



Memo

To: Mayor and Hayden City Council

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

Date: 12/1/2025

Agenda Item: Approval of Trail Creek Estates 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 incorporate comments provided in the reviewed plat completed on 12/1/2025.
- Developer shall record the deed to transfer ownership for Tract A (Remmick Street) to the homeowners association.
- Developer shall provide detailed cost estimate for review and approval for the demolition of the existing structure on Block 2 Lot 7 and provide performance surety of 150%.
- Developer shall provide Warranty Surety of \$106,673.73 per Section 3.08 of the Construction Improvement Agreement.

Functional Impact of Authorizing

Trail Creek Estates is a Major Subdivision creating 10 lots south on the northeast corner of the Ramsey Road and Dakota Avenue Intersection, shown in the provided Vicinity Map. The approximate amount of infrastructure pending the City's acceptance includes:

- On Dakota Avenue - 8.5' asphalt widening, 10' wide swale, and 5' sidewalk for approximately 600 linear feet.
- On Ramsey Road - 10' wide swale and a 10' path for approximately 440 linear feet.
- Extension of Hubble Street for approximately 450 linear feet includes a 37' wide curbed road, 11.5' swale on both sides, and 5' sidewalks on both sides.
- 1,300 linear feet of 8" gravity sewer and associated manholes.

Home Owners Association formation documentation indicates existence in perpetuity. Tract A, also known as Remmick Street, will be conveyed to the Home Owners Association at the time of recording

the final plat. All dedications of right-of-way and grants of easements have been identified on the final plat. With the conditions identified above, the subdivision will meet the Conditions of Approval listed in the Master Development Agreement recorded on 10/9/2024.

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.

Fiscal Impact

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

Budget Funding Source / Transfer Request

N/A

Attachment

Final Plat

Figure 1 - Vicinity Map



PLANNING

☐ APPROVED

☒ APPROVED WITH CORRECTIONS

☒ REVISE AND RESUBMIT

CITY OF HAYDEN, IDAHO

REVIEW OF THESE PLANS IS TO VERIFY CONFORMANCE WITH CITY CODE, STANDARDS, AND POLICIES, AND ANY ACTION SHOWN IS SUBJECT TO THOSE REQUIREMENTS. SHOULD THESE PLANS CONTAIN ANY PROVISIONS NOT IN CONFORMANCE WITH CITY CODE, STANDARDS, AND POLICIES, THIS APPROVAL DOES NOT CONSTITUTE A VARIANCE OR APPROVAL FOR DEVIATION. THE DEVELOPER'S 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.

BY dphillips

DATE 10/22/2025

ENGINEER

☐ APPROVED

☒ APPROVED WITH COMMENTS

☐ REVISE AND RESUBMIT

CITY OF HAYDEN

REVIEW OF THESE PLANS IS TO VERIFY CONFORMANCE TO CITY CODE, STANDARDS, AND POLICIES, AND ANY ACTION SHOWN IS SUBJECT TO THOSE REQUIREMENTS. SHOULD THESE PLANS CONTAIN ANY PROVISIONS NOT IN CONFORMANCE WITH CITY CODE, STANDARDS, AND POLICIES, THIS APPROVAL DOES NOT CONSTITUTE A VARIANCE OR APPROVAL FOR DEVIATION. THE DEVELOPER'S 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.

