

MINUTES OF A REGULAR MEETING OF THE CITY
COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO,
HELD AT THE LIBRARY COMMUNITY ROOM

February 15, 2022

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room February 15, 2022, at 6:00 p.m., there being present the following members:

James Hammond, Mayor

Dan Gookin) Members of Council Present
Dan English)
Woody McEvers)
Amy Evans)
Christie Wood)

Kiki Miller) Members of Council Absent

CALL TO ORDER: Mayor Hammond called the meeting to order.

INVOCATION: The invocation was led by Pastor Stuart Bryan with Trinity Church.

PLEDGE OF ALLEGIANCE: Councilmember Wood led the pledge of allegiance.

PUBLIC COMMENTS:

Russ McCain, Coeur d'Alene, stated he felt the Planning Commission and Planning Department had done a good job of setting the City up for success. He said Idaho was a state that required a balanced budget, and roads and infrastructure were maintained and paid for by the people living here.

David Passaro, Coeur d'Alene, stated he has lived in Idaho for over 40 years. He wished to thank council for voting to accept the ARPA funds. He stated there were many things citizens depend on. He said cities accept federal grant money each year for the benefit of the community and citizens. He would like to see the ARPA funds used towards police facility needs and mental health services.

Jeanette Laster, Coeur d'Alene, stated there was an article in the Press recently noting a white supremacist group planned to hold an event in north Idaho. As a human rights organization, on behalf of 250 "Love Lives Here" (CDA kindness campaign) businesses, and the human rights consortium, she requested the City increase the City's messaging condemning acts of violence, inhumanity, and racism.

PRESENTATIONS:

City Clerk Renata McLeod administered the Oath of Office to Fire Chief Tom Greif. Chief Greif noted he was honored to accept the position and looks forward to fulfilling the role.

ANNOUNCEMENTS:

Councilmember English stated he spent the afternoon giving a homeschool group a tour of City Hall, and mentioned there were a few of the group in the audience tonight and welcomed them to the Council meeting.

Councilmember Gookin stated current inflation was now 7.5%, with many goods and services seeing increases of 40%, and noted home mortgage rates were also increasing. He stated the U.S. was the most leveraged society in history with \$7 trillion in debt, and the Federal Reserve would need to correct it, through either a recession or deflation. He noted there had been comments regarding people who did not live in the City of Coeur d’Alene, and remembered at a previous meeting he had requested only residents be allowed to comment, and was told at that time what happened in Coeur d’Alene affected the entire County.

CONSENT CALENDAR:

1. Approval of Council Minutes for the January 25, 2022, and February 1, 2022, Council Meetings.
2. Approval of Bills as Submitted.
3. Approval of Financial Report.
4. Approval of a Cemetery Lot Transfer: from Marlene Bentham to Ralph Nelson, Section E, Block 43, Lot 04, Forest Cemetery.

As Recommended by the City Clerk

5. Approval of Final Plat: SS-20-03, Penn 18th Addition.

As Recommended by the City Engineer

6. **Resolution No. 22-011:** A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE FOLLOWING: AMENDMENTS TO WASTEWATER SEWER POLICY 714 AND SEWER PUMP STATION STANDARDS; AMENDMENT TO THE DESIGN, FABRICATION, AND INSTALLATION SERVICES CONTRACT FOR THE 4TH STREET PARKING GARAGE “SEED OF LIFE” PROJECT WITH CELESTE A. COONING COLLECTIVE; AND THE LOW BID OF BADGER METER AND AWARD OF A CONTRACT TO BADGER METER FOR THE PURCHASE OF ORION ME RADIO READ HEADS IN THE AMOUNT OF \$277,020.00.

As Recommended by the General Services/Public Works Committee

MOTION: Motion by McEvers, seconded by Evans, to approve the Consent Calendar as presented, including **Resolution No. 22-011**.

ROLL CALL: McEvers Aye; Gookin Aye; English Aye; Wood Aye; Evans Aye.

Motion carried.

(QUASI-JUDICIAL HEARING) – P-1-22- APPROVAL OF THE CITY’S COMPREHENSIVE PLAN FOR 2022-2042 (ENVISION COEUR D’ALENE) APPLICANT: CITY OF COEUR D’ALENE.

RESOLUTION NO. 22-012

A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, ADOPTING THE 2022-2042 CITY OF COEUR D’ALENE COMPREHENSIVE PLAN.

