

# Historical Information

Staff reviewed city records to compile the following slides.

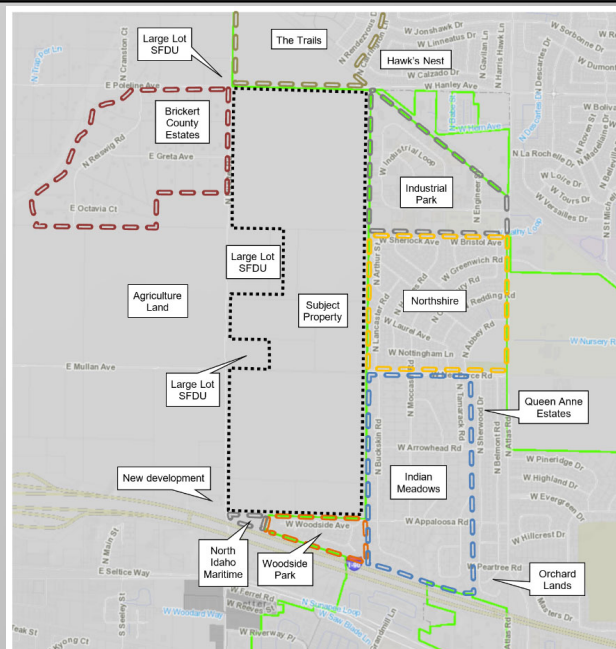
Keep in mind that the Idaho Local Land Use & Planning Act (LLUPA) was passed in 1975, establishing Planning Law in the State.

At the time, City and County officials were at odds and orderly land use development deteriorated. Included is the multi-page statement from Mayor Fromm in 1982 at the hearing to annex Indian Meadows and the Industrial Park. It describes the challenges at the time.

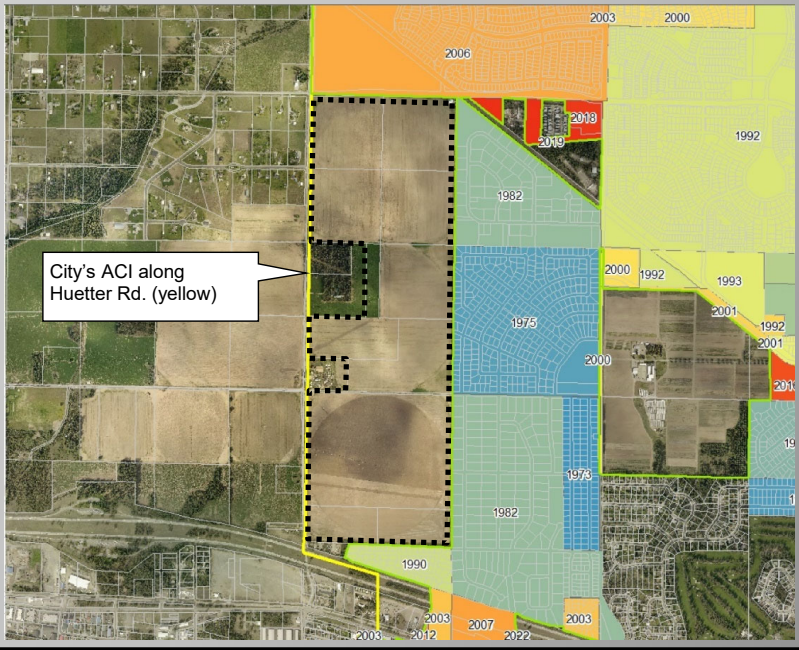
A more complete picture of annexation and subdivision was available for Northshire and Woodside Park since both actions were made by the City.



# Historical Information Neighborhoods and Other Adjacencies



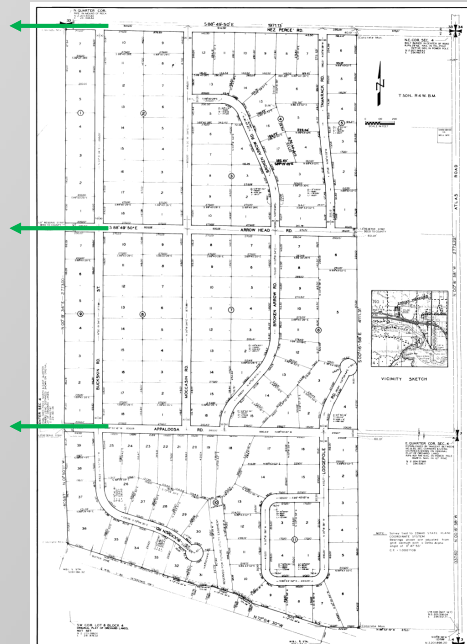
# Historical Information Annexations by Year



