

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

October 20, 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 October 20, 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 Slothower with River of Life Friends provided the invocation.

**PLEDGE OF ALLEGIANCE:** Mayor Widmyer noted that October 11 was International Day of the Girl. Cassidy Crookham and Charlotte Crookham from Girl Scout Troop 6017 led the Pledge of Allegiance.

Mayor Widmyer asked Councilmember Wood to read the following Council comment:  
The Coeur d'Alene Mayor and City Council join our voices with those of elected leaders and community members throughout our state and nation to condemn acts of violence, inhumanity, and racism. In 2013, the City of Coeur d'Alene was one of the first leaders in the state to pass an anti-discrimination ordinance. We strongly encourage other cities in Idaho to adopt similar ordinances that protect the rights of all individuals. We condemn white supremacy and any groups who promote it. Racism causes persistent discrimination and disparate outcomes in many areas of life, including housing, education, employment, and criminal justice. We have deep empathy to the nationwide anger and fear that racism instills if unchecked. We value the diversity of our community and the inclusion of all voices. It is important for us all to have the courage to stand together, unite and understand that our differences make us stronger. We issue a strong statement of commitment to ensuring fair and impartial treatment of all residents of our City regardless of their ethnicity, race, sexual orientation, religion, age, or socioeconomic class. We implore citizens to treat all in our community with dignity and respect.

## **PUBLIC COMMENTS:**

Kathy Evian, Coeur d'Alene, noted that she began the "Keep Coeur d'Alene Neighborhoods First" campaign, which opposes vacation rentals. She requested a moratorium of Municipal Code 17.08 that allows short term vacation rentals (STR). She believes the impact has been overwhelming by the amount concentrated in the downtown neighborhoods as it creates excess noise and safety concerns. Additionally, she felt the number of guests allowed should be capped. She requested a moratorium for six months while the ordinance is being reviewed.

Mayor Widmyer noted it is good to review codes occasionally, and will bring together the planners and City Administrator to discuss.

Betsy Cook, Coeur d'Alene, said that currently there over 150 rentals listed on Air B&B in the city. There are many more on other websites and she noted that it is hard to nail down the exact amount. Within the Sanders Beach area, they have 43 verified rentals. She expressed concern that a neighborhood will no longer resemble a residential neighborhood as vacation rentals become the majority. The rentals cause a lot of noise, and she believes this is the right time to address the requested moratorium. She requested the code be amended to limit the number of licensed rentals and regulate the operation.

Councilmember English agreed that the code should be looked at, especially the unintended consequences. He clarified that the state code has preempted local control on some issues, but agreed the City should look at what their limits are. Mayor Widmyer noted that the City had approximately 140 licensed units at the beginning and now has 197 licensed short-term rentals.

Linda Wagner, Kootenai County, said that while she does not live in the City limits she does have a STR (short term rental) right behind her house that is in the City. She noted that STR's do bring in revenue and give jobs, and provide a place where groups can get together for less cost than staying in a hotel; however, it is a problem for neighborhoods. She said that a neighborhood is an area with friends and those you know, and when homes are rented out unknown people come into the neighborhood and vehicles park along the street. She expressed concern about overwhelming septic systems and support of the moratorium.

Evan Koch said that he is the Chairman for the Kootenai County Democratic Central Committee (KCDCC). He clarified that he was not there to point fingers or support any one candidate. He noted the resolution adopted by the Committee regarding the fight against racism. He also said that the City has fought against racism for many years and thanked the Council for that; however, he has witnessed a resurgence of racist activity over the past few months. He asked for a combined and coordinated effort with civil rights groups within the County to work together to listen to the black citizens within Kootenai County and address concrete ways to make the City a more inviting place to visit. He expressed a goal of improving life for all people living in Kootenai County. Mayor Widmyer noted that fighting racism is a nonpartisan issue and said that he appreciated their leadership and confirmed that the City is committed to fighting it.

David Lyons, Coeur d'Alene, expressed concern that the Rivers Edge annexation was not led well by the City and that the Annexation agreement was not appropriate. Mayor Widmyer asked

him to not pick on one City employee. Mr. Lyons noted that it is protected under the First Amendment to criticize a public official. The Mayor said that he is not going to allow employees to be picked on.

