

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

February 7, 2023

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 on February 7, 2023, at 4:00 p.m., there being present the following members:

James Hammond, Mayor

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

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

INVOCATION: Pastor Paul Van Noy of Candlelight Church led the invocation.

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

ANNOUNCEMENTS:

Councilmember McEvers noted TDS was now broadcasting CDA-TV in high definition on Channel 5.

Councilmember Gookin said he had attended AIC Officials' Day at the Capitol and Governor Little had spoken on how many people had moved to Idaho, Idaho's current AAA credit rating, his efforts to increase teacher's pay and student literacy, property tax relief, workhouse housing, transportation projects, and that Idaho was in a good position if the country continued to move toward a recession. President Pro Tempore Chuck Winder spoke about his priority of property tax relief, education choice- money follows student, school choice, Transportation Department's bridge work, and increasing technical education. Speaker of the House Mike Moyle spoke of education funding, Medicare expansion, process of appointing judges, how committee chairs process laws, water issues, and property tax relief. Senator Doug Ricks, Chair of the Local Government and Taxation Committee, spoke of \$120 Million in tax relief, having growth pay for itself, and increasing the grocery sales tax. Senator Scott Grow and Representative Jason Monks spoke of property tax relief. He noted he had a great visit to the City's Composting Facility. He said he would still like the following issues brought forth to a future council meeting: Downtown parking and height limitations, and a Budget amendment to incorporate the change in pay for First Responders.

Mayor Hammond requested the appointments of Lindsey Sichelstiel and Abby Light to the Arts Commission, and Gina Davis to the Urban Forestry Committee.

DISCUSSION: Councilmember Gookin said he would like to see new applicants appointed to the City's boards and commissions. Mayor Hammond noted the openings had been advertised and no other applications had been received.

MOTION: Motion by Evans, seconded by Miller, to appoint Lindsey Sichelstiel and Abby Light to the Arts Commission and Gina Davis to the Urban Forestry Committee. **Motion carried with Councilmember Gookin voting no.**

CONSENT CALENDAR:

1. Approval of Council Minutes for the January 17, 2023, Council Meeting.
2. Approval of General Services/Public Works Committee Meeting Minutes from January 23, 2023.
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Setting of General Services/Public Works Committee Meeting for Monday, February 13, 2023, at 12:00 noon.
6. Setting of a Public Hearings for February 21, 2023:
 - a. 1095 E. Timber Lane - Approval of a Development Agreement Limiting the Applicant to Build One (1) Single Family Home and One (1) Duplex on the Property for the Recently Approved Zone Change Request (ZC-2-22): Applicant: Richard and Susan Bennett
 - b. Fee Hearing: Fee Adjustments for the Parks and Recreation, Planning, and Water Departments.
7. Approval of SS-22-08 – Grover Addition Final Plat: located at: 1266 W Hanley Ave. (South side of Hanley Ave. between Idlewood & Pinegrove Dr.)

As Recommended by the City Engineer

8. Approval of the Cemetery Transfer from English Funeral Chapel to Sorin Nickleolescu, Section K, Block 3, Lot 7, Forest Cemetery. (\$40.00)
9. Approval of the Repurchase of a Cemetery Niche from Judie Frost, Section FOR, Block NR1, Niche 34 in the Amount of \$1,900.00.
10. **RESOLUTION NO. 23-009-** A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE FOLLOWING: AGREEMENT FOR THE CLEANING, INSPECTION, AND REPAIR OF THE WASTEWATER CENTRIFUGE AND ASSOCIATED GEARBOX WITH ALFA LAVAL, INC., IN THE AMOUNT OF \$51,387.34; PURCHASE OF A 2023 FORD TRANSIT VAN FROM MIKE WHITE FORD FOR THE WATER DEPARTMENT; AND AGREEMENT WITH TRENORHL TO PROVIDE MASTERPLAN AND DESIGN SERVICES FOR THE FIRST PHASE OF THE POLICE DEPARTMENT EXPANSION AND REMODEL.

MOTION: Motion by McEvers, seconded by Evans, to approve the Consent Calendar as presented, including **Resolution No. 23-009.**

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

RESOLUTION NO. 23-010

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE 2022 CITY OF COEUR D'ALENE WASTEWATER COLLECTION SYSTEM (SEWER) MASTER PLAN UPDATE.

