



Memo

To: Mayor and Hayden City Council

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

Date: 6/9/2026

Agenda Item: Approval of Warren K Industrial Park 8th Addition Consolidation Plat

Agenda Item Location

Consent

Background and Recommended Action or Motion

Ken Ela, the Owner of two lots known as 11700 and 11726 N Warren Street has applied to combine the two lots into one lot, so that a building can be constructed over the current lot line. The lot consolidation is in accordance with state and local codes and does not increase the public infrastructure.

Staff recommends City Council approve the Warren K Industrial Park 8th Addition Plat and permit the Mayor to sign the plat prior to recordation with the Kootenai County Recorder's Office once the conditions noted on the attached reviewed plat are addressed.

Functional Impact of Authorizing

If authorized, two lots would be consolidated into one lot, providing the property owner a path forward for their structure.

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

Consolidation Plat

Figure 1 - Vicinity Map



4/28/2026, 11:02:26 PM

PZE-26-0034

Dulci Kau

4/20/2026, 6:42:45 PM

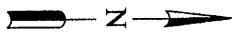
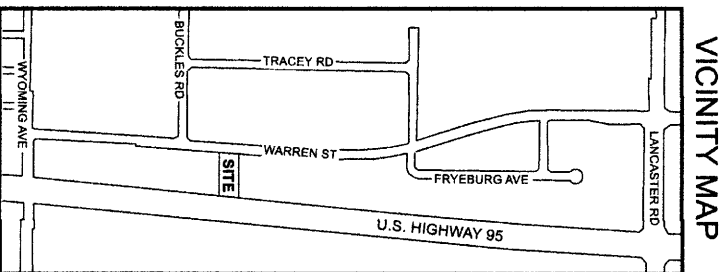
PZE-26-0034

Shannon Drappo

CITY OF HAYDEN
IDAHO
CODE COMPLIANCE VERIFICATION
REVIEW OF THESE PLANS IS TO VERIFY CONFORMANCE WITH CITY CODE, STANDARDS, AND POLICIES, AND ANY ACTION SHOWN IS SUBJECT TO THOSE REQUIREMENTS. REVIEW OF ANY BUILDING/STRUCTURE IS TO VERIFY CONFORMANCE WITH THE 2018 IBC/IRC BUILDING CODES. SHOULD THESE PLANS CONTAIN ANY PROVISIONS NOT IN CONFORMANCE WITH CITY OR BUILDING CODE, STANDARDS, POLICIES, ANY APPROVAL DOES NOT CONSTITUTE A VARIANCE OR APPROVAL FOR DEVIATION. THE OWNER, DEVELOPERS 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.

PZE-26-0034

WARREN K INDUSTRIAL PARK 8TH ADDITION
REPLAT OF LOTS 3 AND 4, BLOCK 2 OF WARREN K INDUSTRIAL PARK 3RD ADDITION
SITUATED IN THE SE 1/4 OF SECTION 11, TOWNSHIP 51 N., RANGE 4 W., B. M.
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO



BLOCK 1
WKIP 3RD ADD

WARREN STREET

N4°25'14"E

672.34'

TPOB

N4°25'14"E

168.08'

EXISTING 10' SIDEWALK, UTILITIES AND DRAINAGE EASEMENT

5

6

7

8

S89°08'15"E

382.07' (R-1)

S89°06'59"E

381.78' (R-2)

S89°08'34"E

381.79'

UNPLATTED

BLOCK 2
WKIP 3RD ADD

S5°40'06"W

168.36'

S5°43'18"W

673.82' (R-1)

N 5°42'18"E

673.60' (R-2)

U.S. HIGHWAY 95

SURVEYORS NARRATIVE
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 3 & 4 BLOCK 2 OF WARREN K INDUSTRIAL PARK 3RD ADDITION, INDUSTRIAL PARK 3RD ADDITION, THE PERIMETER POINTS OF WARREN K INDUSTRIAL PARK 3RD ADDITION WERE FOUND FROM PREVIOUS PLATTING AND SURVEY, BUT IT APPEARS THAT THE INTERIOR LOT LINE MONUMENTS WERE NOT SET. THE LOCATIONS OF THESE CORNERS WERE CALCULATED BY SINGLE PROPORTION.

00001 - ENG (Dulci Kau)
PROVIDE AN EASEMENT ON THIS PLAT, OR UNDER A SEPARATE RECORDED DOCUMENT THAT ENCOMPASSES THE AREA ON THE APPROVED AND CONSTRUCTED SITE PLANS, WHICH INDICATE SHARED STORMWATER TREATMENT AND DISPOSAL FACILITIES WITH EXISTING LOT 2.

NOTE

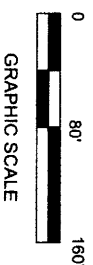
ALL RECORDS KOOTENAI COUNTY, IDAHO

REFERENCES

- (R-1) PLAT OF WARREN K INDUSTRIAL PARK 3RD ADDITION BY EARL E SANDERS, PLS 3814, RECORDED AT BOOK J. OF PLATS, PAGE 355, JUNE 2006.
- (R-2) RECORD OF SURVEY BY S. MCCABE, PLS 14220, RECORDED AT BOOK 30, PAGE 24, OCTOBER, 2017.

