

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

December 15, 2020

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 December 15, 2020, at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

WoodyMcEvers) Members of Council Present
Dan Gookin)
Christie Wood)
Dan English)
Kiki Miller)
Amy Evans)

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

INVOCATION: Pastor Mike Maksimowicz with Ignite the World Ministries provided the invocation.

PLEDGE OF ALLEGIANCE: Councilmember McEvers led the Pledge of Allegiance.

AMENDMENT TO THE AGENDA: Motion by McEvers, seconded by Gookin to amend the agenda for Other Business Item No. 1, to correct the address in Resolution 20-067, and Council Bill No. 20-1023, to reflect 7278 Atlas Road, as a scrivener's error discovered after the agenda was posted. **Motion Carried.**

COUNCIL COMMENTS:

Councilmember Miller noted that Santa will making rounds on the City's Fire Truck. To track Santa, visit the City's webpage at: <https://www.cdavid.org/958/departments/fire/for-our-community/santa-claus-is-coming-to-town>.

Councilmember McEvers noted this is the last Council meeting of the year and wished the community a Merry Christmas and Happy New Year.

Councilmember Gookin also wished the community a Merry Christmas.

Mayor Widmyer requested confirmation of the appointment of Tom Morgan to the Pedestrian & Bicycle Advisory Committee; Kelly Ostrom and Dixie Reid to the Personnel Appeals Board.

MOTION: Motion by Evans, seconded by Wood, to appoint Tom Morgan to the Pedestrian & Bicycle Advisory Committee; Kelly Ostrom and Dixie Reid to the Personnel Appeals Board.
Motion carried.

CONSENT CALENDAR:

1. Approval of Council Minutes for the December 1, 2020, Council Meeting.
2. Approval of General Services/Public Works Committee Minutes for the December 7, 2020, Meeting.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Setting of General Services/Public Works Committee meeting for Monday, December 21, 2020, at 12:00 noon.
6. Approval of the Annual Road and Street Financial Report for the fiscal year ending September 30, 2020.
7. **Resolution No. 20-066** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO APPROVING THE FOLLOWING: FINAL PLAT, AGREEMENT FOR MAINTENANCE/WARRANTY OF SUBDIVISION WORK, AND SECURITY, AND AGREEMENT TO PERFORM LANDSCAPE WORK FOR COEUR D'ALENE PLACE 33RD ADDITION; FINAL PLAY, AND AGREEMENT TO PERFORM SUBDIVISION WORK AND SECURITY FOR JAY FOUR ADDITION; THE PURCHASE OF A MIOX ONSITE CHLORINE GENERATOR FROM FILTRATION TECHNOLOGY, INC., FOR THE HUETTER WELL; AND THE PURCHASE OF A MIOX ONSITE CHLORINE GENERATOR FROM FILTRATION TECHNOLOGY, INC., FOR THE ATLAS WELL.

MOTION: Motion by McEvers, seconded by Evans, to approve the Consent Calendar as presented, including **Resolution No. 20-066**.

ROLL CALL: McEvers Aye; Gookin Aye; English Aye; Wood Aye; Evans Aye; Miller Aye.
Motion carried.

A-1-20: A PROPOSED 7.69-ACRE ANNEXATION FROM COUNTY AGRICULTURAL TO CITY R-8 REQUESTED BY APPLICANT: HARMONY HOMES, LLC; LOCATION: 7278 ATLAS ROAD - PURSUANT TO COUNCIL ACTION ON NOVEMBER 17, 2020.

RESOLUTION NO. 20-067

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN ANNEXATION AGREEMENT WITH HARMONY HOMES, LLC, FOR PROPERTY LOCATED AT 7278 ATLAS ROAD, COEUR D'ALENE, IDAHO 83814.

MOTION: Motion by McEvers, seconded by Gookin to approve **Resolution No. 20-067**, Annexation Agreement with Harmony Homes, LLC for the annexation of a 7.69-acre parcel located at 7278 Atlas Road; changing the zoning from County Agricultural to City R-8 zoning district.

