



# Memo

To: Mayor and Hayden City Council

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

Date: 6/9/2026

**Agenda Item: Approval of Pace Estates Final Plat & Acceptance of Infrastructure**

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## **Agenda Item Location**

Consent

## **Background and Recommended Action or Motion**

Staff recommends Council approve the Final Plat, accept the public infrastructure, and permit the Mayor to sign the plat prior to recordation with the Kootenai County Recorder's Office, contingent upon the applicant providing the access easement for Block 1, Lot 2 through Bassett Lane.

## **Functional Impact of Authorizing**

Pace Estates is a minor subdivision, creating 2 lots, accessing North Reed Road via private Bassett Lane and Reed Road. The infrastructure pending acceptance includes approximately 104 linear feet of frontage improvements. The frontage improvements include minor road widening, curb, gutter, swale, and sidewalk. All dedications of right-of-way and grants of easements have been identified on the final plat.

## **Functional Impact of Not Authorizing**

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

## **Fiscal Impact**

This item has no fiscal impact on the City of Hayden.

## **Budget Funding Source / Transfer Request**

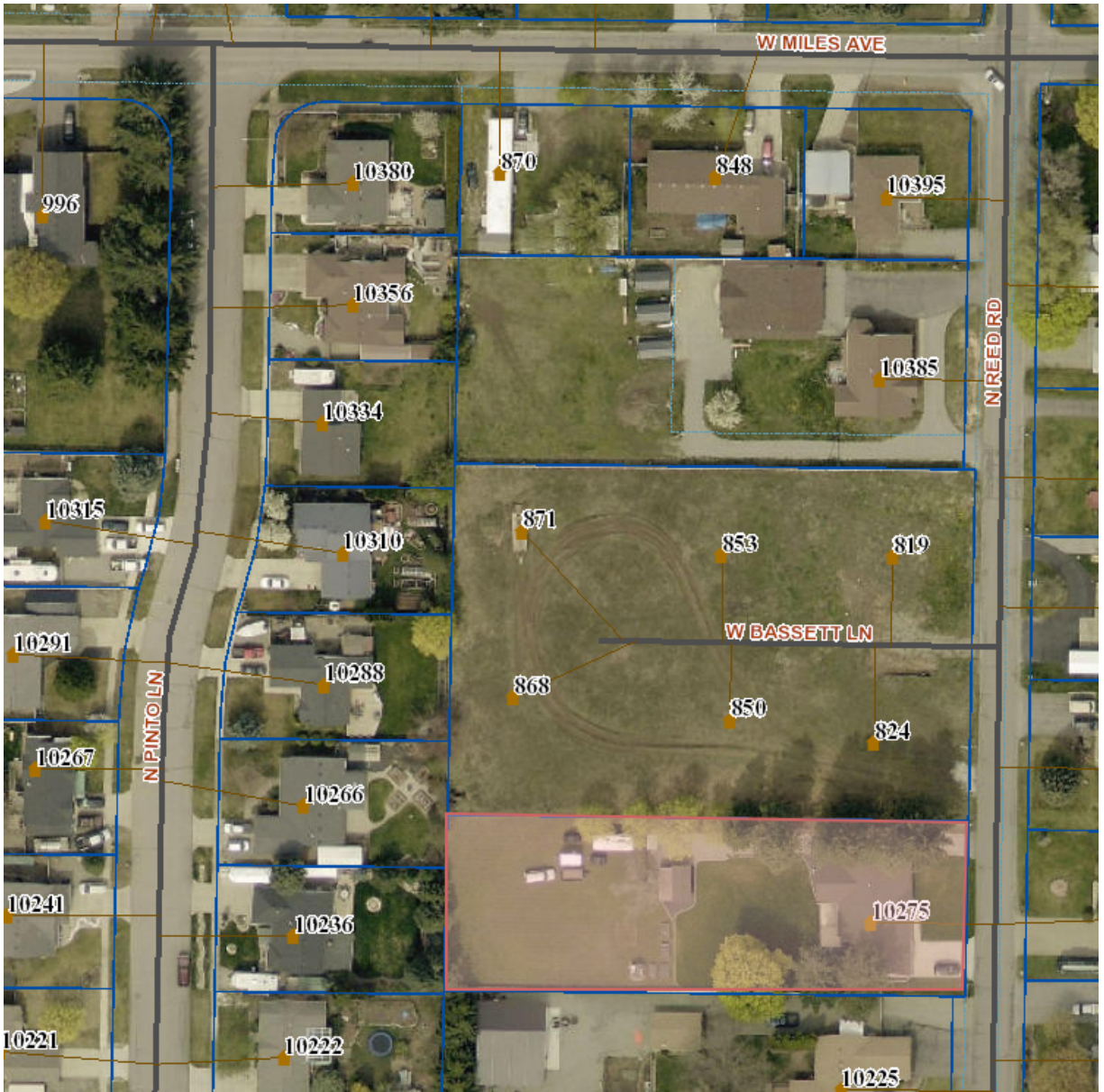
N/A

## **Attachment**

Vicinity Map

Final Plat

Figure 1 - Vicinity Map





# PACE ESTATES

A PORTION OF TRACT 139, HAYDEN LAKE IRRIGATED TRCT  
 IN THE SW1/4 OF SECTION 14, 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 FREDERICK P. PACE AND SHARLA R. PACE, TRUSTEES OF THE FREDERICK AND SHARLA PACE LIVING TRUST, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "PACE ESTATES", SAID PROPERTY DESCRIBED PER QUIT CLAIM DEED RECORDED JULY 22, 2022 UNDER INSTRUMENT NUMBER 2746369000, RECORDS OF KOOTENAI COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE EAST HALF OF TRACT 139, HAYDEN LAKE IRRIGATED TRACTS, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK C OF PLATS AT PAGE 67, RECORDS OF KOOTENAI COUNTY, IDAHO, LYING IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SECTION CORNER OF SAID SECTION 14, BEING A FOUND 2-1/2" BRASS CAP PER C.P. & F. INSTRUMENT NUMBER 2483794000; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, S1°05'01"W, A DISTANCE OF 451.76 FEET;