BY: dkau

DATE: 12/01/2025

TRAIL CREEK ESTATES

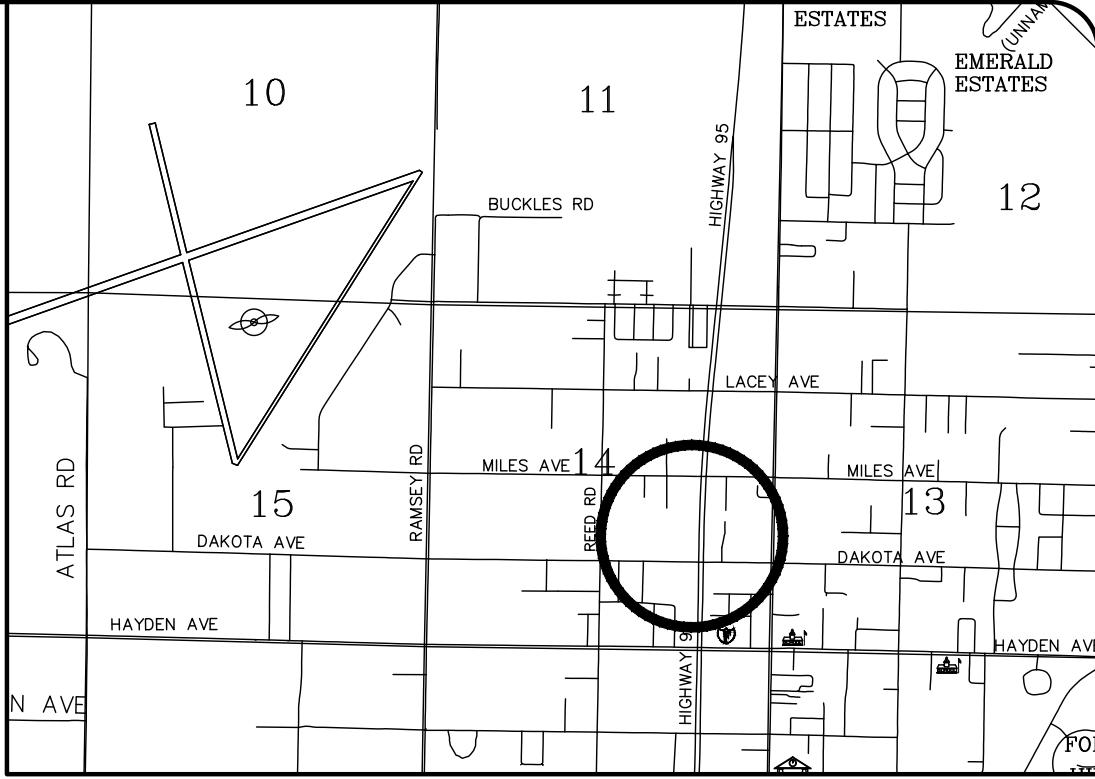
A PORTION OF TRACT 159, AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS

SITUATE IN THE SOUTHWEST QUARTER OF

SECTION 14, TOWNSHIP 51 NORTH, RANGE 04 WEST OF THE BOISE MERIDIAN,

CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS CERTIFICATE

BE IT KNOWN BY THOSE PRESENT THAT BIG SKY CAPITAL, INC., AN IDAHO CORPORATION HEREBY CERTIFY THAT THEY OWN AND HAVE LAID OUT THE LAND EMBRACED WITHIN THIS PLAT TO BE KNOWN HENCEFORTH AS *"TRAIL CREEK ESTATES"*, BEING A PORTION OF TRACT 159, HAYDEN LAKE IRRIGATED TRACTS, AS RECORDED WITH KOOTENAI COUNTY IN BOOK "C" OF PLATS AT PAGES 66 & 67, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 51 NORTH, RANGE 04 WEST OF THE BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14 PER CP#F INSTRUMENT 2657135000, FROM WHICH THE CENTER QUARTER CORNER PER CP#F 2483794000 BEARS SOUTH 89°19'43" EAST, 2651.36 FEET; THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHWEST QUARTER, SOUTH 01°11'30" WEST, 859.75 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF MOONRIDGE ACRES AS RECORDED IN BOOK "J" OF PLATS AT PAGE 394, KOOTENAI COUNTY RECORDS; THENCE ALONG SAID WESTERLY EXTENSION, SOUTH 89°22'33" EAST, 30.00 FEET TO THE TRUE *POINT-OF-BEGINNING* FOR THIS DESCRIBED PARCEL;

THENCE, SOUTH 89°22'33" EAST, 633.21 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF MOONRIDGE ACRES;

THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 159, SOUTH 01°10'01" WEST, 442.64 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DAKOTA AVENUE.