ROLL CALL: Gookin Aye; English Aye; Wood Aye; Evans Aye; Miller Aye; McEvers Aye.
Motion carried.

COUNCIL BILL NO. 20-1023

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

MOTION: Motion by McEvers, seconded by Gookin, to dispense with the rule and read **Council Bill No. 20-1023** once by title only.

ROLL CALL: English Aye; Wood Aye; Evans Aye; Miller Aye; McEvers Aye; Gookin Aye.
Motion carried.

MOTION: Motion by McEvers, seconded by Gookin, to adopt **Council Bill No. 20-1023**.

ROLL CALL: English Aye; Wood Aye; Evans Aye; Miller Aye; McEvers Aye; Gookin Aye.
Motion carried.

GRANT AWARD RECOMMENDATION AND REQUESTED APPROVAL TO ENTER INTO CONTRACT NEGOTIATIONS WITH LAKE CITY CENTER FOR THEIR EXPANDED MEALS ON WHEELS PROGRAM USING CDBG-CV FUNDS.

STAFF REPORT: CDBG Specialist Chelsea Nesbit reminded Council that the City received special funds from HUD to provide emergency assistance and health care response for individuals, families, and businesses affected by the 2020 coronavirus pandemic. The City of Coeur d'Alene was notified on April 2, 2020, that we will be receiving \$199,675 in FY20 CDBG-CV funding, which was accepted by the City Council at its May 5, 2020, meeting. On September 11, 2020, the City was notified that an additional \$247,124 would be allocated as part of the third round of CARES Act funds. HUD is allowing the CDBG-CV funds to be spent for up to six (6) years, with 80% spent within three (3) years, to respond to COVID-19. Meals through the Meals on Wheels programs are provided to homebound seniors in Coeur d'Alene through Lake City Center. Seniors are qualified for the program through the Area Agency on Aging. In order to qualify for this service, seniors need to be 60 years of age or older, be homebound, and unable to travel to Lake City Center for daily meals served at the site. The program would address the 2018-2022 Consolidated Plan Goal Number 6: expanding public services for low- to moderate-income (LMI) residents in Coeur d'Alene. Specifically, this program would provide expanded Meals on Wheels services for LMI individuals directly affected by COVID-19. It falls under the CDBG National Objective Benefit to LMI persons and

Activity Code 05A, Senior Services. With the CDBG grant, the Lake City Center would be able to purchase food trays, food for the program, a shipping container for additional storage, and two (2) freezers in order to meet the increased needs due to the COVID-19 pandemic. Since the COVID-19 pandemic began, the demand for home delivered meals for homebound and disabled seniors has significantly increased. Lake City Center implemented an innovative “DRIVE-THRU” Meal Service which enables the most vulnerable members of our community to continue receiving a hot and nutritious meal, four (4) days per week, by simply entering the DRIVE-THRU while adhering to social distancing mandates. As a 501 (C)(3) community non-profit agency, delivering essential services to residents of Coeur d’Alene, during these very challenging times, we are only asking for reimbursement of our current order of meal trays. There is currently \$186,208 in CARES Act funds to spend on COVID-19-related needs that meet the HUD requirements for funding, and if this grant is awarded, \$167,916 will remain. Staff recommends Council authorize staff to proceed with an agreement to fund the Lake City Center in the amount of \$18,292 to provide Expanded Meals on Wheels Program for LMI individuals in Coeur d’Alene with CDBG-CV funds in response to COVID-19.

