

**WELCOME**  
To a Regular Meeting of the  
**Coeur d'Alene City Council**  
Held in the Library Community Room

**AGENDA**

**VISION STATEMENT**

Our vision of Coeur d'Alene is of a beautiful, safe city that promotes a high quality of life and sound economy through excellence in government.

The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of Public Hearings. Any individual who wishes to address the Council on any other subject should plan to speak when **Item G - Public Comments** is identified by the Mayor. The Mayor and Council will not normally allow audience participation at any other time.

**6:00 P.M.**

**November 21, 2017**

**A. CALL TO ORDER/ROLL CALL**

**B. INVOCATION:** Pastor Dave Hoit, Prairie Avenue Christian Center

**C. PLEDGE OF ALLEGIANCE**

**D. AMENDMENTS TO THE AGENDA:** Any items added less than forty eight (48) hours prior to the meeting are added by Council motion at this time.

**E. PRESENTATION:**

1. CDATV Survey Award

**Presented by: Melanie Collett, CDATV Committee Chair**

**F. CONSENT CALENDAR:** Being considered routine by the City Council, these items will be enacted by one motion unless requested by a Councilmember that one or more items be removed for later discussion.

1. Approval of Council Minutes for the November 7, 2017 Council Meeting.
2. Approval of Bills as submitted and reviewed for accuracy by Finance Department
3. Approval of the Financial Report
4. Approval of General Services Committee Minutes of November 13, 2017
5. Setting of Public Works and General Services Committee meetings for November 27, 2017 at 12:00 noon and 4:00 p.m. respectively
6. Setting of Public Hearings for December 5, 2017:

- a. V-17-6 - Vacation of the 20' emergency vehicle access easement located between Lot 8 and Lot 9, Block 1 of the Graystone Subdivision
- b. V-17-7 - Vacation of the Good People Condominiums plat, Book K of plats, Page 106 located at 1421 and 1423 Kaleigh Court
- c. 0-3-17 – Short Term Rental Ordinance – Municipal Code Chapter 17.08
- 7. Setting of Public Hearings for December 19, 2017 for the adoption of the 2015 International Building Code with amendments, amendments to the 2012 International Residential Code, the 2015 International Energy Conservation Code (commercial provisions) with amendments, the 2012 International Energy Conservation Code (residential provisions) with amendments, the 2015 International Existing Building Code with amendments, and the 2017 Idaho State Plumbing Code with amendments.
- 8. Approval of Beer and Wine Licenses:
  - a. Amos Poe, Ona LLC., 1201 N. Government Way (transfer from Gittels Market)
  - b. Grace McNeil and Jamie Son, dba Momo, 101 E. Sherman Avenue (transfer from Bonsai Bistro)
  - c. Alexander Castagno, AC Outdoors LLC. Dba Coeur d'Alene Bike co. 314 N. 3<sup>rd</sup> Street (New)

**As Recommended by the City Clerk**

- 9. **Resolution No. 17-070**
  - a. Approval of S-3-12 – Coeur d'Alene Place 29<sup>th</sup> Addition Final Plat, Subdivision Improvement Agreement and Security
    - As Recommended by the City Engineer**
  - b. Acceptance of a Quit Claim Deed from the Museum of North Idaho
    - As Recommended by the City Attorney**
  - c. Approval of the surplus of a 1988 GMC Wildland Engine and the donation to a rural Fire Department
  - d. Approval an Addendum to the Lake City Engineering contract for Final Design of the 15th Street Reconstruction – Phase 2 project from Harrison Avenue to Best Avenue

**As Recommended by the General Services**

**G. PUBLIC COMMENTS:** (Each speaker will be allowed a maximum of 3 minutes to address the City Council on matters that relate to City government business. Please be advised that the City Council can only take official action this evening for those items listed on the agenda.)

**H. ANNOUNCEMENTS**

- 1. City Council
- 2. Mayor

**I. OTHER BUSINESS:**

- 1. Discussion of Sub-committee Structure

**Staff Report by: Renata McLeod, Municipal Services Director**

2. Acceptance of Canvassed Election Results

**Pursuant to the November 7, 2017 Election**

**J. PUBLIC HEARINGS**

1. (QUASI-JUDICIAL) ZC-3-17 Applicant: Welch Comer; Location: South of vacated Garden Avenue East of Park Drive, requested proposed zone change from R-3 (Residential at 3 units/acre) to City R-8 (Residential at 8 units/acre) zoning district

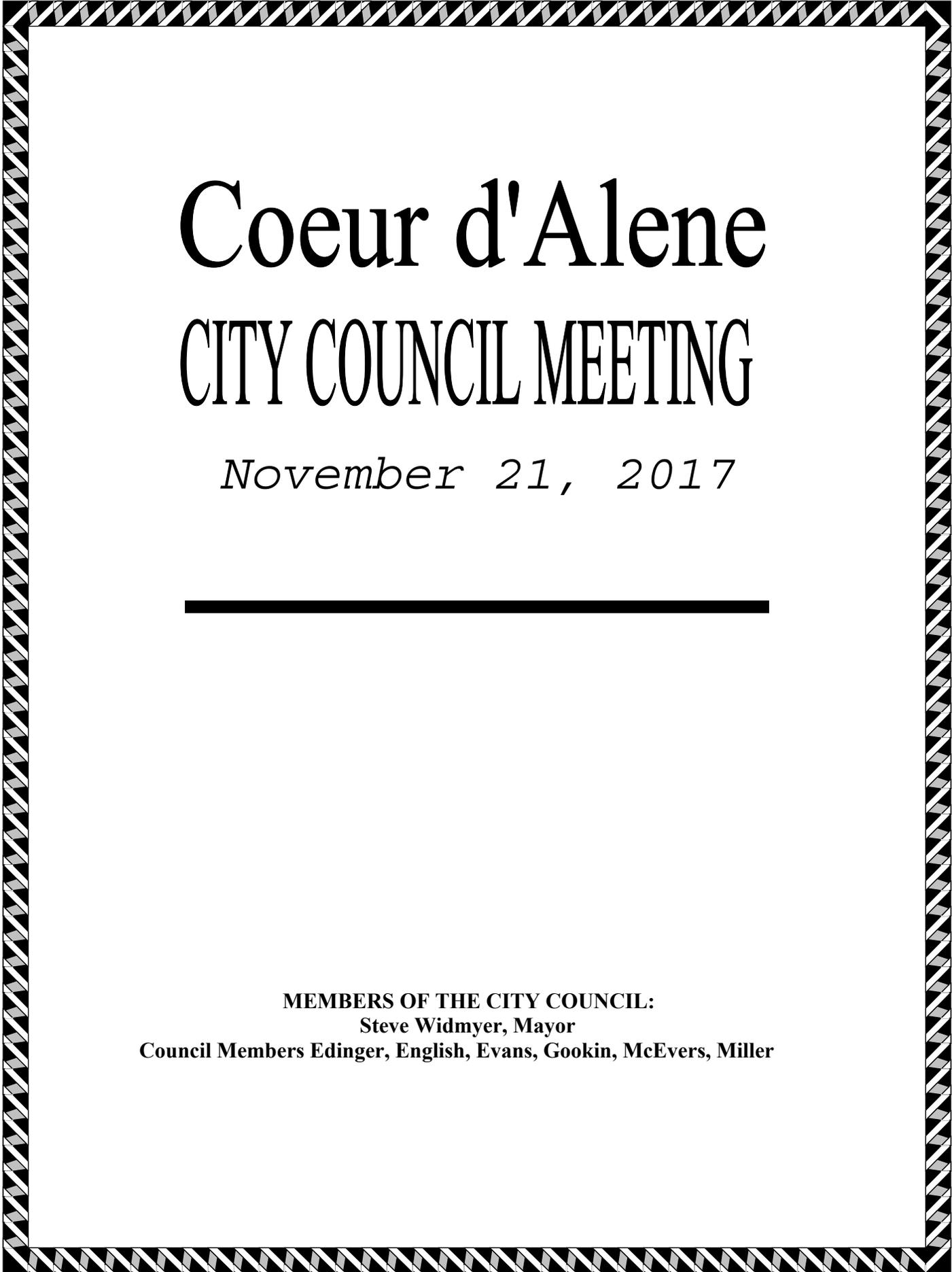
**Staff Report by: Mike Behary, Planner**

2. (LEGISLATIVE) A-3-17 Applicant: The Estate of Marvin Paul Keough; Location: 7845 N. Ramsey Road, requested proposed 4.6 acre annexation from County Agricultural to City C-17 (Commercial 17 units/acre)

**Staff Report by: Sean Holm, Senior Planner**

- K. RECESS:** Thursday, November 30, 2017 at Noon in the Library Community Room located at 702 E. Front Avenue for a Workshop with ignite cda.

*This meeting is aired live on CDA TV Cable Channel 19 (Charter Cable)*



# Coeur d'Alene

## CITY COUNCIL MEETING

*November 21, 2017*

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**MEMBERS OF THE CITY COUNCIL:**

**Steve Widmyer, Mayor**

**Council Members Edinger, English, Evans, Gookin, McEvers, Miller**

# CONSENT CALENDAR

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

November 7, 2017

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, November 7, 2017 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

Dan Gookin ) Members of Council Present  
Kiki Miller )  
Amy Evans )  
Loren Ron Edinger )  
Woody McEvers )  
Dan English )

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

**INVOCATION:** Pastor Paul Peabody with Grace Bible Church provided the invocation.

**PLEDGE OF ALLEGIANCE:** Councilmember McEvers led the pledge of allegiance.

**2017-2018 SNOW PLAN -** Street and Engineering Services Director Tim Martin provided an update regarding the current leaf pick up program. He noted that the start date for the program is Monday, November 13, 2017, and that the early snowfall does not affect leaf pick. He noted the highlights of the 2017-2018 Snow Plan including that standard plow operations will begin after 4-5" of snow on the roadway and priorities are given to hospital access, major arterials, hills, major collectors, bus routes, then residential zones. Mr. Martin estimates a citywide snow removal to take 30 hours based on historical times. He stressed the importance of communication with the community, for residents to keep the cars off the sides of the road, and for neighbors to look out for neighbors. He reminded the Council that the City is one of a dozen cities in the United State that uses the loader gates to mitigate the effect of berms on driveways. He noted that this year's "name the storm contest" theme is "Explorers" from Fernan Elementary School.

**DISCUSSION:** Councilmember Evans thanked the Street Department team for making the city safe; noting that last year was a challenge. Councilmember Miller clarified that the snow removal of sidewalk snow is not intended to create a burden for disabled, elderly or injured citizens, and wondered if there were helpful links on the City's website. Mr. Martin noted that the Senior Center does help many people and if there are more individuals or groups that want to help, they should contact him directly. Councilmember English noted that he believes there should be aggressive enforcement for vehicles and boats left on the street.

**MOTION:** Motion by Gookin, seconded by Edinger to approve the 2017-2018 Snow Plan.  
**Motion carried.**

**CONSENT CALENDAR: Motion** by McEvers, second by English, to approve the consent calendar.

1. Approval of Council Minutes for the October 17, 2017 Council Meeting.
2. Approval of Bills as submitted and reviewed for accuracy by Finance Department
3. Setting of Public Works and General Services Committee meetings for November 13, 2017 at 12:00 noon and 4:00 p.m. respectively
4. Approval of Beer and Wine License for Vine and Olive LLC, 2037 Main Street (new)
5. Approval of Cemetery lot transfer from Florence Stranahan to Terry and Carol Stranahan ( Lot 270, Block C, Section Riv, of Forest Cemetery Annex.)
6. Approval of Cemetery lot transfer from Florence Stranahan to Shannon Diane Stranahan and John Allan Klonick ( Lot 271, Block C, Section Riv, of Forest Cemetery Annex.)
7. **Resolution No. 17-067-** A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED CONTRACTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING APPROVAL OF AN AGREEMENT TO PERFORM SUBDIVISION WORK – STINER 1ST ADDITION (SS-17-10), AND SECURITY; ACCEPTANCE OF GRANT AND APPROVAL OF A GRANT USE AGREEMENT WITH KOOTENAI COUNTY REGARDING A COUNTY-WIDE DISASTER PREPAREDNESS AGENCY; APPROVE THE PURCHASE OF 20 MOTOROLA APX RADIOS AND RELATED EQUIPMENT FROM MOTOROLA SOLUTIONS IN THE AMOUNT OF \$98,076.80 USING 2015 GO BOND FUNDS; APPROVING THE WAIVER OF COVERED LOAD REGULATIONS FROM NOVEMBER 1, 2017, THROUGH DECEMBER 1, 2017, FOR THE ANNUAL CITY LEAF PICK UP PROGRAM AND ADOPTING NEW CLASSIFICATIONS BASED ON THE BDPA STUDY AND RECOMMENDATIONS FOR POSITIONS THAT FALL UNDER THE LAKE CITY EMPLOYEES ASSOCIATION (LCEA), UNREPRESENTED POSITIONS, AND FLSA EXEMPT POSITIONS.

**ROLL CALL:** English Aye; Edinger Aye; Evans Aye; Miller Aye; McEvers Aye; Gookin Aye.  
**Motion Carried.**

#### **COUNCIL ANNOUNCEMENTS:**

Councilmember Gookin noted that tonight is election night for three of the Council and the Mayor and wished them all good luck. He encouraged the public to get out and vote, even though the seats are uncontested.

Mayor Widmyer asked for the approval of the appointment of Teresa Runge to the Arts Commission.

**MOTION:** Motion by McEvers, seconded by Evans to approve the appointment of Teresa Runge to the Arts Commission. **Motion carried**

## **AUTHORIZATION OF GRANT APPLICATION FOR STOP GRANT AND VOCA GRANT FOR TWO VICTIM ADVOCATE POSITIONS.**

**STAFF REPORT:** Police Chief Lee White requested authorization to apply for a STOP grant and a VOCA grant for two Victim Advocate positions. In 2016, the Coeur d'Alene Police Department responded to 904 calls for service that were coded as a domestic violence call. Although the department does a great job of investigating these crimes, many of the victims involved in these cases may not receive adequate attention. Under the current system, a crime victim must be referred to a community-based victim advocacy program by the responding officers and/or the prosecutor's office. Getting started in this process can be difficult for someone who has just been through a traumatic event and often, especially if the perpetrator is not immediately arrested. This new program seeks to change that by providing adequate, timely, and appropriate victim services to victims of domestic violence and sexual assault cases. The services provided by the victim advocate would be primarily geared towards working with victims of domestic violence-related cases, sexual assaults, and child abuse cases. The advocate would work cooperatively with patrol officers, detectives, Safe Passage, CASA, and the prosecutor's office to help the victim work through their case. There are also victims of many other crimes that may be served by this group including, but not limited to, elder abuse/neglect, robbery, assault, battery, bullying, hate crimes, teen dating victimization, and surviving family members of homicide victims. The advocates will also provide training to members of the department and community groups. These grants typically require a 25% match by the requesting agency. Chief White clarified that the 25% match can be equipment and/or benefits and could be valued at \$64,000 annually with benefits, so the portion for two positions would be \$52,000 a year with a grant award of \$155,722. The STOP grant is geared primarily towards personnel and training costs, and the VOCA grant may have additional funds to pay for other aspects of the program such as supplies and equipment.

**DISCUSSION:** Councilmember Edinger asked when the grant would be awarded. Chief White noted that the grant closes in two weeks, and he hopes for an award in March or April. Councilmember McEvers asked if both grants require a 25% match. Chief White confirmed that both grants have a 25% match, and explained that the STOP grant would go toward personnel costs and the VOCA grant would pay for equipment and brochures. Councilmember Gookin believes it is an important role in victim rights and advocacy. Chief White noted that the victim advocates help the victims navigate through the court process and prepare a safety plan. Councilmember Miller expressed concern for the positions when grant money runs out, but understands the Police Department has plans. She recently spoke with the Director of Safe Passage who noted she was happy with the coordination with the Police Department and is willing to help with training in the future.

**MOTION:** Motion by Gookin, seconded by Miller to authorize applying for a STOP Grant and a VOCA Grant for two Victim Advocate positions.

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

## RESOLUTION NO. 17- 068

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING MEMORANDA OF AGREEMENTS WITH KOOTENAI, BOUNDARY, BONNER, AND SHOSHONE COUNTIES REGARDING PEACE OFFICER AUTHORITY.

**STAFF REPORT:** Police Chief White requested permission to enter into Memoranda of Agreements with Kootenai, Boundary, Bonner, and Shoshone counties that would allow members of the Coeur d'Alene Police Department to perform their duties in those jurisdictions under specific, narrow circumstances. According to Idaho code, Coeur d'Alene Police Officers have jurisdiction within the City of Coeur d'Alene and limited authority outside our city limits. While this is not an issue for day-to-day patrol activities, it can be problematic when attempting to conduct follow-up investigations on open cases. He noted that the investigators had 36 incidents over a two-month period where they needed to leave the jurisdiction. The restrictions of the code create an unfair burden on outside jurisdictions when our detectives investigate cases in those jurisdictions, create issues with qualified immunity, and arrests, evidence, and testimony gathered by the detectives outside our city may be called into question at trial. The City has a current agreement with Kootenai County that was signed in 2013. This request is to update that agreement and enter into a similar agreement with Bonner, Boundary, and Shoshone counties.

**DISCUSSION:** Councilmember McEvers asked if the Coeur d'Alene Tribe would need to be included. Chief White noted that the Sheriff's Department has an agreement in place with the Tribe. Chief White noted that they presented an amendment to the State Legislators this past session; however, it was pulled from consideration. Councilmember Edinger asked about needing to enter into an agreement with Spokane County. Chief White noted that the Sheriff's office has an agreement with Spokane County and the Police Department does have some officers cross-deputized under the U.S. Marshals system that could assist across state lines.

**MOTION:** Motion by McEvers, seconded by Edinger to approve **Resolution No. 17-068** approving Memorandum of Agreements regarding Police Officer Authority with Kootenai, Boundary, Bonner, and Shoshone counties.

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

## RESOLUTION NO. 17- 069

**A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING A PUBLIC TRANSPORTATION LETTER OF AGREEMENT WITH KOOTENAI COUNTY FOR THE TERM OF OCTOBER 1, 2017, THROUGH SEPTEMBER 30, 2018, AND TO PROVIDE FUNDING AS MATCHING FUNDS IN THE AMOUNT OF FIFTY-EIGHT THOUSAND NINE HUNDRED EIGHTY-THREE AND NO/100 DOLLARS (\$58,983.00).**

**STAFF REPORT:** Finance Director Troy Tymesen noted that the 2000 Census designated the cities of Coeur d'Alene, Post Falls, Hayden, Huetter, and Dalton Gardens, as an urbanized area

within Kootenai County. The Kootenai County Transit System encompasses Citylink Fixed Route service, Kootenai Health - Transportation/Paratransit service, and Kootenai County - Citylink Paratransit (currently operated by MV Transportation). Transit Service in the urban area is a cooperative effort between Kootenai County, the Coeur d'Alene Tribe, Kootenai Health, the Cities of Hayden, Dalton Gardens, Coeur d'Alene, Huetter, Post Falls, Kootenai Metropolitan Planning Organization, and Post Falls Highway District. The Federal Transit Administration considers this cooperative transit operation unique compared to other transit agencies across the country. The legislative board for the transit system is the Kootenai County Board of Commissioners. All public transit service is provided free to the public due to the funding partners. This agreement is for fiscal year 2017-18, October 1, 2017 through September 30, 2018. The City Council approved this agreement last year. The City is being asked to fund \$58,983, an increase of \$15,000 over last year. Mr. Tymesen noted that the City of Hayden did not agree to fund the system this year. The reason for the proposed increase is to add service on Saturday from 9:00 am to 4:00 p.m. The proposed expenditure is included in the current financial plan. The City's portion is based on its population within the urbanized area. This money is being used as a match for funds from the Federal Transit Administration (FTA). Funding covers operations, maintenance, vehicle procurements, and administration of the system.

**DISCUSSION:** Councilmember McEvers noted that within the materials provided it was noted that the County had met with several non-profit groups and wondered if those organizations contribute funding. Mr. Tymesen noted that cities within the County are the main funding source. Councilmember English noted that he works with the Area Agency on Aging and they contract for transportation services and contribute money for the para-transit. This is a critical resource in the community and he is in support of the expansion of any of the routes and hours. He noted that the City's contribution has not increased in ten years and feels this is a small increase. Councilmember Gookin noted he is the KMPO liaison and ridership does increase as gas prices increase; however, he has a reservation regarding the agreement and how transit is run. The agreement removes all city oversight and accountability. Legally the City could run a system, but the state code sets responsibility to the County. He confirmed that the federal government provides funding and they are bound by Title VI, which is why they have to check in with certain user groups. The bigger picture is that the agreement allows Kootenai County to run the transit system and all complaints are run through the County. He believes that the bureaucracy behind the system does not seem to focus on the customers, specifically related to bus stops. Councilmember Gookin also expressed concern regarding the construction of the transit center making no progress within 7 years. He expressed frustration that the City has no authority to change bus stops or the ability to give input on the facility. Councilmember Gookin explained that KMPO is the Kootenai County Master Planning Organization, as required by the federal government. The group distributes federal funds toward transportation improvement program projects. Mayor Widmyer noted that it was surprising that there would not be a place to wait for the bus at a transit center. Councilmember McEvers noted that schedules and routes have been changed over the years as ridership goes up and down, and currently there are fewer people riding than 5 years ago. Councilmember Gookin noted that there are more stops, three routes, stops are now timed, and eventually schedules will be placed at stops. They are adding more security and will collect more data to determine placement of stops. Councilmember Edinger asked who is in charge of the transit center. Councilmember Gookin noted that County

Commissioner Eberlein oversees the department but the board makes the decisions and Ms. Bieze is the Director of the department. Councilmember Edinger asked if the City did not approve funding could they operate the system. Councilmember Gookin noted that he asked for the transportation budget and could not get an easily digestible answer; however, he felt it would affect the Saturday service if the city did not approve the funding. Mr. Tymesen noted that Jeannette Leckvold from the County was present to answer questions. Ms. Leckvold noted that she is a Program Manager at the County and is a number cruncher and noted that they do have a profit and loss statement available that will be provided to the Council after the meeting. The money provided by the cities is only used for the purchase of buses, which is saved for many years to be able to afford a new bus. This additional funding is the first time funding has been sought for Saturday's service. She noted that the GIS department spent two years reviewing stops and hired an outside organization to assist with the planning. They have installed an intelligent bus management system, will be installing passenger counters, and are working toward better collection of data. They do take complaints seriously and work to find solutions. She noted that they are a small department with the limit of 2.2 people dedicated to transit. She also noted that they have not planned a lobby at the transit center as they do not want it to become a place to live but will provide shelter from the elements. She noted that they just choose an engineering firm for the project and more information will be able to be developed during the design phase. They have toured the Boise facility and they do not have a lobby, but have benches and bathrooms. Mayor Widmyer noted that there is a lot of information with a lot of moving parts that should be discussed in a workshop with the Commissioners. Councilmember Miller asked if the Council could table the funding until the workshop.

**MOTION:** Motion by Miller seconded by Gookin to table the Public Transportation Letter of Agreement with Kootenai County for the term of October 1, 2017, through September 30, 2018, and to provide funding as matching funds in the amount of fifty-eight thousand nine hundred eighty-three and no/100 dollars (\$58,983.00) until a workshop is held with the County.

**DISCUSSION:** Councilmember Gookin feels the County would benefit from input from the City. Councilmember English reiterated that he is in favor of the funding, but will vote in favor of the motion to table the matter. He believes that those being served by the transit system are expecting to have a lobby.

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

**MOTION:** Motion by Evans, seconded by McEvers to enter into Executive Session pursuant to Idaho Code 74-206A (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

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

The City Council entered into Executive Session at 7:06 p.m. Those present were the Mayor, City Council, City Administrator, and City Attorney. Council returned to regular session at 8:13 p.m.

**ADJOURNMENT** Motion by Gookin, seconded by English that there being no other business this meeting be adjourned. **Motion carried.**

The meeting adjourned at 8:14 p.m.

ATTEST:

\_\_\_\_\_  
Steve Widmyer, Mayor

\_\_\_\_\_  
Renata McLeod, CMC, City Clerk

NOV - 7 2017

**CITY OF COEUR D'ALENE**  
**Treasurer's Report of Cash and Investment Transactions**

CITY CLERK

FUND	BALANCE 9/30/2017	RECEIPTS	DISBURSE- MENTS	BALANCE 10/31/2017
<u>General-Designated</u>	\$1,028,231	\$17,700	\$13,035	\$1,032,896
<u>General-Undesignated</u>	9,532,953	8,563,077	9,252,270	8,843,760
<u>Special Revenue:</u>				
Library	185,858	5,311	147,424	43,745
CDBG	(32,477)	56,371	33,635	(9,741)
Cemetery	(11,139)	41,768	23,564	7,065
Parks Capital Improvements	491,946	8,123	2,386	497,683
Impact Fees	3,087,958	355,406	1,111,000	2,332,364
Annexation Fees	512,963	503	398,239	115,227
Insurance	-			-
Cemetery P/C	1,612,250	22,055	38,762	1,595,543
Jewett House	26,647	26	2,007	24,666
Reforestation	24,666	1,554		26,220
Street Trees	212,771	5,609	700	217,680
Community Canopy	2,718	3		2,721
CdA Arts Commission	-			-
Public Art Fund	100,945	99	25,995	75,049
Public Art Fund - ignite	627,713	616	10,000	618,329
Public Art Fund - Maintenance	81,247	5,079	2,932	83,394
<u>Debt Service:</u>				
2015 G.O. Bonds	538,508	1,743		540,251
LID Guarantee	(0)			(0)
LID 149 - 4th Street				
<u>Capital Projects:</u>				
Street Projects	(382,679)	1,456,270	892,452	181,139
<u>Enterprise:</u>				
Street Lights	(34,793)	164,116	49,713	79,610
Water	2,164,059	1,262,159	441,703	2,984,515
Water Capitalization Fees	5,367,531	47,280	205,902	5,208,909
Wastewater	4,667,607	994,536	2,790,981	2,871,162
Wastewater-Reserved	1,048,153	27,500		1,075,653
WWTP Capitalization Fees	7,096,674	72,152		7,168,826
WW Property Mgmt	60,668			60,668
Sanitation	1,071,622	366,405	309,855	1,128,172
Public Parking	241,988	29,626	701,771	(430,157)
Drainage	806,767	86,909	85,032	808,644
Wastewater Debt Service	1,026,915	1,007		1,027,922
<u>Fiduciary Funds:</u>				
Kootenai County Solid Waste Billing	203,763	232,172	203,763	232,172
LID Advance Payments	209			209
Police Retirement	1,264,468	14,168	46,475	1,232,161
Sales Tax	1,475	2,787	1,475	2,787
BID	209,680	7,634		217,314
Homeless Trust Fund	310	339	310	339
<b>GRAND TOTAL</b>	<b>\$42,838,174</b>	<b>\$13,850,103</b>	<b>\$16,791,381</b>	<b>\$39,896,896</b>

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

  
Troy Tymesen, Finance Director, City of Coeur d'Alene, Idaho

CITY OF COEUR D'ALENE  
 BUDGET STATUS REPORT  
 ONE MONTH ENDED  
 October 31, 2017

RECEIVED

NOV - 7 2017

CITY CLERK

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 10/31/2017	PERCENT EXPENDED
Mayor/Council	Personnel Services	\$233,336	\$14,091	6%
	Services/Supplies	11,400	157	1%
Administration	Personnel Services	357,463	27,705	8%
	Services/Supplies	22,950	18	0%
Finance	Personnel Services	744,010	55,467	7%
	Services/Supplies	461,215	194,407	42%
Municipal Services	Personnel Services	1,283,631	102,962	8%
	Services/Supplies	494,919	62,094	13%
	Capital Outlay	10,000		
Human Resources	Personnel Services	255,486	16,999	7%
	Services/Supplies	56,225	1,949	3%
Legal	Personnel Services	1,132,172	90,209	8%
	Services/Supplies	65,253	2,453	4%
Planning	Personnel Services	582,544	43,418	7%
	Services/Supplies	135,100	33	0%
	Capital Outlay			
Building Maintenance	Personnel Services	362,828	27,469	8%
	Services/Supplies	152,475	6,152	4%
	Capital Outlay			
Police	Personnel Services	12,405,906	1,278,376	10%
	Services/Supplies	1,143,778	7,176	1%
	Capital Outlay	34,840		
Fire	Personnel Services	9,101,092	661,441	7%
	Services/Supplies	607,909	(2,060)	0%
	Capital Outlay			
General Government	Services/Supplies	105,900	(1,439)	-1%
	Capital Outlay		105,000	
Byrne Grant (Federal)	Services/Supplies			
	Capital Outlay			
COPS Grant	Personnel Services	121,939		
	Services/Supplies			
CdA Drug Task Force	Services/Supplies	30,710		
	Capital Outlay			
Streets	Personnel Services	2,694,412	162,939	6%
	Services/Supplies	1,459,540	(6,484)	0%
	Capital Outlay	287,000	46,580	16%

CITY OF COEUR D'ALENE  
 BUDGET STATUS REPORT  
 ONE MONTH ENDED  
 October 31, 2017

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 10/31/2017	PERCENT EXPENDED
Engineering Services	Personnel Services	242,736	33,652	14%
	Services/Supplies	98,350	1,830	2%
	Capital Outlay			
Parks	Personnel Services	1,483,915	114,597	8%
	Services/Supplies	558,450	7,263	1%
	Capital Outlay	60,000		
Recreation	Personnel Services	559,345	34,063	6%
	Services/Supplies	190,330	1,933	1%
	Capital Outlay	6,400		
Building Inspection	Personnel Services	836,397	66,558	8%
	Services/Supplies	40,196	(14)	0%
	Capital Outlay			
Total General Fund		38,430,152	3,156,994	8%
Library	Personnel Services	1,250,412	99,656	8%
	Services/Supplies	208,000	16,876	8%
	Capital Outlay	160,000	463	0%
CDBG	Services/Supplies	384,049		
Cemetery	Personnel Services	193,807	13,716	7%
	Services/Supplies	100,500	3,151	3%
	Capital Outlay			
Impact Fees	Services/Supplies	745,000	423,000	57%
Annexation Fees	Services/Supplies	398,240	398,240	100%
Parks Capital Improvements	Capital Outlay	146,500	(1,645)	-1%
Cemetery Perpetual Care	Services/Supplies	157,000	13,028	8%
Jewett House	Services/Supplies	25,855		
Reforestation	Services/Supplies	5,000		
Street Trees	Services/Supplies	100,000	300	0%
Community Canopy	Services/Supplies	2,000		
Public Art Fund	Services/Supplies	443,500	38,280	9%
		4,319,863	1,005,065	23%
Debt Service Fund		882,181		

CITY OF COEUR D'ALENE  
BUDGET STATUS REPORT  
ONE MONTH ENDED  
October 31, 2017

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 10/31/2017	PERCENT EXPENDED
Seltice Way	Capital Outlay			
Seltice Way Sidewalks	Capital Outlay	332,000		
Traffic Calming	Capital Outlay	45,000		
Govt Way - Hanley to Prairie	Capital Outlay			
Levee Certification	Capital Outlay			
Fastlane Project	Capital Outlay			
Medina Avenue	Capital Outlay	160,000		
Kathleen Avenue Widening	Capital Outlay	195,000		
Margaret Avenue	Capital Outlay			
4th and Dalton	Capital Outlay	25,000		
US 95 Upgrade	Capital Outlay	195,000		
15th Street	Capital Outlay	60,000		
Ironwood	Capital Outlay	225,000		
		1,237,000		
Street Lights	Services/Supplies	639,720		
Water	Personnel Services	1,975,543	144,200	7%
	Services/Supplies	4,421,891	56,533	1%
	Capital Outlay	3,630,000	4,102	0%
Water Capitalization Fees	Services/Supplies	866,000		
Wastewater	Personnel Services	2,684,202	204,744	8%
	Services/Supplies	7,042,103	5,605	0%
	Capital Outlay	10,881,000	5,048	0%
	Debt Service	2,177,063		
WW Capitalization	Services/Supplies	2,200,000		
Sanitation	Services/Supplies	3,500,806	55,929	2%
Public Parking	Services/Supplies	271,846	10,025	4%
	Capital Outlay	83,000		
Drainage	Personnel Services	111,160	8,744	8%
	Services/Supplies	794,658	1,015	0%
	Capital Outlay	362,000	67,200	19%
Total Enterprise Funds		41,640,992	563,145	1%
Kootenai County Solid Waste		2,600,000		
Police Retirement		176,554	14,658	8%
Business Improvement District		176,000		
Homeless Trust Fund		5,200		
Total Fiduciary Funds		2,957,754	14,658	0%
TOTALS:		\$89,467,942	\$4,739,862	5%

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

  
Troy Tymesen, Finance Director, City of Coeur d'Alene, Idaho

RECEIVED

NOV - 7 2017

CITY CLERK

**City of Coeur d Alene  
Cash and Investments  
10/31/2017**

<b>Description</b>	<b>City's Balance</b>
<b>U.S. Bank</b>	
Checking Account	1,212,078
Checking Account	30,295
Investment Account - Police Retirement	1,214,449
Investment Account - Cemetery Perpetual Care Fund	1,573,488
<b>Wells Fargo Bank</b>	
Federal Home Loan Bank	996,474
<b>Community 1st Bank</b>	
Certificate of Deposit	1,004,753
Certificate of Deposit	205,603
<b>Idaho Independent Bank</b>	
Secure Muni Investment	249,458
<b>Idaho Central Credit Union</b>	
Certificate of Deposit	250,025
<b>Idaho State Investment Pool</b>	
State Investment Pool Account	32,905,799
<b>Spokane Teacher's Credit Union</b>	
Certificate of Deposit	252,349
<b>Cash on Hand</b>	
Finance Department Petty Cash	500
Treasurer's Change Fund	1,350
Police Change Fund	75
Library Change fund	180
Cemetery Change Fund	20
<b>Total</b>	<b><u>39,896,896</u></b>

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE  
ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Troy Tymesen, Finance Director, City of Coeur d'Alene, Idaho

**GENERAL SERVICES COMMITTEE**  
**MINUTES**  
Monday, November 13, 2017  
**12:00 p.m., Library Community Room**

**COMMITTEE MEMBERS**

Councilmember Ron Edinger, Chairperson  
Councilmember Kiki Miller  
Councilmember Amy Evans

**STAFF**

Juanita Knight, Senior Legal Assistant  
Kenny Gabriel, Fire Chief  
Dennis Grant, Engineering Project Manager  
Chris Bosley, City Engineer  
Randy Adams, Deputy City Attorney  
Troy Tymesen, Finance Director

**Item 1.           Surplus Fire Engine.**  
**(Consent Resolution No 17-070)**

Kenny Gabriel, Fire Chief, is asking for approval to surplus a 1988 GMC Wildland Fire Engine and donate it to a rural Fire Department. Chief Gabriel said the fire engine is past its useful life for their department now that the FD has two newer engines with one being less than one year old. Chief Gabriel said there is still life in the engine if a smaller department does not run a large number of calls. Their hope is to get the engine to a rural department where it could be of some use.