STAFF REPORT: Community Planning Director Hilary Anderson stated City staff and their partners at CDA2030 were pleased to bring the Envision CDA Comprehensive Plan to Council. She mentioned the Planning Commission, after a public hearing was held, voted unanimously to recommend approval at their February 8, 2022, meeting and requested Council adopt the 2022-2042 Coeur d’Alene Comprehensive Plan. She said Envision CDA was a collaborative effort over the past 27 months, and was a long-range planning project which would create a roadmap for the community’s future growth through 2042. She stated the City of Coeur d’Alene (City) currently used the adopted 2007 – 2027 Comprehensive Plan as guidance for growth. She said the plan was adopted in January of 2008, and the existing document was a thematic based plan that was crafted in-house but had become outdated and was in need of an update. She stated it had served the City well over its 14 years of service, but due to technological advancements in mapping, data science, and modeling it was showing its age. She stated it was also deficient due to a lack of an implementation element and future land use map as mandated by the State of Idaho. She said the City Council and Planning Commission recognized the need to revamp and modernize the City’s plan and directed staff to begin the process using current-day technology, with the help of a consultant, in late 2018. Staff issued a nationwide Request for Qualifications & Proposals (RFQ/P) and a Scope of Work (SOW) in February, 2019. MIG, Inc. was chosen as the best submittal and was awarded the City Council approved contract on June 19, 2019, for \$245,380. She noted that following approval, staff requested that public volunteers that wished to join the effort apply for a seat on the Community Advisory Committee (CAC) or one of six (6) Focus Groups. The only qualifications to apply were those applicants either lived, worked, or owned a business or property in the City of Coeur d’Alene. The CAC was made up of 22 individuals, and each Focus Group had approximately 8 - 10 people. The goal for this effort was to help start framing the pieces of the plan and future land use map to bring to the public for their input, and get community buy-in along the way. The CAC and Focus Groups were vital to the process by reviewing community feedback from the public engagement efforts and reviewing the vision, guiding principles, goals, objectives and action items, as well as the future land use map and place types. She said they also represented additional community members and were responsible for sharing information with their networks and providing that essential feedback and input on the plan. As a part of the endeavor, a project website was created to involve the public, act as a clearinghouse for FAQs, and for past, current, and upcoming engagements and events, and related documents and resources. She said it also provided a means for citizens to contact team members if they needed help or had questions. She noted a Planning Commissioner served on each of these groups – with Chairman Messina on the CAC and the other Commission Members on each Focus Group. She said additionally, two (2) City Council Members served on the groups – one (1) on the CAC and one (1) on Community & Identity. Staff provided regular progress reviews and input opportunities to City Council and Planning Commission at key points of progress along the document’s

development. She said the results of the public engagement effort were robust with thousands of people and 11,000+ points of data obtained which were used to shape the document construction. She noted there were immeasurable volunteer hours donated to form the City's vision throughout the process, which supplemented City staff time and added a huge amount of value and cost savings to the project. Ms. Anderson noted there were 126 action items in the plan; 81 for CDA2030, and 71 for the City.

Alex Dupey, MIG Inc., gave an overview of comprehensive planning in Idaho and the City's plan requirements, noting there were 17 key elements required which included a land use map (new). He said it was a 20-year timeline and went over the policy framework which included: Vision, Guiding Principles, Goals, Objectives, and Actions. He explained there were separate actions for CDA2030 and the City, and City priorities were set by the City. He noted the key elements of the plan were that it did not change zoning, affect property rights, and did not change building codes or other design requirements. He said the future land use map and implementation strategies would provide a foundation for making future decisions. Mr. Dupey explained that the proposed 2022-2042 Comprehensive Plan was made up of four (4) parts: **Part 1:** Plan Background and Organization established the foundation of the plan and describes the partnership between the City and CDA 2030. Part 1 also provided an overview of comprehensive planning requirements in Idaho, including property rights, and a summary of public engagement throughout the plan development process. **Part 2:** About Coeur d'Alene provided a general overview of the community demographics, City parks, neighborhoods, the transportation network, and included economy and market position within the region. **Part 3:** Policy Framework described the Plan's vision, six (6) guiding principles, and supporting goals and objectives. Each objective described in the policy framework included a number of prioritized actions that assign lead and supporting partners and were found in Appendix A. **Part 4:** Land Use and Design described the existing land use patterns within the City and introduced a series of Place Types that would guide future growth within the Coeur d'Alene ACI. This part of the plan also summarized "Special Areas", which are districts or locations within the City where sub-area planning had occurred or was anticipated, or where special regulations may apply. The Future Land Use map was included in Part 4.

