29	30	31	Jan 1, 26	2	3

B. Law Enforcement

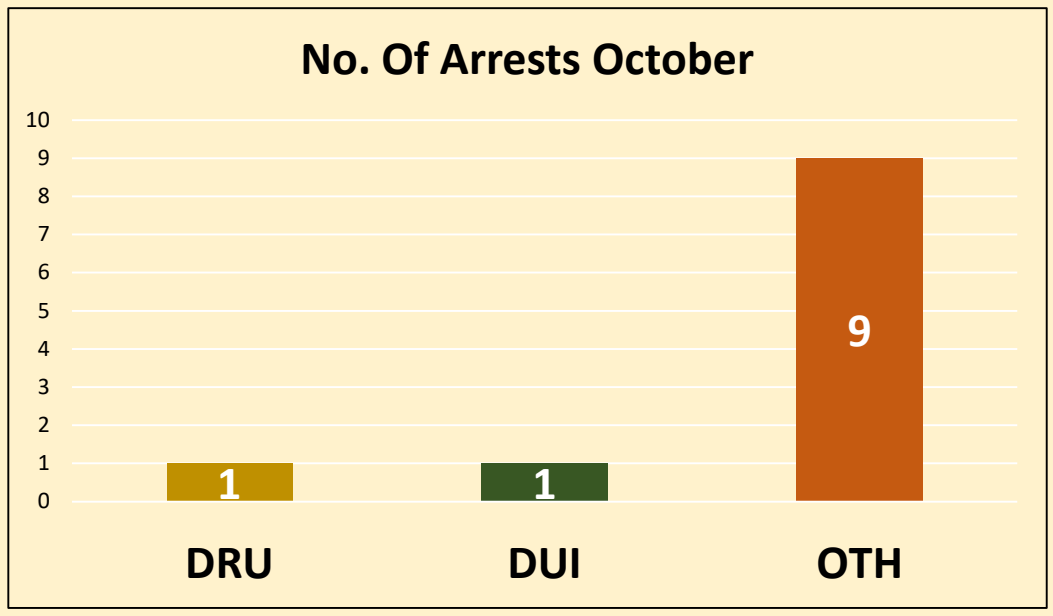
HAYDEN MONTHLY ACTIVITY REPORT
OCTOBER 2025

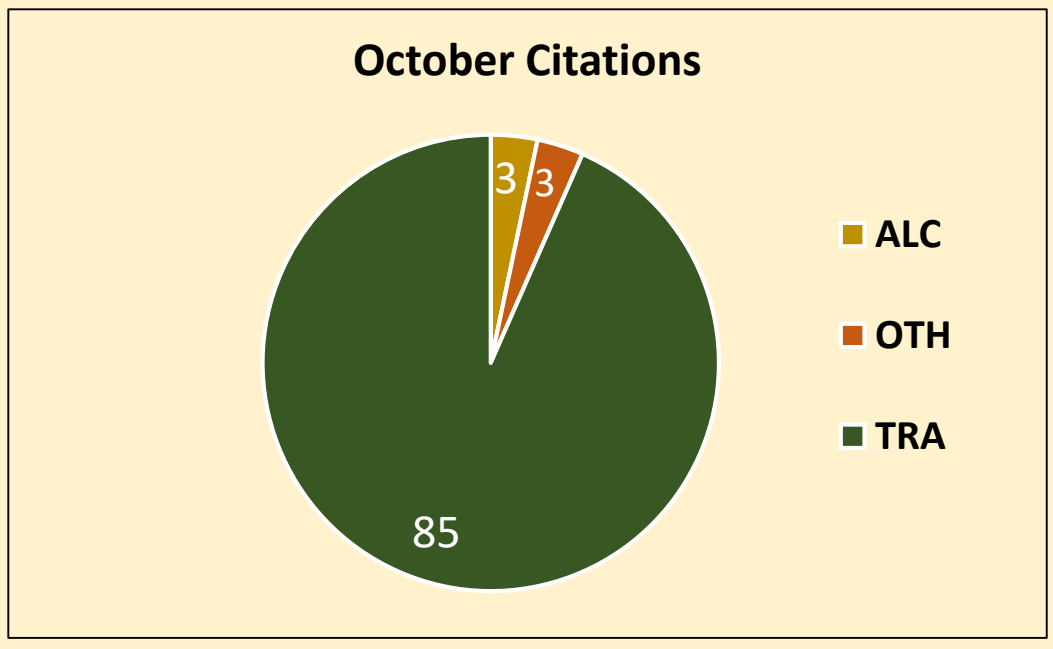
Offense Reported	2025		Previous Years YTD		
	OCT	YTD	2024	2023	2022
Aggravated Assault	1	15	11	6	12
Arson	0	0	1	1	2
Auto Burglary	0	6	5	2	5
Burglary Non Resid	2	7	4	0	3
Burglary Resid	1	6	2	6	8
Rape	0	1	2	4	2
Homicide	0	0	0	0	0
Robbery	0	4	1	0	0
Theft	8	101	50	29	70
Vehicle Theft	0	3	2	3	2
Assault	8	64	31	30	39
Vandalism	3	23	21	16	22
Total	23	230	130	97	165