City's ACI along Huetter Rd. (yellow)



# Historical Information Indian Meadows Subdivision (1971: Kootenai County)



## INDIAN MEADOWS

A PORTION OF THE NE 1/4 & SE 1/4 SECTION 4, TOWNSHIP 30 NORTH, RANGE 4 WEST 6M PLANNING COMMISSION SUBDIVISION NO. 81-

**OWNERS CERTIFICATION**

KOOTENAI COUNTY, IDAHO. These We, the undersigned, do hereby certify that the above described land is the property of the undersigned and that the undersigned are the owners of the same as shown on the plat hereto attached and that the same is situated in the County of Kootenai, State of Idaho.

**ACKNOWLEDGMENT**

STATE OF IDAHO, COUNTY OF KOOTENAI. I, the County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 1st day of August, 1971.

**ENGINEERS CERTIFICATION**

I, a Licensed Professional Engineer of the State of Idaho, do hereby certify that the plat hereto attached is a true and correct copy of the original as shown on the file in my office and that the same is in accordance with the requirements of the laws of the State of Idaho relating to the subdivision of land.

**COUNTY COMMISSIONERS APPROVAL**

With the approval of the following officers this plat is hereby accepted:

COUNTY SHERIFF: \_\_\_\_\_ Date: 8-2-71  
 BOARD OF HEALTH: \_\_\_\_\_ Date: 8-2-71  
 HEALTH DEPARTMENT: \_\_\_\_\_ Date: 8-2-71  
 COEUR D'ALENE CITY COUNCIL: \_\_\_\_\_ Date: 8-2-71  
 COUNTY TREASURER: \_\_\_\_\_ Date: 8-2-71  
 KOOTENAI COUNTY PLANNING COMMISSION: \_\_\_\_\_ Date: 8-30-71

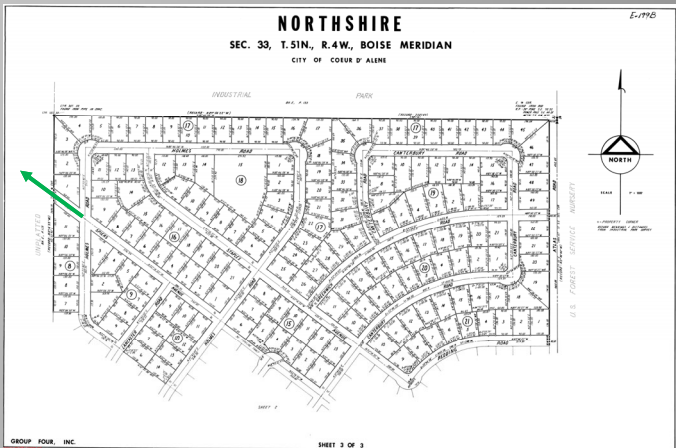
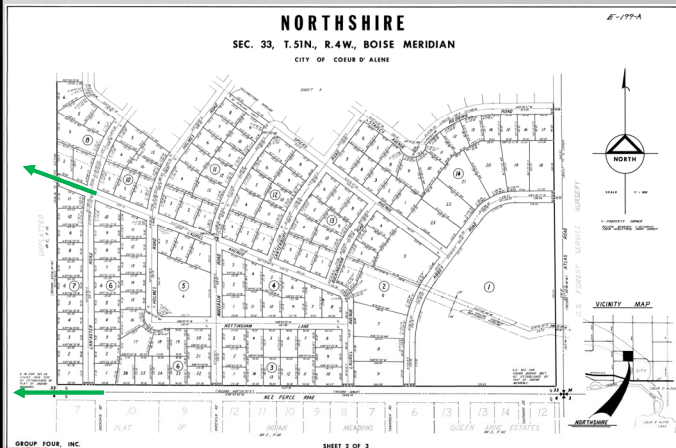
For and pursuant to the laws of the State of Idaho, I hereby certify that the above described land is the property of the undersigned and that the same is situated in the County of Kootenai, State of Idaho.