DISCUSSION: Councilmember Miller asked if information was available as to how long this will provide food services. Councilmember McEvers noted he serves on the Lake City Center Board and they submitted a request based on the amount the Meals on Wheels program has expanded, which is about three times the amount they normally serve. Councilmember Miller asked if they can come back for additional funding. Councilmember McEvers noted he is not sure of the exact need as this is new ground. Councilmember Miller would like to make sure they could come back if needed. Councilmember Gookin noted that the City also donates non-COVID funds annually, which can also be increased next year. Councilmember Wood noted the food request is only \$1,300 and she wants to make sure they get enough so that we meet the needs. Councilmember McEvers explained that they had originally run out of space for food in their freezer; however, with this new purchase of an additional freezer they can store about three weeks’ worth of food. Mayor Widmyer noted there are three (3) weeks before the next Council meeting and maybe we should add some additional food funds so the Center does not have to come back for additional Council approval during that time. Ms. Nesbit confirmed the Council could approve more and have it available as needed and clarified that the City does have three (3) years to spend 80% of the COVID related funds. Councilmember Miller felt that going into the holidays and the winter would be a good time to allot more funds. Councilmember McEvers noted if they have to front the money and be reimbursed, it causes a cash flow issue. Ms. Nesbit confirmed the City can provide funding in advance if needed. Councilmember English noted he is glad to see the long-term investment, such as the freezers, and thinks they should double the food budget so there is enough in case of emergency and advancements of funds.

MOTION: Motion by Wood, seconded by English to approve Grant Award Recommendation and approval to Enter into Contract Negotiations with Lake City Center for their Expanded Meals on Wheels Program using CDBG-CV Funds, with an amendment to double the allotment for the food budget for an additional \$1,300, for a grant totaling \$19,662. **Motion carried.**

RESOLUTION NO. 20-068

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A LETTER OF INTENT WITH IGNITE CDA FOR THE ACCEPTANCE AND IMPROVEMENT OF PROPERTY KNOWN AS SHERMAN SQUARE PARK.

STAFF REPORT: Parks & Recreation Director Bill Greenwood noted that the Sherman Park location was home to F. W. Woolworth which burned down in 1980. The building was razed and the lot sat vacant until 1986. That's when Don & Bob Johnson, along with Tom Robb, approached the current owners, the Sheetz family, and asked them if they would be interested in allowing these local philanthropists to build a park at the site. The family liked the idea of a park and Don Johnson was off and running to develop what is now known as Sherman Square Park. There is no cost to the City at this time. In the future the City may incur some irrigation and minor maintenance costs. There may be opportunities for partnerships to share in the management and maintenance responsibilities of this public park. The current park does generate some revenue with advertising space on kiosks at the entrance to the park that helps pay for existing costs of water and taxes. The purchase price of the parcel is \$525,000. The ignite Board has committed \$500,000 toward the purchase of the property and the Coeur d'Alene Rotary Club has committed \$300,000 for the project, which leaves \$275,000 for improvements to and enhancement of the park. The intent is to have the park upgrades completed and then ownership will be transferred to the City of Coeur d'Alene by the spring of 2022. The future use of the site will drive the design and layout of the improvements. Rotary and the City of Coeur d'Alene will oversee these park improvements and development. One of those improvements is to re-name the park "Coeur d'Alene Rotary Centennial Park." Mr. Greenwood noted he is comfortable with the terms.

DISCUSSION: Councilmember McEvers asked if the City will have to absorb the cost of maintenance. Mr. Greenwood felt that the City could handle the maintenance of the small park and Rotary is looking at a new design, which might need more power or a stage, so maintenance would depend on the final design. Mayor Widmyer noted there is some revenue from on-site advertising that might help offset some costs. Mr. Greenwood reiterated that after upgrades are done, the City would be gifted the property. Councilmember Wood asked if the design would come back to the Council. Mr. Greenwood confirmed he would come back to Council with more information. Councilmember Gookin noted he would have no objections to this and procedurally with the letter of intent it would likely not need further Council approval. Councilmember English noted that most of the public thought it was a city park already, and felt that the act of it being donated is a wonderful opportunity. Mayor Widmyer noted the owners have talked for some time of a public purchase and now they want to sell it by December 31, so ignite cda stepped up and agreed to partner on this. The Mayor concurred that the Council would like to be part of the plan. Mr. Greenwood noted he would vet the plan through the Parks and Recreation Commission and bring back to Council.

