



**Memo**

To: Mayor Davis and Members of the City Council

From: Donna Phillips, Community Development Director

Date: March 16, 2026

**Agenda Item: PZE-24-0133 North Government Way & Bielec Enterprises Annexation Ordinance**

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**Agenda Item Location**

Unfinished Business

**Recommended Action or Motion**

The City Council approved PZE-24-0133 North Government Way & Bielec Enterprises Annexation request with a zone designation of Commercial (C) on January 13, 2026 and the Written Decision was approved on January 27, 2026.

***I move to approve the PZE-24-0133 North Government Way & Bielec Enterprises 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 Commercial (C).

**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 pay taxes to the City and will develop in accordance with the development standards of the City of Hayden.

**Budget Funding Source / Transfer Request**

NA

Attachments:

Ordinance

ORDINANCE NO. \_\_\_\_\_  
NORTH GOVERNMENT WAY & BIELEC ENTERPRISES (PZE-24-0133)

AN ORDINANCE OF THE CITY OF HAYDEN, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF APPROXIMATELY 19.6 ACRES OF LAND LOCATED APPROXIMATELY 675 FEET NORTH FROM CENTERLINE OF W LANCASTER ROAD NORTH ON NORTH GOVERNMENT WAY TO THE SOUTH LINE OF WEST BOEKEL ROAD AND THE PROPERTIES WEST OF GOVERNMENT WAY AND WEST OF HIGHWAY 95 MORE COMMONLY KNOWN AS 13131, 13135, AND 13403 N GOVERNMENT WAY; PROVIDING ZONING OF THE PROPERTY SO ANNEXED AS COMMERCIAL; PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; PROVIDING SEVERABILITY AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, Lakes Highway District requested the City to annex North Government Way right-of-way adjacent to the City to the east from the existing City boundary to the south to the southern right-of-way line of West Boekel Road; and

WHEREAS, the owners of the real property referenced in Section 1, Bielec Enterprises, Inc., agreed to participate in a City of Hayden initiated annexation of said property at the same time as the request for North Government Way. The subsequent zoning of said Bielec Enterprises property as Commercial (C); and

WHEREAS, public hearings were held before both the Planning and Zoning Commission on December 15, 2025, and the City Council on January 13, 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 13131, 13135, and 13403 N Government Way, Hayden, Idaho, and

the adjacent right-of-way 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 Commercial (C).

**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 northwest quarter and the southwest quarter of Section 1 and the northeast quarter and the southeast quarter of Section 2, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho described as follows:

**COMMENCING** at the North quarter corner of said Section 1, thence along the North line of the northwest quarter, N 89°18'19" W a distance of 2641.76 feet to the northwest corner of said Section 1. Thence, along the West line of said northwest quarter, S 00°38'46" W a distance of 24.88 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said West line, S 89°15'44" E a distance of 45.00 feet to the existing City of Hayden city limits;

Thence along said city limits the following courses:

1. S 00°38'46" W a distance of 2656.64 feet;
2. S 00°30'02" W a distance of 1982.60 feet;
3. N 89°48'12" W a distance of 83.32 feet;
4. N 89°12'15" W a distance of 349.63 feet to the West right-of-way of Highway 95;

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

1. N 02°02'17" E a distance of 785.41 feet;
2. N 01°38'55" E a distance of 972.78 feet;
3. N 01°38'58" E a distance of 224.42 feet;
4. N 01°38'26" E a distance of 759.42 feet;

Thence leaving said right-of-way, S 89°14'20" E a distance of 278.57 feet to the West right-of-way of Government Way;