STAFF REPORT: Mike Becker, Wastewater Capital Program Manager said the Wastewater Department (Department), was requesting Council approve the implementation of the 2022 Wastewater Collection System (Sewer) Master Plan Update. Mr. Becker explained in his staff report that since 2002, and every 10 years since, the Department had hired consultants to complete or update a comprehensive analysis of the City's public sanitary sewer collection (conveyance) system. The analysis included studying and assessing existing, committed, and master plan sewer flows based on city-wide growth trends and developments. He said it was a vital tool used to identify deficiencies within the City's sewer collection system and prioritize rehabilitation and replacement projects to correct the deficiencies. He noted it also forecasted potential capacity issues as it relates to growth and creates a Capital Improvement Plan (CIP) to address the issues. The 2022 Sewer Master Plan was a comprehensive report and included numerous updates to the previous 2013 Sewer Master Plan. He mentioned as the City continued to grow, demands on the existing sewer system were constantly evolving, requiring updates and eventually a comprehensive revision. The goal of the 2022 Sewer Master Plan was to continue helping the Department manage the entire sanitary sewer collection system. He said a total of 52 sewer system issues had been identified as potential CIP projects over the next 20 years, and nearly 78% of the estimated \$47,913,000 total capital cost were for projects flagged "as needed" and growth dependent. He said as the City's sewer system expanded, sewer infrastructure deficiencies were continuously being discovered, those found in the 2022 Sewer Master Plan were first identified using the Asset Management Program, and they made up nearly 5% of the estimated 20-year Capital Costs at \$7,008,000. He noted by using the Asset Management Plan, the Department would need to continue budgeting at least \$800,000.00 annually for rehabilitation/replacement projects. This will extend the service life of the sewer repaired another 50 to 100 years.

DISCUSSION: Councilmember McEvers asked if the City or developers paid for infrastructure, with Mr. Becker responding it was paid by the developer and they are tasked with extending utilities to their development. Councilmember Wood asked if 10-year updates were required for the Sewer Master Plan, with Mr. Becker responding it was not a requirement but had been the Department's procedure. Councilmember Wood noted she would like 10-yr Strategic Plans for all City Departments and an overall City Strategic Master Plan.

MOTION: Motion by McEvers, seconded by Miller, to approve **Resolution No. 23-010** – Approval of the acceptance and implementation of the 2022 Wastewater Collection System (Sewer) Master Plan Update.

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

RESOLUTION NO. 23-011

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING THE DONATION TO THE CITY'S PUBLIC ART COLLECTION OF THE FOLLOWING ARTWORK: "U.S. ARMY SOLDIER" BY TERRY LEE, DONATED BY CHARLES AND GINGER FORD, ON BEHALF OF THE BUD FORD ESTATE.

STAFF REPORT: Stephanie Padilla, City Accountant asked Council to accept the donation from Charles and Ginger Ford, on behalf of the Bud Ford Estate, of the life size bronze statue entitled "U.S. Army Soldier" by artist Terry Lee, valued at \$60,000, to the City's public art collection. Oversight responsibilities of the Arts Commission included donations of artwork to the public collection. She said the Arts Commission was excited to add an additional piece of art to the City's collection and the donated statue would be added in the vicinity of the History Walk in McEuen Park. She noted the History Walk currently displayed bronze statues of a Lumber Jack, Farmer, Working Man, Suffragist, and Miner, and represented the historic foundation of the City of Coeur d'Alene. She said the Arts Commission, at their meeting held on April 26, 2022, voted unanimously to accept the future donation of the piece of art known as "U.S. Army Soldier," as commissioned by the late Bud Ford, and to recommend that Council accept the donated art piece, valued at \$60,000. She mentioned pursuant to finishing foundry work, the artwork would be scheduled for completion and installation in September 2023. She said the art piece was originally commissioned by the late Bud Ford, and Charles and Ginger Ford had agreed to the total financial donation in the amount of \$60,000, which would cover the full cost to Terry Lee Studio, Inc., to complete the art piece. She noted there would be costs associated with the installation and maintenance of the piece, which would be covered by the public art fund. The art piece will be included in the City's assets and covered by insurance. She noted that donations of a quality piece of art is an extremely cost-effective way to enhance and build upon the City's impressive public art collection.

DISCUSSION: Councilmember English said it was a wonderful gift and suggested installation at Veterans Plaza.