Chief Gabriel noted that the engine was acquired in November of 2004 from the Idaho Department of Lands and repairs on the engine were done in-house. Chief Gabriel thanked the mechanics at the Street Department for keeping the engine going for so long.

Councilmember Evans asked how they determine which Fire Department is in need of the engine. Chief Gabriel said the Department of Lands is in touch with them and they will let Coeur d'Alene FD know who is in need. He also noted that just by the outreach that Coeur d'Alene FD does, they know who is in need. They are currently looking at a brand new Fire Department on the east side of Lake Pend Oreille.

**MOTION: by Evans, seconded by Miller, to recommend that Council adopt Resolution No. 17-070 approving the surplus of a 1988 GMC Wildland Engine and the donation to a rural Fire Department. Motion Carried.**

**Item 2.           V-17-6 Vacation of the 20' emergency vehicle access easement in the Graystone Subdivision.**  
**(Consent Calendar)**

Dennis Grant reported that the applicant, Shay & Eric Wallace, are requesting the vacation of the 20' emergency vehicle access easement located between Lot 8 and Lot 9, Block 1 of the Graystone Subdivision. Mr. Grant noted that the easement on the subject property was originally installed with the subdivision in 2003 and then modified/recorded in 2007. The Fire Department has stated that the easement is no longer used and is not recognized by the Fire Department for emergency access. The Development Review Team was informed about the vacation and did not have any concerns.

Councilmember Miller asked if there is any other infrastructure besides the surface use, i.e. underground utilities. Mr. Grant said there is not.

**MOTION: by Evans, seconded by Miller, to recommend that Council authorize staff to proceed with the vacation process of the 20' emergency vehicle access easement located between Lot 8 and Lot 9, Block 1 of the Graystone Subdivision (V-17-6) and set a public hearing on December 5, 2017. Motion Carried.**

**Item 3. V-17-7 Vacation of the Good People Condominiums plat.  
(Consent Calendar)**

Dennis Grant said the applicant, Anne Anderson (on behalf of Charles A. Olson), is requesting the vacation of the Good People Condominiums plat. The location is at 1421 & 1423 Kaleigh Court. Mr. Grant said back in the mid 2000's many duplexes were replatted as condos. This request is to revert back to a sole possession duplex. Mr. Grant added that there is no financial impact on the City and no additional tax revenue would be generated by the vacation. The purpose of the request is to provide for a simpler form of ownership.

**MOTION: by Miller, seconded by Evans, to recommend that Council authorize staff to proceed with the vacation process of the Good People Condominiums plat, Book K of plats, Page 106 located at 1421 and 1423 Kaleigh Court (V-17-7) and set a public hearing on December 5, 2017. Motion Carried.**

**Item 4. Addendum to Lake City Engineering's contract for final design of the 15<sup>th</sup> St. reconstruction - Phase 2 Project from Harrison Ave to Best Ave.  
(Consent Resolution No. 17-070)**

Chris Bosley said the City has a preliminary design contract with Lake City Engineering that was taken through 2015. Since then there have been many projects that have taken priority so this project has sat idle. Staff is asking to extend the contract to finish up final designs in the amount of \$63,450 so when there is more funding for construction the City will be ready to build.

Council Member Miller asked if this is in the budget for FY 17/18. Mr. Bosley said it is in the budget.

**MOTION: by Miller, seconded by Evans, to recommend that Council adopt Resolution No. 17-070 approving an Addendum to the Lake City Engineering contract for Final Design of the 15<sup>th</sup> Street Reconstruction – Phase 2 project from Harrison Avenue to Best Avenue. Motion Carried.**

The meeting adjourned at 12:10 p.m.

Respectfully submitted,



Juanita Knight  
General Services Committee Liaison

# **PUBLIC WORKS COMMITTEE**

## **STAFF REPORT**

**DATE:** November 13, 2017  
**FROM:** Dennis J. Grant, Engineering Project Manager  
**SUBJECT:** **V-17-6, Vacation of the 20' Emergency Vehicle Access Easement in the Graystone Subdivision**

---

### **DECISION POINT**

The applicant, Shay & Eric Wallace, are requesting the vacation of the 20' emergency vehicle access easement located between Lot 8 and Lot 9, Block 1 of the Graystone Subdivision.

### **HISTORY**

The emergency vehicle access easement on the subject property was originally installed with the Graystone Subdivision in 2003 and then modified/recorded in 2007.

### **FINANCIAL ANALYSIS**

There is no financial impact to the City. No additional tax revenue would be generated by the vacation because it is an easement and not property in fee.

### **PERFORMANCE ANALYSIS**

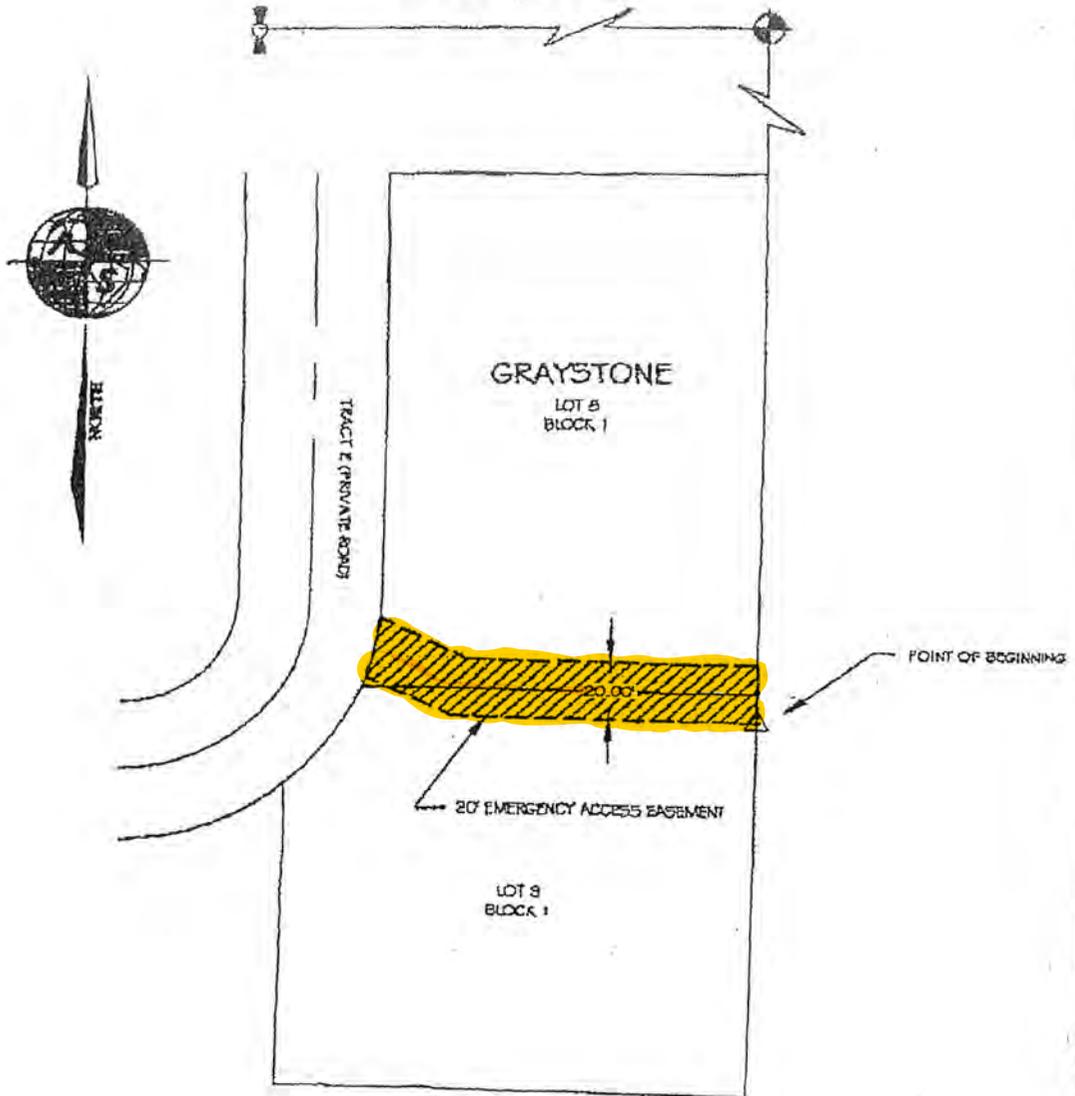
The purposes of this request is to vacate the 20' emergency vehicle access easement. The Fire Department has stated that the easement is no longer used and is not recognized by the Fire Department for emergency access. The unused easement portion would allow the homeowners to install landscaping up to their property lines. The Development Review Team was informed about this vacation and did not have any concerns.

### **RECOMMENDATION**

Staff recommends to the Public Works Committee to proceed with the vacation process as outlined in Idaho Code Section 50-1306, and, to recommend to the City Council the setting of a public hearing for the item on December 5, 2017.

# EXHIBIT

A PORTION OF THE S.W. 1/4 S. 6, T. 50 N., R. 3 W. B.M.  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO.  
MAY 2006



	<b>ADVANCED TECHNOLOGY SURVEYING &amp; ENGINEERING</b> INC.	SCALE: 1" = 30'
	5177 HEDER STREET, MAYFIELD, IDAHO, 83854	CHECKED BY NLS
	PH: (208) 722-2745 • FAX: (208) 763-9731	DATE: 4/11/2006
		DRAWN BY TY
		DATE: 4/11/2006
	PROD: TMAP	
	PROJ: 854P	

### Modification of Easement

The undersigned, Diamond Building Group, LLC, a Washington Limited Liability Company, the owner of Lot 8, Block 1, Graystone, according to the plat recorded in the Office of the County Recorder in Book "I", Page 492, records of Kootenai County, State of Idaho; and Richard McDonald and Robyn McDonald, the owners of Lot 9, Block 1, Graystone, according to the plat recorded in the Office of the County Recorder in Book "I", Page 492, records of Kootenai County, State of Idaho; and the City of Coeur d'Alene, hereinafter collectively referred to as the "Parties", agree to the following:

1) Whereas there exists a "Emergency Access Only Easement" on the North 20 feet of Lot 9, Block 1, Graystone in favor of the City of Coeur d'Alene and described in paragraph number four of the Owners Certificate, on page 1 of 2 of the Plat of Graystone, recorded in Book "I" of Plats, Page 492.

2) Whereas the language of said "Emergency Access Only Easement" is as follows: Grant a 20 foot wide Emergency Access Only Easement on the North 20 feet of Lot 9, Block 1, to the City of Coeur d'Alene and emergency vehicles as depicted on page 2 of this plat. No building, structure or improvement shall be erected nor constructed, nor shall trees or plants or any other vegetation or flora be planted excepting grass within said easement nor shall the existing ground elevations be increased or decreased without the express written approval of the City of Coeur d'Alene as evidenced by the signature of the City Engineer on an approved plan.

3) Whereas there currently exists encroachments in the existing "Emergency Access Only Easement".

4) Whereas the "Parties" desire to move the easement to a location that will serve all of the Parties and eliminate encroachments into the easement.

Therefore for valuable consideration and the mutual benefits derived from this "Modification of Easement" the Parties agree to the following:

A) The location of the easement shall be moved to a new location that is fully described in Exhibit "A" attached and depicted in a map that is attached in Exhibit "B". Both Exhibits "A" and "B" are by attachment and reference made a part of this agreement.

B) The language of the "Emergency Access Only Easement" as depicted in paragraph number four of the Owners Certificated, on page 1 of 2 of the Plat of Graystone, recorded in Book "I" of Plats, Page 492, shall remain unchanged.

DANIEL J. ENGLISH 9P I 2080489000  
KOOTENAI CO. RECORDER Page 1 of 9  
BBB Date 01/30/2007 Time 15:35:41  
REC-REQ OF WADE JACKLIN  
RECORDING FEE: 27.00  
2080489000 DE



## Advanced Technology Surveying & Engineering

### EXHIBIT A PROPERTY DESCRIPTION

A PORTION OF LOT 8 AND LOT 9 BLOCK ONE, ACCORDING TO THE OFFICIAL PLAT OF "GRAYSTONE" FILED IN BOOK "1" OF PLATS AT PAGE 492A, KOOTENAI COUNTY RECORDS. LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 6 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS NORTH 89° 17' 12" WEST, 2638.33 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 00° 22' 32" WEST, 699.97 FEET TO THE SOUTHEAST CORNER OF LOT 8 BLOCK ONE AS DEPICTED ON SAID PLAT OF "GRAYSTONE". THENCE SOUTH 00° 37' 35" WEST, 10.00 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND.

THENCE NORTH 89° 22' 26" WEST, 97.32 FEET ALONG A LINE 10 FEET SOUTH OF AND PARALLEL WITH THE LOT LINE COMMON TO AFOREMENTIONED LOT 8 AND LOT 9;

THENCE LEAVING SAID PARALLEL LINE NORTH 63° 28' 32" WEST, 30.17 FEET TO A POINT ON THE EAST LINE OF TRACT E AS SHOWN ON SAID PLAT OF "GRAYSTONE". SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 14° 17' 40", AND A CHORD OF 20.65 FEET BEARING NORTH 12° 04' 16" EAST;

THENCE NORTHERLY ALONG SAID CURVE, 20.71 FEET TO A POINT;

THENCE SOUTH 63° 28' 31" EAST, 30.73 FEET TO A POINT 10 FEET NORTH OF THE COMMON LINE BETWEEN SAID LOT 8 AND LOT 9 BLOCK ONE;

THENCE SOUTH 89° 22' 26" EAST, 92.72 FEET ALONG A LINE 10 FEET NORTH OF AND PARALLEL WITH SAID COMMON LOT LINE TO A POINT ON THE EAST LINE OF LOT 8 BLOCK ONE;

THENCE SOUTH 00° 37' 35" WEST, 20.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

SAID DESCRIBED PARCEL CONTAINING 0.06 ACRE (2,500 SQUARE FEET), MORE OR LESS.

(ALL AS SHOWN ON EXHIBIT B)

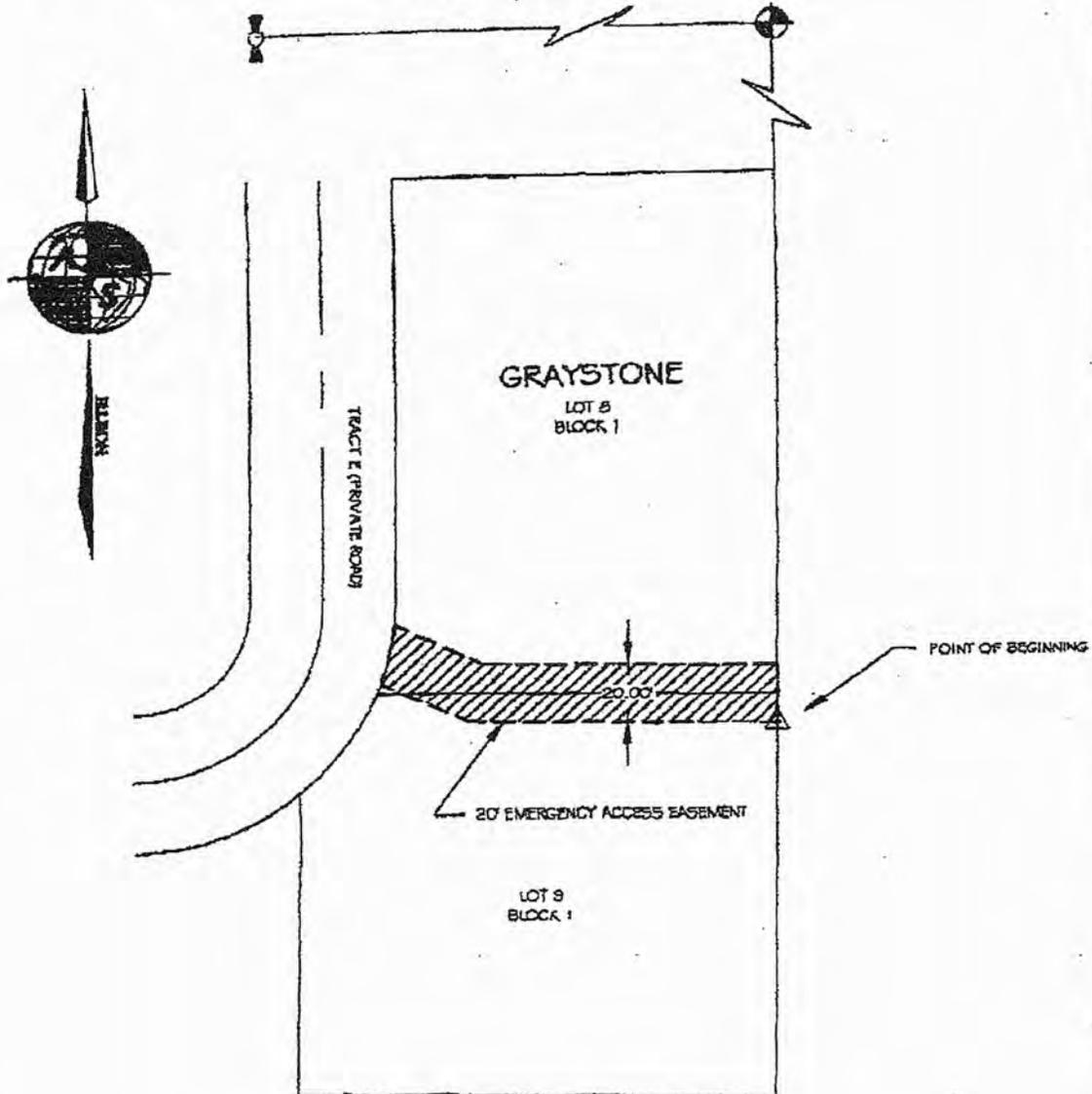
Z:\right\survey\legal\sl2006\3050\GRAY.DOC



P.O. Box 3457, Hayden, Idaho 83835  
PH. (208) 772-2745 Fax. (208) 782-7731

# EXHIBIT B

A PORTION OF THE S.W. 1/4 S. 6, T. 50 N., R. 3 W. B.M.  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO.  
MAY 2006



	<b>ADVANCED</b>	SCALE: 1" = 30'
	<b>TECHNOLOGY</b>	CHECKED BY NH
	<b>SURVEYING &amp;</b>	DATE: 4/11/2006
	<b>ENGINEERING</b>	DRAWN BY TT
	DATE: 4/11/2006	
5177 HESS STREET, BOYDTON IDAHO, 83802	PH: (208) 772-2745 • FAX: (208) 762-7731	DRG: TESP
		PRJ: 2006



# **PUBLIC WORKS COMMITTEE**

## **STAFF REPORT**

**DATE:** November 13, 2017  
**FROM:** Dennis J. Grant, Engineering Project Manager  
**SUBJECT:** **V-17-7, Vacation of the Good People Condominiums plat (Book K of Plats, Page 106)**

---

### **DECISION POINT**

The applicant, Anne Anderson (on behalf of Charles A. Olson), is requesting the vacation of the Good People Condominiums plat (Book K of Plats, Page 106). The location is at 1421 & 1423 Kaleigh Court.

### **HISTORY**

The Good People Condominiums plat was recorded in 2007 as a part of Lot 10, Block 1, of the Jae's Place plat, which was recorded in 2005.

### **FINANCIAL ANALYSIS**

There is no financial impact to the City. No additional tax revenue would be generated by this vacation.

### **PERFORMANCE ANALYSIS**

The purpose of this request is to provide for a simpler form of ownership.

### **RECOMMENDATION**

Staff recommends to the Public Works Committee to proceed with the vacation process as outlined in Idaho Code Section 50-1306, and, to recommend to the City Council the setting of a public hearing for the item on December 5, 2017.

# GOOD PEOPLE CONDOMINIUMS

LOT 10, BLOCK 1 OF JAE'S PLACE,

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK K PAGE 106  
INSTRUMENT NO. 2141737000



VICINITY MAP

NO SCALE

### REFERENCES

- R1 PLAT OF JAE'S PLACE, RECORDED IN BOOK J OF PLATS, PAGE 254 AND 254A RECORDS OF KOOTENAI COUNTY, IDAHO.
- R2 PLAT OF WINDEMERE ADDITION, RECORDED IN BOOK G OF PLATS, PAGE 228 AND 228A, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R3 PLAT OF LESLIE CONDOMINIUMS, RECORDED IN BOOK J OF PLATS, PAGE 463, 463A AND 463B, RECORDS OF KOOTENAI COUNTY, IDAHO.

### LEGEND

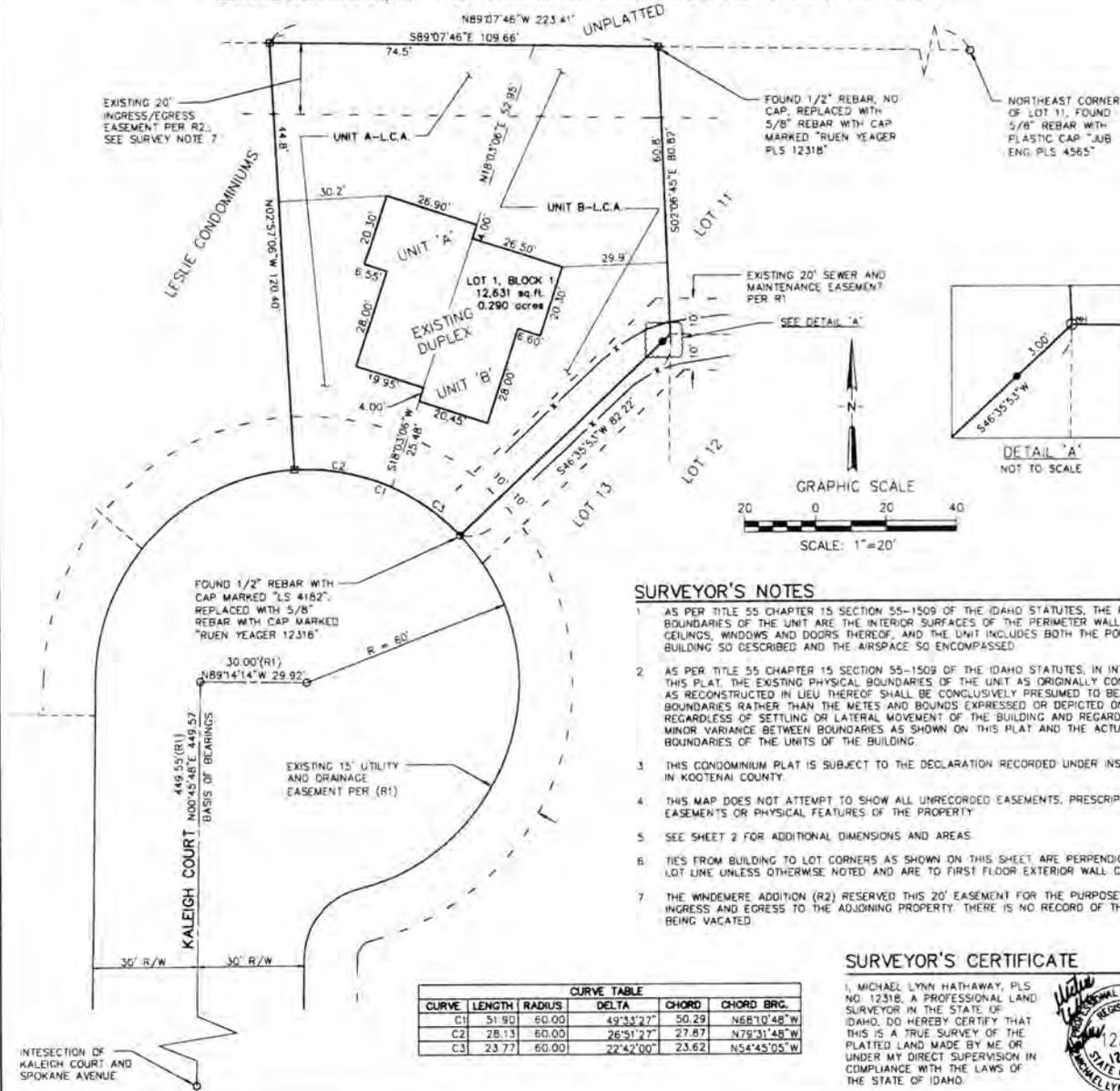
- SET 5/8" x 30" REBAR WITH A PLASTIC CAP, MARKED "RUEN YEAGER PLS 12318"
  - FOUND 2" ALUMINUM CAP MARKED "LCE PLS 4182", UNLESS OTHERWISE NOTED.
  - FOUND 5/8" REBAR WITH A PLASTIC CAP, MARKED "RUEN YEAGER PLS 11187"
  - SANITARY SEWER MANHOLE
- RIGHT-OF-WAY
  - BOUNDARY LINE
  - - - EXISTING EASEMENT
  - - - FENCE LINE
  - - - LOT LINE
  - - - ROADWAY CENTERLINE
  - - - L.C.A. BOUNDARY

### BASIS OF BEARING

THE BEARING OF NORTH 00°45'48" EAST BETWEEN THE FOUND MONUMENTS ON THE CENTERLINE OF KALEIGH COURT ACCORDING TO THE PLAT OF JAE'S PLACE.

### BASIS OF ELEVATIONS

CITY OF COEUR D'ALENE BENCHMARK D-7 RR SPIKE IN LIGHT POLE AT THE CORNER OF SUMMIT AVE. AND GOV'T WAY. ELEVATION=2210.23 FEET.



### SURVEYOR'S NOTES

- 1 AS PER TITLE 55 CHAPTER 15 SECTION 55-1509 OF THE IDAHO STATUTES, THE PHYSICAL BOUNDARIES OF THE UNIT ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS THEREOF, AND THE UNIT INCLUDES BOTH THE PORTIONS OF THE BUILDING SO DESCRIBED AND THE AIRSPACE SO ENCOMPASSED.
- 2 AS PER TITLE 55 CHAPTER 15 SECTION 55-1509 OF THE IDAHO STATUTES, IN INTERPRETING THIS PLAT, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED OR AS RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED ON THIS PLAT, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES AS SHOWN ON THIS PLAT AND THE ACTUAL BOUNDARIES OF THE UNITS OF THE BUILDING.
- 3 THIS CONDOMINIUM PLAT IS SUBJECT TO THE DECLARATION RECORDED UNDER INST. #2141738000 IN KOOTENAI COUNTY.
- 4 THIS MAP DOES NOT ATTEMPT TO SHOW ALL UNRECORDED EASEMENTS, PRESCRIPTIVE EASEMENTS OR PHYSICAL FEATURES OF THE PROPERTY.
- 5 SEE SHEET 2 FOR ADDITIONAL DIMENSIONS AND AREAS.
- 6 TIES FROM BUILDING TO LOT CORNERS AS SHOWN ON THIS SHEET ARE PERPENDICULAR TO THE LOT LINE UNLESS OTHERWISE NOTED AND ARE TO FIRST FLOOR EXTERIOR WALL CORNERS.
- 7 THE WINDEMERE ADDITION (R2) RESERVED THIS 20' EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS TO THE ADJOINING PROPERTY. THERE IS NO RECORD OF THIS EASEMENT BEING VACATED.