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°24'02" WEST, 633.40 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF RAMSEY ROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 01°11'30" EAST, 442.92 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 6.437 ACRES OR 280404 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOW THAT:

- THE OWNER HEREBY DEDICATES RIGHT-OF-WAY FOR RAMSEY ROAD, DAKOTA AVENUE AND HUBBLE STREET TO THE PUBLIC IN THE NAME OF CITY OF HAYDEN FOR ITS INTENDED USE AS DEPICTED ON PAGE 2 OF THIS PLAT.
- THE OWNER HEREBY GRANTS A 10 FOOT AND 15 FOOT WIDE UTILITY EASEMENTS ALONG RAMSEY ROAD AND DAKOTA AVENUE, TOGETHER WITH A 15 FOOT AND 20 FOOT WIDE SIDEWALK, UTILITY, SNOW STORAGE EASEMENTS ALONG HUBBLE STREET TO THE PUBLIC IN THE NAME OF CITY OF HAYDEN FOR ITS INTENDED USE AS DEPICTED ON PAGE 2 OF THIS PLAT.
- THE OWNER HEREBY GRANTS A PRIVATE ROAD, SIDEWALK, DRAINAGE AND UTILITY EASEMENT FOR REMMICK STREET TO THE TRAIL CREEK OWNERS ASSOCIATION AND LOT OWNERS OF THIS PLAT FOR ITS INTENDED USE AS DEPICTED ON PAGE 2 OF THIS PLAT.
- TRACT A SHALL BE DEEDED TO THE TRAIL CREEK OWNERS ASSOCIATION.
- SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF HAYDEN.
- WATER SERVICE SHALL BE PROVIDED BY HAYDEN LAKE IRRIGATION DISTRICT.

JEREMY TRIPP, PRESIDENT
BIG SKY CAPITAL, INC.

DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO } S.S.
COUNTY OF KOOTENAI }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025,
BY JEREMY TRIPP, AS PRESIDENT OF BIG SKY CAPITAL, INC.

NOTARY PUBLIC FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES: _____.



HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLAN AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE NOT CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OF MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATED THIS _____ DAY OF _____, 2025.

PANHANDLE HEALTH DISTRICT I

CITY COUNCIL CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

MAYOR, CITY OF HAYDEN

ATTEST: CITY CLERK

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE APPROVED THIS PLAT.

DATED THIS _____ DAY OF _____, 2025.

ENGINEER, CITY OF HAYDEN **DULCINEA KAU, PE #3071759**

COUNTY RECORDER

THIS MAP WAS FILED IN THE OFFICE OF THE KOOTENAI COUNTY, IDAHO, RECORDER AT THE REQUEST OF ATS, INC.

THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK ____ M.

AS INSTRUMENT NUMBER _____ AND DULY RECORDED IN

BOOK _____ OF PLATS AT PAGES _____.

KOOTENAI COUNTY RECORDER

BY: _____ FEE: _____
DEPUTY

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____.

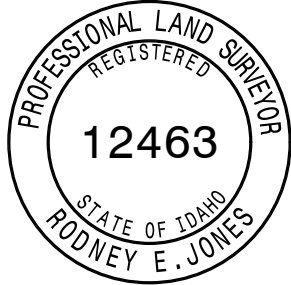
DATED THIS _____ DAY OF _____, 2025.

KOOTENAI COUNTY, TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

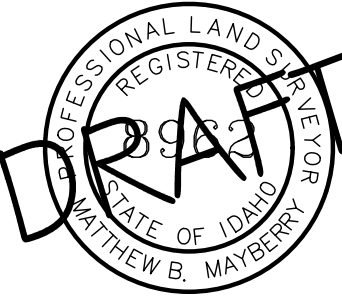
DATED THIS _____ DAY OF _____, 2025.



KOOTENAI COUNTY, SURVEYOR

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF NOVEMBER 2024. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.

P.O. BOX 3457, HAYDEN, IDAHO, 83835
• PH. (208)-772-2745 • FAX (208)-762-7731 •

SCALE: NA

CHECKED BY: MBM

DATE: 07-26-2025

DRAWN BY: MBM

DATE: 10-11-2024

DWG: PLAT

PROJ: 24-092_PLAT

TRAIL CREEK ESTATES

A PORTION OF TRACT 159, AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS
SITUATE IN THE SOUTHWEST QUARTER OF
SECTION 14, TOWNSHIP 51 NORTH, RANGE 04 WEST OF THE BOISE MERIDIAN,
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