MOTION: Motion by Evans, seconded by English, to approve **Resolution No. 23-011** – Acceptance of Donated Artwork from Charles and Ginger Ford Entitled "U.S. Army Soldier" by Artist Terry Lee, into the City's Public Art Collection.

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

COEUR TERRE ANNEXATION REQUEST (QUASI-JUDICIAL)

A-4-22- ANNEXATION OF +/- 440 ACRES FROM COUNTY AG SUBURBAN TO CITY R-8, R-17, C-17L, & C-17 (COMMONLY KNOWN AS COEUR TERRE) AND APPROVAL OF AN ANNEXATION AND DEVELOPMENT AGREEMENT. LOCATION: N. OF I-90, S. OF W. HANLEY AVE, E. OF HUETTER RD; APPLICANT: KOOTENAI COUNTY LAND COMPANY, LLC.

STAFF REPORT: Sean Holm, Senior Planner said Kootenai County Land Company, LLC, through their representative Connie Krueger, was requesting consideration of annexation for a +/- 440-acre parcel in Kootenai County, currently zoned AG-Suburban, to be incorporated into the City limits with a mix of zoning designations which included: R-8, R-17, C-17L, and C-17. He said they were also requesting Council's approval of the proposed Annexation and Development Agreement (DA) for the project known as Coeur Terre. He said the subject property was located on the west side of the City, north of I-90 and W. Woodside Avenue, south of the future W. Hanley Avenue extension, east of N. Huetter Road, and west of N. Buckskin Road, Lancaster Road, N. Arthur Street, and W. Industrial Loop. He noted the subject property was vacant except for a large water tower owned by the City on a leased parcel in the northeast corner. He said there were two (2) homesites east of N. Huetter Road which were not included in the request. He noted the Planning Commission had heard and approved the annexation and Development Agreement request at their regularly scheduled meeting on October 11, 2022. Mr. Holm noted that there were four (4) findings required for the zone change and were as follows: Finding #B8 - The request is or is not in conformance with the Comprehensive Plan policies; Finding #B9 - Public facilities and utilities are or are not available and adequate for the proposed use; Finding #B10 - The physical characteristics of the site do or do not make it an acceptable request at this time; Finding #B11 - The proposal would or would not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character and/or existing land uses. He presented the surrounding zoning, land uses, applicable Comprehensive Plan objectives, provided staff input regarding the finding categories including traffic, and the details of the proposed Annexation and Development Agreement which addressed water, wastewater, and street needs. He noted Council was tasked with making findings to approve, deny, deny without prejudice, or table the decision to a date certain, and that a separate motion was required for the Annexation and Development Agreement.

DISCUSSION: Councilmember Wood asked what the zones were for property abutting the proposed annexation's property, with Mr. Holm responding to the north was R-8, M, R-3 and R-1 to the east, and R-3 to the south. Councilmember McEvers asked what had happened to cause the annexations of the surrounding properties, with Mr. Holm responding there was a public health need to provide sewer services to the properties. Councilmember English asked what public input would be available when future decisions for the project were made, with Mr. Holm responding it would be dependent on the requests from the developer. For a subdivision application, it would be a public hearing at the Planning Commission, which could include Planned Unit Development (PUD) requests, and if the request was to amend the DA it would need to be approved by the City Council. City Attorney Randy Adams noted Council approves all final plats of subdivisions, and had final say on DAs and any amendments to them. Councilmember Gookin asked if items would come to Council on the consent calendar or a decision item, with Mr. Adams responding