Jeanette Laster, Coeur d'Alene, expressed appreciation for the Council's support of fighting racism. She commented that tomorrow is National Unity Day, which is associated with National Anti-Bullying Day. She hopes to bring community members together to state that bullying is not acceptable and asked for the community to wear orange tomorrow to show support for the prevention of bullying and acceptance of inclusion.

Jonathan Jordan, Coeur d'Alene, said that he attended an event in downtown and witnessed people with guns. He does not believe parading around town with guns promotes peace. He noted that he felt threatened because he was wearing a black shirt. He requested the Council revisit the Idaho Codes regarding militias.

Ashlie Unruh said that she is a member of the newly created Kootenai County NAACP and is in support of the anti-racism resolution.

**Presentation to Officer Knisley in honor of Pecco's retirement** – Mayor Widmyer said that Pecco, K-9 for the City, has served 6 years and is now retiring. Chief White presented highlights from Pecco's career. In honor of his retirement the Mayor provided a certificate of service to Officer Knisley and a bag of dog food, as he eats all his toys. Mayor and Council expressed thanks for Pecco's service. Sgt. Cantrell presented a shadow box of memories to Officer Knisley.

**PROCLAMATION: Safe Sleep Awareness Month – October 2020** -- Mayor Widmyer proclaimed the month of October as Safe Sleep Awareness month. Liz Montgomery, Executive Director of Northwest Infant Survival and SIDS Alliance, accepted the proclamation and noted that North Idaho remains as having the second highest SIDS death rate in the United States. Ninety percent of deaths are preventable with safe sleep environments. Ms. Montgomery reminded the community that the safest sleep environment for babies is to be placed in a crib alone, on their backs with no pillows or blankets, and in a smoke free environment. She noted that they are the only non-profit in the Coeur d'Alene area providing safe sleep awareness and bereavement support in the City. She thanked the City for their support and rules and regulations for licensed childcare centers.

**Coeur Housing Code Update** - Associate Planner Mike Behary noted that the mission of the Coeur Housing plan is to create a new infill housing code that will allow additional housing units that are quality in design, in areas of the City that are appropriate. He noted that it is their hope that the code provides 15 years of guidance through a population expansion up to 75,000. Mr. Behary noted that the "Missing Middle" study was the basis for the code development. He explained that the forum held at NIC resulted in the desire for livability and walkability. He provided highlights that included areas suitable for infill housing and its relationship to downtown, walkability, as well as housing types. He reviewed eight housing types included in Coeur Housing. He also noted several more public workshops and the desire to have a completed code to present to the Council in March 2021.

Councilmember Miller asked how the code would overlap with the draft Comprehensive Plan. Mr. Behary explained that they are working together with the consultant and assured that it will be incorporated into the final draft plan. Councilmember Gookin asked if they are reviewing and identifying locations of where infill will apply. Mr. Behary noted that they are reviewing options and noted within the infill area it may include several lots combined, not just small lots. Councilmember McEvers clarified that Coeur Housing is not affordable housing but, rather, a separate category.

#### **COUNCIL COMMENTS:**

Councilmember Evans noted that the Panhandle Health District posted that there were 141 positive COVID-19 cases today. Additionally, Kootenai Health shared some facts regarding the effect of COVID on our community. The hospital noted that there are seven people requiring critical care, and they are within level “purple,” which is the highest level of response that the hospital can handle. The average percentage of positive cases over seven days is 13.4%, which is the highest rolling average so far during the pandemic. She urged everyone to do their part by washing hands, social distancing, staying home when sick, and wearing a mask when social distancing is not an option. Mayor Widmyer said that he monitors the daily numbers as well, and noted that in July they had 323 cases in one week, and the first two days of this week they had 170 cases, so based on the numbers they are not doing something right. He said that he understands that people are tired of the COVID talk and protocols; however, during the summer they had 24 hospitalizations and were talking about a field hospital at the fairgrounds. We have higher counts now, so we need to protect ourselves and others. Councilmember Miller said that she has been working on the “Wear a Mask Campaign” funded by CARES Act funding, and it is important to note that the Idaho Commerce statistics which came out demonstrated that it kept numbers down. She hopes that during this next phase there will be groups that get the message out, keep schools open, and keep hospitals at peak performance.