PAGE 2 OF 2

LEGEND

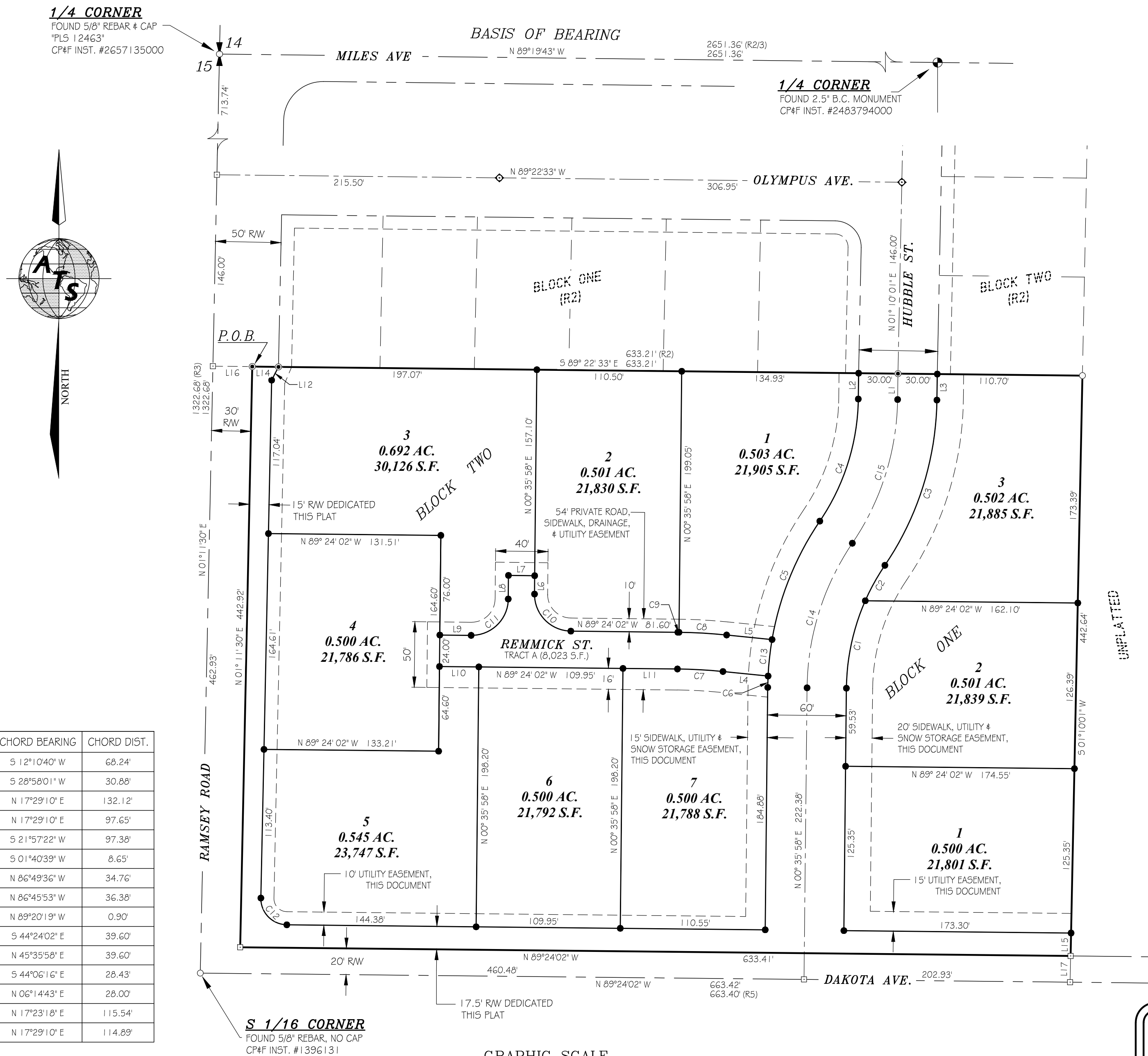
- SET 5/8" BY 30" REDBAR WITH PLASTIC CAP
MARKED "ATS PLS 8962"
- FOUND 5/8" REDBAR & CAP "PLS 4194"
- FOUND 5/8" REDBAR & CAP "ATS PLS 8962" (R2)
- ◆ FOUND 2" A.C. MONUMENT "ATS PLS 8962" (R2)
- CALCULATED POINT (NOTHING FOUND OR SET)
- QUARTER SECTION CORNER
- CENTER SECTION CORNER