subdivision plats were normally placed on consent, yet Council always had the opportunity to pull consent items for discussion. Mayor Hammond clarified the annexation, zoning, and DA were being discussed at this time, and the subdivision would come forward at a later time for review and approval. Councilmember McEvers asked if phasing of the project was subject to change and how were the school sites chosen, with Mr. Holm responding it was dependent on how the project was approved and that major changes would require it go back to the Planning Commission for modification, and the school question would be for the applicant. Mr. Holm reiterated that major changes to the DA would require Planning Commission and Council's approval. Councilmember Evans asked about the phasing and traffic studies, with City Engineer Chris Bosley responding at each phase, or every two (2) years as stated in the DA, a transportation study is required. Councilmember Gookin asked about the utilities, and said by his estimates of the total housing units allowed with the requested zoning, there could be 5,322 units, over 10,000 cars, and felt the area would be maxed out and could the City manage the potential of 10,000 cars. He asked if the Traffic Impact Report was based on the potential traffic numbers, with Mr. Bosley responding KMPO ran many scenarios to get a baseline, it was based regionally, and looked at how streets would be affected as each phase came forward. He noted any traffic studies completed now using complete buildout numbers, would be invalid by the time the development was actually completed. Councilmember Gookin asked how many lane miles there would be at build out and how it impacted snow plowing, with Streets Superintendent Todd Feusier responding he was not aware of the total lane miles yet looking at the project in order to provide snow plowing for the development it would require another team of 2 with another plow and grader. Councilmember Gookin asked if there was water capacity for 5,000 homes, with Water Superintendent Terry Pickel responding with the proposed additional well site, Heutter well, and based on 7,900 residential units, there would be water to serve the project and additional water capacity for other City use. Councilmember Gookin asked what was wastewater's maximum capacity, with Superintendent of Wastewater Mike Anderson responding he had worked with the developer, and the DA addressed the future needs. He said future development would provide additional infrastructure that was needed, and they would review capacity on an annual basis. Mr. Anderson said growth of the plant was done by capitalization fees. Councilmember Gookin asked about Indian Meadows pipeline, with Mr. Anderson responding the line would need to be upgraded along the Appaloosa Road trunk main. Councilmember Gookin asked what the thought process had been for the list of non-allowed uses in the DA, with Mr. Holm explaining staff had looked at allowable uses in the downtown core. Councilmember Wood asked why some of the restrictions were proposed by the City, with Mr. Holm responding Council could make changes to the list if they desired to do so. Councilmember Wood asked from a public safety perspective, were five (5) street accesses needed to the property and the Hanley traffic circle, with Captain Walther responding the preferred access would be at each ½ mile point which could be stretched to one-mile, and they didn't feel they needed (5) access points to the proposed development. Captain Walther said the traffic circles near the schools have had issues with too much traffic during drop-off and pick-up, distracted driving, and many not understanding the rights-of-way. Deputy Fire Chief Bill Deruyter said future Fire Station 5 would be located near Seltice Way, the Fire Department was response time driven, and the majority of their calls were to multifamily residences. He said road access through to Heutter Road would be preferred. Councilmember English asked about traffic mitigation on Atlas Road, with Mr. Bosley responding there was currently no funding identified for improvements to Atlas Road.

Kootenai Metropolitan Planning Organization (KMPO) Planner Ali Marineau said she had worked on the conceptual plan of the project and the potential impacts to the region. She explained they used a Travel Demand Model (peak hours) which included 3-steps: Trip Generation, Distribution, and Assignment. She noted the type, size, and location of development was looked at in order to quantify impacts based on growth/land use types. She said the 2035-2045 forecast included roadways (SH-41 widening, I-90 widening, Poleline-Hanley construction, Atlas and Huetter Roads widened to three (3) lanes) and development (Prairie Crossing, additional commercial land use along Huetter Road, Meyer Road connection, Atlas Waterfront/River's Edge). She said travel patterns shift due to additional collector road networks and most facilities with planned improvements could tolerate additional traffic. She noted some locations would need to be addressed for future growth with or without the proposed development and mentioned there were currently traffic issues at Kathleen Ave and Atlas Road, and Nez Perce Road and Atlas Road. She said southeast travel from the development was most likely.

Councilmember English said he anticipated traffic to travel from west to east, and felt some would travel the opposite direction if retail/professional services were available. Councilmember Gookin asked if the Heutter Bypass was used in the modeling, with Ms. Marineau responding it was included, and was planned for the future as funding became available. Mayor Hammond asked if rights-of-way acquisitions were in progress for the Heutter Bypass, with Ms. Marineau responding they had not yet begun acquisitions yet environmental review was currently being done. Councilmember McEvers asked how three (3) lanes of traffic would add capacity to the roads, with Ms. Marineau explaining the dedicated turn lanes would ease congestion as the traffic would not back up in the roadway while waiting to make turns.

Mayor Hammond opened the public testimony portion of the hearing.