TYPE	October	September	YTD
Police Initiated	936	789	13566
All Other (Citizen)	462	489	4937
Total	1398	1278	18503

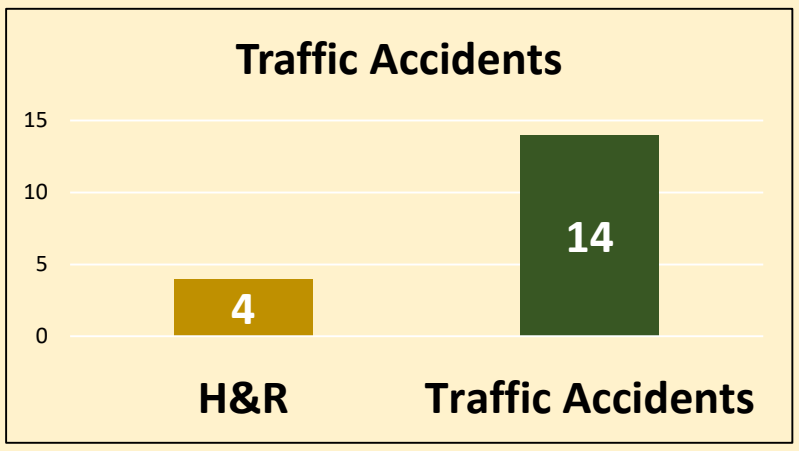
Top 2 CFS Hotspots

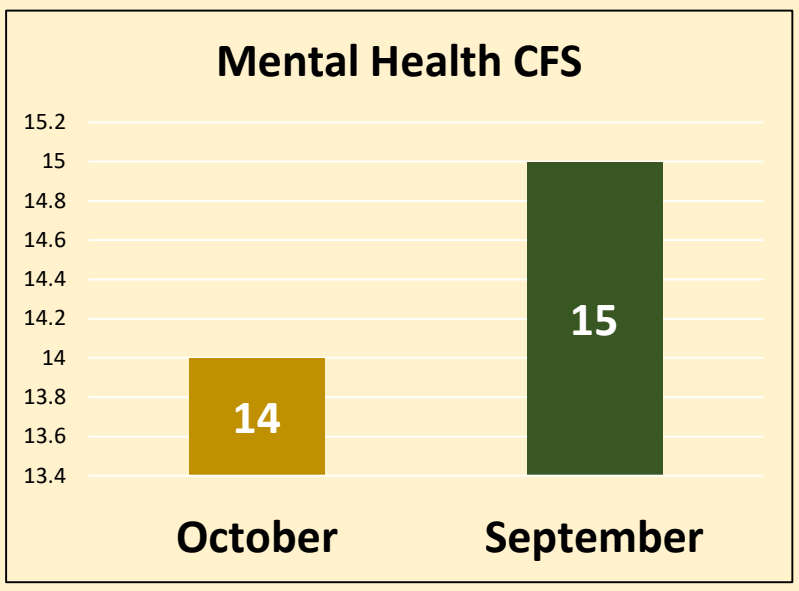
Location	Total Calls
Walmart	39
Super 1	31