DISCUSSION: Mayor Hammond read the rules of order for a QUASI-JUDICIAL Public Hearing.

Councilmember Gookin asked about mixed-use high density and what was the process for selecting those areas which were not near corridors, with Mr. Dupey stating property was looked at where neighborhoods wanted services and where those smaller pockets were. There were different types: neighborhood walkability, large mixed-use with a variety of housing and commercial. Councilmember Gookin said he was concerned with the smaller high-density areas, and the Kootenai County Fairgrounds property being included in the plan. Senior Planner Sean Holm responded they were charged with identifying all parcels within the City's ACI so they chose the high-density as a best match for the Fairgrounds property. Councilmember Gookin stated there had to be services in downtown; grocery stores, pharmacies, etc. Ms. Anderson responded they had added those opportunities to the plan. Councilmember Gookin stated the downtown parking requirement was ½ space per unit, and felt it was a problem especially without services. He said the total acre amount shown for the downtown core was missing in the document, with Ms. Anderson responding they would correct it. He asked in regard to the Appendix and

implementation plan, with Ms. Anderson noting the approval would be for the City's Comprehensive Plan which included the implementation plan's City and joint action items.

Councilmember Wood asked Ms. Anderson to explain the Comprehensive Plan and why it was required by the State, with Ms. Anderson responding it was a guiding plan, mandated by the State, to assist the City with future growth in the City. She said the City was required to review and update the document periodically, and include an implementation plan and future land use map.

Councilmember English asked where a corner market or small coffee shop type business would fit in the Comprehensive Plan, with Mr. Holm responding it would be considered mixed-use, and retail corridor based.

Mayor Hammond stated he had received comments by email and mail which asked to start the process over, or allow additional time for input. He said he had been involved in governance for 45 years and in those years, he had never seen as much effort as was included by the community in the development of the Comprehensive Plan, and mentioned it would be unfair to discount those efforts. He said there were larger issues at hand, such as labor shortages that remained, and housing issues which were contributing to the overpriced housing market. He stated everyone was entitled to their own views and asked everyone to be respectful and kind to one another.

Mayor Hammond opened the public testimony part of the hearing and the Deputy City Clerk swore in those wishing to give public testimony.

PUBLIC TESTIMONY:

James Giraud, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting he moved here because of the quality of life and would like the focus to be there. His concern was the current need for more police and fire.

Joe Archambault, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting he was concerned with the current state of streets and parking issues. He said the focus should be on infrastructure.

Julie Lynn, Coeur d'Alene, spoke in opposition of the Comprehensive Plan. She said she was a business owner, and growth was inevitable. She said her concern was even when there was opposition by the community, Council still approved the action, and she felt like the process was just a formality.

Guy Doran, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting the mixed-use areas were of concern. He was also concerned with the plans for the fairgrounds.

Marie Nail, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting she also wished her family to have the opportunity to live and grow in Coeur d'Alene. She stated the Comprehensive Plan was a state requirement and would guide the City towards smart and managed growth.

Mike Baker, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting planning was a process and lots of time and energy had been put into the plan. He stated as the plan moved forward there were opportunities to add and adjust it for coordinated growth as time moved on.

Teresa Borrenpohl, Post Falls, spoke of the Comprehensive Plan, noting she was impressed with the process and felt it had been exemplary, yet noted college students were impacted by the affordable housing issues.

Megan Dardis-Kunz, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting she was drawn to the beautiful community and with growth comes pains. She noted affordable housing impacted college students.

Jennifer Drake, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting she had witnessed the changes and Coeur d'Alene and the City had been growing and changing for over 100 years. She felt the plan was thoroughly vetted and well thought out and asked Council to approve it.

Maren Maier, Spirit Lake, spoke in favor of the Comprehensive Plan, noting she works in Coeur d'Alene and serves as the chair of CDA2030. She said all feedback was reviewed and she believed in the process and that there were common goals throughout the community.