APPLICANT:

Brad Marshall, Planner with JUB Engineers introduced the applicant team. He noted Coeur d'Alene Place was a well-planned phased project and he felt the Coeur Terre project would also be a well-planned, phased project. Melissa Wells, President of Kootenai County Land Company LLC, said they were a local company, had focused on collecting input from the community and incorporating it into the plans. She said the proposed Master Plan for the Coeur Terre project had been in the works for ten (10) years, the property was located within the City's Area of City Impact (ACI) since the 1990's, and the 2022-2042 Comprehensive Plan identified the property for potential development. She said the phased buildout would take 20-30 years. Mr. Marshall said they were seeking annexation and zoning, and the property would be developed below the allowable zoning density. He said sewer and water capacity were based on the current count and they were not seeking subdivision approval at this time. He said there would be many opportunities to review each subdivision as they came to fruition. He said they had received extensive community input, contacted surrounding properties, and had met with all stakeholders. He said they had met with staff to work on the DA, which addressed City utilities and public street improvements. He mentioned the economic benefits would be \$2.5 Billion into the community, 900 new jobs, including two (2) new schools with approximately 100 jobs, sales and property tax revenue of \$4.4 Million at buildout, and expanded services as a result of the growth. Connie Krueger, Principal Planner of Stonehenge Development & Government went over the ACI area

and noted area planning had started over 30 years ago, the property had been identified to be annexed by the City, and was identified in the City's current Comprehensive Plan. She said they had analyzed the needs of the area. R-8 was the largest zone in the project, and it generally equated to 3.4-4.2 units per acre once easements and rights-of-way were identified. She noted the C-17 zone would allow work/live prospects. She said workforce housing was desired and had been addressed in the Annexation Agreement with 5% dedicated to the issue. She said they had entered into a Memorandum of Understanding (MOU) with the Coeur d'Alene School District (District) and a middle and elementary school were included in the project with the location chosen by the District. Gabe Gallinger, Engineer of Kootenai County Land Company LLC said his team had met with City staff to incorporate parks and trails into the project. He noted included in the Master Plan were one (1) 5.4-acre neighborhood park, one (1) 12.3-acre community park, green space, and a trails system with 4-miles of new trails. He noted the main street connectors were Heutter Road and Hanley Ave, and they had identified connectors through the existing neighborhoods east of the project. He said they would work with the City and emergency services to ensure the best routes for streets were identified. He mentioned there were existing water wells, tanks, and pipes and a future well site which would be dedicated to the City. He said the City's Wastewater Master Plan identified current and future infrastructure needs, and there was current capacity to serve the proposed development with existing connection points adjacent to the property.

Mayor Hammond called for a five-minute recess at 6:39 p.m. and called the meeting back to order at 6:46 p.m.

PUBLIC TESTIMONY:

Donny Gardiner, Coeur d'Alene, spoke in opposition and noted the Indian Meadows neighborhood did not have sidewalks and he was concerned with traffic impacts and incomplete traffic studies.

Tom Berube, Coeur d'Alene, spoke in opposition and noted there were many problems with the proposal and out-of-hand growth within the City. He requested the streets not be routed through the existing neighborhoods.

Ronald McGhie, Post Falls, spoke in opposition and noted he had concerns with the process. He mentioned the Planning Commission had concerns with the project and had said they would be addressed in the PUD and subdivision applications. He requested a public workshop be held before approving the zoning changes.

Bridget Sundahl, Coeur d'Alene, spoke in opposition, said Indian Meadows was a treasure, and streets cutting through the neighborhood would have an impact to the people and delicate ecosystem of the area.

Roger Ruddick, Coeur d'Alene, spoke in opposition and noted as referenced in the Coeur Terre Master Plan, it was stated that the project would fit nicely with the existing neighborhood, which he felt would stand in stark contrast to the Indian Meadows neighborhood zoned R-1, as opposed to the proposed R-8 zoning.

Lorelei Ruddick, Coeur d'Alene, spoke in opposition, stating her concern was with the zoning density.

Don Webber, Coeur d'Alene, spoke in opposition and noted there were many unanswered questions in regard to the traffic study and compatibility with the existing R-1 zoned neighborhood.

Madelyn Knutson, Coeur d'Alene, spoke in opposition and said there were concerns with the streets connecting to the existing neighborhoods which had not been addressed by the developers.

J. Mike Fitzsimmins, Coeur d'Alene, spoke in opposition and felt approval of the Annexation and Development Agreements were premature at this time. He was concerned the proposed development would affect his property value.