Councilmember McEvers said that he is on the board for the Lake City Center and noted that the Meals on Wheels program needs drivers for three days a week, a couple hours per shift. He asked that citizens call 208-667-4628 to sign up to volunteer for the program.

Councilmember Wood noted that the Council meetings are a business meeting held in public and appreciated that a personnel complaint not be taken during public comments. She requested the Clerk to reach out to Mr. Lyons and request it in writing.

Mayor Widmyer requested confirmation of the appointment of several student representatives to the City’s Committee, Commissions, and Boards.

**MOTION:** Motion by Evans, seconded by McEvers, to appoint Zoey Hart, Student Representative, and Sienna Hepworth, Alternate Student Representative, Arts Commission; Alison Cranney, Student Representative, and Eleanor Walsh, Alternate Student Representative, Library Board; Joseph Morrison, Student Representative, and Zoe Gephart, Alternate Student Representative, CDA TV Committee; Madeline Heaton, Student Representative, and Emma Keith, Alternate Student Representative, Childcare Commission; Max Bazler, Student

Representative, and Owen Hughes, Alternate Student Representative, Pedestrian & Bicycle Advisory Committee; Eleanor Tenbrink, Student Representative, and Theodore Schultz, Alternate Student Representative, Parks & Recreation Commission. **Motion carried.**

**CONSENT CALENDAR:**

1. Approval of Council Minutes for the October 6, 2020 Council Meeting and October 7, 2020 Continued Council Meeting.
2. Approval of General Services/Public Works Committee Minutes for October 12, 2020 Meeting.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Setting of General Services/Public Works Committee meeting for Monday, October 26, 2020 at 12:00 noon.
6. Setting of public hearings for November 3, 2020
  - a. Quasi-judicial - ZC-2-20 - A proposed zone change from R-12 to C-17; at 217 W. Cardwell Drive- Applicant: Thomas Fisher
7. Setting of public hearings for November 17, 2020
  - a. Quasi-judicial – A-1-20 - A proposed 7.69-acre annexation from County Agricultural to City R-8; at 7278 Atlas Road - Applicant: Harmony Homes, LLC
  - b. Legislative – V-20-04 - Vacation of a portion of 4th Street right-of-way adjoining the westerly boundary of Lots 9-14 of the Simms Addition to the City of Coeur d’Alene.
8. Approval of final plats:
  - a. SS-9-09 Gilbert Townhome Condominium
  - b. S-3-19 Atlas Waterfront First Addition
9. **Resolution No. 20-056** -A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE FOLLOWING: A QUIT CLAIM DEED FROM THE IDOT; WAIVER OF COVERED LOAD REGULATIONS; A PUBLIC TRANSPORTATION LETTER OF AGREEMENT WITH KOOTENAI COUNTY; AND A PROFESSIONAL SERVICES AGREEMENT WITH J-U-B ENGINEERS

**MOTION:** Motion by McEvers, seconded by Miller, to approve the Consent Calendar as presented, including **Resolution No. 20-056.**

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

**RESOLUTION NO. 20-057**

**A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A CONTRACT WITH HARRISON DOCK BUILDERS FOR THE THIRD STREET BOAT LAUNCH REPLACEMENT PROJECT.**

