



To: Mayor and Hayden City Council

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

Date: 9/3/26

Agenda Item: Approval of Woodman Subdivision Final Plat and Acceptance of Infrastructure

Agenda Item Location

Consent

Background and Recommended Action or Motion

Staff recommends City Council approve the Final Plat, accept the public infrastructure, and permit the Mayor to sign the Final Plat prior to recordation with the Kootenai County Recorder's Office contingent upon completion of the following items:

- Developer shall provide Warranty Surety of \$112,834.38 per the Construction Improvement Agreement.
- Developer shall provide payment for 18-months of streetlight fees in the amount of \$780.30
- Developer shall address staffs conditions noted on the final plat

Functional Impact of Authorizing

Woodman Subdivision is creating 23 lots joining Sandmyrtle Boulevard and Viceroy Avenue, as shown in the Vicinity Map provided below. The approximate amount of infrastructure pending the City's acceptance includes:

- 945 linear feet of a 36' wide road, 5' sidewalk, 10' multi-use path, and 10' swale onto Sandmyrtle Boulevard, for a total right-of-way width of 68'.
- 780 linear feet of 8" gravity sewer and associated manholes.
- 2 drywells
- 2 streetlights

Functional Impact of Not Authorizing

If not approved, City Council would need to provide cause and reason for denial and a path forward for acceptance.