### SURVEYOR'S CERTIFICATE

I, MICHAEL LYNN HATHAWAY, PLS NO. 12318, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



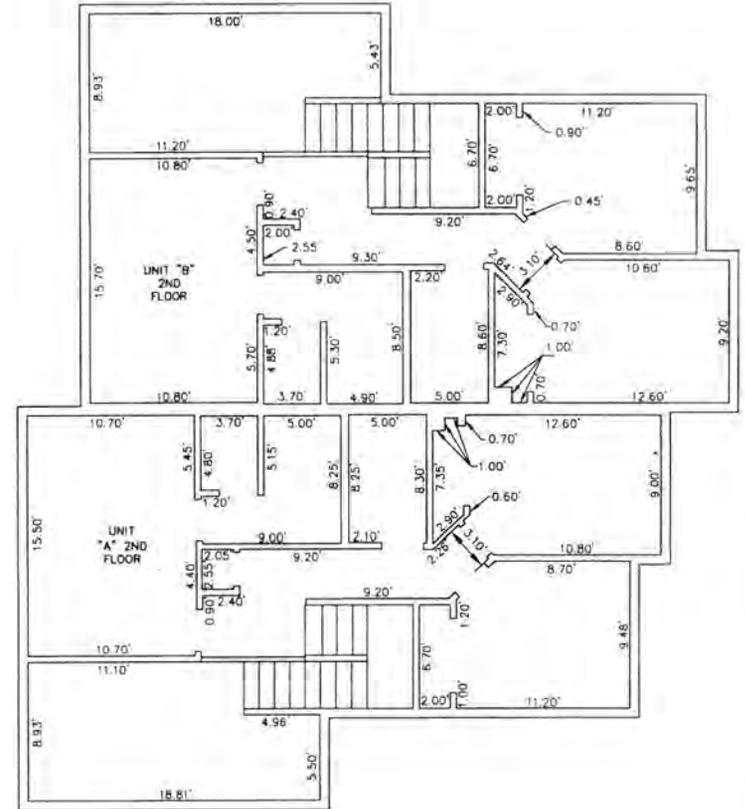
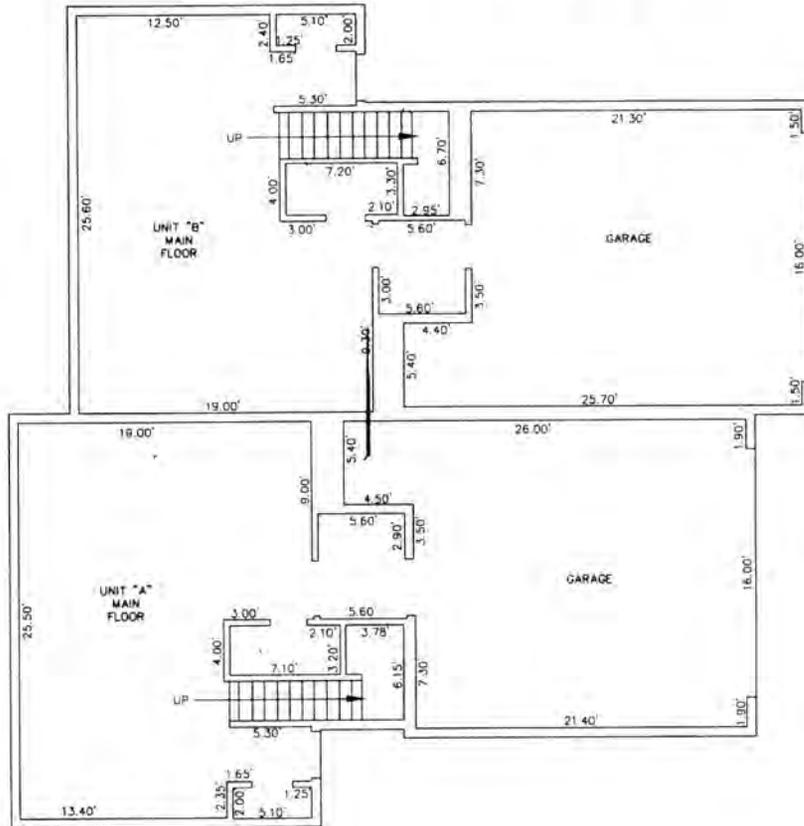
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG.
C1	51.90	60.00	49°33'27"	50.29	N68°10'48"W
C2	28.13	60.00	26°51'27"	27.87	N79°31'48"W
C3	23.77	60.00	22°42'00"	23.62	N54°45'05"W

			RUEN-YEAGER & ASSOCIATES, INC. CONSULTING ENGINEERS - LAND SURVEYORS 3201 N. HUETTER RD., STE. #102 COEUR D'ALENE, IDAHO 83814 (208)292-0620 218 PINE ST. SANDPOINT, IDAHO 83864 (208)265-4629 103 N. JACKSON MOSCOW, IDAHO 83843 (208)883-3733		
			SECTION	TWN.	RNG.
12	50N	4W	1"=20'	XXXX	
DRAWING NO. SV_PLAT-LOT-10.dwg			CHECKED BY	MLH	
PROJECT NO. F010616H			DRAWN BY	JK	
SHEET			1 OF 3		

# GOOD PEOPLE CONDOMINIUMS

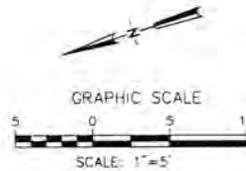
LOT 10, BLOCK 1 OF JAE'S PLACE,  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST,  
 BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK K PAGE 106A  
 INSTRUMENT NO. 2141737000



UNIT #	AREA	FLOOR ELEVATION	CEILING ELEVATION
A - GARAGE	*	2200.69'	2210.29'
A - MAIN FLOOR	969 SQ. FT. ±	2202.25'	2210.30'
A - 2ND FLOOR	607 SQ. FT. ±	2211.38'	2219.38'
A - STAIRWELL	52 SQ. FT. ±	N/A	N/A
A - L.C.A.	5,148 SQ. FT. ±	N/A	N/A
B - GARAGE	*	2200.68'	2210.28'
B - MAIN FLOOR	933 SQ. FT. ±	2202.25'	2210.25'
B - 2ND FLOOR	622 SQ. FT. ±	2211.35'	2219.35'
B - STAIRWELL	53 SQ. FT. ±	N/A	N/A
B - L.C.A.	5,271 SQ. FT. ±	N/A	N/A

\* - MAIN FLOOR AREA INCLUDES GARAGE  
 L.C.A. = LIMITED COMMON AREA



**RUE-YEAGER & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 3201 N. HUETTER RD. STE. #102  
 COEUR D'ALENE, IDAHO 83814 (208)292-0820  
 219 PINE ST.  
 SANDPOINT, IDAHO 83864 (208)285-4629  
 103 N. JACKSON  
 MOSCOW, IDAHO 83843 (208)883-3755

SECTION	TWN.	RNG.	SCALE	PLOT DATE:
12	50N	4W	1"=5'	XXXX
PROJECT NO.		CHECKED BY		
POE1061H		MLH		
DRAWING NO.		DRAWN BY		
SV_PLAT-LOT-10.cdw		JFK/MLH		
			SHEET	2 OF 3

**GOOD PEOPLE CONDOMINIUMS**  
 LOT 10, BLOCK 1 OF JAE'S PLACE,  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST,  
 BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

**OWNER'S CERTIFICATE AND DEDICATION**

THIS IS TO CERTIFY THAT CHARLES A. OLSON, AN UNMARRIED PERSON THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED ON THIS CERTIFICATION, HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS GOOD PEOPLE CONDOMINIUMS, LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

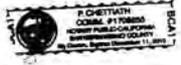
LOT 10, BLOCK 1, JAE'S PLACE, ACCORDING TO THE PLAT RECORDED IN BOOK "J" OF PLATS AT PAGE 254, RECORDS OF KOOTENAI COUNTY, IDAHO.  
 BE IT FURTHER KNOWN THAT DOMESTIC WATER AND IRRIGATION WATER FOR THIS PLAT ARE TO BE SUPPLIED BY THE CITY OF COEUR D'ALENE.  
 BE IT FURTHER KNOWN THAT SANITARY SEWER FOR THIS PLAT IS TO BE SUPPLIED BY THE CITY OF COEUR D'ALENE.

Charles A. Olson  
 CHARLES A. OLSON, OWNER

**ACKNOWLEDGMENT**

STATE OF California  
 COUNTY OF San Bernardino  
 ON THIS 17th DAY OF December, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHARLES A. OLSON, AN UNMARRIED PERSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

P Chethiath  
 NOTARY PUBLIC IN AND FOR THE STATE OF California  
 RESIDING AT San Bernardino county  
 MY COMMISSION EXPIRES: Dec-11-2010



**CONSENT TO RECORDATION**

IN WITNESS WHEREOF, THE UNDERSIGNED BENEFICIARY, UNDER THOSE CERTAIN DEEDS OF TRUST COVERING THE REAL PROPERTY SHOWN HEREON DATED FEBRUARY 21 2007, RECORDED FEBRUARY 28, 2007, AS INSTRUMENT NUMBERS 2084912000 AND 2084913000, RECORDS OF KOOTENAI COUNTY, IDAHO, HAVE HERELINTO SET THEIR SIGNATURES AS EVIDENCE OF THEIR CONSENT TO THE SUBDIVISION OF THE SUBJECT PROPERTY AND TO THE RECORDATION OF THIS PLAT.

THIS 20th DAY OF December, 2007.

Ameyan Babous Condit  
 BY: Ameyan Babous Condit  
 ITS: Ameyan Babous Condit  
 STATE OF CA  
 COUNTY OF Orange

ON THIS 20 DAY OF December, 2007, BEFORE ME, NOTARY PUBLIC, PERSONALLY APPEARED Ameyan Babous Condit KNOWN TO ME TO BE THE Beneficiary OF Page 2 OF Instrument THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC OR Notary Public  
 RESIDING AT 40 Orange Court  
 MY COMMISSION EXPIRES: 2/15/2008



**COUNTY SURVEYOR**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS 24th DAY OF January, 2008

Bruce Anderson  
 REGISTERED LAND SURVEYOR  
 969  
 STATE OF IDAHO  
 1/24/2008  
 BRUCE ANDERSON

**COUNTY RECORDER'S CERTIFICATE**

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, AT THE REQUEST OF RUEN YEAGER AND ASSOCIATES AND Charles A. Olson, THIS 24th DAY OF January, 2008 AT 11:50 AM, AND DULY RECORDED IN PLAT BOOK K, PAGE 106, INSTRUMENT NO. 2141732000  
 Fee \$11.00.

Daniel J. English  
 KOOTENAI COUNTY RECORDER  
Jennifer A. Metzger, Deputy

**CITY COUNCIL CERTIFICATE**

THIS PLAT HAS BEEN APPROVED BY CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO ON THE 15th DAY OF January, 2008

Sandi Blasen CITY OF COEUR D'ALENE - MAYOR  
Kathleen Sullivan, Deputy CITY OF COEUR D'ALENE - CITY CLERK

**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT DATED THIS 16 DAY OF January, 2008

Madon Miller  
 CITY OF COEUR D'ALENE - CITY ENGINEER

**HEALTH DISTRICT APPROVAL**

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELLING, OR SHELTER SHALL BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS 22nd DAY OF January, 2008

Neil Mohr  
 PANHANDLE HEALTH DISTRICT I

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 22nd DAY OF January, 2008

Neil Mohr  
 PANHANDLE HEALTH DISTRICT I

**COUNTY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THIS 15 DAY OF January, 2008 THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED LAND HAVE BEEN PAID THROUGH 31 Decmber 2007

Ray Traylor  
 KOOTENAI COUNTY TREASURER



			RUEN-YEAGER & ASSOCIATES, INC. CONSULTING ENGINEERS - LAND SURVEYORS 3201 N. HULLTER RD., STE. #102 COEUR D'ALENE, IDAHO 83814 (208)292-0820 215 PINE ST. SANDPOINT, IDAHO 83864 (208)285-4829 703 N. JACKSON MOSSON, IDAHO 83843 (208)853-3755		
			SECTION	TWN.	RNG.
12	50N	4W	N/A	XXXX	
PROJECT NO.			CHECKED BY		
DRAWING NO.			DRAWN BY		
SV_PLAT-LOT-10.dwg			SHEET		
			3 OF 3		

DATE: NOVEMBER 8, 2017  
TO: MAYOR AND CITY COUNCIL  
FROM: PLANNING DEPARTMENT  
RE: SETTING OF PUBLIC HEARING DATE: DECEMBER 5, 2017

Mayor Widmyer,

The Planning Department has forwarded the following item to the City Council for scheduling of a public hearing. In keeping with state law and Council policy, the Council will set the date of the public hearing upon receipt of recommendation.

<u>ITEM NO.</u>	<u>REQUEST</u>	<u>COMMISSION ACTION</u>	<u>COMMENT</u>
0-3-17	Applicant: City of Coeur d'Alene Request: Short Term Rental Ordinance	Recommended approval	LEGISLATIVE

In order to satisfy the mandatory 15-day notice requirement, the next recommended hearing date will be **DECEMBER 5, 2017**

# BEER, WINE, AND/OR LIQUOR APPLICATION Expires March 1 annually

**City of Coeur d' Alene  
Municipal Services  
710 Mullan Avenue  
Coeur d' Alene, Idaho 83814  
208.769.2229 Fax 769.2237**

[Office Use Only] Amt Pd 31.25  
 Rec No 01402973  
 Date 11/9/17  
 Date to City Council: 11/21/17  
 Reg No. \_\_\_\_\_  
 License No. \_\_\_\_\_  
 Rv \_\_\_\_\_

Date that you would like to begin alcohol service \_\_\_\_\_

**Check the ONE box that applies:**

<input type="checkbox"/>	Beer only (canned and bottled) not consumed on premise	\$ 50.00 per year
<input checked="" type="checkbox"/>	Beer and Wine (canned and bottled) not consumed on premise	\$250.00 per year
<input type="checkbox"/>	Beer only (canned and bottled only) consumed on premise	\$100.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled only) consumed on premise	\$300.00 per year
<input type="checkbox"/>	Beer only (draft, canned, and bottled) consumed on premise	\$200.00 per year
<input type="checkbox"/>	Beer and Wine (Draft, canned, and bottled) consumed on premise	\$400.00 per year
<input type="checkbox"/>	Beer, Wine, and Liquor (number issued limited by State of Id)	\$762.50 per year
<b>Check one box below</b>		
<input checked="" type="checkbox"/>	Transfer of ownership of a City license from _____ to <u>DNA LLC Gittels Market</u> with current year paid For fee add the following : Beer-to go <b>only</b> \$6.25 Beer- Can, Bottled only Consumed on premise \$12.50 Beer- Draft, can, bottled COP \$25 Wine additional \$25 Liquor \$25	Total \$ <u>6.25</u> <u>25.00</u> <hr/> <u>31.25</u>
<input checked="" type="checkbox"/>	New Application <u>Transfer ownership Gittels Market</u>	

Name of Applicant	<u>Amos Poe</u>
Name of business where alcohol will be served	<u>DNA LLC</u>
Business Physical Address	<u>1201 N. 60th way COA 83814</u>
Business Mailing Address	<u>13120 N NORMAN RR SPOKANE WA 99217</u>
Business Contact	Business Telephone : <u>509 655 6016</u> Fax: <u>N/A</u> Email address: <u>HYACAMOS@gmail.com</u>
If Corporation, partnership, LLC etc. List all members/officers	<u>self - Amos Poe</u>

# BEER, WINE, AND/OR LIQUOR APPLICATION Expires March 1 annually

**City of Coeur d' Alene  
Municipal Services  
710 Mullan Avenue  
Coeur d' Alene, Idaho 83814  
208.769.2229 Fax 769.2237**

[Office Use Only] Amt Pd \_\_\_\_\_  
 Rec No \_\_\_\_\_  
 Date \_\_\_\_\_  
 Date to City Council: 11-21-17  
 Reg No. \_\_\_\_\_  
 License No. \_\_\_\_\_  
 Rv \_\_\_\_\_

Date that you would like to begin alcohol service 11/13/2017  
**Check the ONE box that applies:**

<input type="checkbox"/>	Beer only (canned and bottled) not consumed on premise	\$ 50.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled) not consumed on premise	\$250.00 per year
<input type="checkbox"/>	Beer only (canned and bottled only) consumed on premise	\$100.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled only) consumed on premise	\$300.00 per year
<input type="checkbox"/>	Beer only (draft, canned, and bottled) consumed on premise	\$200.00 per year
<input type="checkbox"/>	Beer and Wine (Draft, canned, and bottled) consumed on premise	\$400.00 per year
<input checked="" type="checkbox"/>	Beer, Wine, and Liquor (number issued limited by State of Id)	\$762.50 per year
<input type="checkbox"/>	Transfer of ownership of a City license with current year paid Beer-to go only <del>\$6.25</del> Beer- Can, Bottled only COP \$12.50 Beer- Draft, can, bottled COP <del>\$25</del> Wine additional \$25 Consumed on premise yes no Transfer from <u>Bonsai Bistrato to Memo</u>	\$ <u>50.00</u>

Business Name	<u>MOMO</u>
Business Mailing Address	<u>101 E SHERMAN AVE</u> 1525 E. WESTDALE AVE
City, State, Zip	<u>COEUR D'ALENE, ID 83814</u> HAYDEN ID 83835
Business Physical Address	<u>101 E. SHERMAN AVE</u>
City, State, Zip	<u>CDA, ID 83814</u>
Business Contact	Business Telephone: _____ Fax: _____ = <u>(208) 719-1859</u> Email address: <u>grace.mcniel@gmail.com</u>
License Applicant	<u>JUNIM CORP</u>
If Corporation, partnership, LLC etc. List all members/officers	<u>GRACE MCNIEL</u> <u>JAMIE SON</u>

# BEER, WINE, AND/OR LIQUOR APPLICATION Expires March 1 annually

City of Coeur d' Alene  
 Municipal Services  
 710 Mullan Avenue  
 Coeur d' Alene, Idaho 83814  
 208.769.2229 Fax 769.2237

[Office Use Only] Amr Pd 99.99  
 Rec No \_\_\_\_\_  
 Date \_\_\_\_\_  
 Date to City Council: \_\_\_\_\_  
 Reg No. \_\_\_\_\_  
 License No. \_\_\_\_\_  
 Rv \_\_\_\_\_

Date that you would like to begin alcohol service 1/12/2017

Check the **ONE** box that applies:

<input type="checkbox"/>	Beer only (canned and bottled) not consumed on premise	\$ 50.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled) not consumed on premise	\$250.00 per year
<input type="checkbox"/>	Beer only (canned and bottled only) consumed on premise	\$100.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled only) consumed on premise	\$300.00 per year
<input type="checkbox"/>	Beer only (draft, canned, and bottled) consumed on premise	\$200.00 per year
<input checked="" type="checkbox"/>	Beer and Wine (Draft, canned, and bottled) consumed on premise	\$400.00 per year
<input type="checkbox"/>	Beer, Wine, and Liquor (number issued limited by State of Id)	\$762.50 per year
<input type="checkbox"/>	Transfer of ownership of a City license with current year paid Beer-to go only \$6.25 Beer- Can, Bottled only COP \$12.50 Beer- Draft, can, bottled COP \$25 Wine additional \$25 Consumed on premise yes no Transfer from _____ to _____	\$

*prorated to March 1, 2018*

Business Name	AC Outdoors LLC. DBA: Coeur d'Alene Bike Co.
Business Mailing Address	314 N. 3rd St.
City, State, Zip	Coeur d'Alene, ID 83814
Business Physical Address	314 N. 3rd St.
City, State, Zip	Coeur d'Alene, ID 83814
Business Contact	Business Telephone : 208-966-4022 Fax: Email address: alex@cdabikeco.com
License Applicant	Alexander Castagno
If Corporation, partnership, LLC etc. List all members/officers	

RESOLUTION NO. 17-070

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED CONTRACTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE, INCLUDING APPROVAL OF COEUR D'ALENE PLACE 29<sup>TH</sup> ADDITION FINAL PLAT, SUBDIVISION IMPROVEMENT AGREEMENT, AND SECURITY (S-3-12); ACCEPTANCE OF A QUIT CLAIM DEED FROM THE MUSEUM OF NORTH IDAHO; DECLARATION AS SURPLUS A 1988 GMC WILDLAND ENGINE AND THE DONATION TO A RURAL FIRE DEPARTMENT; AND APPROVING AN ADDENDUM TO THE LAKE CITY ENGINEERING CONTRACT FOR FINAL DESIGN OF THE 15TH STREET RECONSTRUCTION - PHASE 2 PROJECT FROM HARRISON AVENUE TO BEST AVENUE.

WHEREAS, it has been recommended that the City of Coeur d'Alene enter into the contract(s), agreement(s) or other actions listed below pursuant to the terms and conditions set forth in the contract(s), agreement(s), and other action(s) documents attached hereto as Exhibits "A" through "D" and by reference made a part hereof as summarized as follows:

- A) Approval of Coeur d'Alene Place 29<sup>th</sup> Addition Final Plat, Subdivision Improvement Agreement, and Security (S-3-12);
- B) Acceptance of a Quit Claim Deed from the Museum of North Idaho;
- C) Declaration as Surplus a 1988 GMC Wildland Engine and the donation to a rural Fire Department;
- D) Approving an Addendum to the Lake city Engineering contract for final design of the 15<sup>th</sup> Street Reconstruction - Phase 2 project from Harrison Avenue to Best Avenue;

AND

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to enter into such agreements or other actions;

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into agreements or other actions for the subject matter, as set forth in substantially the form attached hereto as Exhibits "A" through "D" and incorporated herein by reference with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreements or other actions so long as the substantive provisions of the agreements or other actions remain intact.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute such agreements or other actions on behalf of the City.

DATED this 21<sup>st</sup> day of November, 2017.

\_\_\_\_\_  
Steve Widmyer, Mayor

ATTEST:

\_\_\_\_\_  
Renata McLeod, City Clerk

Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER EVANS Voted \_\_\_\_\_

COUNCIL MEMBER MILLER Voted \_\_\_\_\_

COUNCIL MEMBER MCEVERS Voted \_\_\_\_\_

COUNCIL MEMBER ENGLISH Voted \_\_\_\_\_

COUNCIL MEMBER GOOKIN Voted \_\_\_\_\_

COUNCIL MEMBER EDINGER Voted \_\_\_\_\_

\_\_\_\_\_ was absent. Motion \_\_\_\_\_.

## CITY COUNCIL STAFF REPORT

**DATE:** November 21, 2017  
**FROM:** Dennis J. Grant, Engineering Project Manager  
**SUBJECT:** **Coeur d'Alene Place 29<sup>th</sup> Addition: Final Plat, Subdivision Improvement Agreement and Security Approval**

---

### DECISION POINT

Staff is requesting the following:

1. Approval of the final plat document, a twenty-eight (28) lot residential development.
2. Approval of the subdivision improvement agreement and accompanying security.

### HISTORY

- a. Applicant: Kevin Schneidmiller  
Greenstone-Kootenai II, Inc.  
1421 N. Meadowwood Lane, Suite 200  
Liberty Lake, WA 99019
- b. Location: East of Atlas Rd., North of Hanley Ave., South of Sorbonne Dr. and West of a portion of Descartes Dr.
- c. Previous Action:
  1. Final plat approval, CDA Place – 16<sup>th</sup> Addition (1994-2008).
  2. Final plat approval, CDA Place 17<sup>th</sup> – 23<sup>rd</sup> Addition (2010 – 2014).
  3. Final plat approval, CDA Place 24<sup>th</sup> – 28<sup>th</sup> Addition (2015 – 2017).

### FINANCIAL ANALYSIS

The developer is furnishing security in the amount of \$92,136.00 which covers the outstanding cost of the uninstalled infrastructure installations that are required for this development.

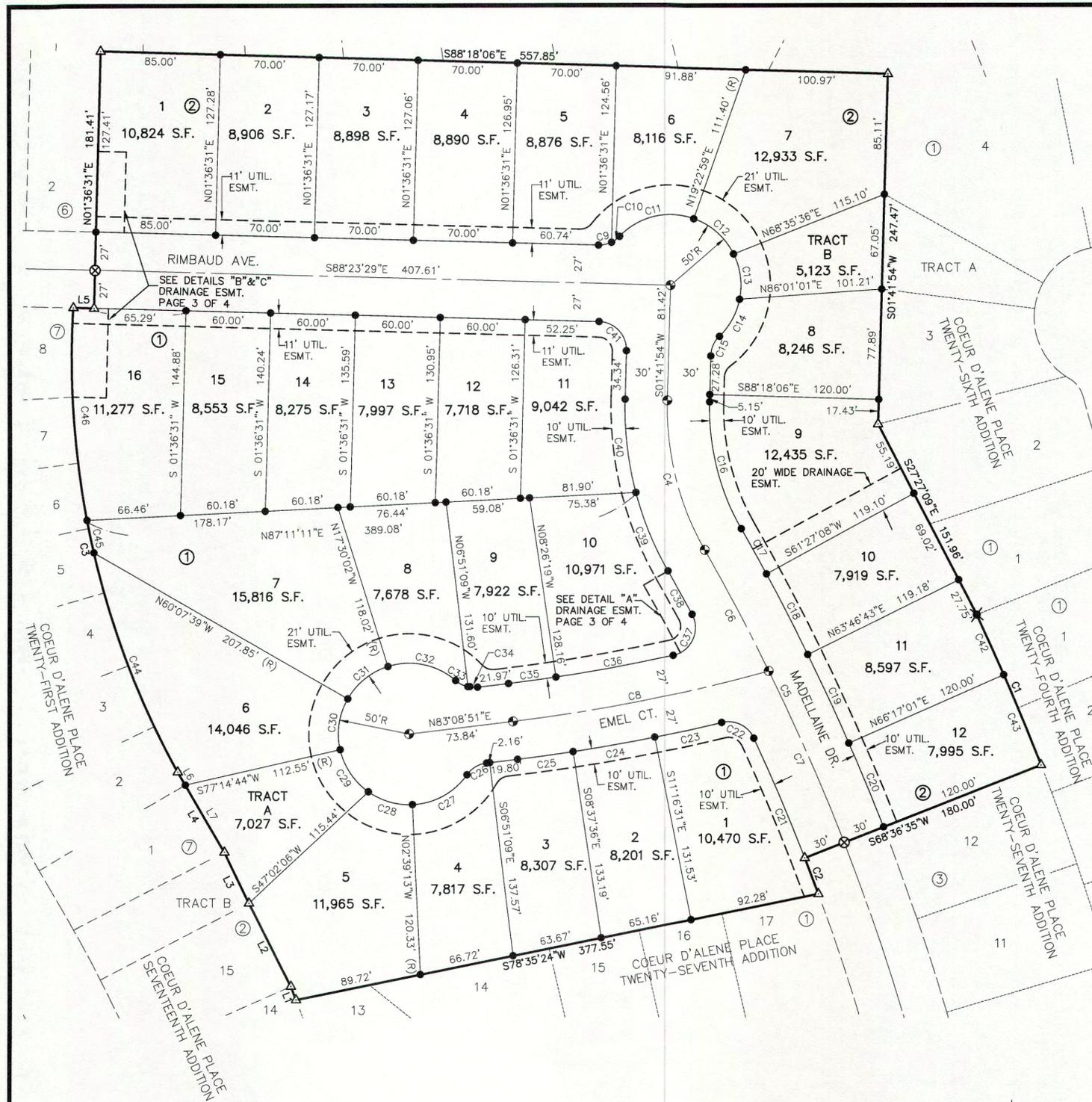
### PERFORMANCE ANALYSIS

The developer has completed the necessary subdivision agreement and is bonding for the outstanding infrastructure items (Storm water drainage facilities, signs, concrete sidewalk, concrete pedestrian ramps and landscaping) in order to receive final plat approval. The installation of the agreement and security enables the developer to receive final plat approval and sell platted lots, however, occupancies will not be allowed until all infrastructure installation has been completed, and, the improvements accepted by the City. The developer has stated that all infrastructure installations will be complete by May 15, 2018.

