

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE
CITY COUNCIL OF THE CITY OF HAYDEN, IDAHO
TO CONSIDER THE FIRST AMENDMENT TO THE HAYDEN URBAN RENEWAL
CAPITAL DEVELOPMENT PLAN HAYDEN URBAN RENEWAL PROJECT
OF THE URBAN RENEWAL AGENCY OF HAYDEN, IDAHO

NOTICE IS HEREBY GIVEN that on Tuesday, November 18, 2025, at 5:00 p.m. in Council Chambers, Hayden City Hall, 8930 N. Government Way, Hayden, Idaho, the City Council of the city of Hayden, Idaho ("City") will hold, during its regular meeting, a public hearing to consider for adoption the proposed First Amendment ("First Amendment") to the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project (the "Capital Development Plan"), concerning the Hayden Urban Renewal Capital Development Plan Hayden Urban Renewal Project and Revenue Allocation Area ("Existing Capital Development Project Area") of the Urban Renewal Agency of Hayden, Idaho, also known as the Hayden Urban Renewal Agency ("Agency"). The general scope and objective of the First Amendment is the addition of approximately 19.225 total acres of land contiguous to the boundaries of the Existing Capital Development Project Area (the "Amendment Area"). The urban renewal and revenue allocation area boundary for the area to be added is coterminous and is hereinafter described.

The First Amendment proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, chapter 20, title 50, Idaho Code, as amended. The First Amendment being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, chapter 29, title 50, Idaho Code, as amended (the "Act"), that for the area added will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2025, to be allocated to the Agency for urban renewal purposes. The boundaries of the additional areas include both urban renewal and revenue allocation areas. The Existing Capital Development Project Area contains a previously adopted revenue allocation financing provision pursuant to the Act that will continue to cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2005, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the First Amendment. Additional readings and/or consideration of the ordinance for adoption will follow consistent with the City's ordinance approval process. The First Amendment does not extend the duration of the Existing Capital Development Project Area.

The general scope and objectives of the First Amendment are:

The First Amendment proposes the addition of the Amendment Area to the Existing Capital Development Project Area; to update the list of public improvements, including, but not limited to improvements to public infrastructure and other publicly owned assets throughout the Amended

Project Area, including but not limited to streets, streetscapes, intersection improvements (including signalization), pedestrian/bike amenities, sewer improvements, public parking, improvements to community facilities, including community centers, parks and open space, public parking improvements, property acquisition and public art, creating the backbone for the eventual development of mixed-use, retail, office, commercial, and civic uses, as more fully described in the First Amendment; and to update Sections of the Capital Development Plan based on statutory changes, and to describe projects and funding mechanisms, as more fully set forth in the First Amendment.

Any such land uses as described in the First Amendment will be in conformance with zoning for the City and the City's Comprehensive Plan. Land made available will be developed by private enterprises or public agencies as authorized by law. The First Amendment identifies various public and private improvements which may be made within the Amended Project Area.

The First Amendment shall add the following area to the Existing Capital Development Project Area described as follows:

Additional areas consisting of approximately 19.225 combined total acres of land contiguous to the boundaries of the Existing Capital Development Project Area and divided into five (5) distinct geographic areas referred to as "nodes:" (1) Node 1A, approximately 4.081 acres, is an area generally bounded by Honeysuckle Avenue to the south and Commerce Drive to the north, with Government Way intersecting the node; (2) Node 1B, approximately 5.135 acres, is an area generally situated at the northeast, northwest, and southwest corners of the Orchard Avenue and Government Way intersection; (3) Node 1E, approximately 1.600 acres, is an area generally situated at the northeast corner of Miles Avenue and Government Way; (4) Node 1F, approximately 6.240 acres, is an area generally situated at the northeast corner of Wyoming Avenue and Government Way; and (5) Node 1K, approximately 2.169 acres, is generally situated at the southeast corner of Lacey Avenue and Government Way, and as more particularly described as follows:

Area 1A

That portion of the Northeast quarter of Section 23 and the Northwest quarter of Section 24, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the Quarter Section Corner common to said Sections 23 and 24; Thence, along the centerline of the Right-of-Way for Government Way, North 44°02'08" East, 42.25 feet, to the North Right-of-Way of Honeysuckle Avenue, said point being the **TRUE POINT OF BEGINNING**;