THENCE N89°21'53"W, A DISTANCE OF 30.00 FEET TO A SET 5/8" REBAR AND PLASTIC CAP - PLS 9367 ON THE WEST RIGHT-OF-WAY OF N. REED ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG SAID WEST RIGHT-OF-WAY OF N. REED ROAD, S1°05'01"W, A DISTANCE OF 104.03 FEET TO A SET 5/8" REBAR AND PLASTIC CAP - PLS 9367;

THENCE N89°21'53"W, A DISTANCE OF 301.53' FET TO A SET 5/8" REBAR AND PLASTIC CAP - PLS 9367 ON THE EAST LINE OF BLOCK 1 OF BRIDLE TRAILS ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK I OF PLATS AT PAGE 48, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE, ALONG THE EAST LINE OF BLOCK 1 OF SAID BRIDLE TRAILS, N1°05'49"E, A DISTANCE OF 104.00 FEET TO A SET 5/8" REBAR AND PLASTIC CAP - PLS 9367 AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF BASSETT ESTATES ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK M OF PLATS AT PAGE 121, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE, ALONG THE SOUTH LINE OF SAID BASSETT ESTATES, S89°21'53"E, A DISTANCE OF 301.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.720 ACRES, MORE OR LESS.

THE OWNER HEREBY GRANTS A 12.5' X 16.8' WATER LINE EASEMENT TO THE HAYDEN LAKE IRRIGATION DISTRICT FOR THE BENEFIT OF LOTS 1 AND 2, BLOCK 1 PER INSTRUMENT NO. 3038610000.

THE PLAT IS SUBJECT TO AN AVIGATION EASEMENT RECORDED UNDER INSTRUMENT NUMBER 3038733000, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE OWNER HEREBY DEDICATES, TO THE PUBLIC IN THE NAME OF THE CITY OF HAYDEN, A 10 FOOT RIGHT-OF-WAY DEDICATION FOR REED ROAD.

THE OWNER ARE SUBJECT TO THE SHARED ROADWAY AGREEMENT RECORDED UNDER INSTRUMENT NUMBER \_\_\_\_\_, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE OWNER HEREBY GRANTS, TO THE PUBLIC IN THE NAME OF THE CITY OF HAYDEN, A 10 FOOT ROADWAY, SIDEWALK, UTILITY, DRAINAGE AND SNOW STORAGE EASEMENT, ADJACENT TO REED ROAD.

SEWER COLLECTION TO BE PROVIDED BY CITY OF HAYDEN, IDAHO.