### DECISION POINT RECOMMENDATION

1. Approve the final plat document.
2. Approve the subdivision improvement agreement and accompanying security.



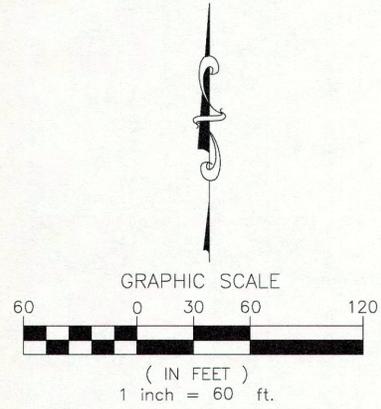


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1701.00'	115.69'	115.66'	S 23°20'19" E	3°53'48"
C2	1521.00'	27.14'	27.14'	S 20°52'44" E	1°01'20"
C3	600.00'	341.37'	336.78'	N 12°42'38" W	32°35'53"
C4	200.00'	110.22'	108.83'	N 14°05'21" W	31°34'29"
C5	1551.00'	229.72'	229.51'	S 25°38'00" E	8°29'11"
C6	1551.00'	97.09'	97.08'	N 28°04'59" W	3°35'12"
C7	1551.00'	132.63'	132.59'	N 23°50'24" W	4°53'58"
C8	1250.00'	185.01'	184.84'	S 78°54'27" W	8°28'48"
C9	20.00'	9.63'	9.54'	S 77°48'49" W	27°35'24"
C10	20.00'	7.06'	7.03'	S 53°54'08" W	20°13'57"
C11	50.00'	57.24'	54.17'	S 76°35'04" W	65°35'49"
C12	50.00'	38.65'	37.69'	N 48°28'25" W	44°17'12"
C13	50.00'	32.90'	32.31'	N 07°28'39" W	37°42'22"
C14	50.00'	30.31'	29.85'	N 28°44'41" E	34°44'16"
C15	20.00'	15.50'	15.12'	N 23°54'21" E	44°24'55"
C16	170.00'	93.68'	92.50'	N 14°05'21" W	31°34'29"
C17	1581.00'	36.67'	36.66'	N 29°12'43" W	1°19'44"
C18	1581.00'	64.19'	64.18'	N 27°23'04" W	2°19'34"
C19	1581.00'	69.13'	69.12'	N 24°58'08" W	2°30'18"
C20	1581.00'	64.19'	64.18'	N 22°33'12" E	2°19'34"
C21	1521.00'	119.31'	119.28'	S 22°36'54" E	4°29'40"
C22	20.00'	27.43'	25.33'	S 64°09'35" E	78°35'43"
C23	1277.00'	48.64'	48.63'	N 77°38'01" E	2°10'56"
C24	1277.00'	59.03'	59.02'	N 80°02'56" E	2°38'55"
C25	1277.00'	39.55'	39.54'	N 82°15'38" E	1°46'28"
C26	20.00'	16.69'	16.21'	N 59°14'11" E	47°49'21"
C27	50.00'	45.40'	43.85'	N 61°20'09" E	52°01'17"
C28	50.00'	33.07'	32.47'	S 73°42'20" E	37°53'46"
C29	50.00'	36.65'	35.84'	S 33°45'21" E	42°00'11"
C30	50.00'	37.20'	36.35'	S 08°33'33" W	42°37'37"
C31	50.00'	37.20'	36.35'	S 51°11'10" W	42°37'37"
C32	50.00'	51.03'	48.84'	N 78°15'55" W	58°28'15"
C33	20.00'	9.90'	9.80'	N 63°12'24" W	28°21'13"
C34	20.00'	6.80'	6.76'	N 87°07'05" W	19°28'08"
C35	1223.00'	33.86'	33.85'	S 82°21'16" W	1°35'10"
C36	1223.00'	84.57'	84.56'	S 79°34'50" W	3°57'44"
C37	20.00'	37.06'	31.98'	S 24°31'16" W	106°09'23"
C38	1521.00'	35.02'	35.02'	S 29°13'00" E	1°19'09"
C39	230.00'	60.21'	60.04'	S 22°22'35" E	15°00'00"
C40	230.00'	66.54'	66.30'	S 06°35'21" E	16°34'29"
C41	20.00'	31.45'	28.31'	S 43°20'48" E	90°05'22"
C42	1701.00'	46.63'	46.63'	S 24°30'06" E	1°34'14"
C43	1701.00'	69.06'	69.06'	S 22°33'12" E	2°19'34"
C44	600.00'	166.76'	166.22'	N 21°02'51" W	15°55'28"
C45	600.00'	23.58'	23.58'	N 11°57'34" W	2°15'06"
C46	600.00'	151.03'	150.63'	N 03°37'21" W	14°25'19"
C47	600.00'	63.17'	63.14'	S 00°34'20" W	6°01'58"
C48	20.00'	31.55'	28.38'	N 16°38'01" E	90°22'54"
C49	1501.00'	54.56'	54.56'	S 28°50'06" E	2°04'58"
C50	20.00'	5.51'	5.49'	N 69°42'43" E	15°46'29"

LINE	BEARING	DISTANCE
L1	N 21°04'42" W	10.19'
L2	N 26°41'55" W	65.89'
L3	N 25°47'20" W	40.01'
L4	N 30°16'50" W	65.76'
L5	S 88°23'29" E	14.71'
L6	N 30°16'50" W	10.63'
L7	N 30°16'50" W	55.13'

- LEGEND**
- SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "MEM 9717" TO BE SET ON OR BEFORE ONE YEAR SUBSEQUENT TO THE RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331 AND 50-1333.
  - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 9717" TO BE SET ON OR BEFORE ONE YEAR SUBSEQUENT TO THE DATE OF RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331, 50-1332 AND 50-1333.
  - ▲ FOUND 5/8" X 30" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717" OR LEAD & TAG MARKED "MEM 9717"
  - ⊗ FOUND 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "MEM 9717"
  - ★ FOUND 5/8" X 30" REBAR WITH ORANGE OR YELLOW PLASTIC CAP MARKED "KITZAN 9030".
  - Ⓢ BLOCK NUMBER
- TOTAL AREA=8.000 ACRES

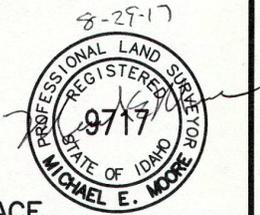
**SURVEY REFERENCES**  
 (A) COEUR D'ALENE PLACE TWENTY-SEVENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 110-110C  
 (B) RECORD OF SURVEY, RECORDED IN BOOK 3 OF SURVEYS, PAGE 173

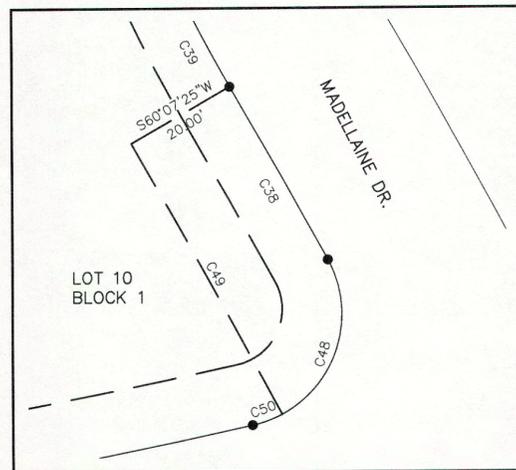


**RFK LAND SURVEYING INC.**  
 1420 WEST GARLAND AVENUE  
 SPOKANE, WA 99205  
 TEL: (509) 324-7861  
 FAX: (509) 327-7249  
 E-MAIL: rudy@rfklandsurveying.com

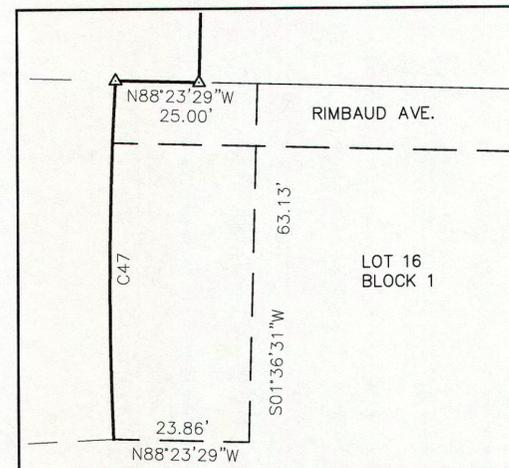
DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	AS NOTED	17-136
DATE	DATE	SHEET	FIELD BOOK
08/28/17	08/28/17	2 OF 4	

**COEUR D'ALENE PLACE TWENTY-NINTH ADDITION**  
 A RE-PLAT OF LOT 1, BLOCK 4 OF COEUR D'ALENE PLACE TWENTY-SEVENTH ADDITION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

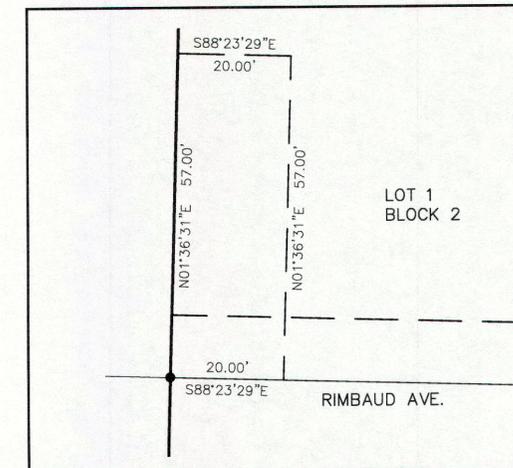




DETAIL "A"  
DRAINAGE EASEMENT  
SCALE: 1"=20'



DETAIL "B"  
DRAINAGE EASEMENT  
SCALE: 1"=20'



DETAIL "C"  
DRAINAGE EASEMENT  
SCALE: 1"=20'



COEUR D' ALENE PLACE  
TWENTY-NINTH ADDITION  
A RE-PLAT OF LOT 1, BLOCK 4 OF COEUR D' ALENE  
PLACE TWENTY-SEVENTH ADDITION LOCATED IN THE  
SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51  
NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF  
COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

**RFK LAND SURVEYING INC.**

1420 WEST GARLAND AVENUE  
SPOKANE, WA 99205  
TEL: (509) 324-7861  
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E-MAIL: rudy@rfklandsurveying.com

DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	AS NOTED	17-136
DATE	DATE	SHEET	FIELD BOOK
08/28/17	08/28/17	3 OF 4	

**CITY COUNCIL CERTIFICATE**

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF COEUR D'ALENE, IDAHO.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COEUR D'ALENE CITY CLERK

COEUR D'ALENE CITY ENGINEER

**HEALTH DISTRICT APPROVAL**

A SANITARY RESTRICTION, IN ACCORDANCE WITH IDAHO CODE 50-1326 TO 50-1329, IS IMPOSED ON THIS PLAT. NO BUILDINGS, DWELLINGS, OR SHELTERS SHALL BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS 9<sup>th</sup> DAY OF November, 2017.

Kari Ireland  
PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF COEUR D' ALENE AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSION OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Kari Ireland  
PANHANDLE HEALTH DISTRICT 1

**SURVEYOR'S CERTIFICATE**

I, MICHAEL E. MOORE P.L.S. #9717, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO. INTERIOR MONUMENTS WILL BE SET 1 YEAR SUBSEQUENT TO THE RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331 AND 50-1333.

Michael E. Moore 8-29-17  
MICHAEL E. MOORE P.L.S. #9717 DATE



**KOOTENAI COUNTY TREASURER**

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED LAND HAVE BEEN PAID THROUGH December 31, 2017 THIS 14<sup>th</sup> DAY OF November, 2017.

Janice Thomas  
KOOTENAI COUNTY TREASURER Chief Deputy

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KOOTENAI COUNTY SURVEYOR



**KOOTENAI COUNTY RECORDER**

STATE OF IDAHO )  
 ) SS  
COUNTY OF KOOTENAI )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, AT THE REQUEST OF \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND DULY RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AS INSTRUMENT NO. \_\_\_\_\_ FEE \_\_\_\_\_

KOOTENAI COUNTY RECORDER

**OWNER'S CERTIFICATE & DEDICATION**

BE IT KNOWN THAT GREENSTONE-KOOTENAI, II INC., AN IDAHO CORPORATION AUTHORIZED TO DO BUSINESS IN THE CITY OF COEUR D'ALENE AND THE STATE OF IDAHO, IS THE OWNER OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND TRACTS AS HEREIN SHOWN AND DOES DESIGNATE THE SAME AS COEUR D'ALENE PLACE TWENTY-NINTH ADDITION, SAID PROPERTY BEING A RE-PLAT OF LOT 1, BLOCK 4 OF COEUR D' ALENE PLACE TWENTY-SEVENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 110-110C, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D' ALENE, KOOTENAI COUNTY, IDAHO.

- 1.) THE CITY OF COEUR D'ALENE WILL PROVIDE WATER AND SANITARY SEWER SERVICE TO THIS DEVELOPMENT.
- 2.) THE OWNER HEREBY DEDICATES THE STREET RIGHT OF WAY OF RIMBAUD AVENUE, MADELLAINE DRIVE, AND EMEL COURT AS SHOWN HEREON TO THE PUBLIC FOREVER.
- 3.) THE OWNER HEREBY GRANTS TO THE PUBLIC TEN FOOT (10'), ELEVEN FOOT (11') AND A TWENTY-ONE FOOT (21') EASEMENT AS SHOWN HEREON TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS FOR THE INSTALLATION, IMPROVEMENT, OPERATION AND MAINTENANCE OF FRANCHISED UTILITIES AS SHOWN HEREON.
- 4.) THE OWNER HEREBY GRANTS TO THE CITY OF COEUR D' ALENE DRAINAGE EASEMENTS ON LOTS 10 AND 16 BLOCK 1, AND LOTS 1, AND 9 BLOCK 2 AS SHOWN HEREON FOR THE INSTALLATION, IMPROVEMENT, OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE FACILITIES TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS. NO BUILDING, STRUCTURE OR IMPROVEMENT SHALL BE ERRECTED NOR CONSTRUCTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY OF COEUR D' ALENE AS EVIDENCED BY THE SIGNATURE OF THE CITY ENGINEER ON AN APPROVED PLAN.
- 5.) TRACTS A, AND B IDENTIFIED HEREON ARE COMMON AREAS AND SHALL BE DEEDED TO, OWNED, IMPROVED, MANAGED AND MAINTAINED BY THE COEUR D'ALENE PLACE MASTER ASSOCIATION INC., A NONPROFIT ASSOCIATION OF PROPERTY OWNERS HAVING JURISDICTION OVER THE PLATTED AREA. THE COMMON TRACTS CANNOT BE SOLD OR TRANSFERRED REGARDLESS OF ANY PROVISIONS IN THE COVENANTS TO THE CONTRARY WITHOUT THE EXPRESSED WRITTEN APPROVAL BY THE CITY OF COEUR D'ALENE. THE OWNERS HEREBY DECLARE THAT ALL SUCH COMMON AREA TRACTS SHALL BE SUBJECT TO A PERPETUAL NONEXCLUSIVE EASEMENT IN FAVOR OF THE COEUR D'ALENE PLACE MASTER ASSOCIATION INC., FOR USE AND ENJOYMENT FOR RECREATIONAL PURPOSE, SUBJECT TO SUCH PURPOSES AS DRAINAGE, INGRESS AND EGRESS EASEMENTS AND SUBJECT TO SUCH UNIFORM RULES, REGULATIONS, AND RESTRICTIONS AS MAY BE ADOPTED BY THE OWNERS ASSOCIATION FROM TIME TO TIME.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR CORPORATE NAMES TO BE HEREUNTO SUBSCRIBED THIS 9<sup>th</sup> DAY OF November, 2017.

Kevin Schmidt  
BY:  
GREENSTONE-KOOTENAI, II INC.



ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF SPOKANE )

ON THIS 9<sup>th</sup> DAY OF November, 2017 BEFORE ME, Amanda K. Fernandez, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Kevin Schmidt, KNOWN OR IDENTIFIED TO ME TO BE Vice President FOR GREENSTONE-KOOTENAI, II INC THE CORPORATION THAT EXECUTED THIS INSTRUMENT OR THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Amanda K. Fernandez Coeur d'Alene, ID June 25, 2018  
NOTARY PUBLIC FOR THE RESIDING AT MY COMMISSION EXPIRES  
STATE OF WASHINGTON

**COEUR D' ALENE PLACE TWENTY-NINTH ADDITION**

A RE-PLAT OF LOT 1, BLOCK 4 OF COEUR D' ALENE PLACE TWENTY-SEVENTH ADDITION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

**RFK LAND SURVEYING INC.**

1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: rudy@rfklandsurveying.com	DRAWN MEM DATE	APPROVED RFK DATE	SCALE AS NOTED SHEET	PROJECT 17-136 FIELD BOOK
	08/28/17	08/28/17	4 OF 4	

**AGREEMENT TO PERFORM SUBDIVISION WORK**  
**Coeur d'Alene Place 29<sup>th</sup> Addition**

THIS AGREEMENT made this 5<sup>th</sup> day of December, 2017 between Greenstone-Kootenai II, Inc., whose address is 1421 N. Meadowwood Lane, Suite 200, Liberty Lake, WA 99019, with Kevin Schneidmiller, President, hereinafter referred to as the "**Developer**," and the city of Coeur d'Alene, a municipal corporation and political subdivision of the state of Idaho, whose address is City Hall, 710 E. Mullan Avenue, Coeur d'Alene, ID 83814, hereinafter referred to as the "**City**";

WHEREAS, the City has approved, subject to completion of the required improvements, the subdivision plat of Coeur d'Alene Place 29<sup>th</sup> Addition, a twenty-eight (28) lot, residential development in Coeur d'Alene, situated in the Southwest Quarter of Section 27, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho; NOW, THEREFORE,

**IT IS AGREED AS FOLLOWS:**

The Developer agrees to complete the following public improvements: Storm water drainage facilities, signs, concrete sidewalk and concrete pedestrian ramps, as required under Title 16 of the Coeur d'Alene Municipal Code, on or before the 15<sup>th</sup> day of May, 2018. Said improvements are more particularly described on the submitted estimate of probable construction costs dated November 9, 2017 attached as Exhibit "A", and, shown on the civil engineering drawings titled "Coeur d'Alene Place 29<sup>th</sup> Addition", dated July 10, 2017, stamped and signed by Doug J. Desmond, PE, #10886 of Greenstone Homes & Neighborhoods, whose address is 1421 N. Meadowwood Lane, Suite 200, Liberty Lake, WA 99019, on file in the City of Coeur d'Alene Engineering Department's office and incorporated herein by reference.

The Developer, prior to recording the plat, shall deliver to the City, security in the amount of Ninety-two Thousand One Hundred Thirty-six and 00/100 Dollars (\$92,136.00) securing the obligation of the Developer to complete the subdivision improvements referred to herein. Should the Developer noted herein fail to complete the improvements within the time herein provided, the City may utilize the funds to complete or have the improvements completed. In the event the City completes the improvements as a result of the Developer's default, the Developer shall be responsible for any costs that exceed the installed security for the public improvements noted herein.

The Parties further agree that the City has utilized substantial staff time to prepare this agreement, which will benefit the Developer. The Parties further agree the City should be reimbursed a reasonable fee for its costs to prepare such agreement. The Parties further agree that such fee should be in the amount of Twenty Five and No/100 Dollars (\$25.00).

IN WITNESS WHEREOF, the parties have set their hands and seal the day and year first above written.

**City of Coeur d'Alene**

\_\_\_\_\_  
Steve Widmyer, Mayor

**Developer**

  
\_\_\_\_\_  
Kevin Schneidmiller, President

**ATTEST:**

\_\_\_\_\_  
Renata McLeod, City Clerk



## CITY COUNCIL STAFF REPORT

**DATE:** November 15, 2017  
**FROM:** Mike Gridley – City Attorney  
**SUBJECT:** Acceptance of Quitclaim Deed from the Museum of North Idaho

=====

**DECISION POINT:**

Should the City Council accept the Quitclaim Deed from the Museum of North Idaho for the large, blue warehouse building on Northwest Boulevard between River Avenue and Hubbard Avenue, formerly known as the Luke’s Transfer and Storage building?

**HISTORY:**

The Museum of North Idaho owns the large, blue warehouse building on Northwest Boulevard formerly known as the Luke’s Transfer & Storage building. The real property that the building sets on is former railroad right of way that is owned by the federal government. The real property is part of the property that the City is proposing to lease from the federal government through the Bureau of Land Management (BLM). As such, BLM is requiring that the building be transferred from private ownership (Museum) to public ownership by the City.

**FINANCIAL ANALYSIS:**

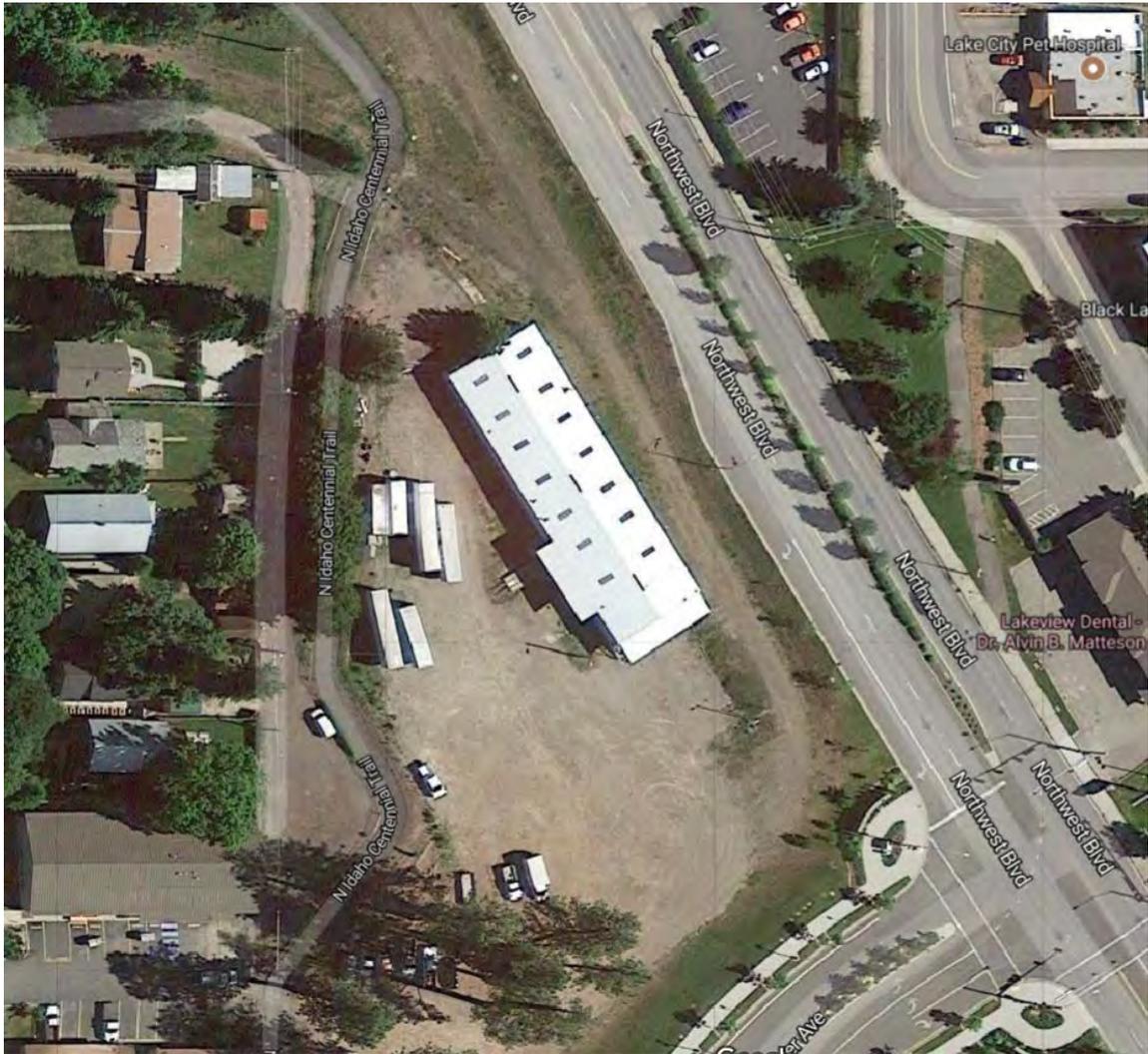
There is no cost to the City for accepting ownership of this building. Currently the City has no long-term need for the building and it will likely be demolished as part of the redevelopment of the property planned under the Four Corners-BLM Corridor Master Plan and BLM lease.

**PERFORMANCE ANALYSIS:**

By accepting this Quitclaim Deed the City will own the building and can control how it is used and/or removed.

**DECISION POINT/RECOMMENDATION:**

Staff recommends accepting the Quitclaim Deed from the Museum of North Idaho.



# Museum of North Idaho

P. O. Box 812  
Coeur d'Alene, ID 83816-0812  
208-664-3448

November 14, 2017

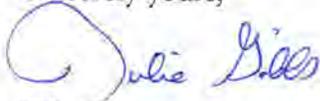
City of Coeur d'Alene  
Renata McLeod, City Clerk  
710 E. Mullan Avenue  
Coeur d'Alene, ID 83814

Dear Ms. McLeod,

Enclosed, please find a notarized copy of a Quitclaim Deed for a transfer of property between the Museum of North Idaho and the City of Coeur d'Alene.

If you have any questions or need additional information please contact me at the number shown below or, Dorothy Dahlgren, Executive Director at 208-664-3448.

Sincerely yours,



Julie Gibbs  
President, Board of Directors  
208-440-7625

Cc: Museum of North Idaho File

When Recorded Return to:

City of Coeur d'Alene  
Renata McLeod, City Clerk  
710 E. Mullan Avenue  
Coeur d'Alene, ID 83814

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**QUITCLAIM DEED  
(INCLUDING AFTER-ACQUIRED PROPERTY)**

FOR VALUE RECEIVED, the Museum of North Idaho, Inc., an Idaho Corporation, (hereinafter "**Grantor**"), does by these presents convey, remise, release and forever quitclaim unto the City of Coeur d'Alene, Kootenai County, Idaho (hereinafter "**Grantee**"), which has a current mailing address of 710 E. Mullan Avenue, Coeur d'Alene, ID, 83814, all right, title and interest which Grantor now has or may hereafter acquire in the real and personal property situated in the County of Kootenai, State of Idaho, more particularly described as follows:

The large blue building structure formerly known as the Luke's Transfer & Storage building located at 705 Lincoln Way, Coeur d'Alene, ID 83814, taxed as personal property billing #164446 by the Treasurer of Kootenai County, Idaho and located on the real property more specifically described as:

Fort Sherman Abandoned Military Reservation, railroad right of way, in Section 14, Township 50 North, Range 4 West, Kootenai County, Idaho.

TOGETHER WITH all right, title and interest which Grantor now has or may hereafter acquire in the buildings, structures, improvements, rights of way, easements, tenements, hereditaments, water rights and appurtenances thereunto belonging, reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the Grantee and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written.

**GRANTOR:**

MUSEUM OF NORTH IDAHO, INC.

By:   
Julie Gibbs, President

QUITCLAIM DEED - 1

Per Resolution No. 17-\_\_\_

Resolution No. 17-070

Exhibit "B"

STATE OF IDAHO )  
 ) ss.  
County of Kootenai )

On this 14 day of November, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Julie Gibbs, known or identified to me to be the President of the Museum of North Idaho, Inc., the entity that executed the within instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jamie T Howard  
Notary Public  
State of Idaho

  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at 9323 N Government Way  
My commission expires 09/08/2023



# **City of Coeur d'Alene**

## **FIRE DEPARTMENT**

*“City of Excellence”*

---

### **Staff Report**

**Date:** October 26, 2017

**From:** Kenny Gabriel, Fire Chief

**Re:** Surplus Fire Engine

**DECISION POINT:** Should mayor and Council allow the Fire Department to Surplus 1988 GMC Wildland Fire Engine and donate to a rural Fire Department?

**HISTORY:** The Fire Department has a 1988 GMC Wildland Fire Engine that is no longer of any value to the Department. We have two newer Wildland Engines in the fleet with one being less than one year old. We acquired this engine in November of 2004 from the Idaho Department of Lands and did repairs in house.

**FINANCIAL ANALYSIS:** Due to the age of the engine and new safety standards there is very little value for the truck. It is also difficult to sell apparatus on our own and there was no trade in value.

**PERFORMANCE ANALYSIS:** Our hope is to get the engine to a smaller Department where it could be of some use. Through a regular maintenance program there is still life in the engine if the department does not run a large number of calls.

**DECISION POINT/RECOMMENDATION:** Allow the Fire Department to surplus 1988 GMC Wildland Fire Engine and donate to a smaller, rural Fire Department.

# **City of Coeur d'Alene**

## **FIRE DEPARTMENT**

*“City of Excellence”*

---

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**DECISION POINT/RECOMMENDATION:** Allow the Fire Department to surplus 1988 GMC Wildland Fire Engine and donate to a smaller, rural Fire Department.

# **PUBLIC WORKS COMMITTEE**

## **STAFF REPORT**

**DATE:** November 13, 2017  
**FROM:** Tim Martin, Streets Superintendent  
**SUBJECT:** Addendum to Lake City Engineering's Contract for Final Design of the 15<sup>th</sup> Street Reconstruction – Phase 2 Project from Harrison Ave to Best Ave

---

### **DECISION POINT**

Staff is requesting Council approval of an addendum to Lake City Engineering's existing contract on 15<sup>th</sup> Street Reconstruction – Phase 2 Final Design.

### **HISTORY**

The design and reconstruction of 15<sup>th</sup> street has been taking place over the last eight years. Lake City Engineering was hired in 2009 for the design and contract administration of the first phase of this project, from Thomas Lane to Dalton Avenue. It was completed in 2011. Also in 2011, 15<sup>th</sup> Street, from Mullan Avenue to Harrison Avenue, was included in the Overlay Project which completed another section of 15<sup>th</sup> street. The preliminary design of phase 2 was completed in 2015. This project will be the final phase for completing the entire corridor of 15<sup>th</sup> Street.

### **FINANCIAL ANALYSIS**

The cost for the final design is \$63,450. This is a time and materials contract, so the final amount could vary depending on what is necessary. The design for this project is currently in the capital plan for this fiscal year.

### **PERFORMANCE ANALYSIS**

This stretch of 15<sup>th</sup> Street has a more complicated and lengthier design process because it involves major utility relocations, storm water issues, and right-of-way acquisition. Construction is tentatively scheduled in the next two years if funding is available. We would like to have a "shovel ready" project if we were able to receive grant funding from the state. Therefore, we would like to begin the final design process as soon as possible. The preliminary design included identifying and coordinating with private and public utilities, topographic surveys, property boundary identification, geotechnical evaluations, and creation of a base map with potential roadway and utility alignments. The appropriate solutions will be identified and included in the final design. Right-of-way costs are not included in these estimates. Once a final design is selected we will proceed with right-of-way acquisition.

### **RECOMMENDATION**

Staff recommends approval of an addendum to Lake City Engineering's contract for Final Design of 15<sup>th</sup> Street Reconstruction – Phase 2 project, from Harrison Ave. to Best Ave., in the amount of \$63,450 and authorize the mayor to execute the contract.

PROFESSIONAL SERVICES AGREEMENT  
between  
CITY OF COEUR D'ALENE  
and  
LAKE CITY ENGINEERING, INC.  
for  
PHASE II – FINAL DESIGN OF 15<sup>TH</sup> STREET

THIS Agreement, made and entered into this 21<sup>st</sup> day of November, 2017, between the CITY OF COEUR D'ALENE, Kootenai County, Idaho, a municipal corporation organized and existing under the laws of the state of Idaho, hereinafter referred to as the "City," and Lake City Engineering, Inc., an Idaho corporation, with its principal place of business at 126 E. Poplar Avenue, Coeur d'Alene, ID 83814, hereinafter referred to as the "Consultant,"

W I T N E S S E T H:

Section 1. Definition. In this agreement:

A. The term "City" means the City of Coeur d'Alene, 710 Mullan Avenue, Coeur d'Alene, Idaho 83814.

B. The term "Consultant" means Lake City Engineering, Inc., 126 E. Poplar Avenue, Coeur d'Alene, ID 83814.

C. The term "Mayor" means the mayor of the city of Coeur d'Alene or his authorized representative.

Section 2. Employment of Consultant. The City hereby agrees to engage the Consultant and the Consultant hereby agrees to perform the services hereinafter set forth.

Section 3. Scope of Services.

A. The Consultant shall perform the services described in the Scope of Services attached hereto and incorporated herein by reference as Exhibit "A".

B. Area Covered: The Consultant shall perform all the necessary services provided under this Agreement respecting the tasks set forth in the Scope of Services.

Section 4. Personnel.

A. The Consultant represents that it has or will secure at its own expense all personnel required to perform its services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.

B. All of the services required hereunder will be performed by the Consultant or under his direct supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.

C. The Consultant agrees to maintain Workmen's Compensation coverage on all employees, including employees of subcontractors, during the term of this Agreement as required by Idaho Code Section 72-101 through 72-806. Should the Consultant fail to maintain such insurance during the entire term hereof, the Consultant shall indemnify the City against any loss resulting to the City from such failure, either by way of compensation or additional premium liability. The Consultant shall furnish to the City, prior to commencement of the work, such evidence as the City may require guaranteeing contributions which will come due under the Employment Security Law including, at the option of the City, a surety bond in an amount sufficient to make such payments.

Section 5. Time of Performance. The services of the Consultant shall commence upon execution of this Agreement by the Mayor and shall be completed within **Three Hundred Sixty Five (365) days** thereafter. The period of performance may be extended for additional periods only by the mutual written agreement of the parties.

Section 6. Compensation.

A. Subject to the provisions of this Agreement, the City shall pay the Consultant on a time and materials basis. The total sum is anticipated to be of **Sixty Three Thousand Four Hundred Fifty Dollars and No/100 (\$63,450.00)**.