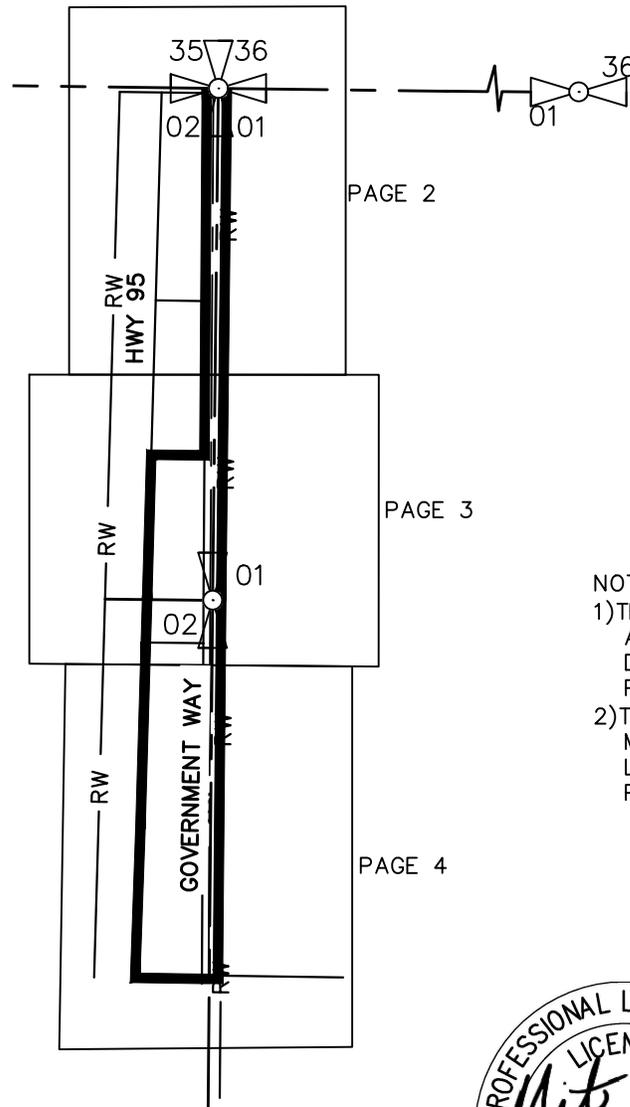
Thence along said West right-of-way, N 00°21'38" E a distance of 1898.23 feet;

Thence leaving said right-of-way, S 89°15'44" E a distance of 60.60 feet to the **TRUE POINT OF BEGINNING**;

Containing 1,291,383 square feet or 29.646 acres, more or less.



EXHIBIT B  
 LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 1 AND THE NE  
 1/4 AND THE SE 1/4 OF SECTION 2, TOWNSHIP 51 NORTH, RANGE 4 WEST,  
 BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



SCALE: 1"=1000'

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.