**STAFF REPORT:** Parks and Recreation Director Bill Greenwood noted that, for 45 years, the 3rd Street Boat Launch ramps have been one of the highest used recreational access areas for boaters in the State. For each of the last three boating seasons, it has seen about 7,000 launches,

making the facility a premier boating destination on Coeur d'Alene Lake. It accommodates all classes of registered and/or licensed boats (Class A, 1, 2, and 3), and is also the best emergency waterfront access point for both the City and the Lake. Services nearby include a no-cost marine pump-out, a mooring area where boaters may tie up, 50 boat-trailer parking stalls, a trailhead to Tubbs Hill, and access to McEuen Park, the Centennial Trail, and downtown shopping. Finally, the launch ramps serve as a complement to the Coeur d'Alene Resort and to all of the businesses in the area. The docks haven't been replaced since 2001 and have gone past the point where they can be repaired. The City has paid close to \$4,000 in repairs to the docks over the past 3 years and, if they aren't replaced, the repair costs will continue to grow. Specifically, the timber floats are rotted and won't allow purchase for the bolts necessary to keep the docks from separating and becoming a public hazard. The pilings have been hit and dinged to the point that they will break off and fall if they aren't replaced. The largest portion of the funds for the boat dock and piling purchase will come from a state-funded WIF grant, with the Coeur d'Alene Parks Department providing the grant match dollars. The grant match funds will come from the City's Waterfront Improvement Fund, paid for by boat launch user fees. Funds are budgeted as follows; City Waterfront Improvement Fund (funds from user fees) in the amount of \$29,664 and State Waterfront Improvement Fund Grant (state gas tax) in the amount of \$124,007, totaling \$153,671. Only one bid was received, from Harrison Dock Builders, and staff recommends acceptance of that bid.

**DISCUSSION:** Councilmember Wood concurred that the need is there and staff did great work on getting the grant. Mayor Widmyer asked if the installation was planned for the spring. Mr. Greenwood said that it would depend on the water level in the spring. Councilmember McEvers asked if the docks will remain when the water is down. Mr. Greenwood explained that the docks will lay on the ground if the water is that low, similar to the ones along the seawall.

**MOTION:** Motion by McEvers, seconded by Evans to approve **Resolution No. 20-057**, approving a Contract with Harrison Dock Builders for the Third Street Boat Launch Replacement Project.

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

#### **RESOLUTION NO. 20-058**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A CONTRACT WITH SIMCO DEVELOPMENT GROUP, LLC, FOR CONSTRUCTION OF THE LAKEVIEW HEIGHTS WATER MAIN EXTENSION.

**STAFF REPORT:** Assistant Water Superintendent Kyle Marine noted that as part of the 2012 Water Department Comprehensive Plan Update to keep up with the City's growth and infrastructure replacement, the Water Department needs to update the Blackwell Booster Station, which is outdated and has become costly to maintain. The transmission line running uphill from the station to Fairmont Loop is unserviceable by the City Water Department due to its location and steep grade. The booster station, as it currently stands, does not supply the required amount of fire flow to their customers. The Water Department has made multiple repairs and upgrades

to the site to keep it running, including installation of a temporary pump outside of the building to keep up with demand until a leak could be located and repaired. Responsive bids were received from two contractors: Simco Development Group in the amount of \$100,240.00, and S & L Underground, Inc., in the amount of \$168,796.00. Funding for the proposed project is included in the 2019 -20 Fiscal Year budget which, inclusive of other transmission main projects, totals \$3,900,000. The project is part of their Water Comprehensive Plan. Staff is also requesting that a forty percent (40%) contingency be approved to account for extra expenses that may be incurred during the project due to unknown subsurface conditions, such as rock. The lowest responsive bid submitted by Simco Development Group was for \$100,240.00.

**DISCUSSION:** Councilmember McEvers asked if, in the future, the Water Department is planning on expanding to the existing system in this area. Mr. Marine noted that the City inherited the system and is required to serve the customers, and the booster station does not currently meet fire flow. Additionally, the transmission line is beginning to fail. Councilmember English asked if annexation would be the next logical step. Mr. Marine explained that if a developer wanted to expand, they would have to pay for upgrades to the system.

**MOTION:** Motion by Evans, seconded by Miller, to approve **Resolution No. 20-058**, approving a Contract with Simco Development Group, LLC, for construction of the Lakeview Heights Water Main Extension.