B. Except as otherwise provided in this Agreement, the City shall not provide any additional compensation, payment, use of facilities, service or other thing of value to the Consultant in connection with performance of agreement duties. The parties understand and agree that, except as otherwise provided in this Section, administrative overhead and other indirect or direct costs the Consultant may incur in the performance of its obligations under this Agreement have already been included in computation of the Consultant's fee and may not be charged to the City.

Section 7. Method and Time of Payment. Partial payment shall be made on the fourth Tuesday of each calendar month on a duly certified estimate of the work completed in the previous calendar month. Final payment shall be made thirty (30) days after completion of all work and acceptance by the City Council. Payment shall be made by the City Finance Director.

Section 8. Termination of Agreement for Cause. If, through any cause, the Consultant shall fail to fulfill in a timely and proper manner his obligations under this Agreement, or if the Consultant shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In that event, all finished or unfinished documents, data, studies, surveys, and reports or other material prepared by the Consultant under this agreement shall

at the option of the City become its property, and the Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and materials. Equitable compensation shall not exceed the amount reasonably billed for work actually done and expenses reasonably incurred.

Section 9. Termination for Convenience of City. The City may terminate this Agreement at any time by giving thirty (30) days written notice to the Consultant of such termination and specifying the effective date of such termination. In that event, all finished or unfinished documents and other materials as described in Section 8 above shall, at the option of the City, become its property.

Section 10. Modifications. The City may, from time to time, require modifications in the scope of services of the Consultant to be performed under this Agreement. The type and extent of such services cannot be determined at this time; however, the Consultant agrees to do such work as ordered in writing by the City, and the City agrees to compensate the Consultant for such work accomplished by written amendment to this Agreement.

Section 11. Equal Employment Opportunity.

A. The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such actions shall include, but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training, including apprenticeship; and participation in recreational and educational activities. The Consultant agrees to post in conspicuous places available for employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause. The Consultant will, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin. The Consultant will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this agreement so that such provisions will be binding upon each subconsultant, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

B. The Consultant shall keep such records and submit such reports concerning the racial and ethnic origin of applicants for employment and employees as the City may require.

Section 12. Interest of Members of City and Others. No officer, member, or employee of the City and no member of its governing body, and no other public official of the governing body shall participate in any decision relating to this Agreement which affects his personal interest or the

interest of any corporation, partnership, or association in which he is, directly or indirectly, interested or has any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.

Section 13. Assignability.

A. The Consultant shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation) without the prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Consultant from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City.

B. The Consultant shall not delegate duties or otherwise subcontract work or services under this Agreement without the prior written approval of the City.

Section 14. Interest of Consultant. The Consultant covenants that he presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. The Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed.

Section 15. Findings Confidential. Any reports, information, data, etc., given to or prepared or assembled by the Consultant under this Agreement which the City requests to be kept confidential shall not be made available to any individual or organization by the Consultant without the prior written approval of the City.

Section 16. Publication, Reproduction and Use of Materials. No material produced, in whole or in part, under this Agreement shall be subject to copyright in the United States or in any other country. The City shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other materials prepared under this Agreement.

Section 17. Audits and Inspection. This Agreement anticipates an audit by the city of Coeur d'Alene, and infrequent or occasional review of Consultant's documents by City staff. During normal business hours, there shall be made available for examination all of the Consultant's records with respect to all matters covered by this Agreement and will permit representatives of the City to examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoiced materials, payrolls, records, or personnel conditions of employment, and other data relating to all matters covered by this Agreement.

Section 18. Jurisdiction; Choice of Law. Any civil action arising from this Agreement shall be brought in the District Court for the First Judicial District of the State of Idaho at Coeur d'Alene, Kootenai County, Idaho. The law of the state of Idaho shall govern the rights and obligations of the parties.

Section 19. Non-Waiver. The failure of the City at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provisions, nor in any way affect the validity of this Agreement or any part thereof, or the right of the City thereafter to enforce each and every protection hereof.

Section 20. Permits, Laws and Taxes. The Consultant shall acquire and maintain in good standing all permits, licenses and other documents necessary to its performance under this Agreement. All actions taken by the Consultant under this Agreement shall comply with all applicable statutes, ordinances, rules, and regulations. The Consultant shall pay all taxes pertaining to its performance under this Agreement.

Section 21. Relationship of the Parties. The Consultant shall perform its obligations hereunder as an independent contractor of the City. The City may administer this Agreement and monitor the Consultant's compliance with this Agreement but shall not supervise or otherwise direct the Consultant except to provide recommendations and to provide approvals pursuant to this Agreement.

Section 22. Integration. This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the parties.

Section 23. City Held Harmless.

A. The Consultant shall save, hold harmless, indemnify, and defend the City, its officers, agents and employees from any liability arising out of the acts, errors, omissions, or negligence, including costs and expenses, for or on account of any and all legal actions or claims of any character resulting from injuries or damages sustained by any person or persons or property arising from Consultant's performance of this Agreement in any way whatsoever.

B. The Consultant shall save, hold harmless, and indemnify the City, its officers, agents, and employees from and against any and all damages or liability arising out of the Consultant's professional acts, errors, and omissions, including costs and expenses for or on account of any and all legal actions claims of any character resulting from injuries or damages sustained by persons or property arising from Consultant's professional performance of this Agreement.

Section 24. Notification. Any notice under this Agreement may be served upon the Consultant or the City by mail at the address provided in Section 1 hereof.

Section 25. Special Conditions. Standard of Performance and Insurance.

A. Consultant shall maintain general liability insurance naming the City, its entities, and its representatives as additional insureds in the amount of at least \$500,000.00 for property damage or personal injury, death or loss as a result of any one occurrence or accident regardless of the number of persons injured or the number of claimants, it being the intention that the minimum limits shall be those provided for under Chapter 9, Title 6, Section 24 of the Idaho Code.

B. In performance of professional services, the Consultant will use that degree of care and skill ordinarily exercised under similar circumstances by members of the Consultant's profession. Should the Consultant or any of the Consultants' employees be found to have been negligent in the performance of professional services from which the City sustains damage, the Consultant has obtained Errors and Omission Insurance in at least the amount of five hundred thousand dollars (\$500,000.00). The Consultant shall maintain, and furnish proof thereof, coverage for a period of two years following the completion of the project.

C. The Consultant shall obtain and maintain auto liability insurance in the amount of \$500,000.00 for the duration of the project.

D. Prior to work under this Agreement, the Consultant shall furnish to the City certificates of the insurance coverages required herein, which certificates must be approved by the City Attorney. Certificates shall provide cancellation notice information that assures at least thirty (30) days written notice to the City prior to cancellation of the policy for any reason.

IN WITNESS WHEREOF, this Agreement executed the day and year first written above.

CITY OF COEUR D'ALENE

LAKE CITY ENGINEERING, INC.

\_\_\_\_\_  
Steve Widmyer, Mayor

By \_\_\_\_\_  
Its \_\_\_\_\_

ATTEST:

ATTEST:

\_\_\_\_\_  
Renata McLeod, City Clerk

\_\_\_\_\_  
Name/Title

**15<sup>TH</sup> STREET RECONSTRUCTION PROJECT - PHASE 2**  
**Harrison Avenue to Best Avenue**  
**Attachment "A" - Scope of Work Summary**

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<b>TASK</b>	<b>DESCRIPTION</b>
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<b>0)</b>	<b>PROJECT ADMINISTRATION</b>
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- |  |  |
|--|--|
|  | <ul style="list-style-type: none"><li>a. Review project &amp; preliminary research.</li><li>b. Define Scope of Work.</li><li>c. Prepare man-hour estimates.</li><li>d. Coordination with City.</li><li>e. Contract negotiations with City.</li></ul> |
|--|--|

<b>1)</b>	<b>COORDINATION WITH UTILITIES</b>
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- |  |   |
|--|---|
|  | <ul style="list-style-type: none"><li>a. Coordinate with all utility companies and City Departments of pending project and obtain special construction criteria.</li><li>b. Request utility maps from all utility companies including City departments (Streets, Storm, Water and Wastewater) and include into preliminary layout drawings.</li><li>c. Coordinate engineering design utility locates for Pre-construction and topographic survey.</li><li>d. Determine utility conflicts and propose best solution to resolve conflict issues.</li><li>e. Revisit with City Departments and all utility companies and coordinate necessary utility relocates and conflict issues based on preliminary layout plans.</li><li>f. Verify preliminary layout plans with all utility companies and City "in the field" and develop and document a clear understanding of scope of any relocated utility work, timing, and responsible party. Follow-up with utility companies to determine if utility improvements will be considered.</li><li>g. Coordinate and attend Utility Meeting with City.</li></ul> |
|--|---|



## 2) **PRE-CONSTRUCTION AND TOPOGRAPHIC SURVEY**

- a. Research and collect As-builts, Record Drawings and infrastructure maps within project limits.
- b. Research and collect Deeds, Records of Surveys and Plats for existing R/W and easements.
- c. Determine site constraints/project limits.
- d. Establish survey control network – horizontal and vertical.
- e. Perform topographic survey and collect field data, existing ground and other physical features and obstructions that may influence the project design.
- f. Inventory and survey “dip” all storm and sewer manholes and catch basins. Identify any potential conflict problems with existing City infrastructure.
- g. Inventory and dip all water valve boxes and document depths for potential catch basin and storm drain conflicts.
- h. Verify existing utility information with Utility Companies.
- i. Locate and tie existing property monuments and PLSS monuments.

## 3) **PRELIMINARY DESIGN**

- a. Compile data from pre-construction and topographic survey into ACAD format.
- b. Compile utility maps, record information and City infrastructure maps into existing base map.
- c. Identify any utility, stormwater and sewer manhole, catch basin and storm drain conflicts and provide detail for City.
- d. Identify any conflicts with fences, landscaping and trees.
- e. Identify any potential right of way issues and provide City w/ detail for coordination with property owner.
- f. Establish underground and surface plan and profile to match into all existing streets intersections and sidewalks/ curbs and gutters within 15<sup>th</sup> Street project limits
- g. Determine where sidewalks and curbs and gutters will need to be replaced, repaired or installed.
- h. Field verify existing information and compare with preliminary layout plan.
- i. Evaluation of existing facilities and new infrastructure improvement needs .
- j. Develop a preliminary routing plan, new and relocated utility layouts, and storm drain and surface improvements and submit to City.
- k. Coordinate and meet with various City departments to determine if design coincides with City Master Plans.



- l. Analyze existing storm drain infrastructure and examine stormwater alternatives.
- m. Determine stormwater limitations and necessary improvements and discuss with City staff.
- n. Develop conceptual design for headworks of storm drain at Hattie and 15<sup>th</sup>.

4)

#### **FINAL ENGINEERING DESIGN**

- a. Compile preliminary layout plans and incorporate preliminary City and Utility comments.
- b. Design surface improvements based on City approved preliminary layout plans.
- c. Design stormwater improvements and headworks to storm drain based on City approved preliminary layout plans.
- d. Design driveway approaches and sidewalk pedestrian facilities, and traffic signs to minimize transition issues.
- e. Prepare an Erosion and Sediment Control Plan.
- f. Prepare a temporary traffic control plan.
- g. Prepare a striping and signage plan.
- h. Coordinate with Utility companies during final design and identify all utility conflicts.
- i. Submit construction plans that outline which utilities will need to be relocated.
- j. Compile all comments to date and Redline and draft construction plans.
- k. QA/QC.
- l. Prepare and submit 90% construction plans to City and utility companies for comments and/or approvals.
- m. Coordinate and meet with City departments to go over 90% construction plans and incorporate comments.
- n. Review returned City redline comments and implement changes as necessary.
- o. Make final changes to construction plans and resubmit with City redline comments.
- p. Prepare quantity take offs and probable construction costs from construction plans and submit to City.
- q. Upon approval, burn (1) CD for construction purposes.

\* Boundary and R/W Surveys are not included in this Scope. Any Boundary or R/W Survey can be negotiated on a T&M Basis as needed and directed by the City.

# ANNOUNCEMENTS

OTHER BUSINESS

## MEMORANDUM

DATE: NOVEMBER 15, 2017

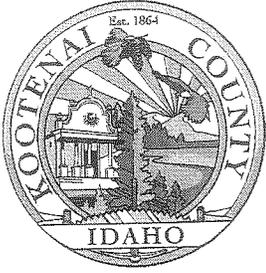
FROM: RENATA MCLEOD, MUNICIPAL SERVICES DIRECTOR

RE: SUBCOMMITTEE OPTIONS/DISCUSSION

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**HISTORY:** I bring this item forward as an opportunity for the Council to discuss the purpose and role of the General Services and Public Works Sub-committees. These sub-committees have been utilized as far back as I can remember and are referenced in meeting Minutes as far back as the 1970's. While there is no exact documentation as to when/why these committees started, they serve the purpose of allow one-half the Council to hear items from staff prior to it reaching the full City Council and provides an opportunity to share information. This allows an opportunity to ask detailed questions and/or ask staff to do more research and/or push the item to the Consent calendar understanding it is normal operating business. Recently there have been questions regarding the ability to hold a meeting with only two Councilmembers present and/or seeking someone to fill in for an absent Councilmember. Therefore, I bring this forward for Council to discuss its desire and utilization of the committees. The following are some options you may wish to consider:

1. Combine General Services and Public Works into one sub-committee; Group A and Group B
  - a. Group A hearing all items the first meeting of the month and Group B hears all items the second meeting of the month. If a Councilmember from a Group has to miss a meeting, a method is developed to select a member of the opposite group to participate. The Council would have to determine if they would want those meetings at noon or 4:00 p.m.
2. Keep meeting format the same but develop a method to fill in with another Councilmember if an absence occurs.
3. Keep everything the same.



## Kootenai County Clerk Jim Brannon

Auditor · Clerk of the District Court · County Assistance ·  
Elections · Recorder

451 Government Way · P.O. Box 9000

Coeur d'Alene, ID 83816-9000

Phone (208) 446-1651 · Fax (208) 446-1662

<http://www.kcgov.us/departments/clerk> · Email [jbrannon@kcgov.us](mailto:jbrannon@kcgov.us)

STATE OF IDAHO

COUNTY OF Kootenai

} ss.

I, Jim Brannon, County Clerk of said county and state, do hereby certify that the attached is a full, true and complete copy of the abstract of votes for the Candidates therein named as they appeared on the election ballot for the **City-Fire District Election** on **November 7, 2017** for the **City of Coeur d'Alene** as shown by the record of the Board of Canvassers filed in my office this **14th** day of **November, 2017**.

County Clerk



Kootenai County Results  
November 7, 2017 City-Fire Election

Precinct	Candidates			
	City of Coeur d'Alene			
	Mayor	Council Seat 2	Council Seat 4	Council Seat 6
	Steve Widmyer	Amy Evans	Woody McEvers	Kiki J. Miller
37	6	6	6	6
38	23	24	22	23
39	30	28	28	25
40	28	25	24	26
42	25	26	23	27
43	24	23	23	23
44	73	74	69	74
45	44	42	41	42
46	46	44	45	44
47	66	62	57	60
48	12	14	13	13
49	23	20	19	20
50	20	19	19	19
51	18	19	20	19
52	32	31	28	29
53	35	35	33	36
54	49	51	50	50
55	40	41	40	40
56	25	22	23	21
57	22	24	22	22
58	68	67	61	63
59	30	31	26	29
60	35	31	31	32
61	8	8	8	8
62	15	16	14	16
ABS CDA	582	571	562	564
Total	1,379	1,354	1,307	1,331

# PUBLIC HEARINGS

# CITY COUNCIL STAFF REPORT

**FROM:** MIKE BEHARY, PLANNER

**DATE:** NOVEMBER 21, 2017

**SUBJECT:** ZC-3-17 ZONE CHANGE FROM R-3 TO R-8

**LOCATION:** +/- .4 ACRE PORTION OF A PARCEL LOCATED IMMEDIATELY  
NORTHEAST OF THE INTERSECTION OF PARK DRIVE AND  
GARDEN AVENUE

**APPLICANT/OWNER:**  
Ignite CDA  
105 N 1<sup>st</sup> Street  
Coeur d'Alene, ID 83815

**ENGINEER:**  
Welch Comer  
350 E Kathleen Avenue  
Coeur d'Alene, ID 83814

**DECISION POINT:**

Welch Comer representing Ignite CDA is requesting approval of a zone change from R-3 to R-8 zoning district.

**PLANNING COMMISSION:**

At their regular monthly meeting on October 10, 2017, the Planning Commission unanimously recommended approval for the zone change request with a condition specifying that the plat limit development to single-family residential.

**BACKGROUND INFORMATION:**

The subject property was recently part of a land exchange between the City of Coeur d'Alene and Ignite CDA. This land exchange was presented to the City Council prior to the Memorial Park renovations and the shared parking lot projects. At that time city council supported the land exchange and recognized the advantage for the city to proceed with the land exchange. The City Council formally approved the land exchange on October 3, 2017.

The land exchange has left the south portion of the property in the R-3 zoning district, which is the subject site of the proposed zone change. The applicant also owns the adjoining property to the north of the subject site. The north part of the applicant's property lies within the R-8 zoning district. The applicant has indicated they would like to have one uniform zoning district over their whole property. A uniform zoning district over their whole property will allow the applicant to include the subject property to be part of their proposed development.

The applicant is proposing to build a 10 lot subdivision that will be a part of the subject site and include property to the north of the subject site. The applicant has indicated that the subdivision will be restricted to single family residential use only. The applicant has made application for a 10 lot subdivision in item number S-3-17.

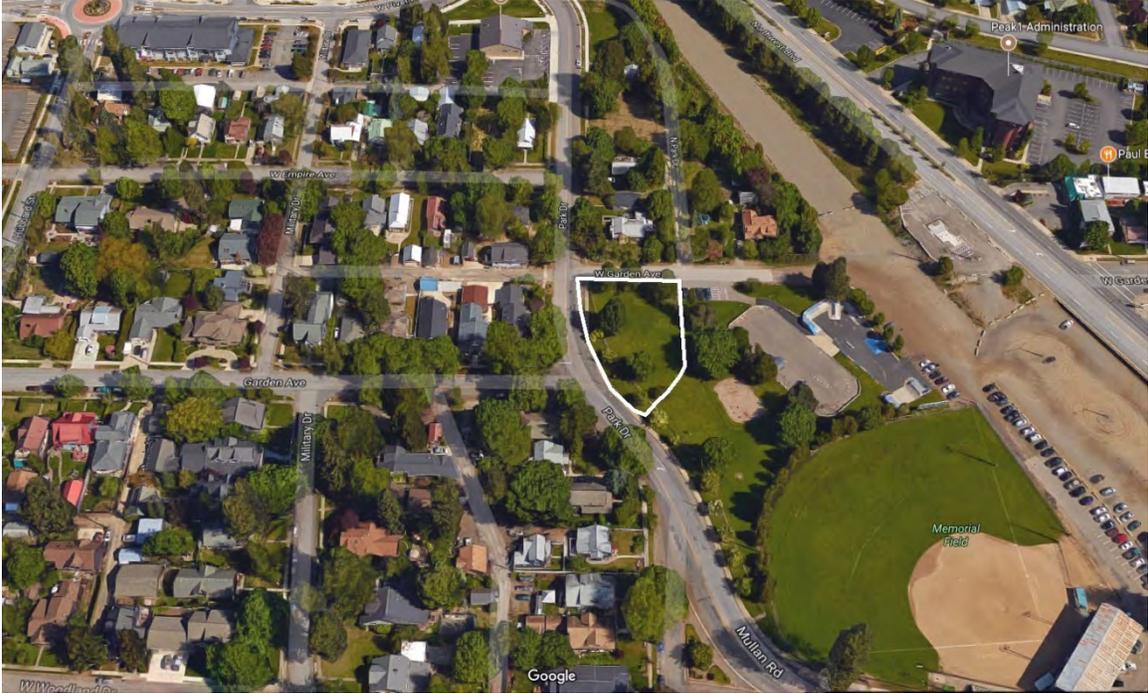
**LOCATION MAP:**



**AERIAL PHOTO:**



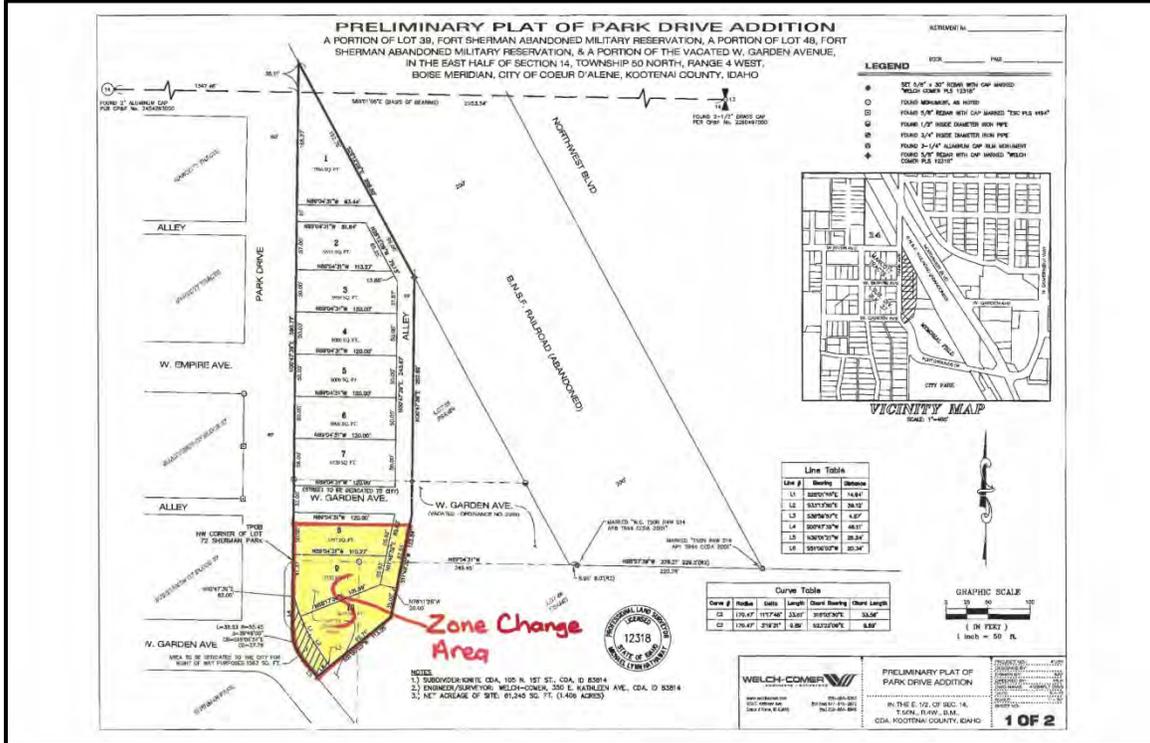
**BIRDS EYE AERIAL PHOTO - 1:**



**BIRDS EYE AERIAL PHOTO - 2:**



**APPLICANT'S EXHIBIT OF PROPOSED ZONE CHANGE:**

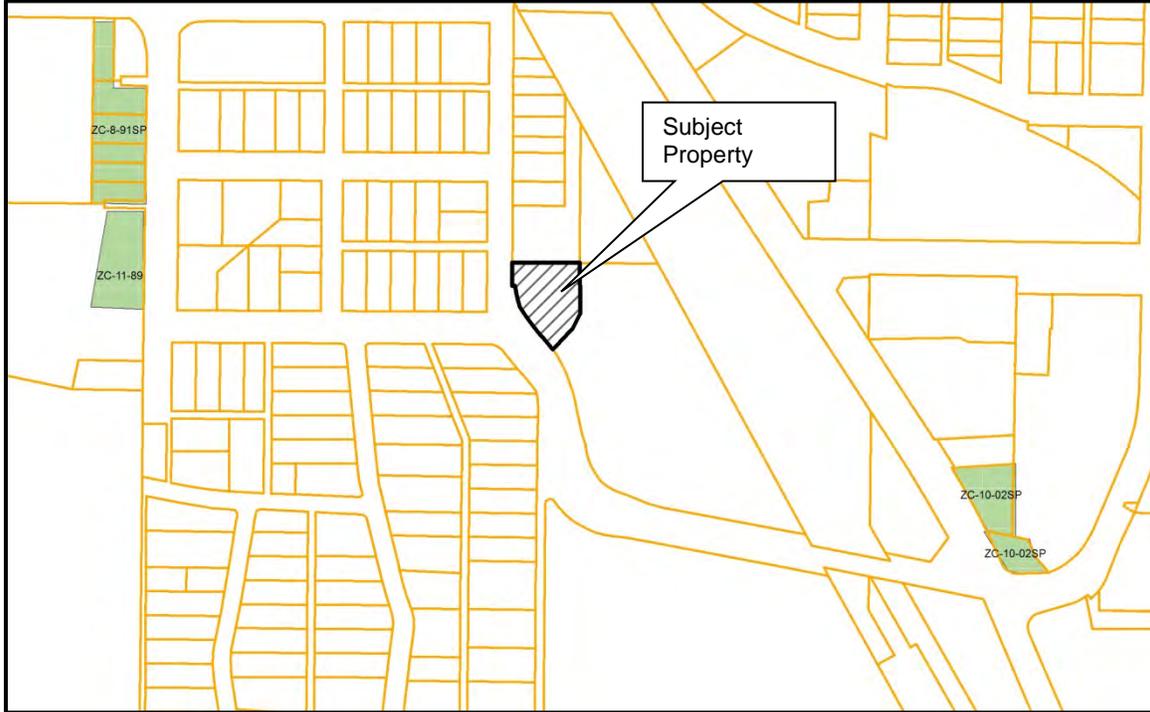


**PRIOR LAND USE ACTIONS:**

Planning Commission and City Council approved a zone change request in items ZC-11-89 and ZC-8-91SP west of the subject property from R-12 to R-17 in 1989 and in 1991 respectively. One more zone change was approved by the Planning Commission and City Council in 2002 to change the zoning from C-17L and C-17 to C-34 on the property to the east and south of the subject property in item ZC-10-02SP. As seen in the map provided below, the area is relatively established with a minor amount of approved zone changes in the vicinity of the subject property.

See *Prior Land Use Actions Map* on next page.

**PRIOR LAND USE ACTIONS MAP:**



**Zone Changes:**

ZC-8-91SP	R-12 to R-17	Approved
ZC-11-89	R-12 to R-17	Approved
ZC-10-02SP	LC-17L & C-17 to C-34	Approved

**REQUIRED FINDINGS:**

- A. **Finding #B8:** That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

**2007 COMPREHENSIVE PLAN- LAND USE CATEGORY:**

- The subject property is within the existing city limits.
- The City Comprehensive Plan designates this area in the Education Corridor.
- The subject property is adjacent to the Historic Heart Area.

## Comprehensive Plan Map: Education Corridor



### **Stable Established:**

These areas are where the character of neighborhoods has largely been established and, in general should be maintained. The street network, the number of building lots, and general land uses are not expected to change greatly within the planning period.

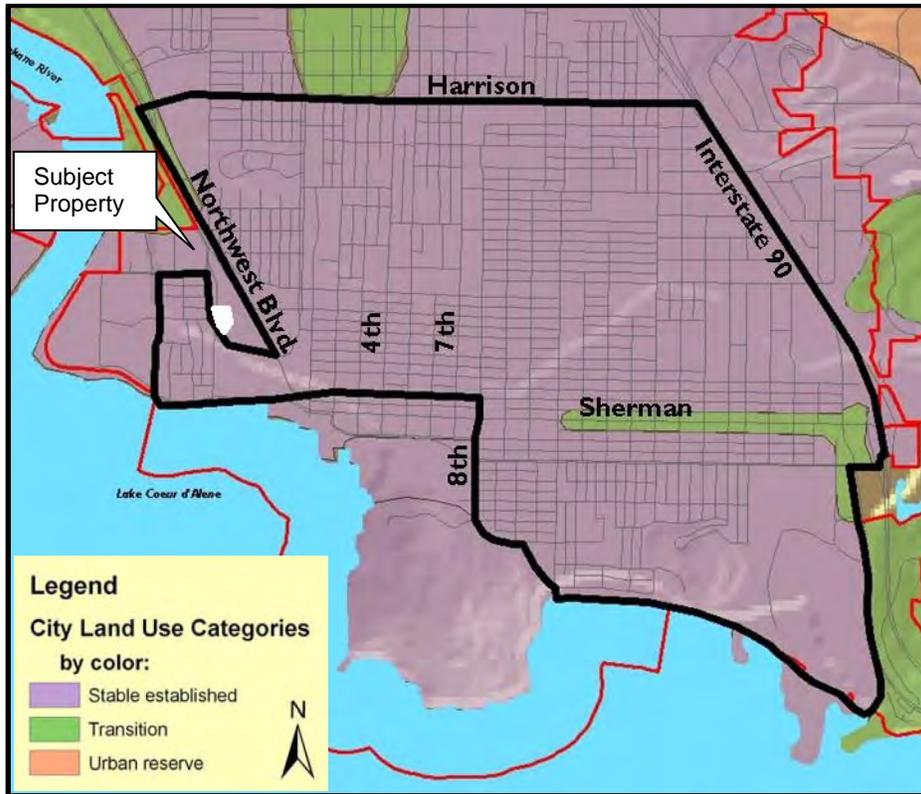
### **Education Corridor Tomorrow:**

The Education Corridor is becoming an important asset to our community as institutions of higher learning continue to grow in this area. A study looking at future land use patterns in the Education Corridor is currently underway. This study should provide the needed framework to ensure compatibility with the existing neighborhoods, wastewater treatment plant, shoreline, and the planned higher educational uses.

### **The characteristics of the Education Corridor neighborhoods will be:**

- An increasing number of uses related to the provision of higher education that are suitable in scale and density with the existing surrounding uses.
- Ensuring connectivity is maintained and improved throughout the corridor to provide multi-modal transportation options.
- Retaining and increasing trees and landscaping.

## Comprehensive Plan Map: Historic Heart



### Historic Heart Tomorrow:

Increased property values near Lake Coeur d'Alene have intensified pressure for infill, redevelopment, and reuse in the areas surrounding the downtown core. Stakeholders must work together to find a balance between commercial, residential, and mixed use development in the Historic Heart that allows for increased density in harmony with long established neighborhoods and uses. Sherman Avenue, Northwest Boulevard and I-90 are gateways to our community and should reflect a welcoming atmosphere.

Neighborhoods in this area, Government Way, Foster, Garden, Sanders Beach, and others, are encouraged to form localized groups designed to retain and increase the qualities that make this area distinct.

**The characteristics of the Historic Heart neighborhoods will be:**

- That infill regulations providing opportunities and incentives for redevelopment and mixed use development will reflect the scale of existing neighborhoods while allowing for an increase in density.
- Encouraging growth that complements and strengthens existing neighborhoods, public open spaces, parks, and schools while providing pedestrian connectivity.
- Increasing numbers of, and retaining existing street trees.
- That commercial building sizes will remain lower in scale than in the downtown core.

**COMPREHENSIVE PLAN GOALS & OBJECTIVES THAT APPLY:**

**Objective 1.12 - Community Design:**

Support the enhancement of existing urbanized areas and discourage sprawl.

**Objective 1.14 - Efficiency:**

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

**Objective 1.16 - Connectivity:**

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail system.