Annexed into City Limits in 1982



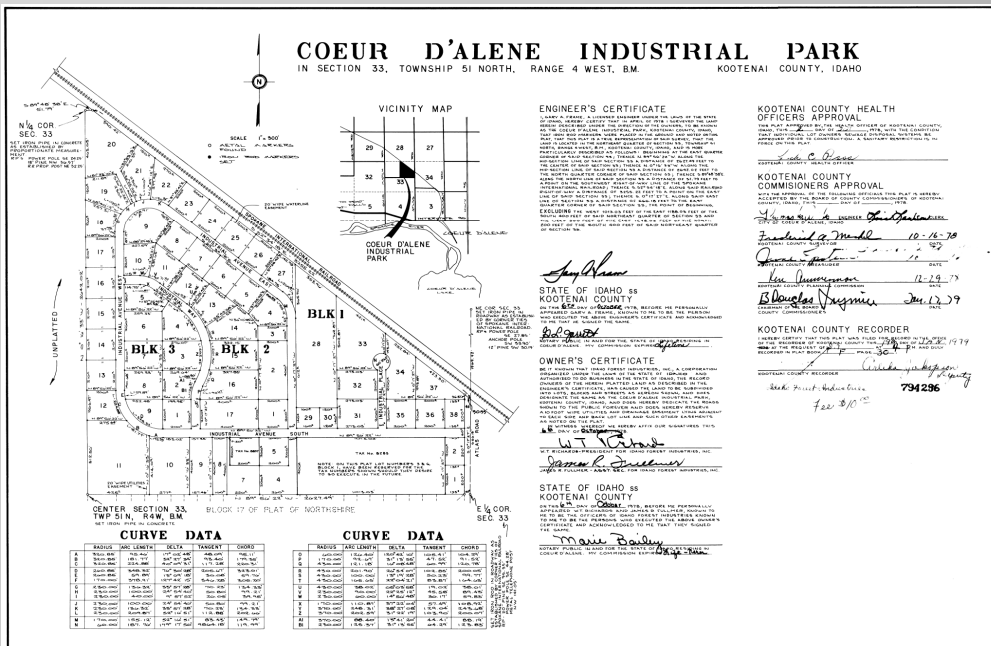
# Historical Information

## Northshire Annexation & Subdivision (1975)



# Historical Information

## Coeur d'Alene Industrial Park Subdivision (1979: Kootenai County)

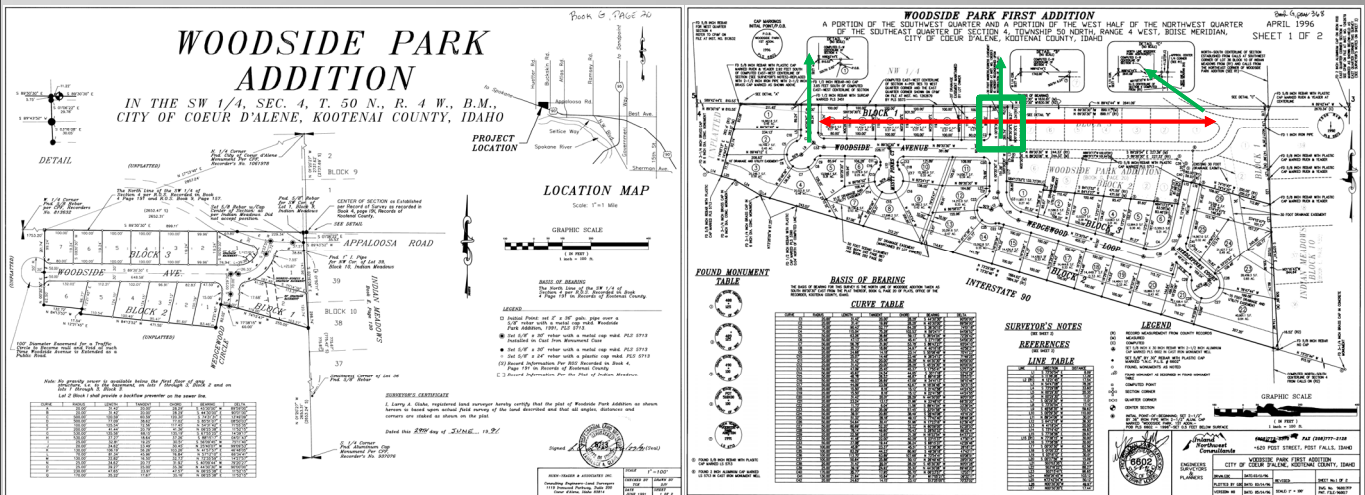


Annexed into  
City Limits in  
1982



# Historical Information

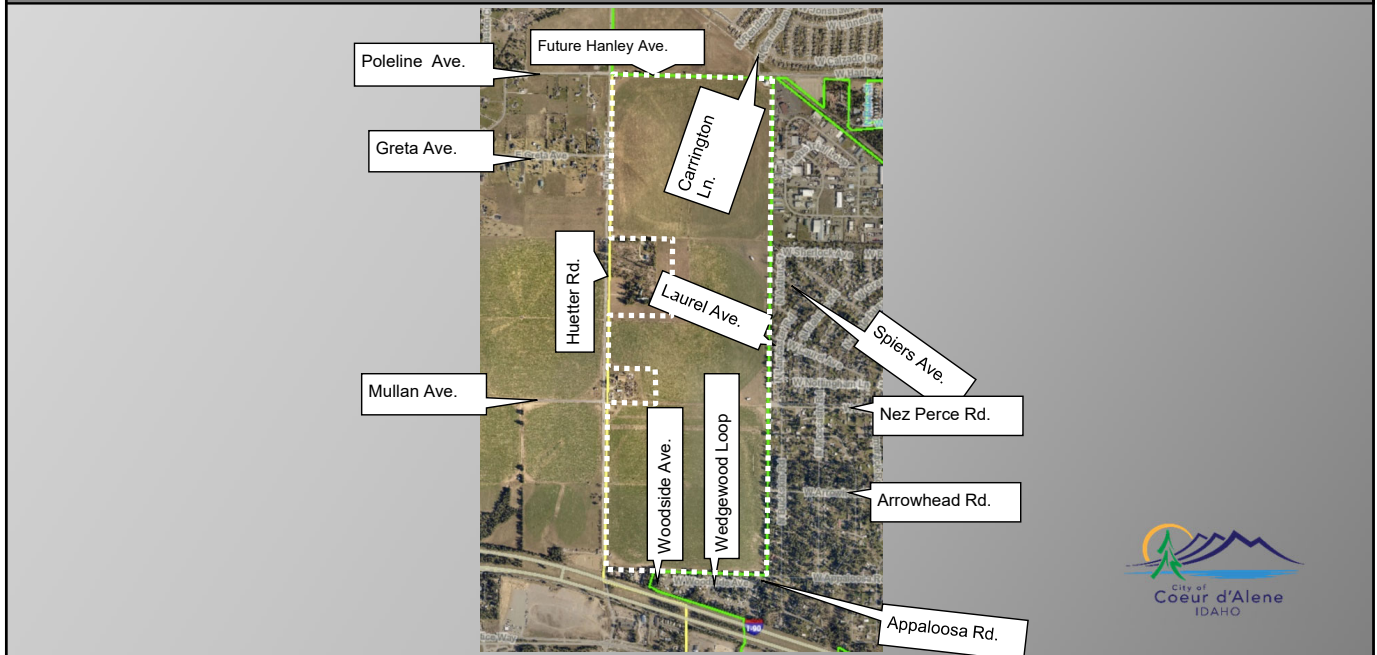
## Woodside Park Annexation (1990) & Subdivisions (1992 & 1996)



Woodside Park 1<sup>st</sup> Add: Developer received approval then asked PC to omit the Wedgewood Lp. connection and was denied. Appealed to CC and denial was confirmed (no "super blocks" per subdivision code).

# Historical Information

## Existing Rights-of-way



# Historical Information

## Mayor Fromm 1982 - Indian Meadows & Industrial Park Annexation

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Matters discussed were those of litigation.

No action was taken.

Meeting convened back into regular session at 7:38 P.M.