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

**GRANT AWARD RECOMMENDATION AND REQUEST FOR APPROVAL TO ENTER INTO CONTRACT NEGOTIATIONS WITH CDAIDE FOR THE SUBSISTENCE PAYMENTS PROGRAM USING CDBG-CV FUNDS AND TO DIRECT STAFF TO CREATE A CITY UTILITY SUBSISTENCE PAYMENT PROGRAM USING CDBG-CV FUNDS.**

**STAFF REPORT:** CDBG Specialist Chelsea Nesbit noted that on May 5, 2020 the City accepted \$199,675 in FY20 CDBG-CV funds and on September 11, 2020, the City was notified that an additional \$247,124 will be allocated as part of the third round of CARES Act funds. HUD is allowing the CDBG-CV funds to be spent for two years to respond to COVID-19. She clarified that CDBG-CV funds can only be used to prevent, prepare for, and respond to Coronavirus, and shall prioritize the unique needs of low-to-moderate income (LMI) persons. CDAIDE supports hospitality workers within the Coeur d'Alene-area restaurants and hotels by providing resources and emergency financial assistance. Hospitality workers are one of the most income fragile groups in our community as servers, cooks, dishwashers, cleaners, receptionists, or others often struggle with limited income and assets, lack of insurance, and an absence of the resources their families need. In our area, many hospitality workers face a seasonal work cycle, with a long winter of reduced work and pay. Unexpected medical expenses, auto breakdown, or a lapsed rent payment can spell crisis, even homelessness or job loss, for them. The program would address the 2018-2022 Consolidated Plan Goal Number 6: expanding public services for low-to moderate income residents in Coeur d'Alene. Specifically, the program would provide

emergency subsistence for housing, utility and transportation expenses to individuals and families directly affected by COVID-19. With the CDBG grant, CDAIDE would be able to offer subsistence payments for hospitality workers' housing for more than a single month. Typically, CDAIDE's lifetime cap for an individual is \$1,200, or \$2,400 for a single parent. That generally provides for only one month of rent for an individual or two months for a single parent. It would also pay for a part-time Care Coordinator to manage the program and provide the required HUD reporting. During the government shutdown, because of limited resources, CDAIDE reduced their budget per client from \$1,200 to \$350/client. Going into the winter, additional funds could help meet a larger portion of acute needs that hospitality workers face. The current "care budget" to assist with housing, transportation, and medical care is \$62,400 over 12 months. With those funds, CDAIDE assists approximately 5-6 individuals per month. With the addition of CDBG funds, CDAIDE would be able to increase the number of clients served by 100%, likely an additional 6-9 individuals per month.

Additionally, staff proposed a separate program for the general citizens who cannot pay their city utility bill. With the loss and reduction of employment, reduction in the Lost Wage Assistance extra payments under unemployment benefits, illness, and other factors as a result of COVID-19, the City has a large number of customers who are delinquent in their utility bills. The A.L.I.C.E. (Asset Limited, Income Constrained, Employed) population comprises 41% of the City's total population, and these are often the people who don't qualify for other forms of assistance because they make too much money, but they are also struggling to make ends meet. The City is requesting \$10,000 for municipal utility bill assistance be set aside from the CDBG-CV funds to assist those who qualify under the HUD guidelines for low-to-moderate income and demonstrate a need based on being directly affected by COVID. Late fees are not eligible for payment and the City would have to agree to waive these fees or defer them. As of October 14, 2020, there are over 300 City utility customers that have delinquent payments. This equates to more than \$46,000 in payments that are past due and owed to the City, which affects the City's budget. Staff is proposing to set aside \$10,000 of the CDBG-CV funds for the City Utility Subsistence Payments Program to eligible low-to-moderate income City residents who are delinquent on their bills or who may not have the money to pay upcoming bills as a result of COVID-19. The program would address the 2018-2022 Consolidated Plan Goal Number 6: expanding public services for low- to moderate-income residents in Coeur d'Alene. Specifically, the program would provide emergency subsistence for City water and sewer expenses to individuals and families directly affected by COVID-19. HUD has expanded the allowable payments to include up to six months of subsistence payments due to COVID-19. If the program is in high demand, staff may come back to Council to request additional funds.