MOTION: Motion by Evans, seconded by McEvers to approve **Resolution No. 20-068**, approving a Letter of Intent with ignite cda for the Acceptance of Property Known as Sherman Square Park.

ROLL CALL: McEvers Aye; Gookin Aye; English Aye; Wood Aye; Evans Aye; Miller Aye.
Motion carried.

LEGISLATIVE HEARING– ADOPTION OF THE 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS, THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS, THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS, THE 2018 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS, THE 2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS, AND THE 2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS.

STAFF REPORT: Chief Building Official Ted Lantzy explained that the State legislature has mandated that jurisdictions currently issuing building permits and performing building code enforcement, adopt the 2018 International Codes by January 1, 2021, per Idaho Code 39-4116. This legislation is a continuation of the State’s attempt to establish uniformity and consistency of building codes and promote health, safety, and welfare for the occupants of homes, businesses, institutions, and entertainment establishments. The proposed code adoptions have no financial impact to the City of Coeur d’Alene. The financial impact to builders, building owners, and developers is minimal. In addition, through our local code enforcers’ organization, local building officials continue to meet and discuss code adoption, application, and interpretations. These meetings work toward uniform jurisdictional interpretations and applications of some of the requirements that are reflected in the proposed code amendments.

DISCUSSION: Councilmember McEvers asked if the 40-pound snow loads were still in effect. Mr. Lantzy confirmed they are and that the ground level requirement is 60 pounds, the engineers use both. He also clarified they were trying to provide more tools for contractors with this code change, which is a mix of both more restrictive and less restrictive; however, feels it is a balanced code this year. Councilmember Gookin asked for clarification regarding electronic submissions, such as what is the approved electronic media, and who decided what is approved. Mr. Lantzy noted that it falls on the Building Official, and that they mostly come in as a pdf file, which can be submitted in various forms. Councilmember Wood asked if our codes mesh with the County for area of city impact. Mr. Lantzy explained that the County is adopting the code and may have a few other amendments, and they have coordinated with all the local cities. Mayor Widmyer noted an entity can be more restrictive but not less than the state, so the other entities can decide to be more restrictive.

Mayor Widmyer opened public comments, with none being heard.

COUNCIL BILL NO. 20-1024

AN ORDINANCE AMENDING SECTIONS 15.08.005 AND 15.12.010 OF THE MUNICIPAL CODE OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, TO ACCOUNT FOR THE RECENT ADOPTION, WITH AMENDMENTS AND REVISIONS, OF UPDATED VERSIONS OF UNIFORM CODES BY THE STATE OF IDAHO; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR

SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

MOTION: Motion by Wood, seconded by Miller, to dispense with the rule and read **Council Bill No. 20-1024** once by title only.

ROLL CALL: Evans Aye; Miller Aye; McEvers Aye; Gookin Aye; English Aye; Wood Aye.
Motion carried.

MOTION: Motion by Wood, seconded by Miller, to adopt **Council Bill No. 20-1024**.

ROLL CALL: Evans Aye; Miller Aye; McEvers Aye; Gookin Aye; English Aye; Wood Aye.
Motion carried.

QUASI-JUDICIAL HEARING - ZC-6-20 - A PROPOSED ZONE CHANGE FROM R-12 TO R-17; AT 654 HAYCRAFT AVENUE- APPLICANT: GLEN LANKER, ARTIOS LLC

