



Memo

To: Mayor Davis and Members of the City Council

From: Donna Phillips, Community Development Director

Date: March 16, 2026

Agenda Item: PZE-25-0110 North Ramsey Road Annexation Ordinance

Agenda Item Location

Unfinished Business

Recommended Action or Motion

The City Council approved PZE-25-0110 North Ramsey Road Annexation request with a zone designation of Light Industrial (LI) with staff recommended conditions on February 24, 2026 and the Written Decision was approved on March 10, 2026.

I move to approve the PZE-25-0110 North Ramsey Road Annexation Ordinance.

Functional Impact of Authorizing

Upon approval of the Ordinance, and upon publication of it, the property shall be annexed into the city of Hayden with a zone designation of Light Industrial (LI)

Functional Impact of Not Authorizing

Should the ordinance not be approved, then the annexation process stops and direction shall be given as to next steps.

Fiscal Impact

Properties annexed into the City will develop in accordance with the development standards of the City of Hayden.

Budget Funding Source / Transfer Request

NA

Attachments:

Ordinance

ORDINANCE NO. _____
NORTH RAMSEY ROAD (PZE-25-0110)

AN ORDINANCE OF THE CITY OF HAYDEN, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF APPROXIMATELY 7.53 ACRES OF LAND LOCATED WEST OF NORTH RAMSEY ROAD AND NORTH OF WEST WYOMING AVENUE MORE COMMONLY KNOWN AS 11341 N RAMSEY ROAD; PROVIDING ZONING OF THE PROPERTY SO ANNEXED AS LIGHT INDUSTRIAL; PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; PROVIDING SEVERABILITY AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the City owns the two properties within the annexation request; and

WHEREAS, the City of Hayden initiated the annexation of said property with the subsequent zoning of Light Industrial (LI); and

WHEREAS, public hearings were held before both the Planning and Zoning Commission on January 5, 2026, and the City Council on February 24, 2026, in accordance with law, with testimony taken, and a reasoned written decision reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own findings, determined that said annexation is provided for under existing law in that the land in question adjoins the corporate limits, that the proposed zoning is suitable and compatible with the adopted comprehensive plan and surrounding land uses and that said land uses would fit in with the general development of the City and would be in the best interest of the citizens of the City of Hayden.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO, AS FOLLOWS:

SECTION 1: That the following described properties contiguous and adjacent to the city of Hayden, generally described as 11341 N Ramsey Road, Hayden, Idaho, be annexed into the City of Hayden, more particularly described as Exhibit "A".

SECTION 2: That the Hayden official zoning map be amended to include and designate the annexed property described in Section 1 as Light Industrial (LI).

SECTION 3: That 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 4: That this Ordinance shall be in full force and effect upon its passage, approval and publication according to law.

Enacted by the City Council as an ordinance of the city of Hayden on the ___ day of March 2026.

APPROVED by the Mayor this ___ day of March 2026

Alan Davis, Mayor

ATTEST:

Abbi Sanchez, City Clerk

Exhibit A

That portion of the southeast quarter of Section 10, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho described as follows:

COMMENCING at the southeast corner of said Section 10, thence along the East line of said southeast quarter, N 01°14'25" E a distance of 30.00 feet to the North right-of-way of Wyoming Avenue, said point being the **TRUE POINT OF BEGINNING**;

Thence along said North right-of-way, N 88°23'11" W a distance of 592.87 feet to the beginning of a curve to the right having a radius of 30.00 feet;

Thence along said curve through an arc length of 50.85 feet, through a central angle of 97°07'08", a chord bearing of N 39°49'37" W and a chord distance of 44.98 feet to the East right-of-way of Airport Drive;

Thence along said East right-of-way the following courses:

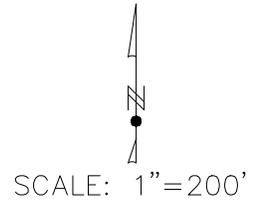
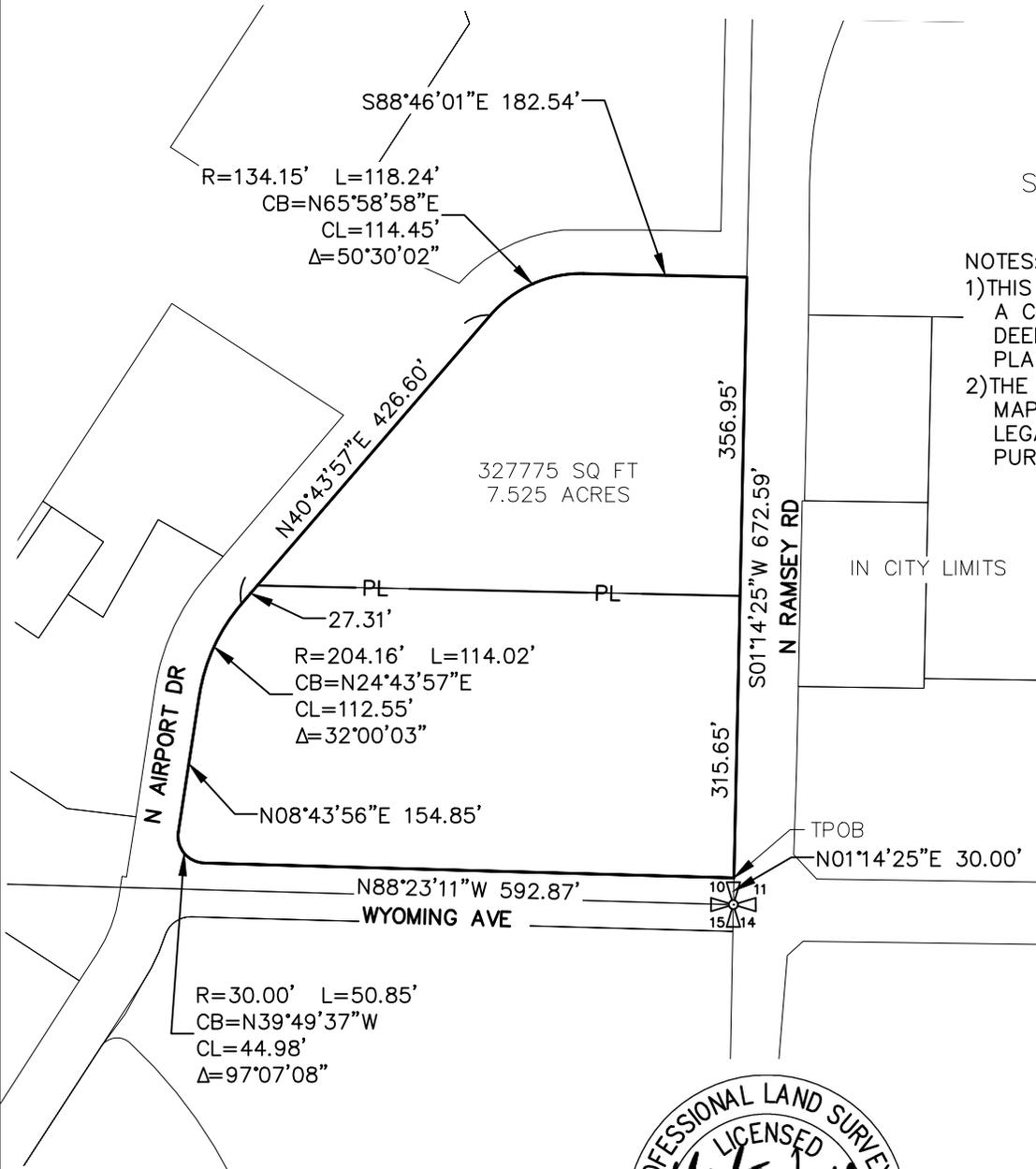
1. N 08°43'56" E a distance of 154.85 feet to the beginning of a curve to the right having a radius of 204.16 feet;
2. Through an arc length of 114.02 feet, through a central angle of 32°00'03", a chord bearing of N 24°43'57" E and a chord distance of 112.55 feet;
3. N 40°43'57" E a distance of 426.60 feet to the beginning of a curve to the right having a radius of 134.15 feet;
4. Through an arc length of 118.24 feet, through a central angle of 50°30'02", a chord bearing of N 65°58'58" E and a chord distance of 114.45 feet;
5. S 88°46'01" E a distance of 182.54 feet to the West right-of-way of Ramsey Road;

Thence along said West right-of-way, S 01°14'25" W a distance of 672.59 feet to the **TRUE POINT OF BEGINNING**;

Containing 327,775 square feet or 7.525 acres, more or less.



EXHIBIT B
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
 TOWNSHIP 51 NORTH, RANGE 4 WEST,
 BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



- NOTES:
 1) THIS IS NOT A SURVEY. IT IS A COMPILATION OF RECORD DEEDS, SURVEYS, AND PLATS.
 2) THE SOLE PURPOSE OF THIS MAP AND CORRESPONDING LEGAL IS FOR ANNEXATION PURPOSES ONLY.



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ANNEXATION
 LOCATED IN THE SE 1/4
 OF SEC 10, T51N, R4W,
 B.M., K.C., IDAHO

PROJECT NO.: 41014.040
 DRAWN BY: SNR
 NAME: 41014.040 EX03.DWG
 DATE: 20260304
 SHEET NO: **1 OF 1**