PURSUANT TO IDAHO CODE 50-1334 (2) THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL BE SERVED BY HAYDEN LAKE IRRIGATION DISTRICT PER THE RECORDED WILL SERVE LETTER INSTRUMENT NO. 3038607000, RECORDS OF KOOTENAI COUNTY, IDAHO.

\_\_\_\_\_  
 FREDERICK P. PACE, TRUSTEE DATE \_\_\_\_\_

\_\_\_\_\_  
 SHARLA R. PACE, TRUSTEE DATE \_\_\_\_\_

## NOTARY PUBLIC

ACKNOWLEDGMENT

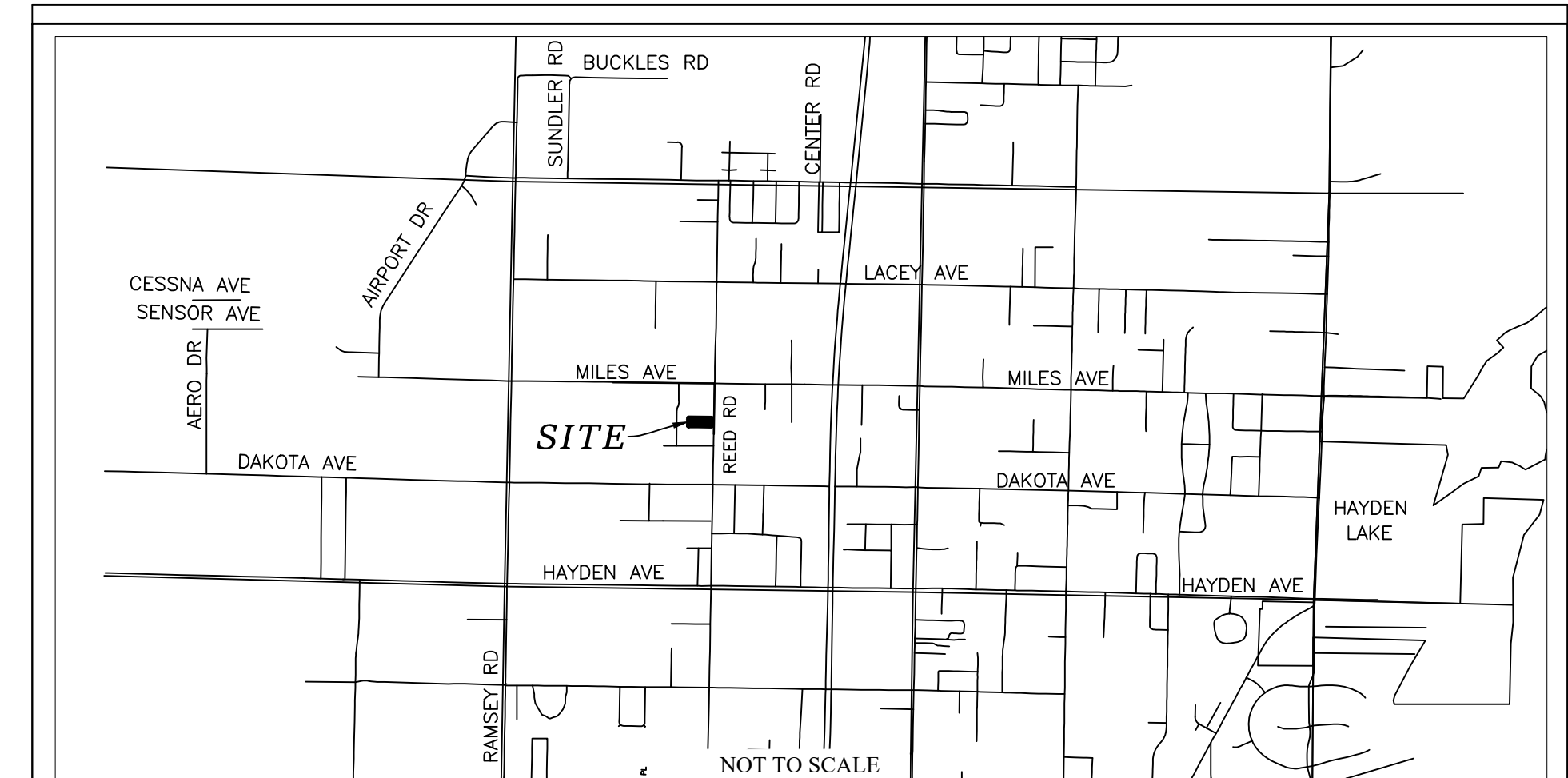
STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) s.s.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_, BY FREDERICK P. PACE AND SHARLA R. PACE, TRUSTEES OF THE FREDERICK AND SHARLA PACE LIVING TRUST.