**Goal #3: Home Environment**

Our Comprehensive Plan preserves the city's qualities that make Coeur d'Alene a great place to live through.

**Objective 3.05 - Neighborhoods:**

Protect and preserve existing neighborhoods from incompatible land uses and developments.

**Objective 3.08 - Housing:**

Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

**Objective 3.16 – Capital Improvements:**

Ensure infrastructure and essential services are available for properties in development.

**Objective 4.01 - City Services:**

Make decisions based on the needs and desires of the citizenry.

**Objective 4.06 - Public Participation:**

Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

**Evaluation:**

*The City Council will need to determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

- B. **Finding #B9: That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

**STORMWATER:**

Stormwater issues are not a component of the proposed zone change. Any storm issues will be addressed at the time of development on the subject property. City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site.

*- Submitted by Chris Bosley, City Engineering*

**STREETS:**

The subject property is bordered by Park Drive to the west. This existing roadway is a fully developed (full curb/sidewalk) street section. Any required improvements will be addressed through the Subdivision Improvement process at the time of development on the subject property. The Streets and Engineering Department has no objection to the zone change as proposed.

*- Submitted by Chris Bosley, City Engineering*

**WATER:**

Water infrastructure already exists and is capable of supporting the proposed zone change. All platted lots will have to have a water service. The Water Department has no objections to the zone change as proposed.

*-Submitted by Kyle Marine, Assistant Water Superintendent*

**SEWER:**

Presently, public sewer is within Park Drive and Garden Avenue Right-of-Way (ROW). The City's Wastewater Utility has the wastewater system capacity and willingness to serve the subject site. The Wastewater Utility has no objections to the zone change request as proposed.

*-Submitted by Mike Becker, Utility Project Manager*

**PARKS:**

The Parks Department has no requirements for the proposed zone change and proposed development. The Parks Department has no objection to this zone change as proposed.

*-Submitted by Bill Greenwood, Parks Director*

**FIRE:**

The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire department access to the site (road widths, surfacing, maximum grade, and turning radiuses), in addition to, fire protection (size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals. The Fire Department has no objection to the zone change as proposed.

*-Submitted by Bobby Gonder, Fire Inspector*

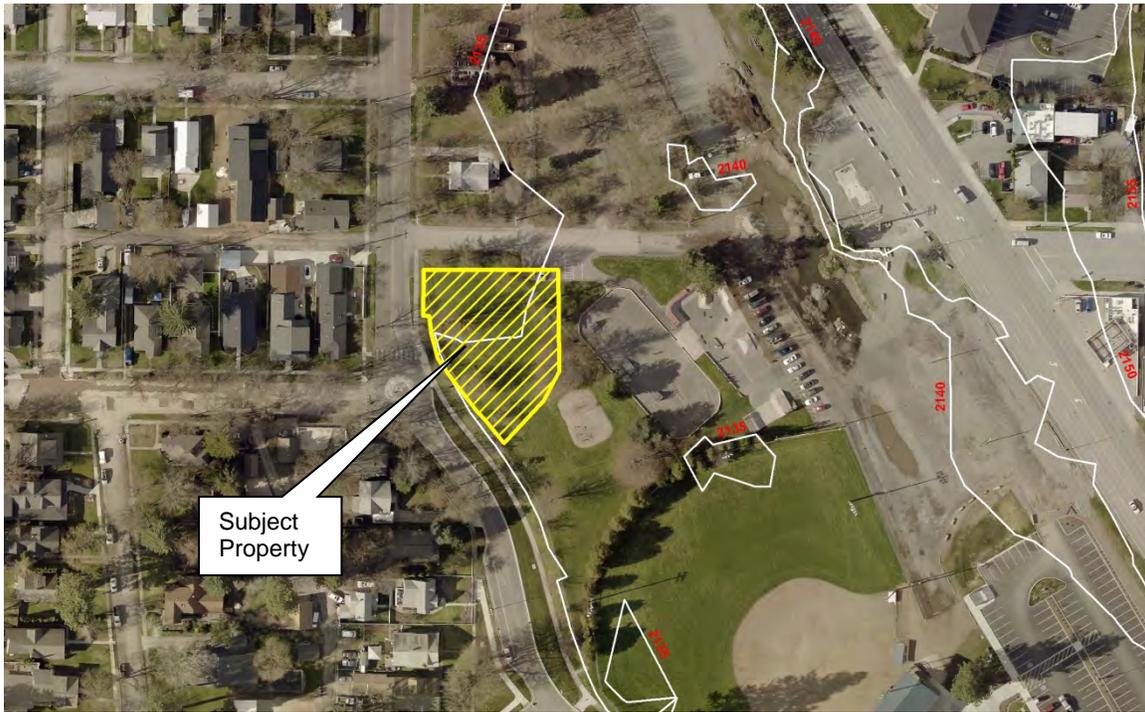
**Evaluation:** *The City Council will need to determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

C. **Finding #B10:** **That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.**

**PHYSICAL CHARACTERISTICS:**

The site is generally flat. There are no topographical or physical constraints that would make the subject property unsuitable to change the zoning from R-3 to R-8.

**TOPOGRAPHIC MAP:**



**SITE PHOTO - 1:** North part of property looking south.



**SITE PHOTO - 2:** Across Park Drive looking east.



**SITE PHOTO - 3:** South part of property looking north.



**SITE PHOTO - 4:** West part of property looking east.



**SITE PHOTO - 5:** Across Park Drive looking east along the north part of the subject site.



**Evaluation:** *The City Council will need to determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

- D. **Finding #B11:** **That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

**TRAFFIC:**

The proposed zone change would not adversely affect the surrounding area with regard to traffic. Park Drive has the available capacity to accommodate additional traffic generated from the subject site. The Streets & Engineering Department has no objection to the zone change as proposed.

*-Submitted by Chris Bosley, City Engineering*

**NEIGHBORHOOD CHARACTER:**

2007 Comprehensive Plan: Education Corridor Today

The Education Corridor is made up of multiple institutions of higher learning and is adjacent to the Coeur d'Alene wastewater treatment plant, the NIC campus, the Spokane River shoreline, and the Fort Grounds residential neighborhood.

The wastewater treatment plant has been at its present location since 1939. This facility is expanding to accommodate growth and provide more intensive treatment of wastewater.

#### 2007 Comprehensive Plan: Historic Heart Today

The historical heart of Coeur d'Alene contains a mix of uses with an array of historic residential, commercial, recreational, and mixed uses. A traditional, tree-lined, small block, grid style street system with alleys is the norm in this area. Neighborhood schools and parks exist in this location and residents have shown support for the long term viability of these amenities. Focusing on multimodal transportation within this area has made pedestrian travel enjoyable and efficient.

Widely governed by traditional zoning, there are pockets of infill overlay zones that allow development, based on Floor Area Ratio (FAR). Many other entities and ordinances serve this area to ensure quality development for generations to come.

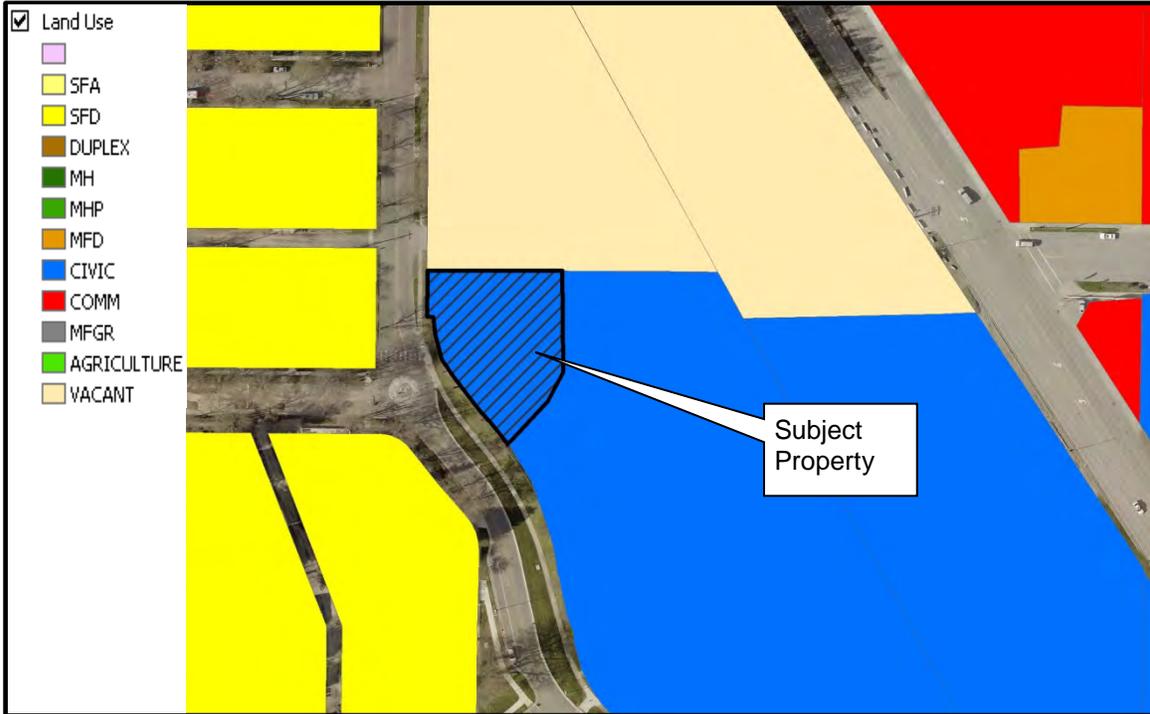
Numerous residential homes in this area are vintage and residents are very active in local policy-making to ensure development is in scale with neighborhoods.

#### **SURROUNDING LAND USES AND ZONING:**

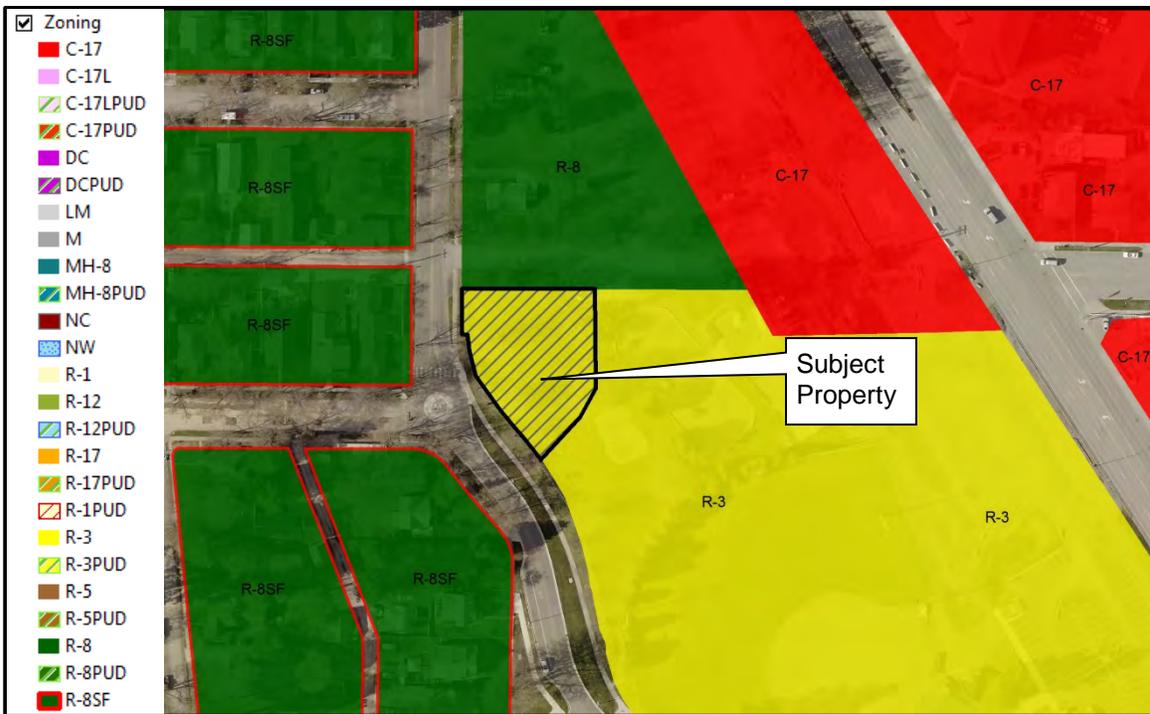
The properties to the west have single family dwellings on them and are used for single family residences. The properties to the north of the subject site are vacant and in part currently under site development work associated with the Memorial Park renovations. The property to the east and south of the subject site is the City's Memorial Field Park. The park is currently being renovated and is under construction. The park is tentatively scheduled to re-open in the spring of 2018. (See Land Use Map on next page)

The properties to the west are zoned R-8-SF. The properties zoned R-8-SF are designated for single family use only through an approved special use permit. The property to the north is zoned R-8. The property to the east and south is zoned R-3. (See Zoning Map on page 13)

**GENERALIZED LAND USE PATTERN:**



**ZONING MAP:**



Approval of the zone change request would allow the uses by right to change from R-3 uses to R-8 uses (as listed below).

**Existing R-3 Zoning District:**

The R-3 district is intended as a residential area that permits single-family detached housing at a density of three (3) units per gross acre. The gross acre calculation is intended to provide the subdivider flexibility, so when dedicating land for public use, the density may be made up elsewhere in the subdivision as long as the other site performance standards are met. This district is intended for those areas of the city that are developed at this density because of factors such as vehicular access, topography, flood hazard and landslide hazard.

Principal permitted uses in an R-3 district shall be as follows:

- Administrative
- Essential service (underground)
- Home occupation
- Neighborhood recreation.
- Public recreation
- Single-family detached housing.

Permitted uses by special use permit in an R-3 district shall be as follows:

- Commercial film production.
- Community assembly.
- Community education.
- Community organization.
- Convenience sales.
- Essential service (aboveground).
- Noncommercial kennel.
- Religious assembly.

Minimum lot requirements in an R-3 district shall be as follows:

- Eleven thousand five hundred (11,500) square feet. All buildable lots must have seventy five feet (75') of frontage on a public street, unless an alternative is approved by the city through normal subdivision procedure (i.e., cul-de-sac and flag lots), or unless a lot is nonconforming

Minimum yard requirements for residential activities in an R-3 district shall be as follows:

- Front: The front yard requirement shall be twenty feet (20').
- Side, Interior: The interior side yard requirement shall be five feet (5'). If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten foot (10') minimum.
- Side, Street: The street side yard requirement shall be ten feet (10').
- Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space

**Proposed R-8 Zoning District:**

The R-8 district is intended as a residential area that permits a mix of housing types at a density not greater than eight (8) units per gross acre. In this district a special use permit, may be requested by neighborhood sponsor to restrict development for a specific area to single-family detached housing only at eight (8) units per gross acre. To constitute neighborhood sponsor, at least sixty six percent (66%) of the people who own at least sixty six percent (66%) of the property involved must be party to the request. The area of the request must be at least one and one-half (1 ½) acres bounded by streets, alleys, rear lot lines, or other recognized boundary. Side lot lines may be used for the boundary only if it is also the rear lot line of the adjacent property. Project review is required for all subdivisions and for all residential, civic, commercial, service and industry uses, except residential uses for four (4) or fewer dwellings.

Principal permitted uses in an R-8 district shall be as follows:

- Administrative.
- Duplex housing.
- Essential service (underground).
- "Home occupation"
- Neighborhood recreation.
- Public recreation.
- Single-family detached housing

Permitted uses by special use permit in an R-8 district shall be as follows:

- Adult entertainment sales and service.
- Auto camp.
- A two (2) unit per gross acre density increase.
- Boarding house.
- Childcare facility.
- Commercial film production.
- Community assembly.
- Community education.
- Community organization.
- Convenience sales.
- Essential service (aboveground).
- Group dwelling - detached housing.
- Handicapped or minimal care facility.
- Juvenile offenders' facility.
- Noncommercial kennel.
- Religious assembly.
- Restriction to single-family only

The minimum lot requirements in an R-8 district shall be as follows:

- Five thousand five hundred (5,500) square feet per unit per individual lot. All buildable lots must have fifty feet (50') of frontage on a public street, unless an alternative is approved by the city through normal subdivision procedure, or unless a lot is nonconforming.

Minimum yard requirements for residential activities in an R-8 district shall be as follows:

- Single-family and duplex structures must meet the minimum yard requirements for a single-family structure established by the R-3 district.
- Minimum distances between residential buildings on the same lot shall be determined by the currently adopted building code.
- There will be no permanent structures erected within the corner cutoff areas.
- Extensions into yards are permitted in accordance with section 17.06.495 of this title.

**Evaluation:** *The City Council will need to determine, based on the information before them, whether or not the proposal would adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and)/(or) existing land uses.*

## **APPLICABLE CODES AND POLICIES:**

### **UTILITIES:**

1. All proposed utilities within the project shall be installed underground.
2. All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
3. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

### **STREETS:**

4. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
5. All required street improvements shall be constructed prior to issuance of, or, in conjunction with, building permits.

6. An encroachment permit is required to be obtained prior to any work being performed in the existing right-of-way.

**STORMWATER:**

7. A stormwater management plan shall be submitted and approved prior to start of any construction. The plan shall conform to all requirements of the City.

**PROPOSED CONDITION (As added by the Planning Commission):**

The final plat shall include a designation to single-family detached housing only.

**ORDINANCES & STANDARDS USED FOR EVALUATION:**

2007 Comprehensive Plan  
Transportation Plan  
Municipal Code  
Idaho Code  
Wastewater Treatment Facility Plan  
Water and Sewer Service Policies  
Urban Forestry Standards  
Transportation and Traffic Engineering Handbook, I.T.E.  
Manual on Uniform Traffic Control Devices  
2010 Coeur d'Alene Trails Master Plan

**ACTION ALTERNATIVES:**

The City Council will need to consider this request and make separate findings to approve, deny, or deny without prejudice.

## PARK DRIVE ADDITION ZONE CHANGE NARRATIVE

The Comp Plan identifies the proposed zone change area as Education Corridor, but it more likely belongs in the Historical Heart Land Use category and the Fort Grounds Unique Planning area. We will attempt to cover both categories.

Education Corridor Characteristics that will be satisfied include: 1. Improving the Park Drive connectivity by eliminating street driveway approaches. 2. Retaining existing street trees and defining building envelopes to discourage on lot tree removal.

Historic Heart Characteristics that will be satisfied include: 1. Matching the Fort Grounds lot sizes, and defining building envelopes to promote appropriate scale housing 2. Creating growth that will strengthen the neighborhood. 3. Creating a strong pedestrian connection from Park Drive to Memorial Park through the reconstructed alley.

Comprehensive plans goals that will be satisfied include: 1.06 and 1.07 Urban Forests: See above. 1.11 and 1.12: The project will meet existing City standards, match the neighborhood context, enhance the existing urban areas and discourage sprawl. 1.14 Efficiency: The project will utilize existing water, sewer, stormwater and road infrastructure. 1.16 Connectivity: The project includes a strong pedestrian connection from Park Drive to the new Memorial Park. 2.05 Pedestrian and Bicycle Enhancement: The project will replace all of the sidewalk fronting the lots. 3.05 Neighborhoods: The proposed project lot sizes, configuration and building envelopes will be very similar to the Fort Ground nationhood, protecting and preserving that existing neighborhood. 3.07 Neighborhoods: The project will create lots that allow walkable access to parks, the lake and downtown. 3.11 The project will preserve and expand what where historically single family parcels.

Applicant: Welch Comer  
Location: S. of vacated Garden Avenue, E. of Park Drive  
Request: A proposed zone change from R-3 to R-8  
QUASI-JUDICIAL (ZC-3-17)

Mike Behary, Planner, presented the staff report and stated that Welch Comer is representing Ignite CDA who is requesting approval of a zone change from R-3 to R-8 zoning district.

Mr. Behary provided the following statements:

- The subject property was recently part of a land exchange between the City of Coeur d'Alene and Ignite CDA. This land exchange was presented to the City Council prior to the Memorial Park renovations and the shared parking lot projects. At that time, the City Council supported the land exchange and recognized the advantage for the city to proceed with the land exchange. The City Council formally approved the land exchange on October 3, 2017.
- The land exchange has left the south portion of the property in the R-3 zoning district, which is the subject site of the proposed zone change.
- The applicant also owns the adjoining property to the north of the subject site. The north part of the applicant's property lies within the R-8 zoning district.
- The applicant has indicated they would like to have one uniform zoning district over the entire property, allowing the applicant to include the subject property as part of their proposed development.
- The applicant is proposing to build a 10-lot subdivision that will be a part of the subject site and include property to the north of the subject site.
- The applicant has indicated that the subdivision will be restricted to single family residential use only. The applicant has made application for a 10-lot subdivision in Item S-3-17.
- He presented various photos showing the location, an aerial photo, and a bird's eye aerial.
- He explained that Planning Commission and City Council approved a zone change request in items ZC-11-89 and ZC-8-91SP, west of the subject property, from R-12 to R-17 in 1989 and in 1991, respectively.
- He noted that one more zone change was approved by the Planning Commission and City Council in 2002, to change the zoning from C-17L and C-17, to C-34 on the property to the east and south of the subject property, in item ZC-10-02SP.
- He went through the required findings.
- He stated that the City Comprehensive Plan designates this area is in the Education Corridor, but that the Historic Heart designation is also fitting since it is adjacent to that Comprehensive Plan designation.
- He noted in the staff report on page nine the various City Department comments.
- He presented a drawing of a land use map showing the subject property to be zoned and commented how the R-8 zoning would fit nicely with the other property.
- He stated that there are no conditions.

- Mr. Behary concluded his presentation and asked if the commission had any questions.

Commission Comments:

Commissioner Ingalls inquired how we can assure that the applicant will keep this a single family only and questioned if we still have the R-8-SF available.

Mr. Behary explained that is still available with the addition of a Special Use Permit.

Commissioner Ingalls inquired how we make sure that the R-8-SF designation is recorded on the plat.

Mr. Behary explained that the applicant intends to record that the subdivision would be limited to single-family homes on the plat and that the applicant can explain how he intends to do that.

Public testimony open.

Phil Boyd, applicant representative, provided the following statements:

- He commented that staff did a great job on the presentation.
- He explained they are requiring a zone change and showed a photo of the subject property explaining the area to be changed.
- He showed the commission a map of the original Four Corners Master Plan from November 2015.
- He stated that the parcel is odd-shaped and explained that the triangle piece is owned by Ignite CDA and as they were going through the process, the triangle piece owned by Ignite CDA wasn't part of the original Four Corners Master Plan.
- He explained as the project moved forward in 2015, with the first project developed was the piece that was originally called Fort Grounds Drive, was completed in 2016.
- He stated at the request of Mayor Widmyer the idea for a shared joint parking lot with the county that was approved and moved forward, but would need the assistance of some of Ignite CDA's land.
- He stated they had to reorganize the original park masterplan and discussed those changes with Ignite CDA, the County and the City, who liked the changes and the project moved forward with ten-lots, nine lots up front with one in the back that is the triangle piece.
- He explained that they met with the Parks and Recreation Commission and Bill Greenwood, Parks and Recreation Director who stated at their meeting that he felt that area was underutilized and liked the idea.
- He explained on the zoning map the property that is currently zoned R-8 with the triangle piece as R-3.
- Mr. Boyd explained that Ignite CDA board discussed if they should move forward with having one big lot or breaking up the property into two-big lots.
- Mr. Boyd stated that they had many meetings with Park and Recreation, staff and the Fort Grounds neighborhood and everyone agreed that this project needs to match the character of the Fort Grounds neighborhood.

Mr. Boyd concluded his presentation and asked if the commission had any questions.

Commission Comments:

Commissioner Ingalls inquired what is the percentage of the R-3 triangle piece to the other bigger property.

Mr. Boyd stated that he would estimate the parcel to be 25% of the bigger piece.

Ken Murphy presented a letter that outlined three things he wanted the commission to consider: Rezone

all 10-lots to Single Family, do not include the three Land and Water Conversation Fund Agreements (LWCF) in the rezone but retain them as a park, and deny this plat and keep as part of the park expansion.

Bruce Wallies stated that he is opposed and feels that this parcel should remain a park. He questioned whether, if approved, some of the mature trees would remain and if the parcel can remain zoned R-8-SF like the other surrounding properties.

Jodee Gancayco stated that she is opposed and concerned about traffic.

Tony Berns stated that he is here tonight to offer his services to the commission if they have any questions regarding the agency's perspective.

Commissioner Rumpler inquired about the history on the homes previously on the property.

Mr. Berns stated that the homes were in bad shape. He commented that, years ago, this property was owned by Burlington Northern Railroad and they acquired this land back in 2006 from Burlington Northern. He explained that on the property were 10 existing houses with the intent of accumulating this property to create an investment opportunity and to acquire the public space for the community, but also to keep the property on the tax rolls, so it could help pay for the property.

Commissioner Mandel questioned if the intent is to keep the zoning R-8, why not have the R-8-SF zoning for the whole parcel.

Mr. Berns explained that it has always been their intent to keep the lots as single family only.

Rebuttal:

Mr. Boyd provided the following statements:

- He stated the LWSF boundary is not under the City's jurisdiction and showed on the map where that boundary is located.
- He commented that, after working with Mr. Greenwood, they both felt the park will be getting bigger because of the land trade
- He stated it is their intent to preserve all the mature trees on the property.

Danilo Gancayco stated that he is opposed to the request and would like the property to remain single family only.

Mr. Boyd stated that when the plat is recorded the City will have the ability to place certain restrictions on it and they will make sure the designation of single family will be noted on the plat at the time it is recorded. He commented that all the partners for this project are in agreement to only put single family homes on this property.

Commissioner Ingalls stated that when a plat is recorded it's "solid" and feels that is good enough assurance that this property will have single family residences only. He questioned if the applicant would approve of a condition of the zone change action that the plat include a deed restriction to single family.

Mr. Adams stated that under the zoning code there is only an R-8 zone. There is not an R-8-SF zoning district and that "SF" is on a designation as a special use for that zone.

Chairman Messina clarified that a condition of approval should be added that states that any plat for the property be recorded to restrict to single family only.

Public Testimony closed.

**Motion by Rumpler, seconded by Ingalls, to approve Item ZC-3-17 with the added condition. Motion approved.**

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Rumpler	Votes	Aye
Commissioner Ward	Voted	Aye
Commissioner Mandel	Voted	Aye

**COEUR D'ALENE PLANNING COMMISSION  
FINDINGS AND ORDER**

**A. INTRODUCTION**

This matter having come before the Planning Commission on, October 10, 2017, and there being present a person requesting approval of ZC-3-17, a request for a zone change from R-3 to R-8 zoning district.

APPLICANT: IGNITE CDA

LOCATION: +/- .4 ACRE PORTION OF A PARCEL LOCATED IMMEDIATELY NORTHEAST OF THE INTERSECTION OF PARK DRIVE AND GARDEN AVENUE

**B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON**

- B1. That the existing land uses are: single-family residential, a public charter school, vacant land, and a parks and recreation facility.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-8.
- B3. That the notice of public hearing was published on September 23, 2017, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, October 2, 2017, which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on October 10, 2017.
- B8. That this proposal is in conformance with the Comprehensive Plan policies as follows:

**Objective 1.12 - Community Design:** Support the enhancement of existing urbanized areas and discourage sprawl.

**Objective 1.14 - Efficiency:** Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

**Objective 3.05 - Neighborhoods:** Protect and preserve existing neighborhoods from incompatible land uses and developments.

**Objective 4.06 - Public Participation:** Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

- B9. That public facilities and utilities are available and adequate for the proposed use. This is based on the information in the staff report.
- B10. That the physical characteristics of the site do make it suitable for the request at this time because the topography is flat.
- B11. That the proposal would not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, or existing land uses based on the information in the staff report and that the zone is consistent with the surrounding properties that are zoned R-8.

**C. ORDER: CONCLUSION AND DECISION:**

The Planning Commission, pursuant to the aforementioned, finds that the request of IGNITE CDA for a zone change, as described in the application should be approved.

Special conditions applied are as follows:

**PLANNING:**

- 1. The final plat shall include a designation to single-family detached housing only.

Motion by Rumpler, seconded by Ingalls, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Ingalls	Voted Yes
Commissioner Mandel	Voted Yes
Commissioner Rumpler	Voted Yes
Commissioner Ward	Voted Yes

Commissioners Fleming and Luttrupp were absent.

Motion to approve carried by a 4 to 0 vote.

  
\_\_\_\_\_  
CHAIRMAN TOM MESSINA

*City Council Meeting*



*November 21, 2017*

ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**APPLICANT:**

Ignite CDA  
105 N 1<sup>st</sup> Street  
Coeur d'Alene, ID 83815

**ENGINEER:**

Welch Comer  
350 E Kathleen Avenue  
Coeur d'Alene, ID 83814

**REQUEST:**

Zone change from R-3 to R-8 zoning district.



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**LOCATION:**

Property located immediately northeast of the intersection of Park Drive and Garden Avenue.

**LEGAL NOTICE:**

Published in the CDA Press on November 4, 2017



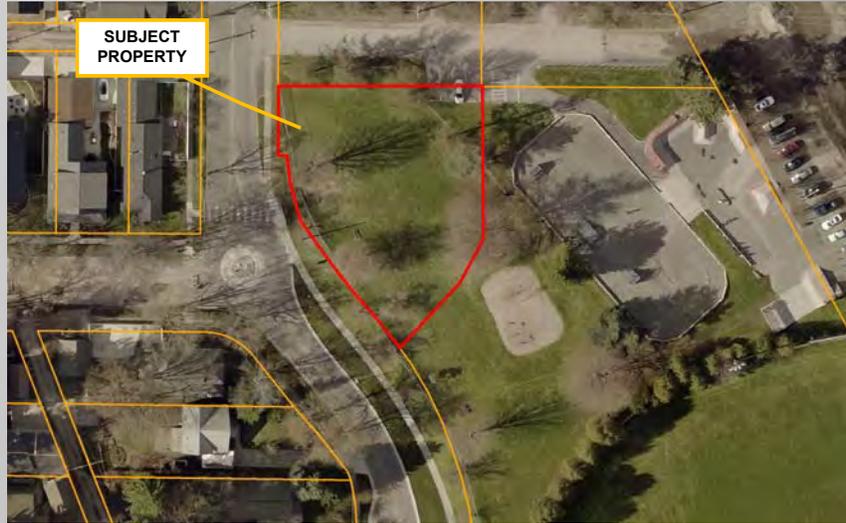
ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Location Map**



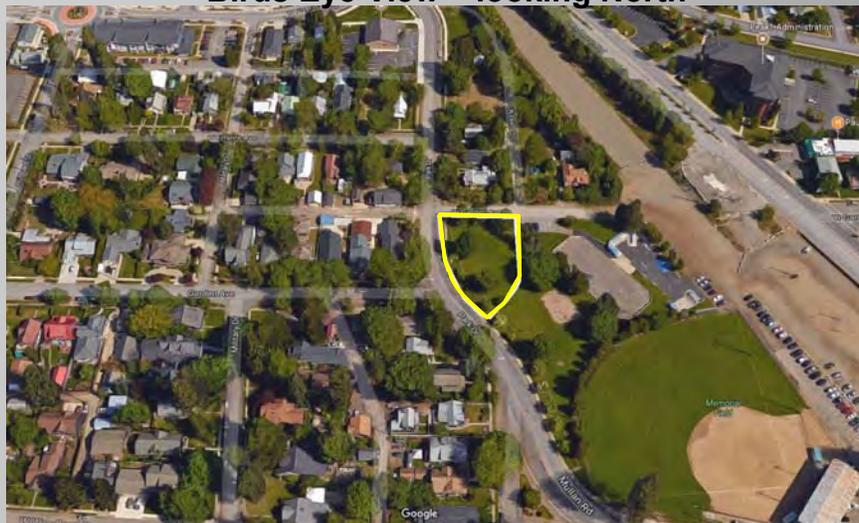
ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Aerial Photo**



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Birds Eye View – looking North**



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Birds Eye View – Looking West**



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Applicant's Exhibit**



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Finding #B8:**

That this proposal (is) (is not) in conformance with the Comprehensive Plan.