Ronda Bowling, Coeur d'Alene, spoke in opposition and said she agreed with her neighbors' previously stated comments. She noted the existing neighborhood roads were never intended to connect to future development.

Mike Bullard, Coeur d'Alene, spoke in opposition and asked Council to table or deny the annexation request. He said there were problems with traffic now and adding 10,000 vehicles would not be feasible.

Deborah Wilson, Coeur d'Alene, spoke in opposition and asked Council to vote no on the annexation request as it would be devastating to the surrounding neighborhoods.

Katherine Hall, Coeur d'Alene, spoke in opposition and asked for her neighborhood to be protected and that impacts to the neighborhood be considered in Council's decision.

Connie Kruger, Coeur d'Alene, read a letter from the Jeff Voeller, Director of Operations for the Coeur d'Alene School District, which was in support of the project. Councilmember Gookin stated part of the MOU between the applicant and the District included a letter of support.

Alex Sincaski, Coeur d'Alene, spoke in opposition and said the largest concern was traffic impacts.

Russ McLain, Coeur d'Alene, stated he was neutral on the project and noted his concerns were exploitations of the area.

Maureen Jacobi, Post Falls, who spoke in opposition and said she felt the project had been planned for many years, yet she had barely been made aware of it, and asked for more community involvement.

Dan Chapleski, Coeur d'Alene, spoke in opposition and said the project's Finding B:11 would negatively affect the existing neighborhood in regard to the proposed five (5) street connectors.

Sean Jackson, Coeur d'Alene, spoke in opposition and noted he knew the site would eventually be developed but not at the density proposed. He didn't feel the project was a good fit for Coeur d'Alene.

Scott Krajack, Coeur d'Alene, spoke in favor and noted Coeur d'Alene Place was a desired location, the proposed project was similar in design, and would be a good neighborhood for the community.

Andrew Hall, Coeur d'Alene, spoke in opposition and said his neighborhood was unique. He felt the project would be a problem for future generations, and asked that the roads in Indian Meadows not be connected to the new development.

Brenda Nearpass, Coeur d'Alene, spoke in opposition and mentioned housing needs had changed, there currently was not a shortage of homes, and buyers preferred a larger lot.

Patrick Wilson, Coeur d'Alene, spoke in opposition and stated he was concerned with an increase to traffic decreasing his property value.

David Hoekendorf, Coeur d'Alene, spoke in opposition and stated he was concerned with the high-density zoning and ensuing traffic impacts.

Raena Pinchuk, Coeur d'Alene, spoke in favor and noted she happily lived in an Architerra Homes development which provided a nice environment with amenities within walking distance.

Don Schmitt, Coeur d'Alene, spoke in opposition and noted there were 2,826 single family homes served by Atlas Rd and didn't wish his street to be turned into a collector street.

Rob Orth, Coeur d'Alene, spoke in favor and said he was President of Tomlinson Realty which was a part of the brokerage firm that represents Architerra. He noted there was a housing shortage and the project addressed the "missing middle" type of housing.

John Hurley, Coeur d'Alene, spoke in opposition and asked how the project and any future developments would affect the aquifer.

Suzanne Knutson, Coeur d'Alene, spoke in opposition and noted she lived 600' from the project. She said in 1973 there were no zoning codes in Kootenai County for properties under two (2) acres. She asked why the project didn't consider R-1 or R-3 zoning, and why developer's input was included in developing the 2022-2042 Comprehensive Plan, which she felt was a conflict of interest. Councilmember Gookin asked Ms. Knutson if she would be okay with the development if it was R-1, and how would she propose to mitigate housing stock and pricing without the density, with Ms. Knutson responding she would be okay with R-1 as that was what the comprehensive plan called for. She mentioned she wasn't sure on mitigation of housing yet felt high-density wasn't the answer and that a lot of housing stock was now being used as short-term rentals.

Rob Knutson, Coeur d'Alene, spoke in opposition and noted Indian Meadows was annexed into the City in 1982. He felt there was not enough thought placed in development of the property and the future impacts to the community.

Lori Barker, Coeur d'Alene, spoke in opposition and said if the roads were connected it would devastate the neighborhood.

Tom Tripp, Coeur d'Alene, spoke in opposition and noted he had lived in the area for many years, and that Nez Perce Road was already being traveled at a high rate of speed.

Will Cushman, Coeur d'Alene, spoke in opposition and was concerned with potential traffic impacts the development would bring.