Thence, along said North Right-of-Way of Honeysuckle Avenue, parallel to the East-West center line of Section 23, North 89°16'21" West, 257.25 feet;

Thence, along said East line of "Tax No. 10039", North 01°11'34" East, 301.18 feet, to the North line of the South half of Tract 266 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, recorded in Book C, Page 67, records of Kootenai County, Idaho;

Thence, along said North line, South 89°17'10" East, 139.25 feet, to the Southwest corner of Lot 1, Block 2 of the plat of GOVERNMENT WAY COMMERCIAL CENTER, recorded in Book G, Page 107, records of Kootenai County, Idaho;

Thence, along the West line of Lot 1 and Lot 2 of said Block 2, North 01°11'35" East, 135.50 feet, to the Northwest corner of said Lot 2;

Thence, along the North line of said Lot 2, South 89°17'10" East, 118.06 feet, to the West Right-of-Way of Government Way;

Thence, along said West Right-of-Way, South 01°12'33" West, 203.69 feet;

Thence, crossing the Right-of-way for Government Way, South 88°48'26" East, 54.53 feet, to the North line of the plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014, recorded in Book L, Page 22;

Thence, along the plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014 the following 5 courses:

1. South 89°35'55" East, 302.76 feet;
2. South 02°23'53" West, 193.67 feet;
3. South 87°49'21" East, 30.82 feet;
4. South 00°07'00" West, 39.07 feet;
5. North 89°35'55" West, 282.85 feet, to the East Right-of-Way of Government Way;

Thence, leaving said plat of LOCHAVEN SQUARE CONDOMINIUM OFFICES PHASE 3 RE-PLAT 2014 and crossing Government Way, North 88°52'02" West, 101.92 feet, to the **TRUE POINT OF BEGINNING**;

Containing 177,755 square feet or 4.081 acres, more or less.

Area 1B

That portion of the Northeast quarter of Section 23 and the Northwest quarter of Section 24, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the Quarter Section Corner common to said Sections 23 and 24;

Thence, North 00°31'54" West, 992.63 feet, to the South line of the North half of Tract 227 of the AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, recorded in Book C, page 67, records of Kootenai County, Idaho, said point being the **TRUE POINT OF BEGINNING**;

Thence, along said South line, North 89°16'58" West, 302.82 feet, to the West line of the East half of the said North half of Tract 227;

Thence, along said West line, North 01°14'17" East, 311.05 feet, to the South Right-of-Way of Orchard Avenue;

Thence, crossing Orchard Avenue, North 21°08'15" West, 43.10 feet to the Southwest corner of a parcel of land in Tract 226 of the AMENDED PLAT OF HAYDEN LAKE

IRRIGATED TRACTS;

Thence, along the West line of said parcel of land in Tract 226, taken to be coincidental with the East line of Tract 226, North 01°11'54" East, 376.00 feet;

Thence, South 89°17'53" East, 15.49 feet, to the Northwest corner of the parcel described in the deed to Andrew Pickolick, et ux, recorded October 19, 1954 in Book 158 of deeds, Page 302, records of Kootenai County, Idaho;

Thence, South 01°12'07" West, 132.01 feet, to the Southwest corner of said Pickolick parcel;

Thence, South 89°17'53" East, 303.49 feet, to the West Right-of-Way of Government way;

Thence, along said West Right-of-Way, South 01°12'19" West, 88.47 feet;

Thence, crossing Government Way, South 88°48'25" East, 55.50 feet, to the Northwest corner of a parcel located in a portion of the South half of Tract 92 of the plat of AVONDALE, recorded in Book B, Page 132, records of Kootenai County, Idaho;

Thence, along the North line of said parcel located in a portion of the South half of Tract 92, South 89°42'57" East, 175.30 feet;

Thence, along the East line of said parcel, South 00°12'02" West, 160.06 feet;

Thence, North 88°36'42" West, 175.01 feet, to the East Right-of-Way of Government Way and the North Right-of-Way of Orchard Avenue;

Thence, crossing Government Way, North 84°05'29" West, 55.37 feet, to the West Right-of-Way of Government Way and the North Right-of-Way of Orchard Avenue;

Thence, crossing Orchard Avenue, South 00°57'18" West, 40.00 feet, to the West Right-of-Way of Government Way and the South Right-of-Way of Orchard Avenue;

Thence, along said West Right-of-Way of Government Way, South 01°50'21" West, 314.57 feet to the **TRUE POINT OF BEGINNING**;

Containing 223,686 square feet or 5.135 acres, more or less.