**MAYOR SPEAKS HIS VIEWS ON ANNEXATION:** The Mayor on being asked by the Council gave his views on annexation for Council consideration by stating:

"This annexation is probably the most important decision that we as members of the City Council will make during our term of office. The proposal under consideration is not a land grab as has been described during the course of several hearings we have had on this issue. The proposed annexation includes drainage basins of three of nine proposed sanitary sewer interceptor extensions. Most of the concerns of the residents facing annexation have already been answered in one way or another. For example, the restrictive covenants in Indian Meadows do not conflict with present city law. In fact, our recommended zone is more restrictive than the present county zone in most areas. The proposed country home living or R-1 zone will be considered by the Planning Commission. An analysis of existing Kootenai County zoning regulations clearly establishes that the city's zoning provisions allow more intensive use of the Coeur d'Alene Industrial Park than is now provided by current county zoning. If we get to have the opportunity to annex that area and if it becomes a reality, I have and do agree to consider special standards for the Coeur d'Alene Industrial Park concerning street width, sidewalks, parking, lots, curbs, and so forth to minimize any perceived negative impacts for that area. I believe services will not decrease and most will expand. For example, the rural fire district presently employs five firefighters and a chief. The city has a staff complement of twenty-seven professional firefighters and a backup force of twenty paid call firefighters. Firetrucks will respond with a minimum of two men prepared to conduct a fire. As opposed to Kootenai County Rural's assignment of one man eighty to ninety percent of the time, initial response will come from the subdivision located on Ramsey Road, apparently unknown to exist by many who live in the annexed area. Main station backup will be available for more serious emergencies. Also, our water system has a fire-fighting capacity far superior to any water system in the proposed area. There has been an exaggerated worry and concern over possible street and sidewalk construction. Some have suggested that curbs, gutters and sidewalks will be required city-wide, including in the annexed areas immediately. Such a happening is impossible and is not based upon any historical fact. True, the city does require sidewalk installation any time a building permit is issued, but instantaneous streets to city standards and extensive sidewalk construction will not be required in the near future. These are initiated by the residents themselves

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through the L.L.D. process. Sidewalk ordinances have been in existence since 1974. The priority for sidewalk installation in the city was not implemented until 1981, with the recommendation of a citizens advisory committee. Even now the implementation only applies to arterial streets where proven use requires sidewalks for the safety of school children and pedestrians. The present priority list does not include any plan for immediate sidewalk installation elsewhere. Why would anyone believe that such an instantaneous program will be activated for the newly annexed areas. I simply cannot believe that my colleagues would initiate such a comprehensive and extensive program, particularly after listening to the testimony presented over the past week. Law enforcement - according to the April 28th front page article of the Coeur d'Alene Press, serious crime jumped 18.6 percent in the county and dropped 9 percent in the city. The article notes further that 34 city police officers cover 1.6 square miles as compared to the Sheriff's 20 officers for 1,240 square miles. Average response time is 15 to 20 minutes better for city police, as opposed to Sheriff's deputies. These facts were compiled by the Sheriff's department. I'd like to discuss something new. It is estimated that the average unincorporated homeowner with a \$60,000 home will contribute less than \$200.00 annually in increased taxes after annexation.

**WHAT ABOUT THE TAXPAYERS OF COEUR D'ALENE? WHAT ABOUT THE 20,000 RESIDENTS THAT WE REPRESENT?** Let's talk about their needs for a change. The residents of Coeur d'Alene have been assuming an unfair property tax burden and service load for years. Annexation will reduce property taxes an estimated twelve to thirteen percent for the average inside property owner. City taxpayers have provided a great number of services, such as parks, playgrounds, ballfields, tennis courts, lifeguards, mutual fire and police protection, city water, library, the community center, and cemetery services, which have benefited the unincorporated area. Also, every city taxpayer continues to pay property taxes to the highway districts to build and maintain streets in the unincorporated areas. If your charge of receiving better road service is valid, which I seriously doubt, it is because we pay for it - the city taxpayer. However, our city road service has been accelerated for the present fiscal year, as demonstrated by our fifty eight percent increase in street overlay, and I have every reason to believe that a marked increase in service level will be demonstrated. But beyond cost, what about the following? **What about the area of city impact?** The Local Planning Act of 1975 formally established planning in the State of Idaho and established that an area of city impact agreement should be adopted between cities and counties by 1978. In 1976, the Coeur d'Alene Planning Commission met with Post Falls Planning Commission in this regard with great success. Then the Coeur d'Alene Planning Commission met with the Kootenai County Planning Commission. The County Planning Commission promptly rejected the notion of area planning as an invalid concept. The work to provide reasonable planning for Coeur d'Alene was initiated again in February, 1981 and after months' of negotiation was suspended by the County in May of 1982.