**DISCUSSION:** Councilmember Wood asked what the turnaround time would be for helping people. Ms. Nesbit noted that reimbursement to the organization usually takes about a month, as they have to provide evidence that they have complied with the HUD regulations. Mayor Widmyer asked how fast CDAIDE would be able to assist people. Ms. Nesbit clarified it would be a direct pay to the vendor from CDAIDE, so as fast as they can process the request. Councilmember English noted that his wife is on the CDAIDE Board as the Treasurer and commented that they are fast at providing funding to those in need. Councilmember McEvers asked for clarification regarding the new funding category. Ms. Nesbit confirmed the HUD COVID funds are to be used to prevent, prepare for, and respond to COVID in areas that benefit



the low-to-moderate income population. Councilmember McEvers noted that this is the first time CDAIDE has requested CDBG funds and noted that they could also apply for community grants. Discussion ensued regarding what other organizations may need funds and how much money is reasonable to allocate toward this need. Ms. Nesbit noted that the program will help people from becoming homeless and noted that HUD has approved the funds for use in that category for up to six months, rather than the normal program allowance of three months. Councilmember McEvers said that since the group assists hospitality workers, and have already done fundraisers, this might be a start to help more. Additionally, since there is more HUD COVID funding coming, it is reasonable to award the full amount.

Councilmember Gookin asked if the \$10,000 would be enough to cover the utility assistance program needs. Ms. Nesbit noted that the amount is unknown, as they are unsure of how many of those behind on their utilities will qualify for the program, but they felt it would be a good starting amount.

**MOTION:** Motion by Gookin, seconded by Wood, to fund CDAIDE at \$25,000, instead of \$50,000.

**DISCUSSION:** Councilmember Gookin said that he has concerns about the program running out of funding and the unknown of winter and thinks there might be other non-profits out there that will need funding. Councilmember Miller said that the money will go to bills that are already behind and would catch them and delay the inevitable that they are going to be behind again. Ms. Nesbit noted that the funds might also help going forward during the winter season gap.

**MOTION WITHDRAWN:** Councilmember Gookin withdrew his motion.

**MOTION:** Motion by Miller, seconded by Evans, to approve the Grant award recommendation and request for approval to enter into contract negotiations with CDAIDE for the subsistence payments program using CDBG-CV funds, and to direct staff to create a City Utility Subsistence Payment Program using CDBG-CV Funds. **Motion carried.**

**LEGISLATIVE PUBLIC HEARING FOR CDBG 2019 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) AND A SUBSTANTIAL AMENDMENT TO THE 2019 ANNUAL ACTION FOR THE CDBG-CV3 FUNDS IN THE AMOUNT OF \$247,124.**

**STAFF REPORT:** CDBG Specialist Chelsea Nesbit noted that the CDBG grant is to support low-to-moderate income citizens. The City first accepted CDBG funds in 2007 and has received approximately \$3.6 Million since. She noted that the HUD low-to-moderate income definition for Coeur d'Alene median income for 2019 was \$64,600. She reviewed the national objectives of the program and activities included in the Action Plan and Consolidated Plan goals. She noted that the CAPER report is the yearend report required by HUD, which confirms how the City allocated the funds throughout the year. She said that highlights from the year included funding toward Meals on Wheels, sidewalks in the Fernan Elementary School area, the Emergency Minor Home Repair Program that assisted 16 homeowners, and community grant

allocations, for a total allocation during the year of \$329,018. She noted that the City was not able to work on goals for affordable housing and economic development; however, and the City is still looking for partners to work on those goals.

The Annual Action Plan amendment includes the acceptance of the CDBG-CV3 funding in the amount of \$247,124, which would equal a total CDBG CV funding for the year of \$446,799. With the previously funded activities, there is a balance of \$262,153.28. Ms. Nesbit noted that Mr. Larry Riley, the Executive Director of St. Vincent de Paul, was the only public comment received. His comment was a requested edit to the Emergency Shelter Grant (ESG) statistics noted in the CAPER Report, which were corrected. This public hearing is required to make a substantial amendment and approval of the CAPER.

Mayor Widmyer opened public comments and, with none being heard, public testimony was closed.