Area 1E

That portion of the Northwest quarter of Section 13, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the Quarter Section Corner common to said Sections 13 and 14;

Thence, North 74°13'50" East, 42.03 feet, to a line of intersection with the Southwest corner of Tract 36 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County Idaho, said point being the **TRUE POINT OF BEGINNING**;

Thence, along the West line of the West half of the South half of said Tract 36 of the plat of AVONDALE IRRIGATED TRACTS, taken to be coincidental with the East Right-of-Way of Government Way, North 01°04'45" East, 160.94 feet, to the North line of the said West half of the South half of Tract 36;

Thence, along said North line, South 88°35'40" East, 218.88 feet;

Thence, North 01°14'26" East, 160.99 feet, to the South line of the North half of said Tract 36 of the plat of AVONDALE IRRIGATED TRACTS;

Thence, along said South line, South 88°36'26" East, 106.96 feet, to a point of intersection with a line offset 27.87 feet Easterly from the North-South centerline of said Tract 36;

Thence, along said offset line, South 01°10'44" West, 322.02 feet, to the North Right-of-

Way of Miles Avenue;

Thence, along said North Right-of-Way, North 88°34'54" West, 325.74 feet, to the **TRUE POINT OF BEGINNING**;

Containing 69,691 square feet or 1.600 acres, more or less.

Area 1F

That portion of the Southwest quarter of Section 12, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the Section Corner common to Sections 11, 12, 13, and 14; Thence, North 64°10'26" East, 33.21 feet to a point of intersection with the East Right-of-Way of Government Way, and the North Right-of-Way of Wyoming Avenue, said point being the **TRUE POINT OF BEGINNING**;

Thence along said East Right-of-Way, North 01°14'33" East, 318.60 feet;

Thence, leaving said East Right-of-Way, South 88°47'01" East, 200.00 feet, to a point 165 feet South and 200 feet East of said Northwest corner of the South three-fourths of Tract 12 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County, Idaho;

Thence, along a line 200 feet East of said Tract 12, North 01°14'33" East, 165.00 feet, to the North line of said South three-fourths;

Thence, along said North line, South 88°47'01" East, 430.33 feet, to the East line of said South three-fourths;

Thence, along said East line, South 01°14'32" West, 483.60 feet, to the South line of said Tract 12 and the North Right-of-Way of Wyoming Avenue;

Thence, along said North Right-of-Way, North 88°47'01" West, 630.33 feet, to the **TRUE POINT OF BEGINNING**.

Containing 271,828 square feet or 6.240 acres.

Area 1K

That portion of the Northwest quarter of Section 13, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the Quarter Section Corner common to said Sections 13 and 14;

Thence, North 02°33'25" East, 978.22 feet, to a point of intersection with the South boundary line of the Northern half of Tract 25 of the plat of AVONDALE IRRIGATED TRACTS, recorded in Book B, Page 132, records of Kootenai County, Idaho, and the East Right-of-Way of Government Way, said point being the **TRUE POINT OF BEGINNING**;

Thence, along said East Right-of-Way, North 01°04'45" East, 321.88 feet, to the North boundary of said Tract 25;

Thence, along said North line, South 88°40'58" East, 202.98 feet, to a point of intersection with a line offset 425 feet Easterly from, and parallel to, the East boundary of said Tract 25;

Thence, along said line offset 425 feet Easterly from, and parallel to, the East line of said Tract 25 of the plat of AVONDALE IRRIGATED TRACTS, South 01°10'44" West, 150.00 feet, to a point of intersection with a line offset 150 feet Southerly from, and parallel to, the South Right-of-Way of Lacey Avenue;