Brett Hanby, Post Falls, spoke in opposition and mentioned housing inventory was currently up, the annexation's Master Plan didn't fit with the existing neighborhoods, and it wasn't liked by a majority in the community.

Betsy Bullard, Coeur d'Alene, spoke in opposition and said Indian Meadows was a unique neighborhood in Coeur d'Alene and asked that the quality of the neighborhood be preserved.

Nate Dyk, Coeur d'Alene, spoke in opposition and noted Coeur Terre was being over-developed and concerns should be addressed now as it would impact the community for many years.

Ted Smith, Coeur d'Alene, spoke in opposition and noted he had concerns with the traffic planning of the development. He said the expectation had been their neighborhood roads would connect to development with similar density to the existing area.

Councilmember Gookin asked Mr. Marshall what type of jobs would be added, with Mr. Marshall responding it would be a mix of professional services. Councilmember Gookin asked for additional information regarding the school site sale to the District, with Mr. Marshall explaining they were selling one (1) parcel to the District at reduced market value for the middle school, and the other site for the elementary school would be included in the project as it would be needed due to the development. Councilmember Gookin asked if they would be returning at a later time asking for increased density, with Mr. Marshall responding they would not, and that they were in agreement with the terms of the DA which included the prohibited land uses. Councilmember Gookin asked when the 5% workforce housing aspect would get underway, with Mr. Marshall responding they would start immediately. Councilmember Gookin noted the development continued west of Heutter Road and would they be asking the City for annexation of the property located west of the current annexation, with Mr. Marshall responding they would not.

Councilmember Wood asked if the District sites were set in stone and didn't understand why they were so far apart, as there were potential shared resources to be had if they were close to each other. Mr. Gallinger said they had engaged the District early on and the District had chosen the sites for the future schools. He explained zoning was chosen based on where the school sites were located. Councilmember Wood asked about impacts to existing neighborhoods by connecting streets and had discussions been held with the neighborhoods, with Mr. Gallinger responding they had conversations with those in the affected neighborhoods and would continue to work with the community.

Mayor Hammond asked about the school locations and noted there was true value having the sites connected. He said the second issue was traffic and would like it engineered to connect to Seltice Way to alleviate some of the concerns.

Councilmember Miller asked about the development being built-out below the allowed zoning, and had modeling been done on eight (8) units per acre or the reduced 3-4 units per acre, with Mr. Gallinger explaining they were unable to build eight (8) units in R-8 once they accounted for streets, trails, rights-of-way, etc. He said KMPO modeled on an average of five (5) units per acre. Councilmember Miller asked if there was a requirement to add connectors to other developments, with Mr. Gallinger responding he was not aware of a requirement to do so. Councilmember Miller said she didn't feel the project and Coeur d'Alene Place were the same as nothing had been built near CDA Place when construction started. Councilmember Miller asked if there was a construction plan for access to the site, with Mr. Gallinger responding access would be from Huetter Road and they could add the language to the DA if needed. Councilmember Miller asked if there had been conversations about some of the existing neighborhood roads becoming cul-de-sacs, with Mr. Gallinger responding they would address those issues in the PUD process.

Councilmember Wood asked if there was a buffer zone between the R-1 and R-8 areas, with Mr. Gallinger explaining there would be a pathway buffer between backyards.

APPLICANT REBUTTAL:

Mr. Marshall said in his business there wasn't generally support for development, yet there was a need for housing in the community. He noted the density was lower than proposed and they were bound by the Annexation/Development Agreement and were open to working with staff to mitigate neighborhood concerns. He noted Indian Meadows and surrounding neighborhoods were currently away from services and the Coeur Terre development would add services and schools. He said the planning process took time and it was important to have projects in the pipeline when the market improved again. He reiterated the project was in the City's ACI and aligned well with the Comprehensive Plan.

Mayor Hammond closed the public testimony portion of the hearing.