Budget Funding Source / Transfer Request

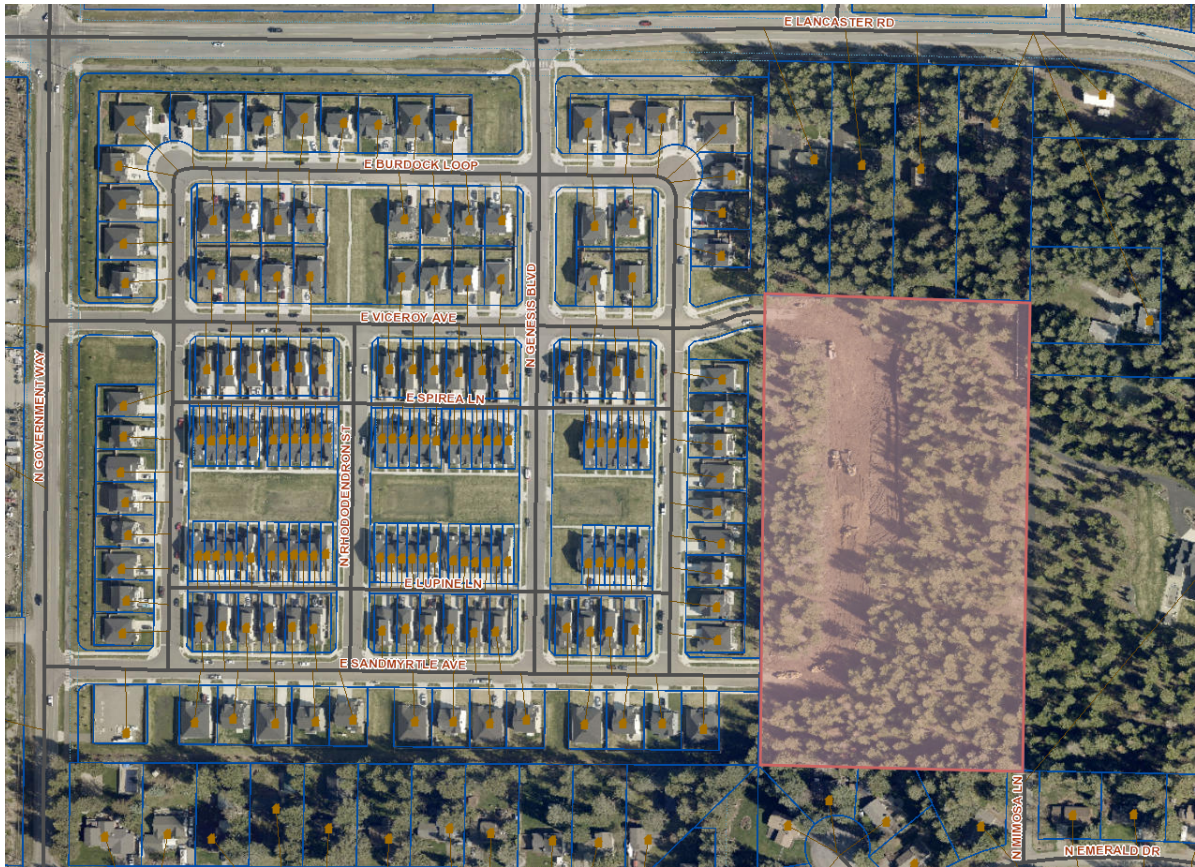
N/A

Attachment

Vicinity Map

Final Plat

Figure 1 - Vicinity Map



WOODMAN SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 51 N., RANGE 4 W.,
BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO



CODE COMPLIANCE VERIFICATION

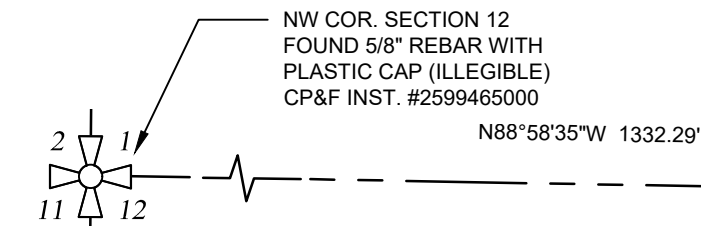
REVIEW OF THESE PLANS IS TO VERIFY CONFORMANCE WITH CITY CODE, STANDARDS, AND POLICIES, AND ANY ACTION SHOWN IS SUBJECT TO THOSE REQUIREMENTS. REVIEW OF ANY BUILDING/STRUCTURE IS TO VERIFY CONFORMANCE WITH THE 2018 IBC/IRC BUILDING CODES. SHOULD THESE PLANS CONTAIN ANY PROVISIONS NOT IN CONFORMANCE WITH CITY OR BUILDING CODE, STANDARDS, POLICIES, ANY APPROVAL DOES NOT CONSTITUTE A VARIANCE OR APPROVAL FOR DEVIATION. THE OWNER, DEVELOPERS ENGINEER AND CONTRACTOR ARE RESPONSIBLE FOR VERIFICATION OF DIMENSIONS, UTILITY LOCATIONS, AND EXISTING SITE CONDITIONS; FOR DIRECTION OF ANY FABRICATION PROCESSES, CONSTRUCTION TECHNIQUES AND PROJECT COORDINATION; AND FOR SATISFACTORY PERFORMANCE AND COMPLETION OF THE WORK.

PZE-26-0095



ENGINEERING
REVIEWED FOR CODE COMPLIANCE
APPROVED

8/31/2026, 10:03:00 AM
PZE-26-0095
Dulci Kau



N1/4 COR. SECTION 12
FOUND 2.5\"/>

LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE)
- ◇ FOUND MAG NAIL WITH SHINER - P.L.S. 15434
- ◊ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 15434
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ◆ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ⊙ SET 5/8" x 24" REBAR WITH 1-1/2" STEEL CAP, P.L.S. 9367
- CALCULATED POSITION, NOTHING FOUND OR SET
- ⊙ 1/16 SECTION CORNER AS NOTED
- ⊙ # CENTER SECTION CORNER AS NOTED
- ⊙ E-W 1/4 SECTION CORNER AS NOTED
- ⊙ N-S 1/4 SECTION CORNER AS NOTED
- ⊙ SECTION CORNER AS NOTED
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
- T.P.O.B. TRUE POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- ⊙ NOTE

EASEMENT LEGEND

E1 10' WIDE UTILITY EASEMENT.



H-Scale 1"= 80'