**Finding #B9:**

That public facilities and utilities (are) (are not) available and adequate for the proposed use.

**Finding #B10:**

That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.

**Finding #B11:**

That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.

ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Finding #B8:**

**That this proposal (is) (is not) in conformance with the Comprehensive Plan.**



**2007 Comprehensive Plan:**

**Education Corridor**

**Legend**  
City Land Use Categories  
by color:

- Stable established
- Transition
- Urban reserve

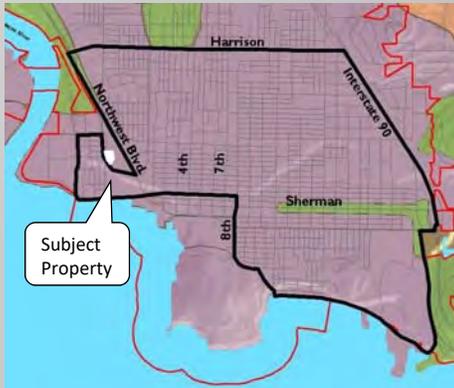
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ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Finding #B8: ....Continued**

**That this proposal (is) (is not) in conformance with the Comprehensive Plan.**



**2007 Comprehensive Plan:  
Historic Heart**

**Legend**  
City Land Use Categories  
by color:

- Stable established
- Transition
- Urban reserve

N



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**COMPREHENSIVE PLAN OBJECTIVES:**

**Objective 1.12 Community Design:**

Support the enhancement of existing urbanized areas and discourage sprawl.

**Objective 1.14 Efficiency:**

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

**Objective 3.05 Neighborhoods:**

Project and preserve existing neighborhoods from incompatible land uses and developments.

ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Finding #B9:**

**That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

- City staff from Engineering, Streets, Water, Fire, Parks, and Wastewater Departments have reviewed the application request in regards to public utilities and public facilities.
- Each department has indicated that there are adequate public facilities and public utilities available to serve the proposed request.
- No objection to this zone change request as proposed.



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Finding #B10:**

**That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.**

**PHYSICAL CHARACTERISTICS:**

The site is generally flat. There are no topographical or physical constraints that would make the subject property unsuitable to change the zoning from R-3 to R-8.



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Topographic Map**



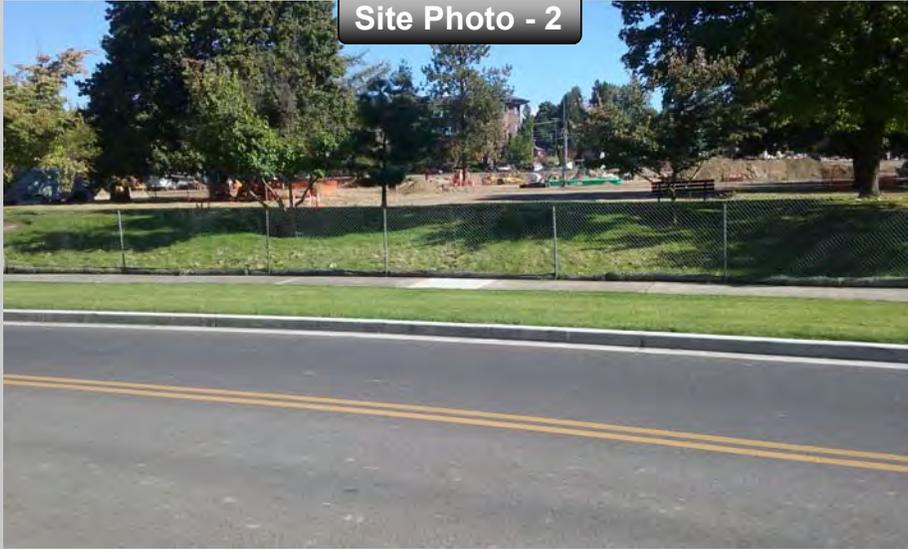
ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Site Photo - 1**



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

Site Photo - 2



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

Site Photo - 3



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

Site Photo - 4



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

Site Photo - 5



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Finding #B11:**

**That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

**Traffic:**

The proposed zone change would not adversely affect the surrounding area with regard to traffic. Park Drive has the available capacity to accommodate additional traffic generated from the subject site. The Streets & Engineering Department has no objection to the zone change as proposed.

*-Submitted by Chris Bosley, City Engineer*

ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Zoning Map**



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**Proposed R-8 Zoning District:**

The R-8 district is intended as a residential area that permits a mix of housing types at a density not greater than eight (8) units per gross acre. In this district a special use permit, may be requested by neighborhood sponsor to restrict development for a specific area to single-family detached housing only at eight (8) units per gross acre.



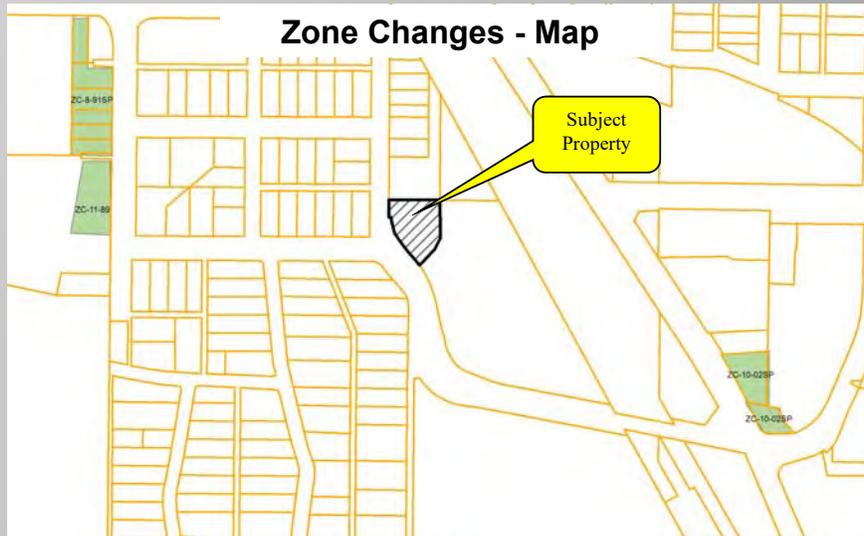
ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**The following is a list of the Principal uses that are permitted in the R-8 district:**

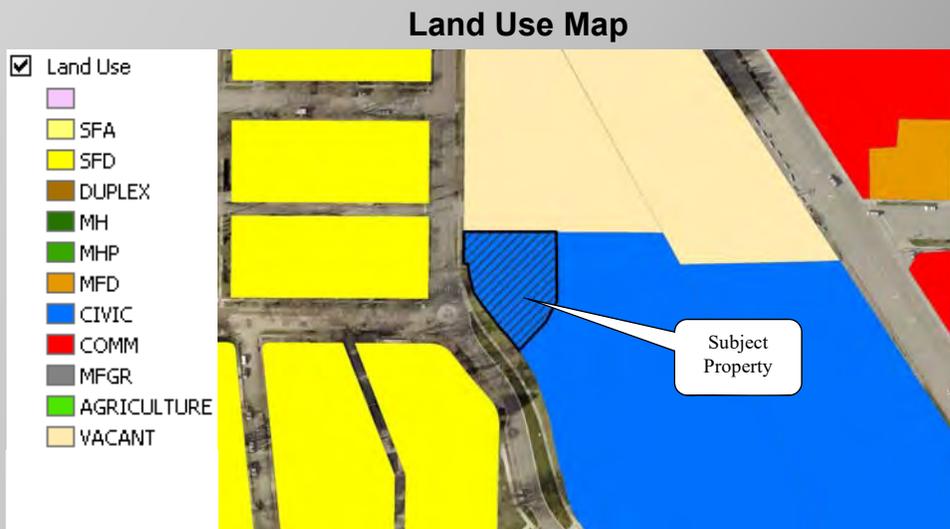
- Administrative.
- Duplex housing.
- Essential service (underground).
- "Home occupation"
- Neighborhood recreation.
- Public recreation.
- Single-family detached housing



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**PROPOSED CONDITION:**

The final plat shall include a designation to single-family detached housing only.



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**DECISION POINT: Zone Change**

Provide a decision regarding the proposed zone change from R-3 to R-8 on approximately .4 acres.



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres

**ACTION ALTERNATIVES:**

The City Council will need to consider this request and make appropriate findings to:

- Approve
- Deny
- Deny without prejudice.



ZC-3-17 Zone change from R-3 to R-8  
+/- .4 Acres



**CITY COUNCIL COMMISSION  
STAFF REPORT**

**FROM:** SEAN E. HOLM, SENIOR PLANNER  
**DATE:** NOVEMBER 21, 2017  
**SUBJECT:** A-3-17 – ZONING IN CONJUNCTION WITH ANNEXATION OF +/- 4.63 ACRES FROM COUNTY AGRICULTURE TO CITY C-17.  
**LOCATION:** SUBJECT PARCEL LOCATED SOUTH OF PRAIRIE AVE. ON THE WEST SIDE OF RAMSEY ROAD COMMONLY KNOWN AS 7845 N. RAMSEY RD.

**APPLICANT(S):**

Owner:

The Estate of Marvin Paul Keough  
7845 N. Ramsey Rd.  
Coeur d'Alene, ID 83815

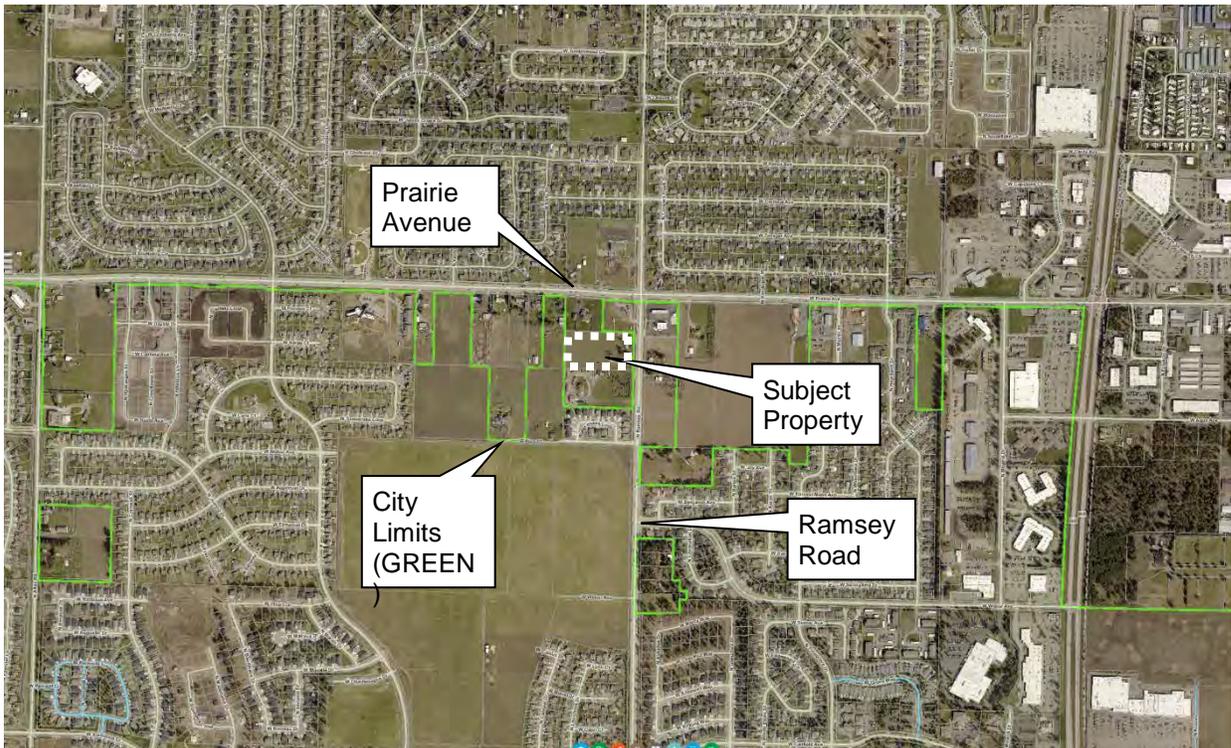
Consultant:

Lake City Engineering  
126 E. Poplar Ave.  
Coeur d'Alene, ID 83814

**DECISION POINT:**

The Estate of Marvin Paul Keough, through their representative Lake City Engineering, is requesting consideration of annexation for a +/- 4.63 acre parcel in Kootenai County, currently zoned Agricultural, to be incorporated into City Limits with a C-17 zoning designation.

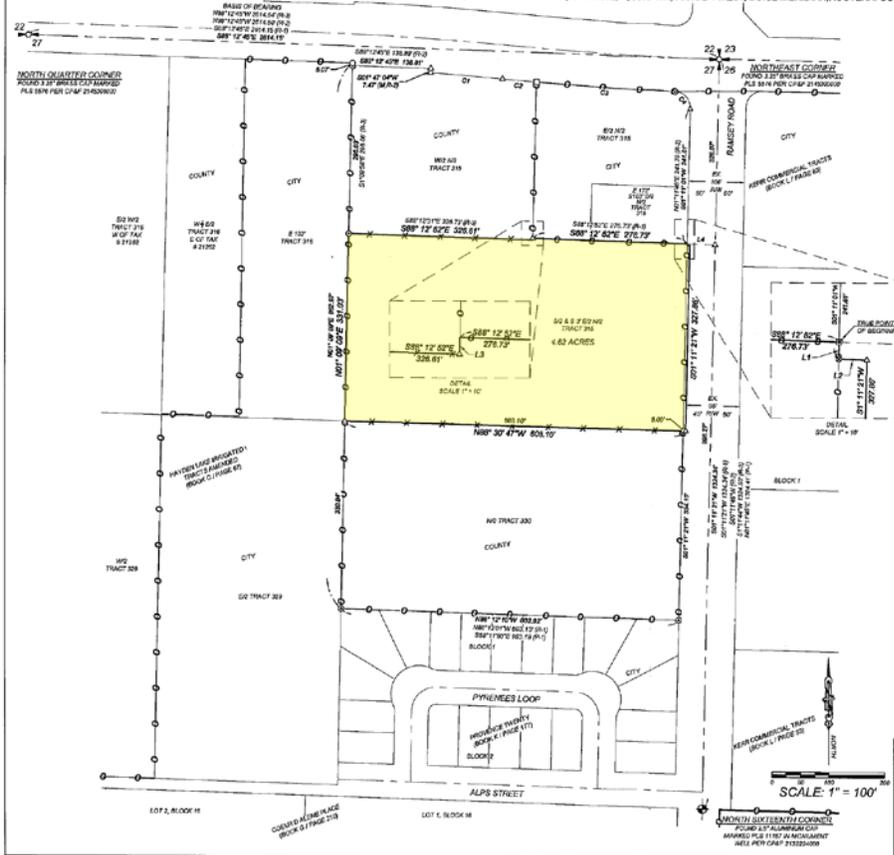
**VICINITY MAP:**



**ANNEXATION MAP:**

**CITY OF COEUR D'ALENE  
ANNEXATION MAP ORDINANCE #XXXX**

THE SOUTH HALF AND THE SOUTH 3 FEET OF THE EAST HALF OF THE NORTH HALF OF TRACT 315, HAYDEN LAKE IRRIGATED TRACTS, LYING IN SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
TOWNSHIP OF SAID COUNTY OF KOOTENAI AT THE REQUEST OF LAKE CITY ENGINEERING, INC. AS \_\_\_\_\_ WITNESSED BY \_\_\_\_\_ ON \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ IDAHO BY \_\_\_\_\_ DEPUTY

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS 88°12'45" PER (P) 10 AS SHOWN ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27.

**NOTE**  
THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THIS PROPERTY, NOR ANY ENCUMBRANCES OF RECORD, EXCEPT FOR THOSE SHOWN HERETO.

**PURPOSE**  
THE PURPOSE OF THIS MAP TO COMPLY WITH STATE AND LOCAL REQUIREMENTS SHOWING THE ADJUSTED BOUNDARY FOR THE CITY OF COEUR D'ALENE.

**REFERENCE DOCUMENTS**  
P-1: ANNEXATION MAP ORDINANCE # 2087 PREPARED BY LAKE CITY ENGINEERING AND FILED AT BOOK 38 OF SURVEYS, PAGE 51, RECORDS OF KOOTENAI COUNTY, IDAHO.  
P-2: RECORD OF SURVEY PREPARED BY JAMES HUGHES & ASSOCIATES, INC AND FILED AT BOOK 38 OF SURVEYS, PAGE 548, RECORDS OF KOOTENAI COUNTY, IDAHO.  
P-3: RECORD OF SURVEY PREPARED BY TATE ENGINEERING AND FILED AT BOOK 31 OF SURVEYS, PAGE 16, RECORDS OF KOOTENAI COUNTY, IDAHO.  
P-4: PLAT OF PROCEEDING TWENTY PREPARED BY TATE ENGINEERING AND FILED AT BOOK K OF PLATS, PAGE 145, RECORDS OF KOOTENAI COUNTY, IDAHO.

**LEGEND**  
 ● SET 6" X 6" REBAR WITH YELLOW PLASTIC CAP MARKED "1/4" 118"  
 ○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "1/4" 6"  
 ○ FOUND 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED "1/4" 6"  
 ○ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "1/4" 6"  
 ○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "1/4" 6"  
 ○ FOUND 3/8" REBAR NO CAP  
 ○ FOUND 2" X 4" ALUMINUM CAP MARKED "1/4" 118"  
 △ CALCULATED POINT, MOTING FOUND OR SET  
 ○ EXISTING CITY LIMITS  
 ○ PROPOSED ANNEXATION LINE  
 ○ ADJACENT LOT LINE  
 ○ CENTER LINE  
 ○ SECTION LINE  
 ○ SURVEY LINE

Line #	Description	Length
L1	81°12'12" W	51.00'
L2	88°12'45" N	51.00'
L3	30°12'28" W	51.00'
L4	88°12'45" W	51.00'

Curve #	Length	Radius	Delta	Chord	Reading	Record Date
C1	125.37'	1540.00'	174.93°	128.32'	N85°21'17" W	1-18-07 L+126.32 CH+177.17 C+128.32 P+12
C2	88.82'	1000.00'	133.33°	88.82'	S89°12'28" W	
C3	247.87'	8000.00'	133.33°	247.80'	S89°12'28" W	
C4	48.87'	30.00'	89°50'04"	41.89'	N47°24'17" W	1-18-07 L+44.52 CH+80.17 C+41.89 P+12

PRELIMINARY



CHECKED BY: DCS  
 DATED: 06/14/17  
 SCALE: 1" = 100'  
 DATE: 06/22/17  
 JOB NO: LCE 17-076

**GENERAL INFORMATION:**

The subject property is located near the southwest corner of the intersection of Prairie Avenue and Ramsey Road. Currently there is an existing single-family residence with associated accessory storage structure(s) and a cell phone tower on a portion of the property, while the remainder is vacant. A small grove of trees near the cell phone tower also exists on the parcel. A mix of uses and zoning districts, both in the city and county, exist in the area.

- Planning Commission, on October 10<sup>th</sup>, 2017, recommended approval to City Council by a vote of 4 to 0 to annex the subject property into the city with a C-17 zoning designation. Included were recommendations for the annexation agreement, summarized below:
  - Paving for maneuvering areas associated with the cell phone tower to comply with city codes, to be completed within 1 year.
  - Replant dead landscaping elements at the base of the cell and ensure irrigation is working, to be completed within 1 year.
  - Dedicate 5' of property along Ramsey Road for a consistent 100' right-of-way.

*Requested C-17 Zoning District:*

**17.05.490: GENERALLY:**

A. The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre.

B. This district should be located adjacent to arterials; however, joint access developments are encouraged.

C. A variance may be granted to partially waive off street parking and/or lot coverage requirements for commercial developments utilizing common parking facilities.

D. Residential developments in this district are permitted as specified by the R-17 district.

E. Project review (chapter 17.07, article IV of this title) is required for all subdivisions and for all residential, civic, commercial, service, and industry uses, except residential uses for four (4) or fewer dwellings.

**17.05.500: PERMITTED USES; PRINCIPAL:**

Principal permitted uses in a C-17 district shall be as follows:

- Administrative offices.
- Agricultural supplies and commodity sales.
- Automobile and accessory sales.
- Automobile parking when serving an adjacent business or apartment.
- Automobile renting.
- Automobile repair and cleaning.
- Automotive fleet storage.
- Automotive parking.
- Banks and financial institutions.
- Boarding house.
- Building maintenance service.
- Business supply retail sales.
- Business support service.
- Childcare facility.
- Commercial film production.
- Commercial kennel.
- Commercial recreation.
- Communication service.
- Community assembly.
- Community education.
- Community organization.
- Construction retail sales.
- Consumer repair service.
- Convenience sales.
- Convenience service.
- Department stores.
- Duplex housing (as specified by the R-12 district).
- Essential service.
- Farm equipment sales.
- Finished goods wholesale.
- Food and beverage stores, on/off site consumption.
- Funeral service.
- General construction service.
- Group assembly.
- Group dwelling - detached housing.
- Handicapped or minimal care facility.
- Home furnishing retail sales.
- Home occupations.
- Hospitals/healthcare.

- Hotel/motel.
- Juvenile offenders facility.
- Laundry service.
- Ministorage facilities.
- Multiple-family housing (as specified by the R-17 district).
- Neighborhood recreation.
- Noncommercial kennel.
- Nursing/convalescent/rest homes for the aged.
- Personal service establishments.
- Pocket residential development (as specified by the R-17 district).
- Professional offices.
- Public recreation.
- Rehabilitative facility.
- Religious assembly.
- Retail gasoline sales.
- Single-family detached housing (as specified by the R-8 district).
- Specialty retail sales.
- Veterinary office.

**17.05.510: PERMITTED USES; ACCESSORY:**

- Accessory permitted uses in a C-17 district shall be as follows:
- Accessory dwelling units.
- Apartment for resident caretaker watchman.
- Outside area or buildings for storage and/or preparation of merchandise or goods necessary for and incidental to the principal use.
- Private recreation (enclosed or unenclosed).
- Residential accessory uses as permitted by the R-17 district.

**CURRENT KOOTENAI COUNTY ZONING (Agriculture Zone):**

**CHAPTER 2**

**GENERAL ZONING DESIGNATIONS AND USES**

**Article 2.1 Agricultural Zone**

**8.2.101: GENERAL DESCRIPTION:**

The Agricultural zone is a zoning district in which the land has been found to be suitable for uses related to farming, agriculture, forestry, silviculture, aquaculture, and other similar uses.

**8.2.103: LOT SIZE AND OPEN SPACE REQUIREMENTS:**

The minimum size for lots or parcels in the Agricultural zone created on or after January 3, 1973 shall be five (5.00) acres.

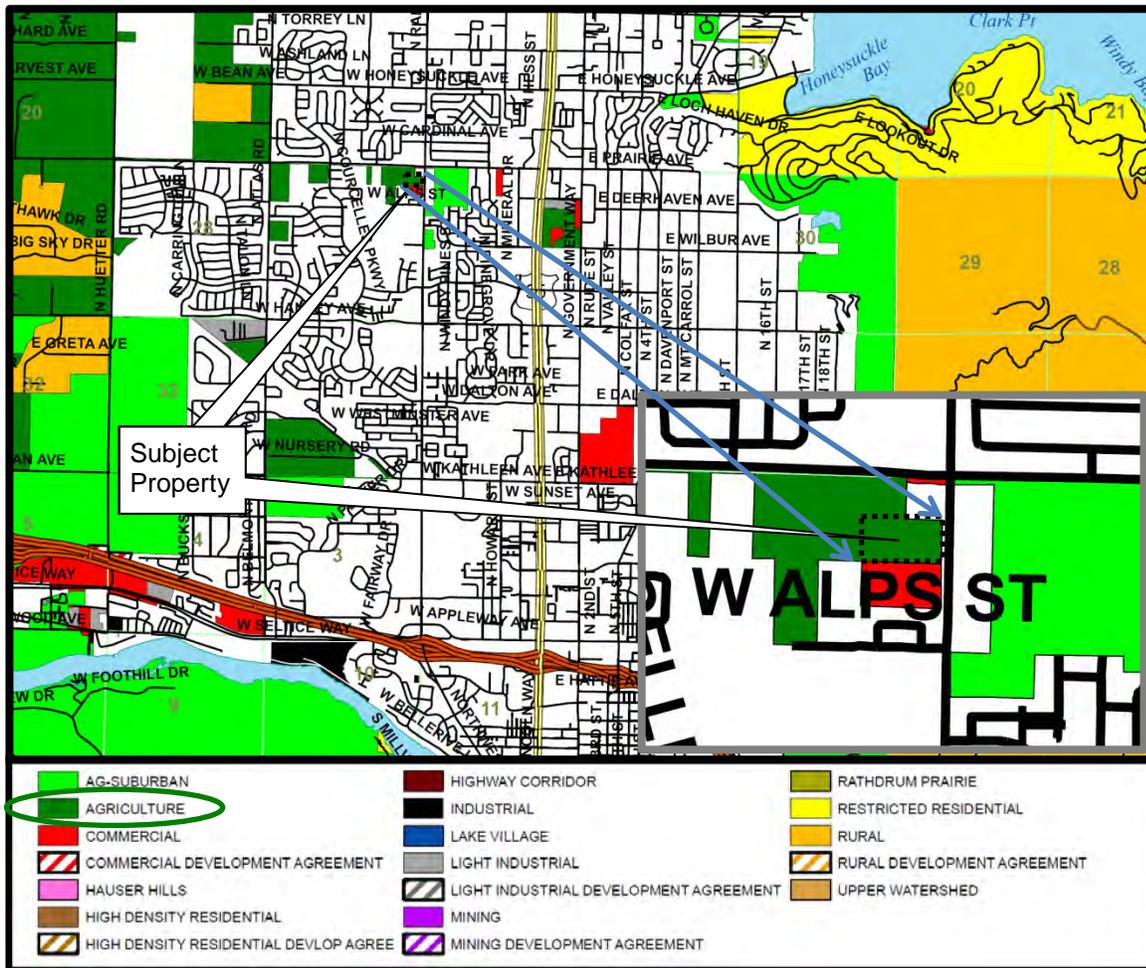
**8.2.105: USES OF RIGHT ON EXISTING PARCELS OF LESS THAN FIVE (5.00) ACRES:**

Parcels created prior to January 3, 1973 which are less than five (5.00) acres in size shall be regarded as conforming parcels for purposes of this title. However, only the following uses shall be permitted of right:

A. Primary uses.

1. General farming and forestry, provided that the minimum lot area for the keeping of livestock shall be three-fourths ( $\frac{3}{4}$ ) acre.
2. One single-family dwelling, which may be a Class A or Class B manufactured home, with accessory buildings.

**KOOTENAI COUNTY LAND USE MAP:**



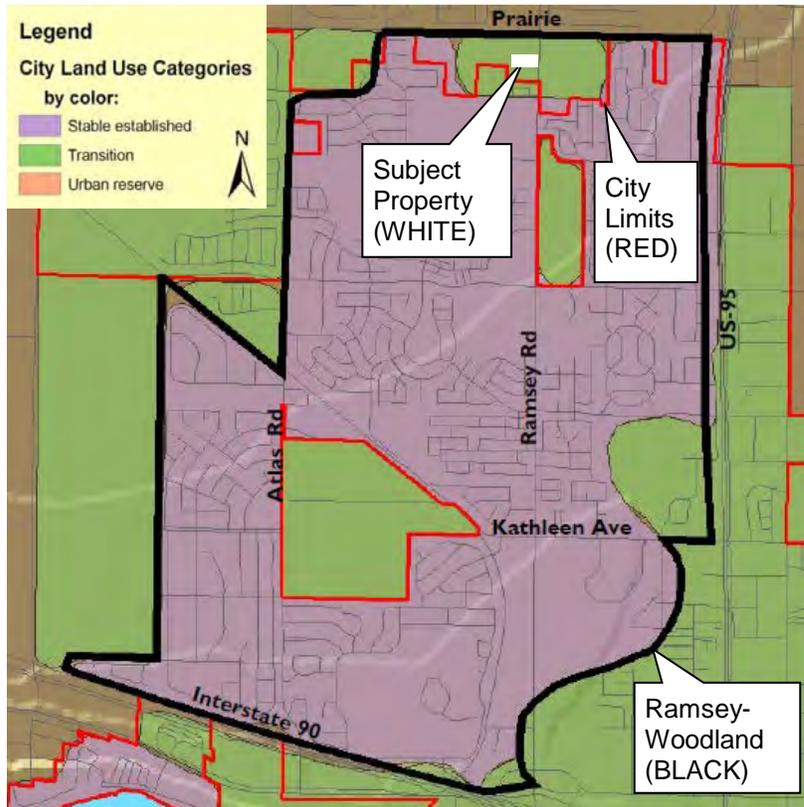
**REQUIRED FINDINGS FOR ANNEXATION:**

**Finding #B8:** That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

**2007 COMPREHENSIVE PLAN- LAND USE CATEGORIES:**

- The subject property is contiguous with existing city limits
- The City Comprehensive Plan Map designates this area as: **Ramsey-Woodland:**

## COMPREHENSIVE PLAN MAP - RAMSEY-WOODLAND:



### **Transition:**

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

### **Land Use:**

#### **Ramsey - Woodland Today:**

The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

Neighborhood service nodes can be found throughout the Ramsey-Woodland area.

#### **Ramsey - Woodland Tomorrow**

Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.

#### **The characteristics of Ramsey – Woodland neighborhoods will be:**

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.

- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

**COMPREHENSIVE PLAN GOALS & OBJECTIVES:**

- **Objective 1.02 - Water Quality:**  
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- **Objective 1.11- Community Design:**  
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- **Objective 1.12 - Community Design:**  
Support the enhancement of existing urbanized areas and discourage sprawl.
- **Objective 1.13 - Open Space:**  
Encourage all participants to make open space a priority with every development and annexation.
- **Objective 1.14 - Efficiency:**  
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- **Objective 1.16 - Connectivity:**  
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.
- **Objective 2.02 - Economic & Workforce Development:**  
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- **Objective 2.05 - Pedestrian & Bicycle Environment:**  
Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.
- **Objective 3.01 - Managed Growth:**  
Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population
- **Objective 3.05 - Neighborhoods:**  
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- **Objective 3.08 - Housing:**  
Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.
- **Objective 3.10 - Affordable & Workforce Housing:**  
Support efforts to preserve and provide affordable and workforce housing.
- **Objective 3.16 - Capital Improvements:**  
Ensure infrastructure and essential services are available prior to approval for properties seeking development.