Councilmember Wood stated there were impacts to the City with these types of projects. She asked the department heads how many additional staff would need to be added to provide services to the project at build-out. Police Chief Lee White said 15 officers plus one (1) or two (2) school resource officers. Parks and Recreation Director Bill Greenwood said his department would need an additional 4-5 full-time employees. Deputy Fire Chief Deruyter said a 5th Fire Station with nine (9) members and an additional fire apparatus. Mr. Feusier said the Streets/Engineering Department would need an additional 2-3 staff members and additional equipment. Municipal Services Director Renata McLeod said staffing levels would be dependent on increases to business licenses, special permits, etc. Mr. Adams said the Legal Department would not be affected. Mr. Anderson said the Wastewater Department would require an additional apparatus and two (2) staff members. Mr. Pickel noted the Water Department would need to hire two (2) operators as the water system grew, and Community Planning Director Hilary Patterson said they would require one (1) additional full-time planner.

Councilmember McEvers asked what would be the process if Council wanted to change the DA before them, with Ms. Patterson responding if staff were directed to make revisions, they could ask them to work with the applicant team and then the DA would come back to Council for

approval. Mr. Adams noted new conditions could be offered at the time of the hearing and if the applicant was in agreement they could be incorporated into the agreement at the time of the hearing. He said if a new DA was required it would not be subject to a new public hearing since it would be considered a contract.

Councilmember Evans asked what tools were available to encourage changes to the road alignments, with Ms. Patterson responding it could be done through the subdivision and PUD stages. Mr. Adams noted the Municipal Code section related to subdivisions stated local streets which served primarily to provide access to abutting property only, must be designed to discourage through traffic.

Councilmember McEvers suggested access to the proposed development by Hanley Avenue and Huetter Road only.

Councilmember Gookin asked for clarification of the difference in denying the annexation, and denying without prejudice, with Ms. Patterson explaining if Council chose to deny the request, the applicant would have to wait at least one (1) year to submit another request, and if they voted to deny without prejudice the applicant may immediately return with another request for annexation.

MOTION: Motion by Gookin, seconded by Wood, to deny without prejudice, A-4-22 +/- 440 Acres from County AG Suburban to City R-8, R-17, C-17L, & C-17 (Commonly Known as Coeur Terre). Location: North of I-90, South of West Hanley Ave, East of Huetter Rd; Applicant: Kootenai County Land Company, LLC and to develop the necessary Findings and Order for return visit.

DISCUSSION: Councilmember Gookin said the current proposal did not meet finding B-11 as it did affect the surrounding neighborhoods, and noted there was no transition from the existing neighborhood, which had low-density zoning, to the new development. Councilmember McEvers suggested modifying the DA instead of denying the annexation agreement. Councilmember Miller asked when Council would have an opportunity to provide input to the developer, with Mr. Adams responding they may provide their input to staff, and staff would approach the applicant with the suggestions. Councilmember Wood suggested more time be spent working on concerns and then return to Council. Councilmember English said he felt there were still refinements which were needed. Mr. Adams said if the project was denied without prejudice, the applicant would be required to submit a new application which would start the hearing process over again beginning with the Planning Commission and then Council via public hearings. Mr. Adams mentioned an option for Council was to return the request to the Planning Commission for further modifications and they had 40 days to report back.

MOTION WITHDREW: Councilmember Gookin withdrew his Motion with concurrence from Councilmember Wood.

Ms. Patterson noted if desired, Council may delay/defer their decision for 15 days in order to give staff time to work with the applicant to make the desired revisions to the DA. Councilmember Miller said she wanted a cohesive list of items to be negotiated and included in the DA, such as the buffer zone adjoining existing properties to new ones, location of school sites, traffic studies,

5% workforce housing, road connectors, and east access for public safety. Councilmember Gookin asked what the quasi-judicial process was between then and the next meeting, with Mr. Adams responding they could not deliberate with each other, or members of the public, and could not seek any further evidence before making their decision.

MOTION: Motion by Gookin, seconded by English, to defer the decision to the next regularly scheduled Council meeting.

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

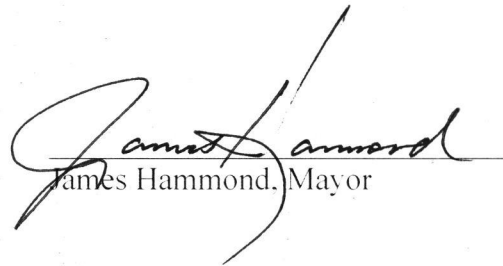
ADJOURN: Motion by McEvers, seconded by Gookin, that there being no other business this meeting be adjourned. **Motion carried.**

The meeting adjourned at 9:50 p.m.

ATTEST:



Sherrie L. Badertscher
Executive Assistant


James Hammond, Mayor