LINE TABLE

LINE	BEARING	LENGTH
L1	N83°45'56"W	33.15'
L2	N89°13'14"W	19.46'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	102.00'	131.46'	73°50'47"	S52°17'50"E	122.55'
C2	102.00'	28.76'	16°09'13"	N7°17'50"W	28.66'
C3	68.00'	106.81'	90°00'00"	N44°13'14"W	96.17'
C4	34.00'	53.41'	90°00'00"	N44°13'14"W	48.08'
C5	34.00'	53.41'	90°00'00"	N45°46'46"E	48.08'
C6	68.00'	106.81'	90°00'00"	N45°46'46"E	96.17'
C7	102.00'	26.04'	14°37'46"	N83°27'53"E	25.97'
C8	102.00'	33.15'	18°37'07"	N66°50'27"E	33.00'
C9	102.00'	33.15'	18°37'07"	N48°13'20"E	33.00'
C10	102.00'	33.78'	18°58'28"	N29°25'32"E	33.62'
C11	102.00'	34.11'	19°09'32"	N10°21'32"E	33.95'
C12	200.00'	21.87'	6°15'52"	N86°53'52"W	21.86'
C13	200.00'	19.04'	5°27'18"	S86°29'35"E	19.03'

NOTES

- EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY EASEMENTS, RECORDED OR UNRECORDED. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.

TITLE DOCUMENTS

THESE ARE DOCUMENTS IN TITLE REPORT COMMITMENT NO. 25563424, ISSUED BY TITLE RESOURCES, DATED: SEPTEMBER 22, 2025 THAT FOR THE REASON INDICATED, CAN NOT BE DISPLAYED ON THE MAP.

EX. 16 INSTRUMENT NO. 2220903000 AVIGATION EASEMENT, USE OF AIRSPACE ABOVE SUBJECT PROPERTY.

REFERENCES

IN RECORDS OF KOOTENAI COUNTY, IDAHO:

- R-1 PLAT OF HAYDEN CANYON FIRST ADDITION BY TROY A. CARLSON PLS 15434. RECORDED IN BOOK L OF PLATS AT PAGE 858, UNDER INSTRUMENT NO. 2950520000.
- R-2 PLAT OF EMERALD ESTATES FIRST ADDITION BY JAMES O. LEAPARD PE 1316. RECORDED IN BOOK E OF PLATS AT PAGE 235.
- R-3 PLAT OF PINE VIEW ESTATES FIRST ADDITION. RECORDED IN BOOK D OF PLATS AT PAGE 188.

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT COORDINATES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N: 2,233,191.12, E: 2,373,815.26) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 (GEOID 18). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.00010794 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF - 00°45'21"

SURVEYOR'S NARRATIVE

THE PURPOSE FOR THIS SURVEY IS TO PERFORM A 22 LOT SUBDIVISION OF THE PROPERTY HEREON DEPICTED.

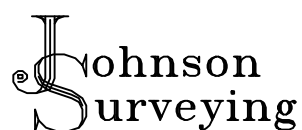
ALL MONUMENTATION DEPICTED HEREON WAS FOUND AT THE TIME OF SURVEY AND MONUMENTS WERE HELD AS DEPICTED HEREON.



WOODMAN SUBDIVISION

A PORTION OF THE NE1/4 NW1/4
SECTION 12, TOWNSHIP 51 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: MAY, 2026	DRAFTED BY: KLK	PLAT DATE: 05/14/2026	SHEET	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
FILE NAME: 22-163 PLAT	CHECKED BY: CJJ	PROJECT No.: 22-163	1 2	



WOODMAN SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 51 N., RANGE 4 W.,
BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

BOOK PAGE

INST.#

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT ASPEN HOMES AND DEVELOPMENT, LLC. AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "WOODMAN SUBDIVISION", SAID PROPERTY BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8 INCH REBAR (CAP ILLEGIBLE) AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE FIRST ADDITION TO PINEVIEW ESTATES, KOOTENAI COUNTY, STATE OF IDAHO, ACCORDING TO THE PLAT RECORDED IN BOOK D OF PLATS AT PAGE 188 AND THE NORTHWEST CORNER OF THE FIRST ADDITION TO EMERALD ESTATES, KOOTENAI COUNTY, STATE OF IDAHO, ACCORDING TO THE PLAT RECORDED IN BOOK E OF PLATS AT PAGE 235 AND THE SOUTHEAST CORNER OF THE FIRST ADDITION TO HAYDEN CANYON, KOOTENAI COUNTY, STATE OF IDAHO, ACCORDING TO THE PLAT RECORDED IN BOOK L OF PLATS AT PAGE 858,

THENCE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST LINE OF SAID HAYDEN CANYON FIRST ADDITION, NORTH 0°45'16" EAST, A DISTANCE OF 878.44 FEET TO A 5/8 INCH REBAR AND PLS 15434 CAP FOUND ON THE NORTH RIGHT-OF-WAY OF SANDMYRTLE BOULEVARD;