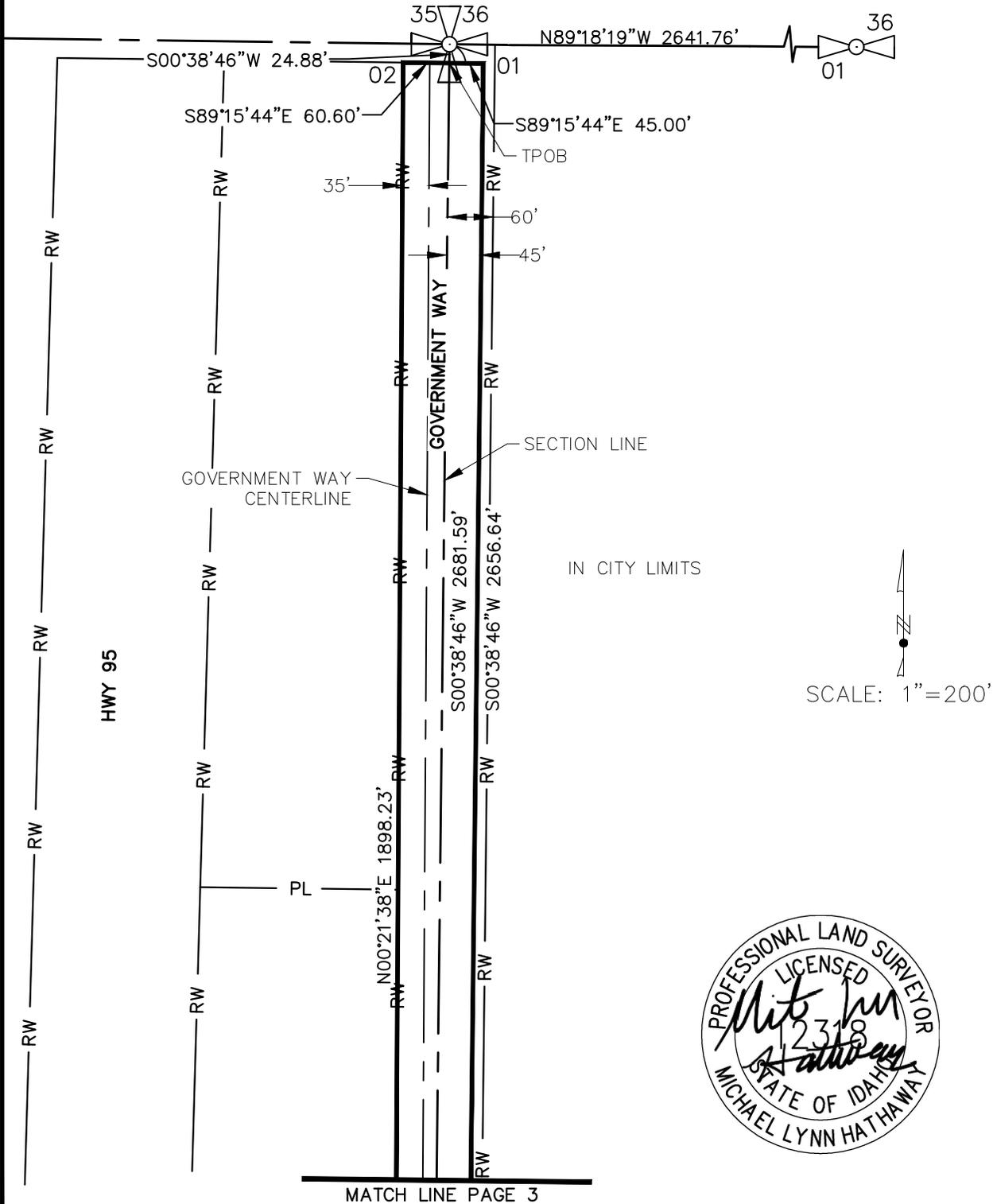
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ANNEXATION  
 IN THE NW 1/4 AND SW 1/4 OF SEC 1  
 & THE NE 1/4 AND SE 1/4 OF SEC 2  
 T51 N, R4W, B.M., K.C., IDAHO

PROJECT NO.: 41014.040  
 DRAWN BY: SNR  
 NAME: 41014.040 EX03.DWG  
 DATE: 20260303  
 SHEET NO: **1 OF 4**

**EXHIBIT B**  
 LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 1 AND THE NE 1/4 AND THE SE 1/4 OF SECTION 2, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