Dan McCracken, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting he participated in one of the focus groups. He said he had received approximately 35 emails from staff keeping him informed along the way and noted all concerns were heard. He was glad to have been able to add input.

Jeanette Laster, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting she wished to mention there were over 400 children in the community who were considered homeless. She also noted there were transportation needs throughout the community that needed addressed.

Glen Warriner, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting the majority of the people of Coeur d'Alene wished to slow growth. He asked Council not to yield to the high-density requests.

Daniel Owsley, Hayden, spoke in opposition of the Comprehensive Plan, noting he had issues with infill (core) housing, and felt the Comprehensive Plan was too vague. He noted those moving to the area were able to work remotely and the City should focus on improving broadband and single-family housing.

Tamie Bremer, Post Falls, spoke in opposition of the Comprehensive Plan, noting current infrastructure needed work before City expansion. She felt growth needed to be managed, and apartments were not an affordable housing solution.

Lynn Fleming, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting high-rise was a viable option. She said building more single-family dwellings was not an option as land was not available, and the City was approaching its build out limit. She stated the Comprehensive Plan addressed those who could not afford a single-family home.

Doug Eastwood, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting concerns with the open space, parks, and trails part of the plan. He asked that the Parks Master Plan be reviewed and standards implemented at this time.

John Bruning, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting he represented the Trails Foundation and Ped/Bike Advisory Committee. He stated there was great input in regard to expanding biking and trail connectivity.

Catherine Bedford, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting she had not heard or seen any information on the planning process. She wondered if Airbnb rentals and seasonal tourists were included in the total population when the plan was drafted. She wished to maintain the quality of life she now had.

James Anton, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting the plan didn't represent the people of Coeur d'Alene. He had concerns about the process and felt there needed to be an independent investigation of the potential problems the proposed plan would cause.

Mayor Hammond called for a recess at 8:41pm., resuming the meeting at 8:47 pm.

Chet Gaede, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting he was impressed with the plan as those involved wished to keep the small-town feel. The reality was the plan was a living document and needed to be vague in nature. He said the community may need more time to provide specific changes to the plan, and suggested accepting written comments for an additional two weeks.

Bruce Mattare, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting the plan called for increased growth and density and wondered if that would help the community. He noted developers would profit the most with high-density housing and that transportation needs should be addressed.

Windy Smith, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, and read a student's essay which described why families were moving to Coeur d'Alene. She asked Council to preserve Coeur d'Alene for the children's sake.

Vern Westgate, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting he had seen uncontrolled growth in other areas, and had seen growth done well. He had concerns with the plan, noting it should plan for where you wanted to be in the future, and said to fix what was broken now.

Mark Tucker, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting he appreciated the efforts that had been put forward. He noted growth was happening, and housing was needed for the population that was currently here. He felt the plan was a well thought out guide for managed growth.

Kevin Hoekendorf, Hayden, spoke in opposition of the Comprehensive Plan, noting Coeur d'Alene would set the trajectory for the surrounding area. Most people moving to the area loved the natural beauty and small-town feel. He had concerns with out of state consultants driving the plan forward.

David Hoekendorf, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting he felt the plan was flawed and should not be approved. He said the plan was too vague and could become a problem. He asked Council to study every detail of the plan, and not approve it just because the process had come to an end.

Todd Butler, Coeur d'Alene, spoke in favor of the Comprehensive Plan, noting he had been a resident for over 30 years. He said he understood a Comprehensive Plan to be visionary, supported the process, and felt it should be respected.

Kelly Stetzcelburger, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting she had been in Coeur d'Alene for over 30 years, and her family had moved to CDA for the safe environment. She said she was for responsible growth.

Suzanne Knutson, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting she was not aware of the public outreach efforts that had happened. Her main concern was for the working class and wondered if advisory groups included the diverse make-up of the community, and were all groups, including the disabled, represented.

Randy Neal, Coeur d'Alene, spoke in opposition of the Comprehensive Plan, noting he had concerns with the plan and CDA2030 being involved. He said he was a 5th generation Idahoan, and rejected the premise it was inclusive of the community at large.

Mayor Hammond closed the public testimony portion of the hearing.

STAFF SUMMARY: Ms. Anderson thanked the public for coming out and supplying their comments on the Comprehensive Plan. She stated the concept of core housing was the place types and would be modeled to Coeur d'Alene, and neighborhoods would be preserved in the plan. She mentioned the Parks Master Plan was recently updated and adopted by Council. She also noted updating the Comprehensive Plan was mandated by the State.