THENCE, SOUTH 89°05'24" EAST, A DISTANCE OF 93.34 FEET TO A SET 5/8 INCH REBAR AND PLS 9367 CAP;

THENCE, SOUTH 1°17'38" WEST, A DISTANCE OF 1.97 FEET TO A SET 5/8 INCH REBAR AND PLS 9367 CAP;

THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 102.00 FEET, AN ARC LENGTH OF 131.46 FEET WITH A DELTA ANGLE OF 73°50'47" WITH A CHORD THAT BEARS SOUTH 52°17'50" EAST A DISTANCE OF 122.55 FEET TO A SET 5/8 INCH REBAR AND PLS 9367 CAP;

THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 89°13'14" EAST, A DISTANCE OF 120.78 FEET TO A SET 5/8 INCH REBAR AND PLS 9367 CAP;

THENCE SOUTH 0°46'46" WEST, A DISTANCE OF 803.26 FEET TO A 5/8 INCH REBAR AND PLS 9367 CAP SET ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 AND THE NORTH LINE OF SAID EMERALD ESTATES FIRST ADDITION;

THENCE, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 12 AND THE NORTH LINE OF SAID EMERALD ESTATES FIRST ADDITION, NORTH 89°06'23" WEST, A DISTANCE OF 311.69 FEET TO THE POINT OF BEGINNING;

CONTAINING 6.0328 ACRES, MORE OR LESS.

THE LOTS ARE SUBJECT TO AN AVIGATION EASEMENT RECORDED UNDER INSTRUMENT NUMBER 2220903000, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE OWNERS HEREBY GRANTS A 10 ACCESS AND UTILITY EASEMENT ALONG THE EAST BOUNDARY OF LOT 14 BLOCK 1 AS SHOWN ON THE FACE OF THE PLAT.

SEWER TO BE PROVIDED BY THE CITY OF HAYDEN.

PURSUANT TO IDAHO CODE 50-1334 (2) THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL BE SERVED BY AVONDALE IRRIGATION DISTRICT.

THE RIGHT OF WAYS TO BE KNOWN AS SANDMYRTLE AVENUE ARE HEREBY DEDICATED TO THE CITY OF HAYDEN TOGETHER WITH A 10 FOOT ROADWAY AND UTILITY ANJOINING SAID RIGHT OF WAY.

THIS PLAT IS SUBJECT TO DECLARATIONS COVENANTS, CONDITIONS AND RESTRICTIONS PER THE WOODMAN SUBDIVISION RECORDED UNDER INSTRUMENT NUMBER _____ AND MORE AMENDMENTS THEREOF.

TODD STAM, MEMBER ASPEN HOMES AND DEVELOPMENT, LLC. DATE

NOTARY PUBLIC

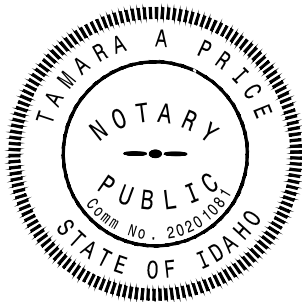
ACKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF KOOTENAI)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BY TODD STAM, MEMBER OF ASPEN HOMES AND DEVELOPMENT, LLC AN IDAHO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC : _____

MY COMMISSION EXPIRES : 03/26/32



CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT, THIS _____ DAY OF _____, 20____.

DULCINEA KAU PE 3071759
CITY OF HAYDEN, ENGINEER

CITY COUNCIL APPROVAL

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF HAYDEN, IDAHO.