STAFF REPORT: Associate Planner Tami Stroud explained that the applicant's representative Glen Lanker, Artios, LLC, is requesting a zone change of +/- 1.59 acres zoned from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre) zoning on the property located between 6th Place and 7th Street, along East Haycraft Avenue, with Best Avenue to the south, known as 654 Haycraft Avenue. Ms. Stroud noted the property is a split zoned piece of land, located within two (2) different zoning districts. The western portion of subject property is currently zoned R-17 (Residential at 17 units/acre) with two (2) 4-unit multi-family structures on it. The eastern portion of the subject property is currently zoned R-12 (Residential at 12 units/acre) and is vacant. With the approval of the zone change, the property owner would like to construct additional multi-family structures adding a total of ten (10) units to the site. According to the County Assessor's office, the existing multi-family structures were constructed in 2011. She noted that R-17 zoning permits allow for multi-family use. Ms. Stroud noted there are four (4) findings required for the annexation as follows: the request is, or is not, in conformance with the Comprehensive Plan policies; that public facilities and utilities are, or are not, available and adequate for the proposed use (she noted that stormwater will be addressed as the property develops and the applicant will be required to submit a landscape plan for approval to prevent double access); the physical characteristics of the site do, or do not, make it an acceptable request at this time; and the proposal would, or would not, adversely affect the surrounding neighborhood with regard to traffic, neighborhood character and/or existing land uses. She presented the surrounding zoning, land uses, and applicable Comprehensive Plan objectives and provided staff input regarding the finding categories including traffic. Additionally, any required site-improvements would be required at the time of building permit issuance.

DISCUSSION: Councilmember Miller asked for clarity of existing uses on the property. Ms. Stroud noted there are eight (8) units (four (4) in each structure) existing on the property and the applicant would like to add 10 additional units. With the existing density they could add five (5) single family units.

Mayor Widmyer opened public comments.

APPLICANT: The Owners' representative Glen Lanker, Artios, Inc., highlighted some of proposed project, noting that it fits well with the infill housing ordinance and the Comprehensive Plan. If approved, it would correct an anomaly of the two (2) separate zones on one (1) parcel, which would provide consistency of zoning. He provided a drawing of the proposed units, noting each unit would have an enclosed parking space and a covered porch facing a courtyard space. The two-story buildings will be one-story when adjacent to the surrounding properties.

DISCUSSION: Councilmember McEvers asked if all ingress and egress will be off of Haycraft Avenue. Mr. Lanker confirmed access is off of Haycraft Avenue, and staff has reviewed and agreed traffic impact would be negligible.

Karen Casselman, Coeur d'Alene, noted that she is opposed to the zone change, as she lives nearby and they have parking stalls that bring headlights directly into her house windows. She noted that she has done everything she can to avoid the lights, such as window coverings, but it does not help. The parking lot is at an elevation that a fence does not work to block the lights. She noted that the parcel is very small piece of land and she feels like it is too much density and expressed concern about the fire access. She noted that the public hearing notice noted a zoom issue on September 15, and is concerned others weren't able to participate either.

Robert McClarey, Coeur d'Alene, noted that he is a resident of the apartments, he moved here from Portland, and served in law enforcement for many years. He wanted to rent while he was looking for a home to buy, and he found these apartments and found them to be quiet and safe. He has been very pleased with the owner's response to any issue and reiterated that it is a quiet area.

Glen Sathers, Coeur d'Alene, is the owner of the property and has been in the apartment market for many years. He explained that they scaled this project back to two (2) tri-plexes and one (1) four-plex, rather than four (4) four-plexes to avoid packing in the density. He noted that he is a very hands-on owner and respects the tenants. This project has been a long-term goal and noted he specifically designed it to have a low profile. Mayor Widmyer noted the neighbors concern regarding head lights and asked him to touch base with her. Mr. Sathers noted that they would look at the issue and seek a resolution with the movement of the car park location.

REBUTTAL: Mr. Lanker noted that Ms. Casselman's home is on 7th Street. Mr. Lanker noted that the parking stalls will be going away and they will look at screening with the new development.

DISCUSSION: Councilmember Wood noted that they can develop the land under the current zoning and that the developer is willing to work with the neighbor and would agree to the zone change. Councilmember Gookin feels the architect has done a good job and appreciates his willingness to work with the neighbor; however, the underlying zone determines what can happen there, not the proposed project. Since the Comprehensive Plan designates the area as Stable Establish, he will oppose the zone change.

MOTION: Motion by Wood, seconded by English to approve ZC-6-20, changing the zoning of property located at 654 Haycraft Avenue from R-12 to R-17; at - Applicant: Glen Lanker, Artios LLC., and to make the necessary Findings and Order.

