



Memo

To: Mayor Davis and Members of the City Council

From: Donna Phillips, Community Development Director

Date: January 21, 2026

Agenda Item: PZE-25-0098 Vacation of Easement (Honeysuckle Glade) Ordinance

Agenda Item Location

Unfinished Business

Recommended Action or Motion

The City Council approved PZE-25-0098 Vacation of Easement (Honeysuckle Glade) request on December 9, 2025. The Ordinance to implement the decision is attached for review and approval.

Functional Impact of Authorizing

Upon approval of the ordinance and publication the development of the area may continue accordingly.

Functional Impact of Not Authorizing

Should the ordinance not be approved, then development shall continue in accordance with the existing easements in place.

Fiscal Impact

Properties will develop in accordance with the development standards of the planned unit development and/or the underlying zone designation.

Budget Funding Source / Transfer Request

NA

Attachments:

City Council Ordinance

After Recording return document to:
City of Hayden
8930 N Government Way
Hayden, Idaho 83835

ORDINANCE NO. _____

Easement Vacation

(Honeysuckle Glade)

AN ORDINANCE OF THE CITY OF HAYDEN, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR EASEMENT VACATION AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE AND LOCATED IN THE CITY OF HAYDEN; PROVIDING THAT TITLE TO SAID VACATED EASEMENT SHALL VEST WITH THE OWNERS OF PROPERTY WHERE THE EASEMENT IS LOCATED; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Mike Curry, Big Sky Idaho Corp, on behalf of the owner, Timbered Ridge Homes, LLC, filed an application with the City of Hayden for the vacation of an easement area totaling +/- 0.06 acres on the east side of North Reed Road approximately 75' north of North Snowflake Lane, and continuing north and west of West Monashee Lane, more particularly described in Exhibit "A"; and

WHEREAS, the City Council considered the matter at an open public hearing to determine the appropriateness of request for the vacation of a portion of the easement area (PZE-25-0098) on December 9, 2025, pursuant to the procedures of Idaho Code; and

WHEREAS, the City Council did find in favor of the vacation request concluding that:

1. The City has the power to vacate public easements under Idaho Code; and
 2. The abandonment of the public easement is in the public interest; and
 3. The City has received no objections to the application to vacate the portion of the easement;
- and

WHEREAS, it has been found by the City Council that vacating said easement is deemed expedient for the public interest pursuant to Idaho Code; and

WHEREAS, Idaho Code provides that a vacated area will revert to the underlying property owners of real property; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL AS FOLLOWS:

Section 1: The land described in Exhibit “A” be, and the same hereby is, vacated as of the effective date of this Ordinance:

Section 2: The City Council finds it is in the best interests of the underlying property that ownership in the vacated easement within the above-described parcel of land be, and the same hereby is granted to the owner of the underlying property as shown of record..

Section 3: 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: This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED by the City Council as an Ordinance of the city of Hayden upon roll call vote on the _____ day of January 2026.

APPROVED by the Mayor on this _____ day of January 2026.

CITY OF HAYDEN, IDAHO

Alan Davis, Mayor

ATTEST:

Abbi Sanchez, City Clerk

Exhibit A

LEGAL DESCRIPTION EASEMENT VACATION

PORTIONS OF ADJUSTED LOT 6 AND ADJUSTED LOT 5, BLOCK "C", HONEYSUCKLE GLADE 1st ADD.

A TRACT OF LAND BEING PORTIONS OF ADJUSTED LOT 5 AND ADJUSTED LOT 6, BLOCK "C", HONEYSUCKLE GLADE 1st ADDITION AS RECORDED IN QUITCLAIM DEED INSTRUMENT NUMBER 3006277000, KOOTENAI COUNTY RECORDS; SAID TRACT DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID ADJUSTED LOT 5; THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°57'05" WEST, 15.75 FEET TO THE TRUE *POINT-OF-BEGINNING*;

THENCE CONTINUING ALONG SAID SOUTH LOT LINE, SOUTH 89°57'05" WEST, 24.84 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 34°27'49" WEST, 61.90 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

THENCE NORTHWESTERLY, 10.06 FEET ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 11°31'36" AND A CHORD BEARING NORTH 40°13'37" WEST, 10.04 FEET TO THE POINT OF NON-TANGENT CUSP OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 89.68 FEET ALONG SAID CURVE HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 31°08'23" AND A CHORD BEARING SOUTH 48°30'44" EAST, 88.58 FEET RETURNING TO THE POINT
-OF-BEGINNING.