THIS _____ DAY OF _____, 20____

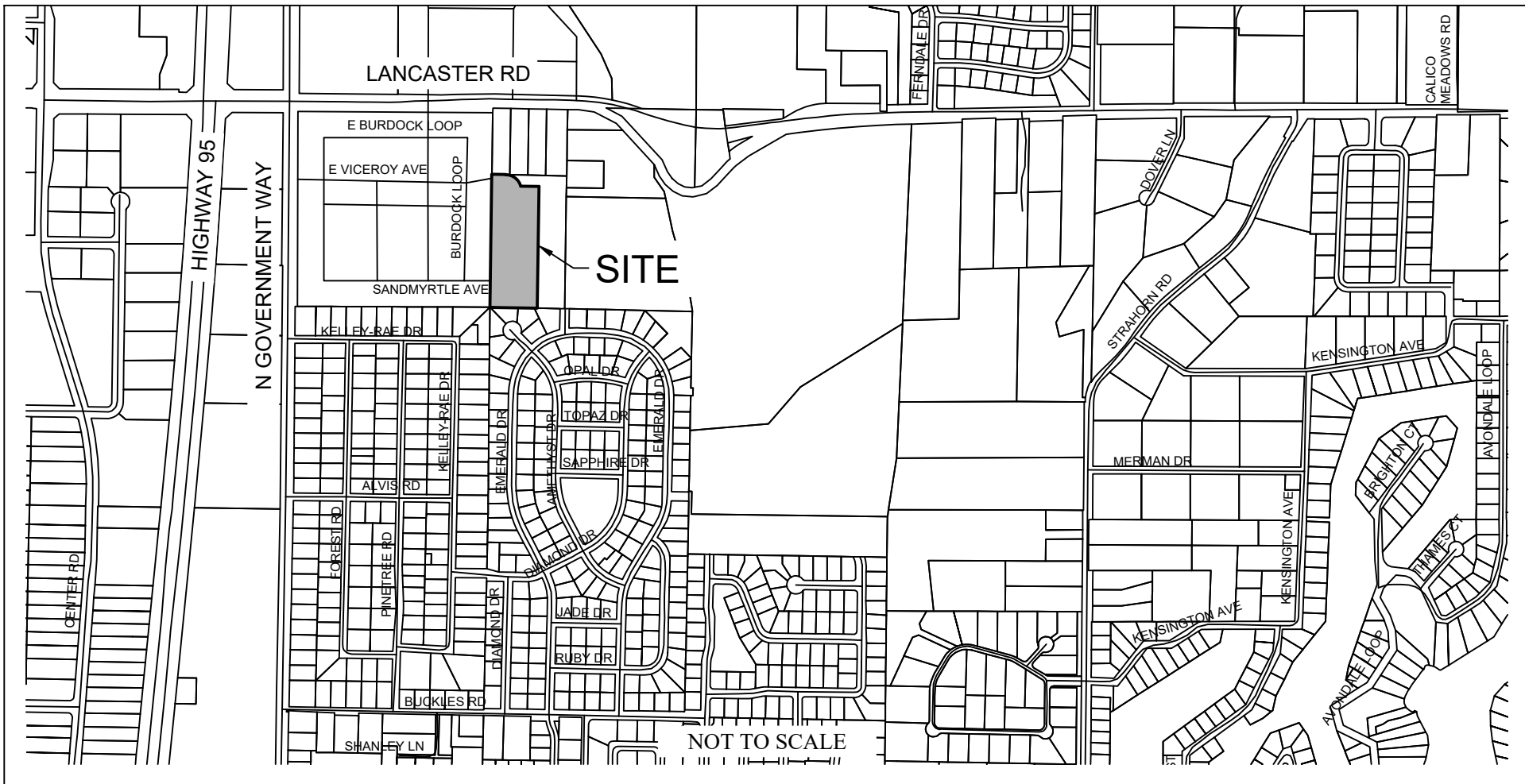
MAYOR - CITY OF HAYDEN HAYDEN CITY CLERK - ATTEST

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REVIEW AND APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

PANHANDLE HEALTH DISTRICT DATE

VICINITY MAP



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS _____ DAY OF _____, 20____, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH _____.

KOOTENAI COUNTY TREASURER

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS _____ DAY OF _____, 20____.

AT _____ M. AND DULY RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AND UNDER INSTRUMENT NO. _____ AT THE REQUEST OF _____.

JENNIFER LOCKE
KOOTENAI COUNTY CLERK

BY: _____
DEPUTY CLERK FEE PAID

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20____.

RODNEY E. JONES PLS 12463
KOOTENAI COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON PLS 9367 DATE

	WOODMAN SUBDIVISION					
	A PORTION OF THE NE1/4 NW1/4 SECTION 12, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO					
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