

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

Tuesday, October 14, 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 5:01 PM.

ROLL CALL OF COUNCIL MEMBERS

Present: Ed DePriest, Matthew Roetter, Tom Shafer, Sandra White.

PLEDGE OF ALLEGIANCE

Mayor Davis led the pledge of allegiance

ADDITIONS OR CORRECTIONS

None

ANNOUNCEMENTS: Mayor Davis acknowledged Boy Scout Andrew Griswald in attendance, fulfilling his Scout requirement. He also announced that he and city staff representatives completed the Blue Cross of Idaho Foundation for Health program, earning a \$20,000 grant to support community health-related initiatives. He plans to meet with staff to develop project ideas and will bring recommendations to the Council for approval.

1. CONSENT CALENDAR *All items on the Consent Calendar are Action Items*

- A. Approval of September 23, 2025 City Council Meeting Minutes
- B. Approval of September 30, 2025 Special City Council Meeting Minutes
- C. Ratification of the September 2025 Payroll
- D. Approval of Bills for Payment

MOTION: Council President Roetter motioned to approve the consent calendar as presented.
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.

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

Ray Drexler, Hayden resident and Rocking R Homeowners Association (HOA) representative, spoke about transparency and community engagement. He praised Council Member DePriest for hosting public meetings and commended the council for making information accessible. However, he noted low public participation in both council and HOA meetings, despite transparency of meetings and information being available online. Mr. Drexler suggested proactive steps to improve engagement, such as informing HOA board members about nearby developments and including brief updates with sewer bills to highlight city initiatives. He emphasized fostering a closer-knit community and thanked local law enforcement and fire departments for participating in community events.

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

A. Updates to Table 7 - Development Impact Fees of Fee Schedule

Mayor Davis opened the city-initiated public hearing at 5:15 p.m.

City Administrator Lisa Ailport presented proposed updates to Table 7 (development impact fees) and a minor correction to Table 3. She explained that a public hearing is required when new fees or increases exceed 5%. The proposed Table 7 adjustments were recommended by the Development Impact Fee Committee and previously reviewed by the council, with public notice published on September 30 and October 7. Table 3 corrects a prior error, reducing a fee from \$45 to \$35. Staff explained that fees are authorized through adoption of a resolution, and the effective date will be 30 days from adoption or more if the Council desires, according to Idaho Code.

PUBLIC COMMENTS: None

Mayor Davis closed the hearing at 5:17 p.m.

4. UNFINISHED BUSINESS

A. **ACTION ITEM** Kootenai County Area of Impact Draft Ordinance

The council reviewed updates to the city's area of impact map. The areas indicated are the city's proposed area of impact, with Post Falls and Rathdrum's Area of Impact shown for reference. It was clarified that these areas represent potential future annexations, but the city cannot force annexation; annexations are now primarily driven by landowners contiguous to city boundaries. The council had previously approved sending the area of impact map to the county. Tonight's decision is to confirm that the council is comfortable with the county moving forward with a draft ordinance reflecting the proposed area of impact.

MOTION: Council Member White motioned to approve the Kootenai County Area of Impact draft ordinance. Council Member Shafer provided the second.

ROLL CALL VOTE:

Council Member DePriest	Yes
Council President Roetter	Yes
Council Member Shafer	Yes
Council Member White	Yes

The motion was approved by a unanimous vote in favor.

5. NEW BUSINESS

A. **ACTION ITEM** Consider Approval of the Updated Kinds and Levels Chart

MOTION: Council Member Shafer motioned to approve the new Kinds and Levels chart as presented. Council Member DePriest provided the second.

ROLL CALL VOTE:

Council President Roetter	Yes
Council Member White	Yes
Council Member DePriest	Yes
Council Member Shafer	Yes

The motion was approved by a unanimous vote in favor.

B. **ACTION ITEM** Consider Architects West Contract for Master Planning Effort for McIntire Park

The proposed contract with Architects West is for a master planning effort for McIntire Family Park, including the adjacent city-owned land formerly used by the Public Works Department. The goal of the effort is to create a comprehensive, community-informed plan for the park, similar to the successful Hayden Canyon Park Master Plan process, which can guide future improvements, funding opportunities, and potential grant alignment. The planning effort is city-driven, with HURA's involvement limited to potential future funding, and the plan focuses solely on city-owned land, not HURA property. The process will include analysis, community and stakeholder engagement, and public input through forums, surveys, and other outreach methods. The final deliverable will be a master plan adopted by council, providing guidance for incremental park improvements as funds become available. Funding for the proposed contract will come from park impact fees already collected by the city, and the composition of the steering committee will be coordinated with the consultants and city staff.

MOTION: Council President Roetter motioned to approve the Architects West Contract for Master Planning Effort for McIntire Family Park. 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.

C. **ACTION ITEM** Consider Resolution Amending Table 3 and 7 of the City of Hayden's Official Fee Schedule

MOTION: Council Member White motioned to approve the resolution. 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** Consider Offer from Coeur d' Alene Auto Sales to Purchase Surplussed Vehicle

MOTION: Council Member Shafer motioned to accept the offer from Coeur d'Alene Auto Sales. Council Member DePriest provided the second.