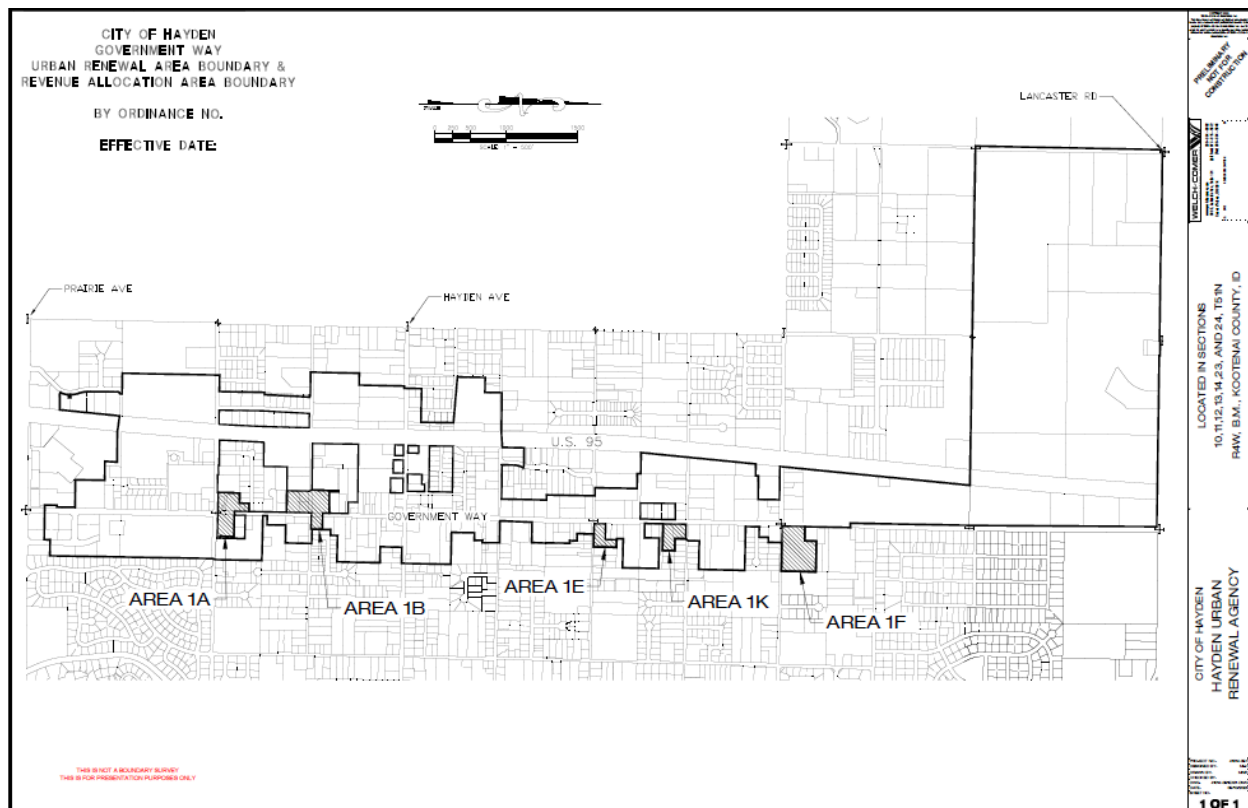
Thence, along said line, South 88°40'57" East, 170.00 feet, to a point of intersection

with a line offset 255 feet Westerly from, and parallel to, the East line of said Tract 25;
Thence, along said line, South 01°10'44" West, 172.01 feet, to the said South line of the Northern half of said Tract 25;

Thence, along said South line of the Northern half of Tract 25, North 88°39'41" West, 372.42 feet, to the East Right-of-Way of Government Way, said point being the **TRUE POINT OF BEGINNING**;

Containing 94,488 square feet or 2.169 acres, more or less.

The areas to be added by the First Amendment are also depicted in the map below.



Copies of the proposed First Amendment and the existing Capital Development Plan are on file for public inspection and copying at the office of the City Clerk, Hayden City Hall, 8930 N. Government Way, Hayden, Idaho, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays. Costs for copying are outlined in Idaho Code Section 74-102. The proposed First Amendment and the existing Capital Development Plan can also be accessed online at [\[INSERT LINK\]](#). For additional assistance in obtaining a copy of the First Amendment and/or the Capital Development Plan in the event of business office interruptions, contact the office of the City Clerk at 208-209-2013.

At the hearing date, time, and place noted above (November 18, 2025, at 5:00 p.m.), all

persons interested in the above matters may appear and be heard. Written testimony must be submitted at least five working days prior to the hearing. Oral testimony may be limited to three minutes per person. Additional information regarding attending the meeting and submitting written testimony can be obtained by calling (208) 772-4411 or by email clerk@haydenid.gov.

Hayden City Hall is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments. Individuals with other disabilities may receive assistance by contacting the City 24 hours prior to the hearing.

DATED: October 10, 2025.

Abbi Sanchez, City Clerk

Publication dates: October 17, 31, 2025.