CONTAINING 1055 SQUARE FEET, MORE OR LESS;

AND

PORTION OF ADJUSTED LOT 6, BLOCK "C", HONEYSUCKLE GLADE 1st ADD.

TWO TRACTS OF LAND BEING A PORTION OF ADJUSTED LOT 6, BLOCK "C", HONEYSUCKLE GLADE 1st ADDITION AS RECORDED IN QUITCLAIM DEED INSTRUMENT NUMBER 3006277000, KOOTENAI COUNTY RECORDS; SAID TRACT DESCRIBED AS FOLLOWS;

TRACT 1:

COMMENCING AT THE SOUTHWEST CORNER COMMON TO SAID ADJUSTED LOTS; THENCE, SOUTH 85°20'38" WEST, 2.47 FEET TO THE TRUE *POINT-OF-BEGINNING*;

SAID POINT OF BEGINNING BEING THE POINT OF NON-TANGENT CURVATURE TO THE LEFT; THENCE WESTERLY, 1.19 FEET ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 01°21'37" AND A CHORD BEARING SOUTH 82°05'13" WEST, 1.19 FEET TO THE POINT OF TANGENCY;

THENCE, SOUTH 81°24'25" WEST, 28.47 FEET;

THENCE, NORTH 00°38'22" EAST, 7.36 FEET TO THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE EASTERLY, 29.43 FEET ALONG SAID CURVE HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 10°13'09" AND A CHORD BEARING SOUTH 84°15'03" EAST, 29.39 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 120 SQUARE FEET, MORE OR LESS;

TRACT 2:

COMMENCING AT THE SOUTHWEST CORNER COMMON TO SAID ADJUSTED LOTS; THENCE, SOUTH 81°37'26" WEST, 48.57 FEET TO THE TRUE *POINT-OF-BEGINNING*;

THENCE, SOUTH 81°24'25" WEST, 9.59 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

THENCE NORTHWESTERLY, 78.38 FEET ALONG SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 99°47'57" AND A CHORD BEARING NORTH 48°41'37" WEST, 68.84 FEET TO THE POINT OF TANGENCY;

THENCE, NORTH 01°12'22" EAST, 2.12 FEET TO THE POINT OF NON-TANGENT CUSP OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 71.13 FEET ALONG SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°33'59" AND A CHORD BEARING SOUTH 44°04'37" EAST, 63.95 FEET TO THE POINT OF TANGENCY;

THENCE, SOUTH 89°21'37" EAST, 16.67 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 118 SQUARE FEET, MORE OR LESS;

AND

PORTION OF LOT 5, BLOCK "D", HONEYSUCKLE GLADE 1st ADD.

A TRACT OF LAND BEING A PORTION OF LOT 5, BLOCK "D", HONEYSUCKLE GLADE 1st ADDITION AS RECORDED IN BOOK "L" OF PLATS AT PAGE 644, KOOTENAI COUNTY RECORDS AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH $89^{\circ}57'05''$ EAST, 12.43 FEET TO THE TRUE *POINT-OF-BEGINNING*;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH $89^{\circ}57'05''$ EAST, 23.53 FEET TO THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE LEAVING SAID NORTH LINE, SOUTHERLY, 37.34 FEET ALONG SAID CURVE HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF $12^{\circ}58'02''$ AND A CHORD BEARING SOUTH $05^{\circ}19'04''$ EAST, 37.26 FEET TO THE POINT OF TANGENCY;

THENCE, SOUTH $01^{\circ}09'57''$ WEST, 28.41 FEET TO THE POINT LINE OF SAID LOT 5;

THENCE ALONG SAID SOUTH LOT LINE, SOUTH $89^{\circ}53'04''$ WEST, 15.00 FEET TO THE POINT OF NON-TANGENT CURVATURE TO THE LEFT;

THENCE LEAVING SAID SOUTH LINE NORTHERLY, 66.55 FEET ALONG SAID CURVE HAVING A RADIUS OF 480.98 FEET, A CENTRAL ANGLE OF $07^{\circ}55'41''$ AND A CHORD BEARING NORTH $09^{\circ}52'27''$ WEST, 66.50 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 1297 SQUARE FEET, MORE OR LESS;