ROLL CALL VOTE:

Council Member White	Yes
Council President Roetter	Yes
Council Member Shafer	Yes
Council Member DePriest	Yes

The motion was approved by a unanimous vote in favor.

E. **ACTION ITEM** Veterans Commission Recommendation for 2025 Distinguished Veteran

MOTION: Council Member DePriest motioned to approve the Veterans Commission's recommendation for 2025 Distinguished Veteran. 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.

F. Upcoming Transportation Improvements Presentation

City Engineer Dulce Kau presented an update on the city's upcoming transportation improvement projects, focusing on the capital improvement plan, project statuses, right-of-way acquisition, and next steps. Projects under design and construction include Ramsey Road and Honeysuckle Avenue (roundabout, \$3M), Hayden Avenue and Hutter Road (controlled intersection, signal or roundabout under evaluation), Ramsey Road and Hayden Avenue (roundabout, \$3.4M), Hayden Avenue and Atlas Road (temporary intersection control in 2025, permanent roundabout planned), and Government Way and Miles Avenue (new signal and turn lanes, \$1.5M). Cost estimates reflect construction only and do not include design, legal, or administrative expenses.

Ms. Kau explained the right-of-way acquisition process, including design completion, property impact identification, appraisal, and negotiations with landowners. She emphasized that eminent domain filings are used to gain access for construction while negotiations continue, not to forcibly take property, and that all acquisitions to date have resulted in negotiated outcomes. Staff works closely with landowners, keeping them informed through meetings, designs, and appraisal information.

She also discussed public engagement, noting that all projects have involved community input through open houses and planning processes, and the city seeks early input to minimize delays. Funding for these projects comes from a combination of city funds, impact fees, and developer contributions. Challenges in coordinating appraisals and negotiations were highlighted. Legal Counsel Fonda Jovick emphasized the importance of timely filing to protect appraisal values.

The presentation reinforced transparency, communication with property owners, and ongoing efforts to streamline acquisition and construction processes.

G. Review of Zoning Uses and Allowed Uses Table in Hayden City Code Title 11 Regarding Data Centers

Community Development Donna Phillips provided an informational review regarding zoning and allowed uses in Hayden City Code, Title 11, specifically concerning data centers. She explained that data centers are not currently listed in the city's allowed uses table, meaning they are not permitted in any zone. If someone wanted to establish a data center, they would need to request approval through the "new and unlisted use" process, which requires a council review to determine if the proposed use could be compatible with a specific zone. To date, no such requests have been submitted.

H. Historic Preservation Commission Interpretative Signage at Stoddard Park

Ms. Phillips provided an update on interpretive signage at Stoddard Park. The project, which began many years ago, has progressed with help from Ryan Drappo, whose Eagle Scout project built the structure for the sign. The 3x5-foot sign will illustrate Stoddard Park's history, including the original

dairy barn, local apple orchards connected to Orchard Avenue, and the Tucker Box Factory near Lacey Avenue. Historical photos, carefully selected for clarity and quality, will feature on the sign, including images of a cow, a grandfather and son with a horse and carriage, and other local landmarks. The project combines community contributions and historical preservation efforts, highlighting local heritage.

6. REPORTS

A. City Administrator Report and Calendar Review

None

B. Law Enforcement

Captain Smart presented the council with three months of law enforcement activity reports. He explained that “suspicious” calls include both proactive police observations, such as unusual behavior or vehicles, and citizen-reported concerns. The recent increase in trespassing calls, particularly in August, largely stems from civil disputes over property lines, easements, or minor disturbances at local facilities, rather than criminal activity. Captain Smart also clarified that the rise in reported assaults is mostly related to domestic or known-person disputes, not random public confrontations. Drug citations, averaging more than one per week, often arise from traffic stops or incidents involving non-residents at locations like Walmart. He highlighted the department’s ongoing efforts in citizen assistance and welfare checks, emphasizing the goal of responding to community concerns and providing peace of mind. Overall, the report underscores the department’s focus on proactive policing, community engagement, and careful distinction between criminal incidents and civil or domestic matters.

C. Mayor/Council

Council Member Shafer provided an update on a recent PEL (Planning and Environmental Linkages) study by Idaho Transportation Department. He noted that the study is moving forward with four to five alternatives for a deeper review in the third phase, including two variations of the Huetter bypass. One notable alternative features interchanges instead of traffic signals, designed as a divided highway with a frontage road.

7. REQUEST FOR FUTURE AGENDA ITEMS

None

Mayor Davis called for a recess at 6:25 p.m.

Mayor Davis called the meeting back to order at 6:30p.m.

8. 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 for the meeting to enter executive session under Idaho Code 74-206(1)(f). 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. The meeting entered executive session at 6:30 p.m.

MOTION: Council Member Shafer motioned to exit executive session. Council Member DePriest 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. The meeting returned to regular session at 7:29 p.m.

9. ADJOURNMENT

The meeting was adjourned at 7:29 p.m.

Abbi Sanchez, City Clerk

Alan Davis, Mayor