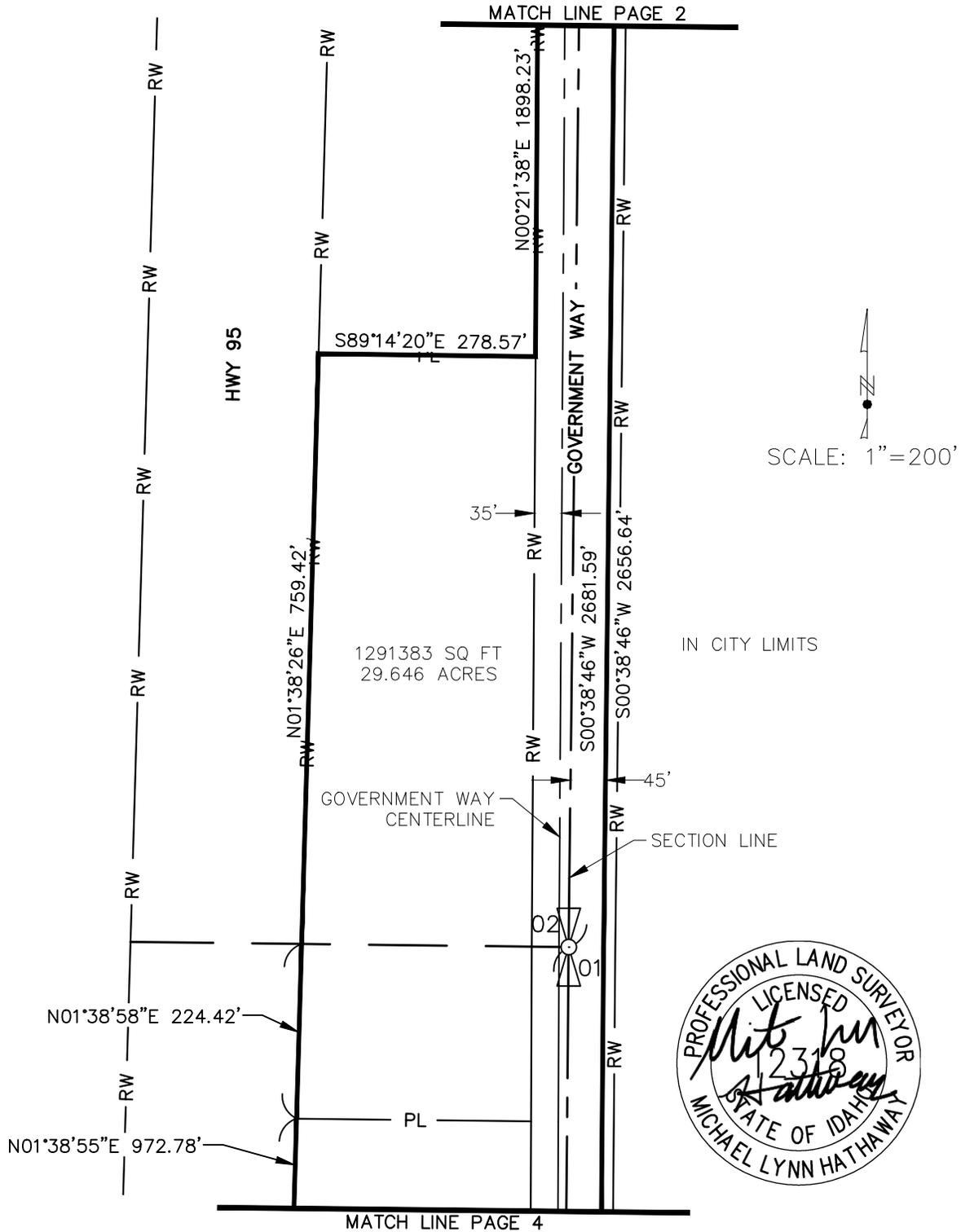
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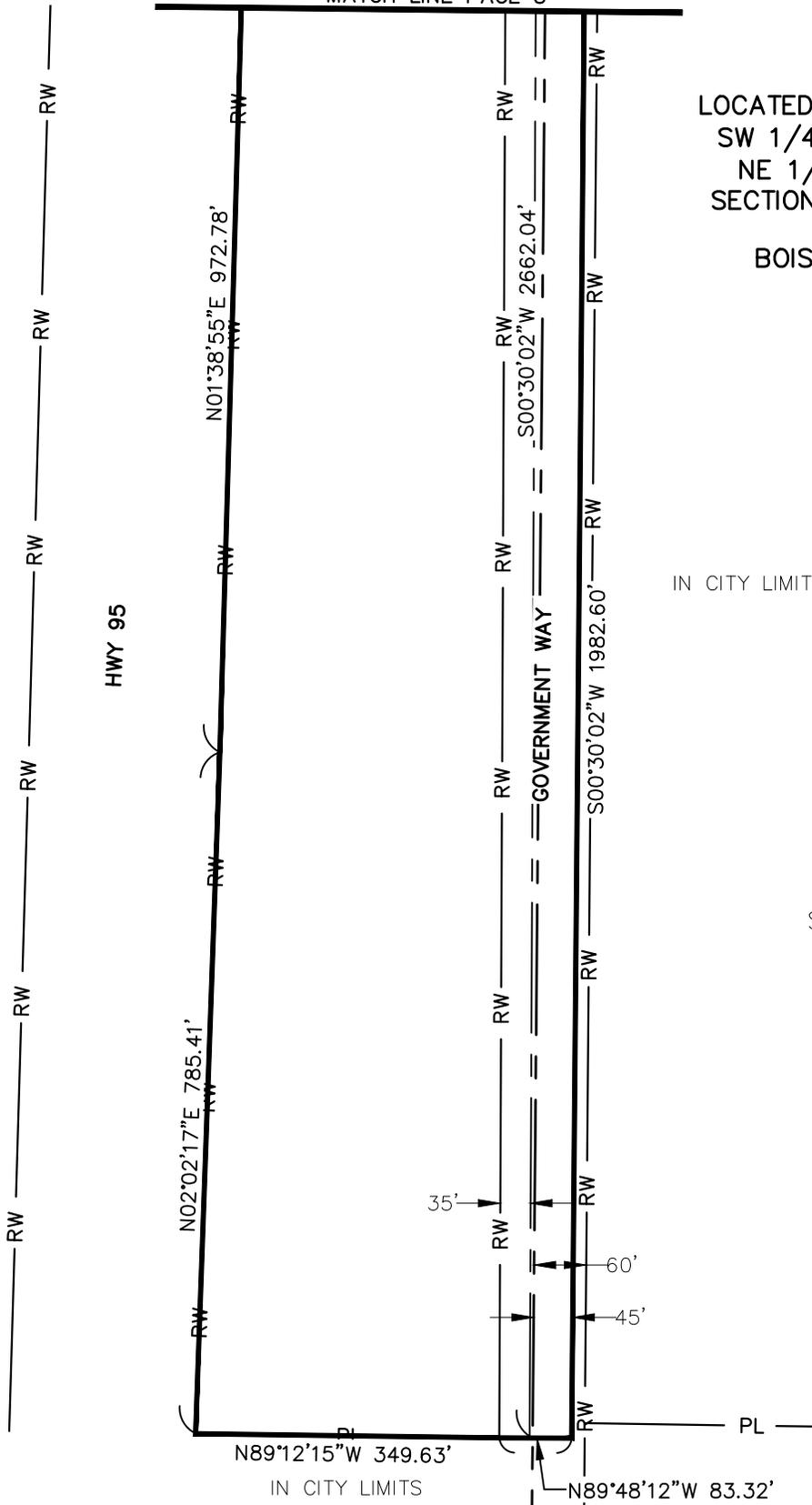
PROJECT NO.: 41014.040  
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 DATE: 20260303  
 SHEET NO: **2 OF 4**

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 BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

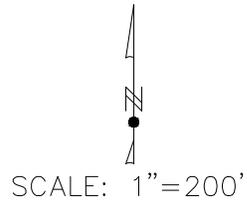


MATCH LINE PAGE 3

EXHIBIT B  
LOCATED IN THE NW 1/4 AND THE  
SW 1/4 OF SECTION 1 AND THE  
NE 1/4 AND THE SE 1/4 OF  
SECTION 2, TOWNSHIP 51 NORTH,  
RANGE 4 WEST,  
BOISE MERIDIAN, KOOTENAI  
COUNTY, IDAHO



IN CITY LIMITS



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DRAWN BY: SNR  
NAME: 41014.040 EX03.DWG  
DATE: 20260303  
SHEET NO: **4 OF 4**