LINE TABLE

LINE	LENGTH	DIRECTION
L1	19.75'	N 00°47'42" E
L2	19.66'	N 00°47'42" E
L3	19.84'	N 00°47'42" E
L4	34.60'	S 84°15'10" E
L5	34.84'	S 84°15'10" E
L6	14.00'	S 00°35'58" W
L7	20.00'	S 89°24'02" E
L8	18.00'	N 00°35'58" E
L9	23.88'	S 89°24'02" E
L10	30.00'	N 89°24'02" W
L11	41.54'	S 89°24'02" E
L12	11.36'	S 27°18'05" W
L14	20.00'	N 69°22'33" W
L15	17.50'	N 01°10'01" E
L16	30.00'	S 89°22'33" E
L17	20.00'	N 01°10'01" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST
C1	68.71'	170.00'	023°09'25"	S 12°10'40" W	68.24'
C2	30.92'	170.00'	010°25'16"	S 28°58'01" W	30.88'
C3	134.01'	230.00'	033°22'57"	N 17°29'10" E	132.12'
C4	99.05'	170.00'	033°22'57"	N 17°29'10" E	97.65'
C5	98.12'	230.00'	024°26'32"	S 21°57'22" W	97.38'
C6	8.65'	230.00'	002°09'21"	S 01°40'39" W	8.65'
C7	34.77'	387.00'	005°08'52"	N 86°49'36" W	34.76'
C8	36.39'	415.00'	005°01'26"	N 86°45'53" W	36.38'
C9	0.90'	415.00'	000°07'26"	N 89°20'19" W	0.90'
C10	43.98'	28.00'	090°00'00"	S 44°24'02" E	39.60'
C11	43.98'	28.00'	090°00'00"	N 45°35'58" E	39.60'
C12	31.62'	20.00'	090°35'32"	S 44°06'16" E	28.43'
C13	28.02'	230.00'	006°58'47"	N 06°14'43" E	28.00'
C14	117.21'	200.00'	033°34'41"	N 17°23'18" E	115.54'
C15	116.53'	200.00'	033°22'57"	N 17°29'10" E	114.89'



REFERENCES

- R1) AMENDED PLAT PF HAYDEN LAKE IRRIGATED TRACTS. RECORDED AUGUST 1910 IN BOOK C OF PLATS AT PAGE 067.
- R2) MOONRIDGE ACRES BY MATTHEW B. MAYBERRY, PLS 8962. RECORDED OCTOBER 2006 IN BOOK C OF PLATS AT PAGE 067.
- R3) SURVEY BY JAMES W. STILLINGER, PLS 5278. RECORDED NOVEMBER 2003 IN BOOK 22 OF SURVEYS AT PAGE 231.
- R4) SURVEY BY GILBERT C. BAILEY, PLS 10559. RECORDED JULY 2020 IN BOOK 31 OF SURVEYS AT PAGE 397.
- R5) SURVEY BY JOSHUA A. BAGLEY, PLS 12110. RECORDED JANUARY 2024 IN BOOK 32 OF SURVEYS AT PAGE 711.
- R7) QUITCLAIM DEED INSTRUMENT NUMBER .

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND
OTHER DOCUMENTS REFER TO KOOTENAI COUNTY RECORDS, UNLESS OTHERWISE
INDICATED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF MOONRIDGE ACRES (R1), TAKEN TO BEAR NORTH 89°22'33" WEST.

SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A SUBDIVISION GUARANTEE PREPARED BY NORTH IDAHO TITLE INSURANCE, INC., ORDER NUMBER N-G0182, DATED JANUARY 17, 2025. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
2. ANY GRANTING OF PERPETUAL EASEMENTS DEPICTED ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
4. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE DESCRIBED PARCEL OF LAND ACCORDING TO THE KOOTENAI COUNTY MINOR SUBDIVISION ORDINANCE. BOUNDARY LINES FOR THIS PLAT ARE BASED ON TIES TO PUBLIC LAND CORNERS AND RECORD INFORMATION.
5. PLATTED LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRAIL CREEK ESTATES AS RECORDED IN THE KOOTENAI COUNTY RECORDERS OFFICE INSTRUMENT NO. _____.
6. PLATTED LOTS ARE SUBJECT TO AN AVIATION EASEMENT, RECORDED AS INSTRUMENT NUMBER _____.



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SCALE: 1"=60'

CHECKED BY: MBM
DATE: 07-26-2025

DRAWN BY: MBM
DATE: 08-10-2024

DWG:	PLAT
PROJ:	24-092