**MOTION:** Motion by Evans, seconded by Miller to approve the Community Development Block Grant 2019 Consolidated Annual Performance Evaluation Report (CAPER) and a substantial amendment to the 2019 Annual Action for the CDBG-CV3 funds in the amount of \$247,124. **Motion carried.**

**QUASI-JUDICIAL PUBLIC HEARING FOR ZC-4-20 - A PROPOSED ZONE CHANGE FOR 3520 N. 15TH FROM R-8 TO R-17; APPLICANT: NORTHWEST SOLUTIONS INVESTMENT GROUP.**

**STAFF REPORT:** Associate Planner Mike Behary presented the staff report, including a review of surrounding land use and zoning, Comprehensive Plan policies for consideration, physical characteristics, and neighborhood character. He noted that the subject property is located east of 15th Street between April Elaine Avenue and Mary Lane. He noted the property was developed under the City's prior cluster housing code. Mr. Behary noted that the following findings will need to be determined: that this proposal (is) (is not) in conformance with the Comprehensive Plan; that public facilities and utilities (are) (are not) available and adequate for the proposed use; that the physical characteristics of the site (do) (do not) make it suitable for the request at this time; that the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses. He reviewed the allowable uses within the R-17 zone. He noted that the services in the area are adequate to meet the request and no conditions were requested to be included by staff.

**DISCUSSION:** Councilmember Gookin asked why the swale is in its current configuration. Mr. Behary noted that it must have been what was required for a swale at the time. Councilmember Gookin asked what the current allowable density is. Mr. Behary noted that it is 33 units, and that with the zone change it could go to 72 units.

Mayor Widmyer opened public comments.

**APPLICANT:** Connie Krueger noted that she is representing the applicant. She clarified that the proposal is to move the zoning to R-17, and that the current allowable density is already

above the allowable 8 units per acre. She believes that the nonconforming lot is a reason to approve the request as the owner is having difficulty getting traditional financing. She noted that it is a transitional area with a major collector road nearby, that being 15<sup>th</sup> Street. She noted several multi-family units within the vicinity. Ms. Krueger reviewed the available infrastructure in the area including stormwater. She noted that the character of the overall area is higher density residential; however, there is no immediate impact.

**DISCUSSION:** Councilmember McEvers asked if the existing residence would be torn down and something reconstructed on the site. Ms. Krueger said that there are no immediate plans, and clarified that under the current code if the structure were to burn down, the owner would not be able to rebuild what he currently has. Councilmember Gookin said that the Comprehensive Plan states that the area is stable established. Ms. Krueger noted that it is transition based on a viewing of the area, where one can see examples of transition. Councilmember Gookin asked staff if the property was rezoned, would it remove the grandfather of the current density. Mr. Behary said that it would simply make it legally conforming. Councilmember Gookin asked if a rezone would require the swale to remain. Mr. Behary said that they may be able to be reconfigure the swale by submitting a new plan to the Engineering Department. Councilmember Gookin said that he thought a recent code amendment would allow a rebuild on the foundation of a nonconforming structure. Mr. Behary clarified that code applies solely to single family homes.

**MOTION:** Motion by McEvers, seconded by Evans to approve ZC-4-20, changing the zoning of property located at 3520 N. 15th Street from R-8 to R-17, as requested by Northwest Solutions Investment Group, and to make the necessary Findings and Order.

**DISCUSSION:** Councilmember Gookin said that he would oppose the request as the increased density would add twice as many units in the future and the Comprehensive Plan notes the area as Stable Established. Councilmember McEvers said that the City is working on new Comprehensive Plan and it could create more places for people to live and he hears a lot of people can't find a place to live, especially when looking at affordable housing. Councilmember Gookin said that he likes the green space and wants to make sure the City is careful about where it puts density and feels it goes against the current Comprehensive Plan. Councilmember Miller asked where the Coeur Housing program would interact with this type of request. Mr. Behary noted that for Coeur Housing, there would be a maximum size requirement and the parcel would be too large to fit within that code. Councilmember Wood noted that it would be more in line with affordable housing and 32 units would not overburden the area, and she would support the request.