Mr. Holm stated traffic impacts were reviewed for each of the three (3) scenarios: Corridor, District, and Compact. He explained his comments regarding the Kootenai County Fairgrounds property and noted the City didn't have control over the Fairgrounds property as it belonged to the County, yet they were required to include a scenario in the Comprehensive Plan in case it was ever sold and brought into the City.

DISCUSSION: Councilmember McEvers asked what would happen if the Comprehensive Plan was passed now, with Ms. Anderson responding staff would start to work on action items right away. She said it would help guide Council moving forward. Councilmember McEvers stated his understanding was a Comprehensive Plan was a guide and not set in stone, and it would be evolutionary.

Councilmember Evans stated she heard from a lot of people who were not aware of the project and asked staff to explain the public outreach efforts during the planning process. Mr. Holm responded they had used the City website, the Envision project website, press releases, newsletters, email, and the Community Advisory Committee (CAC) and the six (6) focus groups who reached out within their groups as well.

Councilmember Wood stated the Parks Master Plan supporting documentation should be included in the Comprehensive Plan, with Ms. Anderson responding all master plans were included.

Councilmember English stated the disabled and/or elderly populations were included in the Comprehensive Plan discussions.

Councilmember Gookin read letters he received into the record.

MOTION: by Gookin to table the Comprehensive Plan for two weeks in order to receive additional feedback, then withdrew his motion.

MOTION: Motion by Evans, seconded by McEvers, to approve **Resolution No. 22-012**; adopting the 2022-2042 City of Coeur d'Alene Comprehensive Plan.

DISCUSSION: Councilmember English stated he had been through the process many times and it wasn't uncommon for people to feel they received the information last minute, and wished to let the public know Council did listen to their concerns.

Councilmember Gookin stated the real question was density, and the problem of controlling growth, and the Comprehensive Plan did address responsible growth. He stated the number one issue was growth and density. He said he was unsure of the public feedback up to that point. He noted the relation of growth versus housing costs, and said the plan didn't do enough to address downtown housing parking issues. He said the Comprehensive Plan would serve as a guide, yet he had concerns with a nonprofit organization driving the update. He said he would have liked Council to have more input in the plan update and was not supportive of adopting the plan.

Councilmember Wood stated she wasn't on the Council when the consultant was hired to start the Comprehensive Plan update, and noted staff had done what was asked of them. She reiterated the Comprehensive Plan was a guide and there were many other opportunities for the public to comment on various land use planning items, and encouraged the public to continue attending Planning Commission and Council meetings. She said the Comprehensive Plan was well done and she was in support of it.

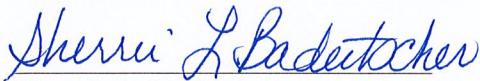
Mayor Hammond stated he felt there was a misconception that Council wanted high-density development and said he and most of Council weren't in favor, however, there were immediate housing needs in the community. He stated he hoped the Council and Planning Commission would preserve the existing neighborhoods. He mentioned the real issues would continue to be housing and how they would move forward with development.

ROLL CALL: McEvers Aye; Gookin No; English Aye; Wood Aye; Evans Aye.
Motion carried.

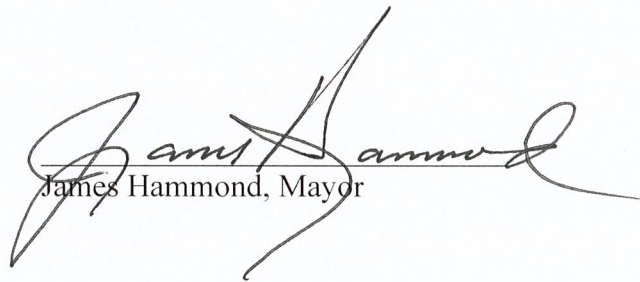
RECESS: Motion by Gookin, seconded by Wood, to recess to February 25, 2022, at 9:00 A.M. in the Library Community Room, located at 702 E. Front Avenue for Appeal Hearings regarding Revocations and Denial of Business Licenses. **Motion carried.**

The meeting adjourned at 10:13 p.m.

ATTEST:



Sherrie L. Badertscher
Executive Assistant


James Hammond, Mayor