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Despite the fact that the plan was to have been accomplished under the provisions of state law by 1978. Because of this lack of performance and the need for implementation of long range plans, annexation was proposed. One member of the County Commission has described the annexation proposal as a land grab. I remind you that this same commissioner suggested we annex if we could not agree to their terms. This exemplifies the dog in the manger attitude of at least one member of the County Commission which demands that the City take immediate action to protect its long range interests. We must maintain some semblance of livability for this community for the future. Take the Coeur d'Alene Industrial Park, for example. It represents another serious problem in planning for the City of Coeur d'Alene. The Industrial Park Subdivision was developed by the County in 1976, but was not submitted to the City for approval until 1979, when more than one-half of the total number of building permits for the park were issued. The city had no opportunity to comment upon street standards nor zoning requirements, as specified and required by law, state law. Lots were being sold and the county was issuing building permits before recording of the plat, both in violation of county and state regulations. We are now faced with the annexation of a county designed substandard facility that must be serviced by the city if the Industrial Park is to have any reasonable chance to expand and remain viable. As a matter of information, the extension of sewer service will mean the addition of a minimum of 180 vitally needed jobs to the Industrial Park itself and I just received a letter yesterday relating to our community development block grant that we received, and it says here that Coeur d'Alene will in fact provide 958 jobs during a three year period due to that grant, extension of sewer lines and providing of work out there. Procrastination and inaction on the part of the city in the past has already resulted in financial hardship. If the Wastewater Treatment Plant had been built in the late 70's, we would have a completed project with a 60 mgd capacity funded ninety percent from state and federal funds. Instead, we are engaged in a piecemeal program which beginning in 1983 will be reduced to a 75% contribution from other governments for the Wastewater Treatment Plant expansion. If we were to lose our number one priority position, the federal share of a 1985 will only be 55%, a no vote on annexation can cost Coeur d'Alene city taxpayers an additional 19 million dollars as the situation now stands, or for each 1 million dollars spent on the Wastewater Treatment Plant expansion, a negative action will add another \$200,000. There are those who believe that annexation is not necessary for the provision of city services, and I believe that that statement is correct in very simplistic terms, but anyone knowledgeable and aware of the planning process knows that once water and sewer services are extended by a municipality, planning

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control is lost. Because of the three year lapse in filing of the plat at the Industrial Park, we now must agree to lower development standards.

Let's remove some of the smoke and be perfectly clear. If the city council chooses to vote against annexation then the majority if voting for continued county control, and planning, they will be turning their planning charge over to the county, including

the quality of life and the standard of amenities for the City of Coeur d'Alene and Kootenai County for the long term future. This area will continue to grow and it is my firm belief that if our livability is to be retained, we must initiate a program of growth management, and that is impossible to manage growth without control. Control cannot be achieved without annexation. The area of city impact is a classic example and the Industrial Park is another. Another interesting problem has arisen with the new sewer district that has been formed for the Indian Meadows area. If the annexation does not take place and that sewer district begins to provide service, who do you think will assume responsibility for the treatment of that waste? Our history is crystal clear. The city of Fernan was in vainly successful in securing the City of Coeur d'Alene to treat its waste through the process of what some, perhaps harshly, call "blackmail". The "blackmail" was not perpetrated, however, by the City of Fernan, but rather by the Environmental Protection Agency, when it decreed that the city would provide sewer services, or federal grant monies would be discontinued. You should know that the State Department of Health and Welfare and the Environmental Protection Agency held back many thousands of dollars due the city for sewer construction projects until such time as the city agreed to service Fernan. The same thing will likely happen at Indian Meadows without annexation, simply because that newly formed district is within the service area in the City of Coeur d'Alene. Our past experience should teach us something. A vote against annexation will risk the City of Coeur d'Alene vulnerable to the same game. Are we prepared to negotiate another contract that makes those Indian Meadows residents wholesale customers who receive preferential treatment and pay discount rates less than city residents, less than the people who must bond themselves and take responsibility for construction of the new expanded Wastewater Treatment Plant? That's exactly what happened. Fernan residents pay a significantly lower monthly user charge because a wholesale contract prohibits their participation in any wastewater treatment plant expansion. I believe this example describes the consequences of past magnanimous actions on the part of the City Council toward non-city residents. Why should the needs of citizens of Coeur d'Alene be placed second