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

COUNCIL BILL NO. 20-1025

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE ZONING DESIGNATION OF THE FOLLOWING DESCRIBED PROPERTY FROM R-12 TO R-17, SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: HAYCRAFT ESTATES, A PORTION OF LOT 1 BLOCK 1, COMMONLY KNOWN AS 654 E. HAYCRAFT AVE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

MOTION: Motion by McEvers, seconded by Evans, to dispense with the rule and read **Council Bill No. 20-1025** once by title only.

ROLL CALL: Miller Aye; McEvers Aye; Gookin Aye; English Aye; Wood Aye; Evans Aye.
Motion carried.

MOTION: Motion by McEvers, seconded by Evans, to adopt **Council Bill No. 20-1025**.

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

QUASI-JUDICIAL HEARING- ZC-7-20 - A PROPOSED ZONE CHANGE FOR PROPERTY LOCATED AT 1609 N. COLLEGE WAY FROM R-12 TO LM; - APPLICANT: NORMAN ANDERSON

STAFF REPORT: Associate Planner Tami Stroud explained that the applicant Norman Anderson is requesting a zone change of +/- .11 acre zoned from City R-12 (Residential at 12 units/acre) to LM (Light Manufacturing) zoning on the property located at located 1609 N. College Way between Lacrosse Avenue and Mill Avenue on the west side of College Way. Ms. Stroud noted that the property, which is immediately adjacent to the Tapley Cabinet Works workshop, is a vacant parcel. With the approval of the proposed zone change, Tapley Cabinet Works intends to expand and incorporate this property into their existing production facilities. The original cabinet business on the south side of the subject property has been located at the present location since 1946. She noted Light Manufacturing zoning permits a variety of automobile business uses, wholesale, and general construction and light manufacturing uses. Ms. Stroud noted that there are four (4) findings required for the zone change as follows: the request is, or is not, in conformance with the Comprehensive Plan policies; public facilities and utilities are, or are not, available and adequate for the proposed use (she noted that stormwater will be addressed as the property develops and the applicant will be required to submit a landscape plan for approval to prevent double access); the physical characteristics of the site do, or do not, make it an acceptable request at this time; and the

proposal would, or would not, adversely affect the surrounding neighborhood with regard to traffic, neighborhood character and/or existing land uses. Ms. Stroud presented the surrounding zoning, land uses, and applicable Comprehensive Plan objectives and provided staff input regarding the finding categories including traffic.

DISCUSSION: Councilmember Gookin noted that the presentation noted the comprehensive plan category is transition; however, the staff report noted it was within a stable established area. Ms. Stroud confirmed the Comprehensive Plan category of stable established is correct. Councilmember McEvers asked how the property originally became zoned as light manufacturing (LM). Ms. Stroud noted that it was out of the city limits at the time the use began, prior to the City zoning established in 1989. Mayor Widmyer noted the existing buildings have access toward the back, which is how they are planning to access the new lot. Ms. Stroud noted the proposed new building will be used for storage and the applicant could provide additional information.

Mayor Widmyer opened public comments.

APPLICANT: Drew Dittman with Lake City Engineering spoke on behalf of the applicant. Mr. Dittman noted the history of the property began in the 1930's as a cabinet shop and in 1946 Mr. Tapley bought the facility. Mr. Anderson purchased the company in 1957, at that time it was located in Gibbs, Idaho, and currently the Anderson family owns the three (3) vacant lots abutting the facility. He noted the zoning request is for an added storage building to abut the existing facility. Three generations later the Anderson family still owns the business. This property was part of a bulk annexation with a blanket R-12 zoning designation, although the existing use was light manufacturing, and was later rezoned to light manufacturing to reflect its use. Mr. Dittman explained that they take delivery of raw materials daily; however, with no on-site storage it has to go to off-site storage, which causes more traffic and the juggling of needed supplies between locations. They plan to build a residential looking building and will limit the traffic flow of supplies. He noted they have been good neighbors. Although the Comprehensive Plan noted the area as a stable established neighborhood, and the cabinet maker use has been there before the residential homes were built, this would help limit the current traffic flow. They are willing to have the zone change be conditioned upon this use.