LEGEND

- Set 5/8" x 24" Rebar With Yellow Plastic Cap Marked "PLS 14220"
- Found Quarter Corner
- Found 5/8" Rebar with "DJRTSCHH 3814" Cap Except as Noted
- Section Corner
- Calculated Point
- Found 5/8" Rebar With Yellow Plastic Cap Marked "PLS 14220"
- True Point of Beginning
- TPOB



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS N89°08'15"W BETWEEN THE FOUND MONUMENTS AT THE SOUTH LINE OF LOT 1 BLOCK 2 WARREN K INDUSTRIAL PARK 3RD ADDITION.

S 1/4 CORNER SECTION 11
FOUND 3" IN ALUMINUM CAP
PER CP&F INSTRUMENT # 2483793000

WYOMING

N89°14'19"W 2673.68'
N89°12'25"W 2873.80' (R-1)

S89°14'19"E 1361.74'

SE CORNER SECTION 11
FOUND 2" 1/2" BRASS CAP IN
MONUMENT CASE PER CP&F
INSTRUMENT # 2483793000



NORTH ENGINEERING & SURVEYING P.L.L.C.
PROJ # 25024
HAYDEN, ID 83835
(208) 755-6235
SHEET 1 OF 2



4/20/2026, 6:43:42 PM

PZE-26-0034

Shannon Drappo

WARREN K INDUSTRIAL PARK 8TH ADDITION

REPLAT OF LOTS 3 AND 4, BLOCK 2 OF WARREN K INDUSTRIAL PARK 3RD ADDITION
SITUATED IN THE SE 1/4 OF SECTION 11, TOWNSHIP 51 N., RANGE 4 W., B. M.
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

OWNER'S CERTIFICATE

BE IT KNOWN BY ALL PRESENT THAT KENNETH P. ELA AND WENDE S. ELA, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF CERTAIN LANDS DESCRIBED IN THIS PLAT TO BE KNOWN AS "WARREN K INDUSTRIAL PARK 8TH ADDITION", SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 51 N., RANGE 4 W., B.M., CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3 & 4, BLOCK 2, WARREN K INDUSTRIAL PARK 3RD ADDITION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89° 14' 19" WEST, A DISTANCE OF 2673.68 FEET;

THENCE NORTH 89° 14' 19" WEST ALONG THE SOUTH LINE OF SAID SECTION 11 FOR A DISTANCE OF 1361.74 FEET;

THENCE NORTH 4° 25' 14" EAST, FOR A DISTANCE OF 1619.33 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE NORTH 4° 25' 14" EAST, A DISTANCE OF 188.08 FEET;

THENCE SOUTH 89° 08' 29" EAST, FOR A DISTANCE OF 374.45 FEET;

THENCE SOUTH 5° 40' 06" WEST, FOR A DISTANCE OF 188.36 FEET;

THENCE NORTH 89° 08' 22" WEST, FOR A DISTANCE OF 370.77 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO RIGHT OF WAYS, EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

BE IT FURTHER KNOWN THAT:

1. WATER SERVICE TO EACH LOT SHALL BE PROVIDED BY AVONDALE IRRIGATION DISTRICT.
2. SEWER SERVICE TO EACH LOT SHALL BE PROVIDED BY THE CITY OF HAYDEN.
3. THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN MISCELLANEOUS DEEDS, INSTRUMENT # 1713231, KOOTENAI COUNTY RECORDS.

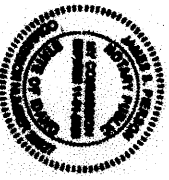
KENNETH P. ELA

WENDE S. ELA

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO) S.S.
COUNTY OF KOOTENAI
THIS RECORD WAS ACKNOWLEDGED BEFORE ME
ON THIS _____ DAY OF _____
BY KENNETH P. ELA

NOTARY PUBLIC FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES _____



CITY OF HAYDEN

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF HAYDEN, IDAHO THIS _____ DAY OF _____ 2026.

CITY ENGINEER _____

THIS PLAT HAS BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF HAYDEN, IDAHO THIS _____ DAY OF _____ 2026.

MAYOR _____ CITY CLERK _____

PANHANDLE HEALTH DISTRICT

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELLING, OR SHELTER MAY BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT IS APPROVED THIS _____ DAY OF _____ 2026.

PANHANDLE HEALTH DISTRICT _____

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE 50, CHAPTER 13 HAVE BEEN SATISFIED AND LIFTED THIS _____ DAY OF _____ 2026.

PANHANDLE HEALTH DISTRICT _____

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO) S.S.
COUNTY OF KOOTENAI
THIS RECORD WAS ACKNOWLEDGED BEFORE ME
ON THIS _____ DAY OF _____
BY WENDE S. ELA

NOTARY PUBLIC FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES _____



COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS RECORDED IN THE KOOTENAI COUNTY, IDAHO, RECORDER'S OFFICE AT THE REQUEST OF KENNETH P. ELA AND WENDE S. ELA

THIS _____ DAY OF _____ 2026

AT _____ MINUTES PAST _____ O'CLOCK _____ M

AND DULY RECORDED IN PLAT BOOK _____ AT PAGE _____

INSTRUMENT # _____ FEE _____

KOOTENAI COUNTY RECORDER: JENNIFER LOCKE

BY: _____ DEPUTY CLERK _____

COUNTY TREASURER'S CERTIFICATE

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

THIS _____ DAY OF _____

KOOTENAI COUNTY TREASURER _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING.

THIS _____ DAY OF _____ 2026

KOOTENAI COUNTY SURVEYOR _____



SURVEYOR'S CERTIFICATE

I, STEPHEN J. MCCABE, PLS 14220, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



NORTH ENGINEERING AND SURVEYING, PLLC
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HAYDEN, ID 83835
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(208) 755-6255
SHEET 2 OF 2