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## Mayor Fromm (1982) – Indian Meadows & Industrial Park Annexation

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to unincorporated interests? The city has legal, economic and moral responsibility to serve the entire wastewater study area as the need arises. The city is also bound legally by the memorandum of understanding entered into with Fairbault Health District for aquifer protection. The City is economically and legally bound to the 201 facilities plan and it must be carried out. If the city expects any future federal and state assistance in wastewater projects, and the city is bound morally to protect the aquifer to promote the health and welfare of the citizens of Coeur d'Alene. The city is the only governmental agency in the position to provide urban services.

Coeur d'Alene is the leader. The city has the tools and it is important that we continue to achieve our goals. If the annexation proposal is not approved, Council should seriously consider recharting the 1.3 million dollar H.U.D. grant earmarked for the Fairway-Northshire Interceptor. I will recommend no future expansion to the Wastewater Treatment Plant. The Honeyuckle sewer now under contract should remain as a dry sewer for the long term future. There are those who believe that this annexation proposal is a map reaction hatched by myself, and staff to grab additional lands to govern, simply not true. This annexation proposal is consistent with the continuing recommendations that have been made by citizens groups over the years. Hundreds of hours have been donated by concerned citizens in the development of the 201 wastewater plant, the Comprehensive Plan, the Zoning Ordinance, and the hydraulic study for the water department to name a few. The ultimate boundary proposed for the area of city impact and 201 sewer boundary, in other words what we're eventually hoping to annex, was the result of an extensive citizen involvement program. That group consisted of twenty four citizens of varying interests and the boundary was established by that group, and I might add that eight members of that twenty four member group resided outside the corporate limits of the City of Coeur d'Alene. The advisory groups that have worked on the Comprehensive Plan and Zoning Ordinance have all concurred that the proposed ultimate service boundary is reasonable and proper. Coeur d'Alene Tonsorov Program, which included a telephone survey of Coeur d'Alene residents in early 1979 validated my point. The survey results and conclusions reached by the participants included the findings that a strong need for effective planning was evident, and 85% of those individuals surveyed believed that the sewer system should be expanded. (Because) The city was able to secure 90% outside money for the Honeyuckle interceptor and 100% outside money for the Fairway-Northshire project, the proposal for annexation has been accelerated. I do not believe that our past experience in the work of a multitude of citizens groups can be summarily rejected by voting down this annexation proposal.

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For those that believe that every miniscule question related to possible future happenings should be answered prior to annexation, I can only say those individuals cannot be interested in the long term future of Coeur d'Alene. We have an opportunity to guarantee an acceptable future with positive action on the annexation proposal. Thank you for your time."

### ORDINANCE NO. 1751

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF THE EAST HALF OF SECTION 35, AND THE SOUTH HALF OF SECTION 36, TOWNSHIP 51 NORTH, RANGE 4 W.B.M., THE NORTH HALF OF SECTION 1, THE EAST HALF OF SECTION 2, THE SOUTH HALF OF SECTION 3, THE EAST HALF OF SECTION 4, AND THE NORTH HALF OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 W.B.M. AND THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 50 NORTH, RANGE 3 W.B.M.; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEPARABILITY; AND PROVIDING AN EFFECTIVE DATE HEREOF.

Motion by Jones, seconded by Albrecht to pass the last reading of Ordinance No. 1751. Roll Call: Edinger, Aye; McCrea, Aye; Michaud, Aye; Albrecht, Aye; Jones, Aye; Brown, Aye.

Motion by Edinger, seconded by Michaud to suspend the rules and pass Ordinance No. 1751 by its having had one reading by title only. Roll Call: Edinger, Aye; McCrea, Aye; Michaud, Aye; Albrecht, Aye; Jones, Aye; Brown, Aye.

ADJOURNMENT: Motion by Edinger, seconded by McCrea to adjourn. Carried.

There being no further business the Mayor adjourned the meeting at 7:55 P.M.

*James R. Larson*  
Mayor

Attest:

*John J. Larson*  
City Clerk

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