NOTARY PUBLIC : \_\_\_\_\_

MY COMMISSION EXPIRES : \_\_\_\_\_

## VICINITY MAP



## 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 \_\_\_\_\_.

\_\_\_\_\_  
 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 \_\_\_\_\_

|                          |                                                                                                 |                       |       |                                                                              |
|--------------------------|-------------------------------------------------------------------------------------------------|-----------------------|-------|------------------------------------------------------------------------------|
|                          | <b>PACE ESTATES</b>                                                                             |                       |       |                                                                              |
|                          | SW1/4<br>SECTION 14, TOWNSHIP 51 NORTH, RANGE 4 WEST,<br>BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO |                       |       |                                                                              |
| DATE SURVEYED: DEC. 2025 | DRAFTED BY: KLK                                                                                 | PLOT DATE: 05/28/2026 | SHEET | P.O. Box 2544 Post Falls, ID 83877<br>208-660-2351<br>johnsonsurveyingnw.com |
| FILE NAME: 22-289 PLAT   | CHECKED BY: CJJ                                                                                 | PROJECT No.: 22-289   | 2     |                                                                              |
|                          |                                                                                                 |                       | 3     |                                                                              |

# PACE ESTATES

A PORTION OF TRACT 139, HAYDEN LAKE IRRIGATED TRCT  
 IN THE SW1/4 OF SECTION 14, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 INST.# \_\_\_\_\_

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | S1°05'01"W  | 312.01' |
| L2   | N88°54'59"W | 10.00'  |
| L3   | N1°05'01"E  | 213.01' |
| L4   | N89°21'53"W | 25.32'  |
| L5   | S0°38'07"W  | 27.94'  |
| L6   | N89°21'53"W | 15.00'  |
| L7   | N0°38'07"E  | 27.94'  |
| L8   | N89°21'53"W | 102.79' |
| L9   | S0°38'07"W  | 27.94'  |
| L10  | N89°21'53"W | 10.00'  |
| L11  | N0°38'07"E  | 27.94'  |
| L12  | N89°21'53"W | 47.89'  |
| L13  | S1°05'01"W  | 40.08'  |
| L14  | N88°54'59"W | 19.00'  |
| L15  | N1°05'01"E  | 24.58'  |
| L16  | S88°54'59"E | 9.00'   |

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L17  | N1°05'01"E  | 11.46'  |
| L18  | N88°54'59"W | 6.94'   |
| L19  | N1°05'01"E  | 10.00'  |
| L20  | S88°54'59"E | 6.94'   |
| L21  | N1°05'01"E  | 3.96'   |
| L22  | S89°21'53"E | 56.81'  |
| L23  | N0°36'50"E  | 7.94'   |
| L24  | S89°21'53"E | 10.00'  |
| L25  | S0°36'50"W  | 7.94'   |
| L26  | S89°21'53"E | 101.35' |
| L27  | N0°36'50"E  | 7.94'   |
| L28  | S89°21'53"E | 10.00'  |
| L29  | S0°36'50"W  | 7.94'   |
| L30  | S89°21'53"E | 32.85'  |
| L31  | N1°05'01"E  | 89.00'  |
| L32  | S88°54'59"E | 10.00'  |

## 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 \_\_\_\_\_

## CITY ENGINEER APPROVAL

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

\_\_\_\_\_  
 DULCINEA KAU P.E. 3071759  
 CITY OF HAYDEN, ENGINEER

## CITY COUNCIL APPROVAL

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.


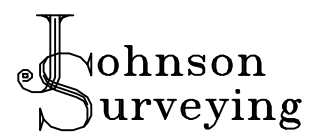
\_\_\_\_\_  
 MAYOR - CITY OF HAYDEN

\_\_\_\_\_  
 HAYDEN CITY CLERK - ATTEST

## 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

|                                                                                       |                                                                                                                        |                 |                       |       |                                                                                                                                                                       |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>PACE ESTATES</b><br>SW1/4<br>SECTION 14, TOWNSHIP 51 NORTH, RANGE 4 WEST,<br>BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO |                 |                       |       | <br>P.O. Box 2544 Post Falls, ID 83877<br>208-660-2351<br>johnsonsurveyingnw.com |
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