DISCUSSION: Councilmember McEvers noted he appreciates the history of the land. He noted a concern is that they would expand the manufacturing use in the future and wondered if they would accept a condition to limit that. Mr. Dittman noted the owners don't have any desire to expand and are willing to condition this zone change for this use. Councilmember English clarified tonight is just a zone change for this specific parcel, not the other parcels, so he does not believe it is appropriate to tie up other parcels with a condition not specific to this parcel. Councilmember Miller noted it sounds like they are not intending on adding staff, so no more parking is needed. Mr. Dittman noted the city standards established an increase in traffic by one (1) trip per day. Councilmember Wood asked if they could add to their existing buildings and only use the vacant property for all the parking, rather than changing the zone. Mr. Dittman noted there is no room at the existing facility. Ms. Stroud noted a parking lot for an abutting use would not be allowed within an R-12 zone. Councilmember Wood noted it is difficult to jump from R-12 to LM, but wants to support businesses. Mayor Widmyer noted the residential house look of the building was a great idea. One of the neighbor's commented on a concern with noise, but there would be no

manufacturing within the newly proposed building. Mr. Dittman confirmed no production would be within the facility. Mayor Widmyer concurred the conditional use would be for the storage facility only. Ms. Stroud explained the zoning would allow for the following conditions: maximum height allowed for the proposed structure is thirty-two feet (32'); the approved use within the light manufacturing zone is limited, for the subject property only, to storage/office use and must be tied to Tapley Cabinet Works; the architectural style of the proposed structure shall remain residential as presented. Councilmember English, given the circumstances, is not concerned with the appropriateness of the existing use that has been on-going for decades.

MOTION: Motion by Miller, seconded by McEvers to approve ZC-7-20, changing the zoning of property located at 1609 N. College Way from R-12 to LM; - Applicant: Norman Anderson, and to make the necessary Findings and Order with three (3) conditions including: maximum height allowed for the proposed structure is thirty-two feet (32'); the approved use within the light manufacturing zone is limited, for the subject property only, to storage/office use and must be tied to Tapley Cabinet Works; and the architectural style of the proposed structure shall remain residential as presented.

DISCUSSION: Councilmember Gookin asked if there were restrictions of operational hours within a LM zone. Ms. Stroud noted that hours for noise are within the general code regulations, not within the LM zone. Councilmember Gookin asked what the height allowance would be in the LM zone. Ms. Stroud noted a structure can be 63 feet in height. Councilmember Miller would like to add to the conditions and to have them avoid industrial activity on College Avenue. Ms. Stroud noted that this zone change is for only one parcel. Councilmember Evans noted part of the process is that they are more efficient to move traffic to behind their property. Councilmember English felt the street use should be controlled, but noted the design lends itself to the back of the property access. Councilmember Gookin noted this is a request for a zone change and not about Tapley, he believes the City should protect the stable established neighborhoods, so he will oppose the zone change.

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

COUNCIL BILL NO. 20-1026

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE ZONING DESIGNATION OF THE FOLLOWING DESCRIBED PROPERTY FROM R-12 TO LM, SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: COLLEGE HEIGHTS, LOT 4, BLOCK 1, KNOWN AS 1609 COLLEGE WAY; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

MOTION: Motion by McEvers, seconded by Evans, to dispense with the rule and read **Council Bill No. 20-1026** once by title only.

ROLL CALL: Gookin Aye; English Aye; Wood Aye; Evans Aye; Miller Aye; McEvers Aye.
Motion carried.

MOTION: Motion by McEvers, seconded by Evans, to adopt **Council Bill No. 20-1026.**

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

ADJOURNMENT: Motion by McEvers, seconded by Miller, that there being no other business this meeting be adjourned. **Motion carried.**

The meeting adjourned at 8:11 p.m.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, CMC
City Clerk