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

#### **COUNCIL BILL NO. 20-1017**

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 OF THE FOLLOWING DESCRIBED PROPERTY FROM R-8 TO R-17: LOT 11, FRUITDALE SUBDIVISION,

COMMONLY KNOWN AS 3520 N. 15TH ST.; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

**MOTION:** Motion by Evans, seconded by McEvers, to dispense with the rule and read **Council Bill No. 20-1017** once by title only.

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

**MOTION:** Motion by Evans, seconded by McEvers, to adopt **Council Bill No. 20-1017**.

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

**QUASI-JUDICIAL PUBLIC HEARING FOR - ZC-5-20 - A PROPOSED ZONE CHANGE OF 2926 N. HOWARD STREET FROM MH-8 TO R-17; APPLICANT: HOWARD, LLC.**

**STAFF REPORT:** Associate Planner Tami Stroud presented the staff report, including a review of surrounding land use and zoning, Comprehensive Plan policies for consideration, physical characteristics, and neighborhood character. She noted that the subject property is located on the west side of US Highway 95, south of W. Neider Avenue and East of North Howard Street. The property does contain a single-family dwelling and has been used as such for many years. The applicant has indicated that they would like to demolish the current structure with no development plans at this time. Ms. Stroud noted that the following findings will need to be determined: that this proposal (is) (is not) in conformance with the Comprehensive Plan; that public facilities and utilities (are) (are not) available and adequate for the proposed use; that the physical characteristics of the site (do) (do not) make it suitable for the request at this time; that the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses. She reviewed the findings and noted that it is within a transitional area and that the infrastructure is adequate to meet the request. Development requirements, such as frontage improvement and site improvements, would be due at the time of development.

**DISCUSSION:** Councilmember Gookin asked for clarification regarding the lot size. Ms. Stroud said that it was a 21,780 square foot lot that would equal .58 acre. She noted that the owner intends to demolish the house. Ms. Stroud clarified that structures cannot be constructed under the high voltage transmission lines. Councilmember McEvers said that the area feels like “old school” Coeur d’Alene and has more of a County feel to it, and that it will be interesting to see what they do with the powerline.

Mayor Widmyer opened public comments.

**APPLICANT:** Connie Krueger said that she represents the applicant and reiterated the location of the property. She noted the rezones that have taken place in the area between Howard and Fruitland. She said that Howard Street is a major collector and would be the primary access. The owner does not desire to develop a manufactured home park.

**DISCUSSION:** Councilmember Gookin asked if there were no development plans yet. Ms. Krueger explained that the current property owner recently acquired the land, and reiterated that they have no desire to do a Mobile Home (MH) zoning project there. Mayor Widmyer said that it could be step one before a developer spends a bunch of money on the plans.

**MOTION:** Motion by Wood, seconded by Miller to approve ZC-5-20, changing the zoning of property located at 2926 N. Howard Street from MH-8 to R-17, as requested by Howard, LLC., and make the necessary Findings and Order.

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

**DISCUSSION:** Councilmember Gookin expressed some concern about the request due to the powerline and the entire area. He thinks it needs attention and that mobile homes are an affordable housing option that would be removed from Coeur d'Alene.

#### **COUNCIL BILL NO. 20-1018**

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 OF THE FOLLOWING DESCRIBED PROPERTY FROM MH-8 TO R-17 AND PLACING CERTAIN CONDITIONS UPON THE PROPERTY: PORTIONS OF TRACTS 43 AND 44, FRUITLANDS ADDITION, COMMONLY KNOWN AS 2926 N. HOWARD STREET, COEUR D'ALENE, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND 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. 20-1018** once by title only.

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

**MOTION:** Motion by McEvers, seconded by Miller, to adopt **Council Bill 20-1018**.

**ROLL CALL:** Wood Aye; Evans Aye; Miller Aye; McEvers Aye; Gookin No; English 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 8:52 p.m.

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Steve Widmyer, Mayor

ATTEST:

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Renata McLeod, CMC  
City Clerk

Draft