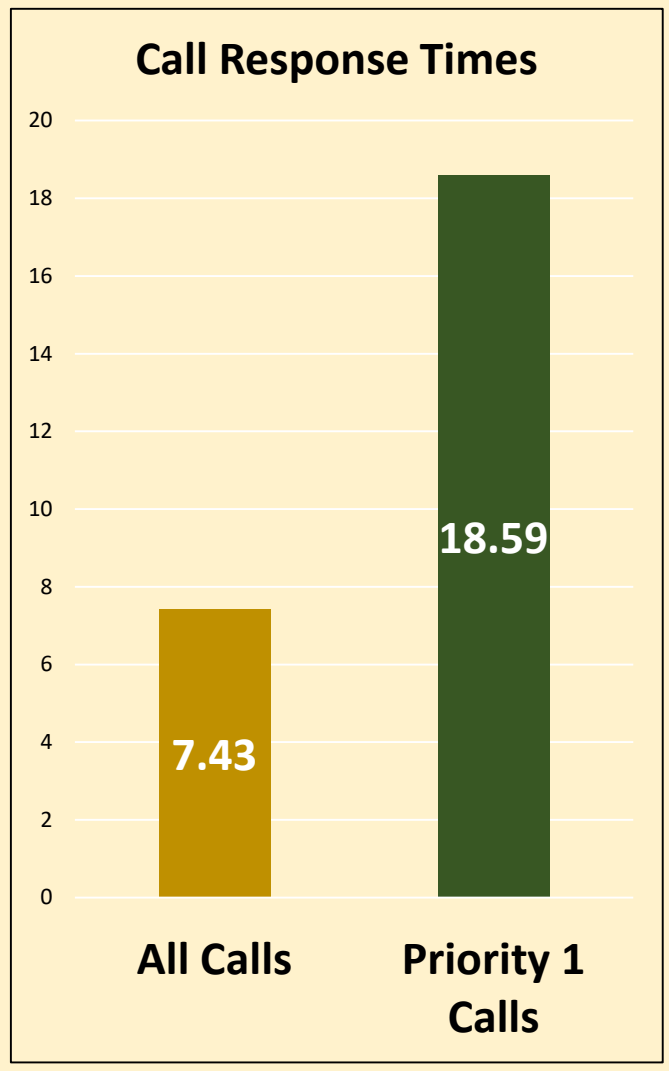
Citation Type Table	
ALC	Alcohol Violation
ANI	Animal Violation
DRU	Drug Violation
OTH	Other Violation
TRA	Traffic Violation





Top 10 Calls For Service

Type	Total
Animal Problems	131
Citizen Assist	72
Traffic Concerns	43
Suspicious	42
Welfare Checks	27
Alarms	22
Domestic/Family Dispute	13
Vin Inspection	11
Warrant Service	9
Civil Service	9



City of Hayden
Cases Numbers for July 1, 2025 to September 30, 2025

DUI/Drugs	20
DB/Battery/Injury to Child	6
NCO Violation/Malicious Injury to Property/Resist & Obstruct	4
DWP/Traffic (Misd Driving Offenses)	10
Theft	14
DTP/Child Custody	3
Infractions	41
Code Violations	5
Miscellaneous (Unlawful Entry, Sexual Battery)	3
Total	106

C. Mayor/Council

6. **REQUEST FOR FUTURE AGENDA ITEMS**
7. **EXECUTIVE SESSION** ***ACTION ITEM*** ***(Action will be taken to enter and exit Executive Session. No action will be taken during the Executive Session)***
   A. Idaho Code 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.
8. **ADJOURNMENT**

Assistance for persons with disabilities will be provided, upon provision of verbal or written notice to city staff 24 hours in advance of the meeting. The phone number for City Hall is (208) 772-4411.