- **Objective 3.18 - Transportation:**  
Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.
- **Objective 4.02 - City Services:**  
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).
- **Objective 4.06 - Public Participation:**  
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

**Evaluation:** *City Council must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

**Finding #B9:** **That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

**STORMWATER:**

Stormwater will be addressed as the area proposed for annexation develops. It is anticipated that the development will typically utilize curb adjacent swales to manage the site runoff. All stormwater must be contained on-site. A stormwater management plan, conforming to all requirements of the City, shall be submitted and approved prior to the start of any construction.

*-Submitted by Chris Bosley, City Engineer*

**STREETS:**

The subject site is currently undeveloped. The site has frontage along the west side of Ramsey Road. Any necessary improvements to this site would be addressed during the subdivision and/or site development process. The Streets and Engineering Departments request additional right-of-way to be dedicated to the City of Coeur d'Alene with this annexation, to provide a consistent 100-foot right-of-way width, as exists north and south of the subject property, to allow for maintenance and operation of the existing shared-use path.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

*Please find attached the "conditional will serve" letter from Haden Lake Irrigation Administrator Branden Rose concerning water service for the subject property.*

The property proposed for annexation lies outside the City of Coeur d'Alene water service area and is serviced by Hayden Lake Irrigation District (HLID).

*-Submitted by Kyle Marine, Assistant Water Superintendent*

**WASTEWATER:**

The nearest public sanitary sewer is located within the Ramsey Road which borders the easterly boundary of this annexation. In accordance with the 2013 Sewer Master Plan, the City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this Annexation as proposed.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

The Fire Department works with the Engineering, Water, and Building Departments, to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire Department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation, or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CDA FD will address all concerns at site development and building permit submittals.

*-Submitted by Bobby Gonder, Fire Inspector*

**Evaluation:** *City Council must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

**Finding #B10:** **That the physical characteristics of the site (make) (do not make) it suitable for the request at this time.**

**PHYSICAL CHARACTERISTICS:**

The subject property is relatively flat with Ramsey Road to the east. Currently there is an existing single-family residence with associated accessory storage structure(s) and a cell phone tower on a portion of the property, while the remainder is vacant. A small grove of trees near the cell phone tower also exist on the parcel. The existing cell phone tower itself currently exceeds the minimum city standards (stealth design), however, the access does not (gravel driveway). Staff has suggested that the driveway and buffer yard landscaping be improved to city standards which is reflected in the "staff comments to consider in the annexation agreement", which can be found near the end of this staff report. It is also important to note that any future *commercial* development building permit(s), if this request is ultimately approved, will require buffer yard screening for the adjacent residential uses/zones, per code requirements.

Also see the “Ramsey-Woodland” descriptions from the 2007 Comprehensive Plan listed in Finding #B8 as well as the photos of subject property below. A land use and zoning map are provided in Finding #B11 to assist in depicting the context of the area.

**PHOTOS OF SUBJECT PROPERTY:**

*Stealth cell phone tower onsite (Verizon) looking west showing gravel access:*



*Remainder of vacant area looking west behind cell phone tower:*



*Ramsey Road looking north toward Prairie Avenue showing asphalt trail:*



*Ramsey Road looking south showing asphalt trail and approach:*



*Existing vacant home on the site showing trail and paved access:*



**Evaluation:** *City Council Commission must determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

**Finding #B11:** **That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

**TRAFFIC:**

The proposed annexation would likely not adversely affect the surrounding area with regard to traffic. Ramsey Road has the available capacity to accommodate additional traffic generated from the subject site. Additionally, the site is located far enough from the Prairie Avenue intersection as to not affect its function. However, access to and from the subject property may be hindered during peak traffic times.

*-Submitted by Chris Bosley, City Engineer*

**NEIGHBORHOOD CHARACTER:**

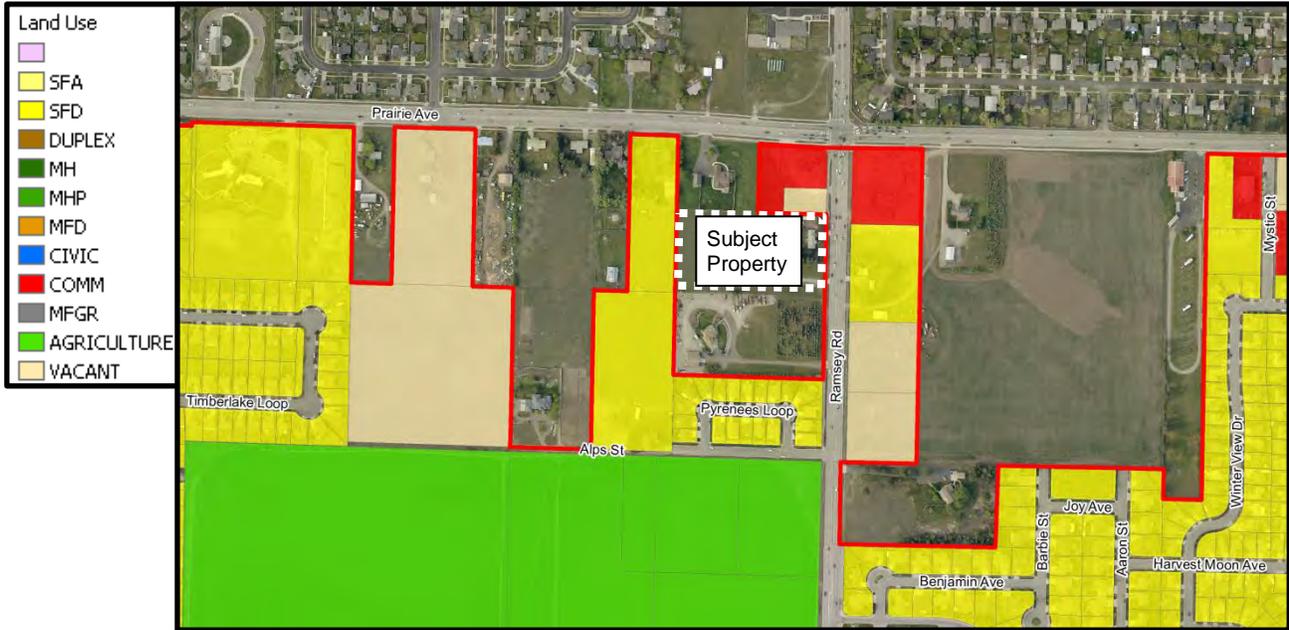
This is a rapidly changing area within Coeur d'Alene. Multiple annexations, subdivisions, and Planned Unit Developments have been approved in the area within the last five years. Some of the larger projects include: Garden Grove, Vista Meadows, Kerr Properties, and the Prairie Trails subdivision.

To the north of this request, there is an existing coffee stand (in city "C-17") and a residential home (in county "Agriculture"), both on parcels greater than one acre. To the south is a large parcel, similar in size to the subject property, and is currently in the county zoned commercial. To the east, annexed property and a

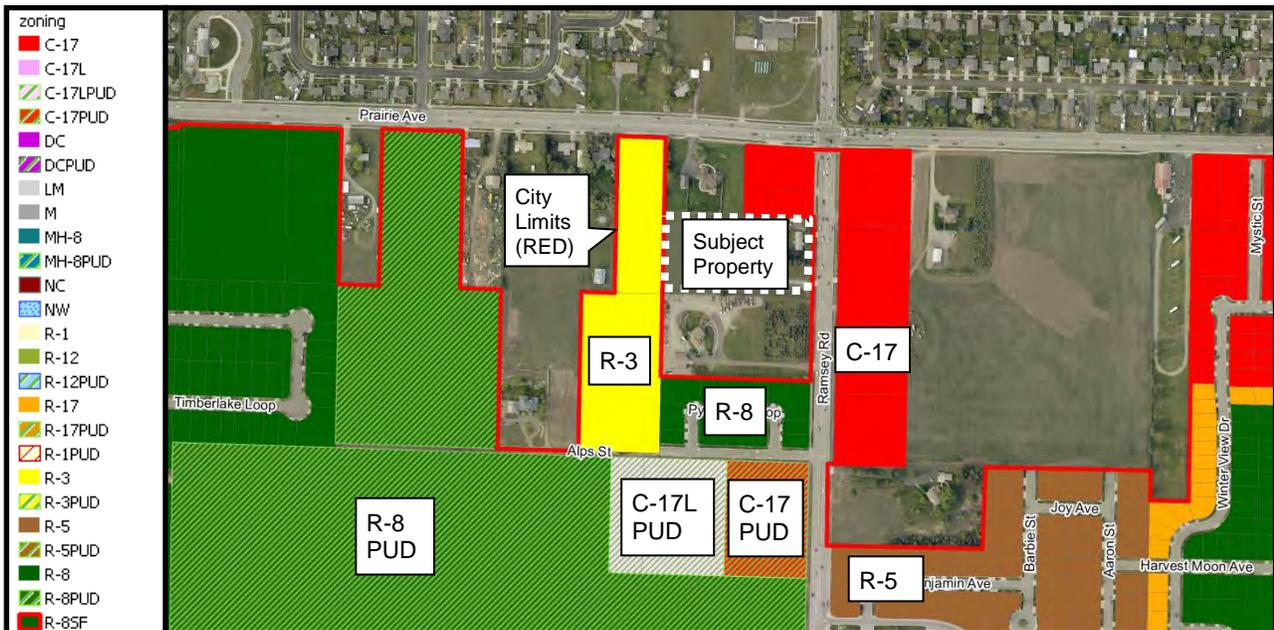
new gas station were recently approved. To the west, is an existing 2.78 acre parcel, zoned city R-3, with a home and a large accessory structure onsite.

See the “Ramsey-Woodland” descriptions from the 2007 Comprehensive Plan listed in Finding #B8 as well as the photos of subject property. A land use and zoning map are provided below to assist in depicting the context of the area.

**GENERALIZED EXISTING LAND USES:**



**EXISTING ZONING:**



**Evaluation:** *City Council must determine, based on the information before them, whether or not the proposal would adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and)/(or) existing land uses.*

**STAFF COMMENTS TO CONSIDER FOR ANNEXATION AGREEMENT:**

**Planning:**

1. To bring the site into compliance with the city's minimum paving standards, the annexation agreement should require the cell phone tower access be paved, with either concrete or asphalt, and encompass all maneuvering areas associated with the above ground essential service wireless facility. This improvement must be complete within 1-year of the Annexation, or at the time of Site Development, whichever occurs first.
2. The buffer yard landscaping around the fence for the cell phone tower is in poor shape. Planning staff recommends that the dead bushes be replanted and the existing irrigation system is functioning properly to meet minimum city standards. This improvement must be complete within 1-year of the Annexation, or at the time of Site Development, whichever occurs first.

**Streets & Engineering:**

3. The Streets and Engineering Department requests five feet (5') of right-of-way to be dedicated to the City of Coeur d'Alene with this annexation, to provide a consistent 100-foot right-of-way width, as exists north and south of the subject property, to allow for maintenance and operation of the existing shared-use path.

**ORDINANCES & STANDARDS USED FOR EVALUATION:**

2007 Comprehensive Plan  
Transportation Plan  
Municipal Code  
Idaho Code  
Wastewater Treatment Facility Plan  
Water and Sewer Service Policies  
Urban Forestry Standards  
Transportation and Traffic Engineering Handbook, I.T.E.  
Manual on Uniform Traffic Control Devices  
2010 Coeur d'Alene Trails Master Plan

**ACTION ALTERNATIVES:**

City Council must consider this request and make separate findings to recommend approval, denial or to deny this request without prejudice. The findings worksheet is attached.

# HAYDEN LAKE IRRIGATION DISTRICT

2160 W. Dakota Ave.  
Hayden, Idaho 83835  
24 hr (208) 772-2612 ♦ FAX (208) 772-5348

## “Conditional Will Serve”

September 28, 2017

RE: Request for Water Service to 7845 N. Ramsey Rd, Parcel Number 0-3560-27-315-AC in Hayden Lake Irrigation Amended Irrigated Tracks S2-TR 315, S 3 FT-E2-TR 315 ALL

Dear: Shawn Holm

This letter is a ‘Conditional Will Serve’ 7845 N. Ramsey Rd., Parcel Number 0-350-27-315-AC and it’s proposed rezoning. The parcel currently consists of one connection *residential/light industrial and one 2-inch Irrigation connection (not in use)* on 4.6389 acres.

The following are required documents needed for a ‘Formal Will Serve’:

1. Application for water service to proposed project
2. Developer agreement with Hayden Lake Irrigation District and Developer
3. Preliminary plan of proposed subdivision

Hayden Lake Irrigation District Does Not warrant water service infrastructure is currently available to the subject parcel. If adequate water service infrastructure is not currently available it will be the developer’s responsibility to install necessary water mains in accordance with current District standards.

Sincerely,



Branden Rose  
Administrator  
Hayden Lake Irrigation District

# **RAMSEY ROAD ANNEXATION**

## *PROJECT NARRATIVE*

*Coeur d'Alene, Idaho*

*August 23, 2017*



*126 E. Poplar Avenue  
Coeur d'Alene, Idaho 83814  
Phone: 208-676-0230*

## INTRODUCTION

We are hereby requesting the annexation of approximately 4.6 acres of property into the City of Coeur d'Alene. The subject property is located at the southwest corner of the intersection of Prairie Avenue and Ramsey Road. Currently, there is an existing single-family residential house on a portion of the property, as well as a cell phone tower; however, the majority of the land is vacant.

## SUBJECT PARCEL

The property being requested for annexation is as follows:

Parcel #:	0-3560-27-315-AC
Address:	7845 N. Ramsey Road Coeur d'Alene, ID 83815
Area:	4.63 acres
Current Zoning:	Agriculture (County)
Proposed Zoning:	C-17 Commercial
Legal Description:	The South half of Tract 315, together with the South 3' of the East half of the North half of Tract 315 of Hayden Lake Irrigated Tracts.



Figure 1: Vicinity Map

**ZONING CLASSIFICATION**

The property is currently zoned Agriculture in Kootenai County and is located at the northern boundary of the City of Coeur d’Alene City Limits. The surrounding property consists of commercially zoned parcels to the North (C-17), South (County Commercial) and East (C-17) and residential (R-3) to the West. The project proponent is requesting a zoning classification of C-17 for the subject property to allow for a future commercial development in accordance with the City of Coeur d’Alene Zoning Ordinance.

As can be seen from Figure 2, the requested zoning classifications are in conformance with the goals of the Comprehensive Plan and are compatible with the surrounding land uses.



Figure 2: Proposed Zoning Map

**COMPREHENSIVE PLAN ANALYSIS**

The property lies in a *Transition* area along the northern boundary of the Ramsey-Woodland land use area per the City of Coeur d’Alene Comprehensive Plan. Neighborhood characteristics for

this land use tend to be single-family and multi-family housing with an overall density of 3 – 4 units per acre with pockets of higher density housing. Neighborhood service nodes and commercial uses should be placed where appropriate. The proposed zoning would be consistent with the Comprehensive Plan as this is located near the intersection of two major arterial streets, and is appropriate for commercial uses.

The City of Coeur d’Alene Comprehensive Plan is the guiding document for all land use development decisions. It is important that land use decisions meet, or exceed, the goals, policies and objectives as outlined in the Comprehensive Plan. The project proponent believes that the following Goals and Objectives (shown in *italics*) as outlined in the Comprehensive Plan are applicable to the requested annexation and zone classification:

**Goal #1 – Natural Environment**

*Objective 1.12 – Community Design: Support the enhancement of existing urbanized areas and discourage sprawl.*

The subject property is currently an undeveloped County property located on the northern boundary of the City of Coeur d’Alene. This annexation will allow for the development of this property to match that of the surrounding land uses.

*Objective 1.14 – Efficiency: Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.*

Existing utilities including sanitary sewer and domestic water are extended to this property in Ramsey Road, are readily available, and have the capacity to serve future development. This property is already included in the Sewer, Water and Transportation Master Plans for the City, and will be developed in accordance with the same.

**Goal #2 – Economic Environment**

*Objective 2.02 – Economic and Workforce Development: Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.*

*Objective 2.05 – Pedestrian & Bicycle Environment: Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.*

The subject property is located near the intersection of two major arterials with bicycle and pedestrian friendly facilities including bike trails, bike lanes and pedestrian walkways/paths.

*Objective 2.04 – Downtown & Neighborhood Service Nodes: Prioritize a strong, vibrant*

*downtown and compatible neighborhood service nodes throughout the City.*

### **Goal # 3 – Home Environment**

*Objective 3.05 – Neighborhoods: Protect and preserve existing neighborhoods from incompatible land uses and developments.*

The proposed annexation and zoning will allow for the future development of the subject property in a similar character and style of the surrounding land uses and neighborhoods.

*Objective 3.06 – Neighborhoods – Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.*

The subject property is surrounded by mixed zoning including both residential and commercials uses.

### **PRE-DEVELOPMENT CONDITIONS**

The subject property currently contains a single-family residence, an outbuilding, and a cell phone tower. Access to both the single-family residence and the cell tower are off of Ramsey Road. There are no other structures located on the property.

The Ramsey Road frontage improvements are complete and include curb and gutter, swales and walking paths. No additional improvements to Ramsey Road would be required during development of the subject property.

Figure 3 below shows the current site conditions.



**Figure 3: Existing Site Conditions**

City of Coeur d'Alene  
710 E. Mullan Avenue  
Coeur d'Alene, Idaho 83814

August 22, 2017



ATTN: Mayor Steve Widmyer

**RE: Annexation of approximately 4.6 acres – Ramsey Road  
Parcel #: 0-3560-27-315-AC**

Dear Honorable Mayor Widmyer and City Council Members:

The purpose of this letter is to formally request that the City of Coeur d'Alene consider the annexation of approximately 4.6 acres of property located near the intersection of Ramsey Road and Prairie Avenue. This property is currently on the northern boundary of the City Limits, and would be considered an infill annexation.

The project proponent has intentions of developing it as commercial property and is requesting a zoning designation of C-17. Lake City Engineering, Inc. has been retained by the project proponent to help with these endeavors. Existing utilities and infrastructure are currently within reasonable proximity of the parcel and are readily available to serve any future development as needed.

We understand that there are applicable Annexation Fees and that an Annexation Agreement will need to be negotiated and mutually agreed upon by the City and developer within 6 months of the date of the City Council approval of the zoning designations or any previous approvals will be null and void.

Attached and submitted with this letter is a complete Annexation Application along with the required submittals and associated application fees. We respectfully request that you consider this annexation request as having a positive impact on the City of Coeur d'Alene, one that is in conformance with the goals and policies of the City of Coeur d'Alene Comprehensive Plan. Thank you for your time and consideration in this matter.

Best regards,

  
Drew C. Dittman, PE  
*Principal*

1.      Applicant:      The Estate of Marvin Paul Keough  
            Location:      7845 N. Ramsey Road  
            Request:        A proposed 4.6 acre annexation from County Agricultural to City C-17  
                                 LEGISLATIVE (A-3-17)

Sean Holm, Senior Planner, presented the staff report and stated that the applicant is requesting consideration of annexation for a +/- 4.63 acre parcel in Kootenai County, currently zoned Agricultural, to be incorporated into the City Limits with a C-17 zoning designation. He then provided the following statements:

- The subject property is located near the southwest corner of the intersection of Prairie Avenue and Ramsey Road.
- Currently there is an existing single-family residence with associated accessory storage structure(s) and a cell phone tower on a portion of the property, while the remainder is vacant. A small grove of trees near the cell phone tower also exists on the parcel.
- A mix of uses and zoning districts, both in the city and county, exist in the area.
- He explained the permitted uses allowed in the C-17 zoning district.
- He stated that the property is currently zoned Commercial in the county.
- He explained the findings that the commission must make for this project.
- He stated that per the Comprehensive plan this area is considered "Transition."
- He noted the comments from the various departments in the staff report.
- He presented recent photos taken of the subject property at different locations.
- He explained a map showing the existing land uses surrounding this property.
- He stated that there are three recommendations for the annexation agreement
- Staff has had discussions with the applicant's representative and is comfortable allowing the improvements to happen at the time of permitting (site or building) or within one (1) year, whichever occurs first which this modification will be reflected in the annexation agreement.
- Mr. Holm concluded his presentation and asked if there were any questions.

Commission Comments:

There were no questions for staff.

Public testimony open.

Drew Dittman, applicant representative, provided the following statements:

- Staff did a great presentation and he does not have much to add.
- He stated this is a straight-forward annexation for the city with the parcel surrounded by other commercial properties and feels requesting a C-17 zoning makes sense.
- Mr. Dittman concluded his presentation and asked if the commission had any questions.

Commission Comments:

There were no questions for the applicant.

Public testimony closed.

Discussion:

Commissioner Ingalls stated that this annexation is a "no-brainer" and by annexing this property into the city, it will help eliminate many of the "donut holes" not in the city, and agrees that C-17 zoning is the appropriate zoning for this parcel.

**Motion by Ingalls, Seconded by Mandel, to approve Item A-3-17. Motion approved.**

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Rumpler	Votes	Aye
Commissioner Ward	Voted	Aye

**STUHMILLER, SHANA**

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**From:** Dawn Antrim <dawnmv69@gmail.com>  
**Sent:** Monday, November 13, 2017 9:11 PM  
**To:** STUHMILLER, SHANA  
**Subject:** Estate of Marvin Paul Keough annexation 7845 N Ramsey

Dear Council,

Unfortunately we will be out of town on Nov 21 so we will not be able to attend the meeting. This letter is in lieu of the meeting.

We moved to Prairie Ave in July of 2016, after being a life long resident of Kellogg. We looked at many, many houses and areas of town before choosing this one. We love the Prairie! The openness, the quietness, the privacy, the fact that we are not in extreme close proximity to subdivisions, apartment complexes and businesses, the fact that we have no crime! We love the Prairie for the prairie!

We are strongly against the annexation from Agricultural to City with 17 units/acre at 7845 N Ramsey. It changes the landscape of the reason why we live where we live. It takes away our privacy, it adds more traffic, and more potential crime, more light, more noise, more people, we lose the view...We lose the Prairie!

Cd'A has outgrown itself. The infrastructure can not barely contain itself now. The traffic from NW Blvd/Ramsey is horrendous. The traffic on 95 is even worse. I read articles on how to fix the traffic issues... it's pretty simple. Stop building! There has got to come a point when we stop focusing on growth, and start focusing on maintaining what we have. And I think we have reached that point already. My grade school aged sons had to be separated in their grade schools because they maxed out their 5th grade class.

Just because there is "room to grow" doesn't mean it is the right thing to do. Having respect for the neighboring tax paying landowners and their wants should also be held.

So please, vote NO on the annexation change.

Sincerely,

Wayne and Dawn Antrim  
1850 W Prairie

**COEUR D'ALENE PLANNING COMMISSION  
FINDINGS AND ORDER**

**A. INTRODUCTION**

This matter having come before the Planning Commission on October 10, 2017, and there being present a person requesting approval of ITEM A-3-17, a request for zoning prior to annexation from County Agriculture to City C-17.

APPLICANT: THE ESTATE OF MARVIN PAUL KEOUGH

LOCATION: +/- 4.63 ACRE PARCEL LOCATED SOUTH OF PRAIRIE AVE. ON THE WEST SIDE OF RAMSEY ROAD COMMONLY KNOWN AS 7845 N. RAMSEY RD

**B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON**

- B1. That the existing land uses are Residential and Commercial.
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is County Commercial.
- B4. That the notice of public hearing was published on September 23, 2017, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on October 10, 2017.
- B8. That this proposal is in conformance with the Comprehensive Plan policies as follows:
  - Objective 1.11- Community Design:** Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
  - Objective 1.12 - Community Design:** Support the enhancement of existing urbanized areas and discourage sprawl.
  - Objective 1.14 - Efficiency:** Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

**Objective 2.02 - Economic & Workforce Development:** Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

**Objective 3.16 - Capital Improvements:** Ensure infrastructure and essential services are available prior to approval for properties seeking development.

**Objective 3.18 - Transportation:** Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

**Objective 4.02 - City Services:** Provide quality services to all of our residents (potable water, sewer and storm water systems, street maintenance, fire and police protection, street lights, recreation, recycling and trash collection).

- B9. That public facilities and utilities are available and adequate for the proposed use. This is based on the staff report and a letter submitted by the Hayden Lake Irrigation District stating that water and sewer will be provided.
- B10. That the physical characteristics of the site do make it suitable for the request at this time because the topography is similar to the surrounding area.
- B11. That the proposal would not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, and existing land uses because this property is surrounded on three sides by existing commercial properties.

**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of THE ESTATE OF MARVIN PAUL KEOUGH for zoning prior to annexation, as described in the application should be approved.

Suggested provisions for inclusion in an Annexation Agreement are as follows:

**Planning:**

1. To bring the site into compliance with the city's minimum paving standards, the annexation agreement should require the cell phone tower access be paved, with either concrete or asphalt, and encompass all maneuvering areas associated with the above ground essential service wireless facility. This improvement must be complete within 1-year of the Annexation, or at the time of Site Development, whichever occurs first.
2. The buffer yard landscaping around the fence for the cell phone tower is in poor shape. Planning staff recommends that the dead bushes be replanted and the existing irrigation system is functioning properly to meet minimum city standards. This improvement must be complete within 1-year of the Annexation, or at the time of Site Development, whichever occurs first.

**Streets & Engineering:**

3. The Streets and Engineering Departments request five feet (5') of right-of-way to be dedicated to the City of Coeur d'Alene with this annexation, to provide a consistent 100-foot right-of-way width, as exists north and south of the subject property, to allow for maintenance and operation of the existing shared-use path.

Motion by Ingalls, seconded by Ward, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Ingalls	Voted Yes
Commissioner Mandel	Voted Yes
Commissioner Rumpler	Voted Yes
Commissioner Ward	Voted Yes

Commissioners Fleming and Luttrupp were absent.

Motion to approve carried by a 4 to 0 vote.

  
\_\_\_\_\_  
CHAIRMAN TOM MESSINA

# City Council Meeting



November 21, 2017

## A-3-17: Annexation

**APPLICANT:**

The Estate of Marvin Paul Keough

**CONSULTANT:**

Lake City Engineering

**SUBJECT:**

Request for zoning in conjunction with annexation

**LOCATION:**

South side of Prairie Ave. on the west side of Ramsey Rd.



## A-3-17: Annexation Comprehensive Decision Points

The applicant is requesting:

1. Annexation of +/- 4.63 acres
2. C-17 zoning designation



## A-3-17: Annexation General Information

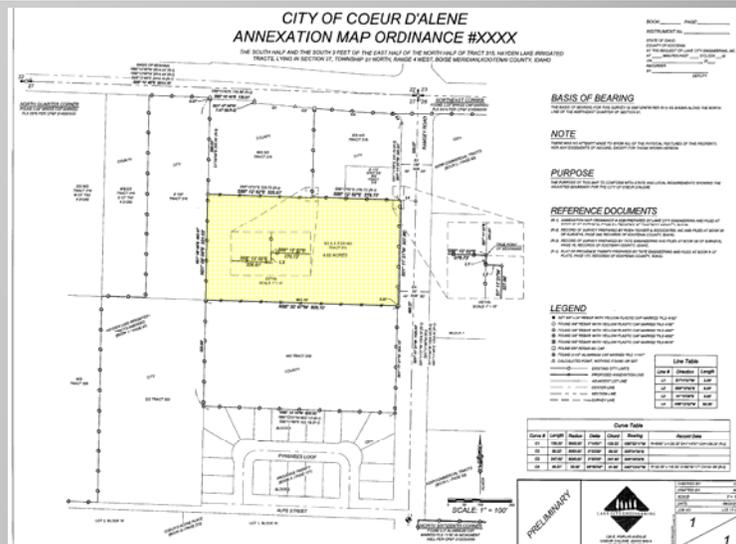
Currently there is an existing single-family residence with associated accessory storage structure(s) and a cell phone tower on a portion of the property, while the remainder is vacant. A small grove of trees near the cell phone tower also exists on the parcel. A mix of uses and zoning districts, both in the city and county, exist in the area.



# A-3-17: Annexation Vicinity Map



# A-3-17: Annexation Annexation Map



## A-3-17: Annexation Requested C-17 Zoning District

### Article IX. C-17 COMMERCIAL

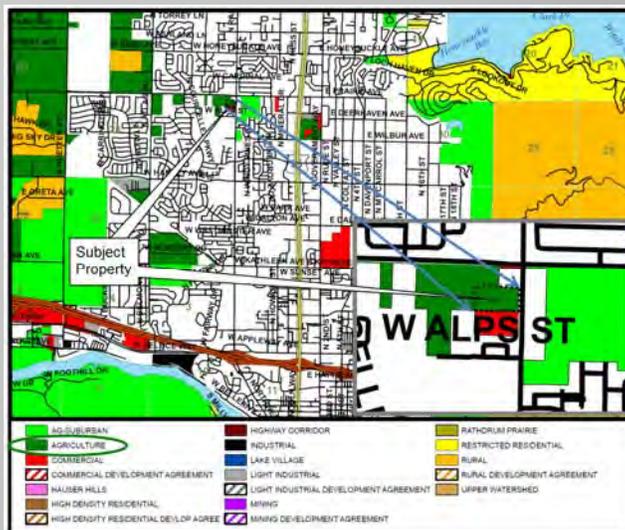
#### 17.05.490: GENERALLY:

A. The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre.

B. This district should be located adjacent to arterials, however, joint access developments are encouraged.



## A-3-17: Annexation Kootenai County Land Use Map (AG)



## A-3-17: Annexation Required Findings

**Finding #B8:** That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

**2007 COMPREHENSIVE PLAN- LAND USE CATEGORIES:**

- The subject property is contiguous with existing city limits
- The City Comprehensive Plan Map designates this area as:

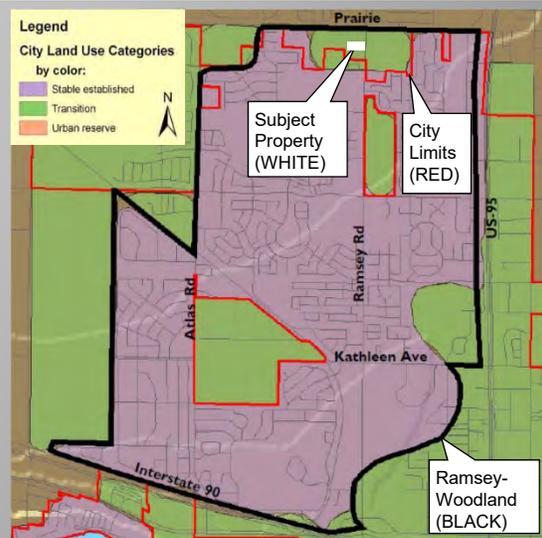
*Ramsey-Woodland (Transition)*



## A-3-17: Annexation Finding #B8: continued

### Ramsey-Woodland Transition:

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.



## A-3-17: Annexation Finding #B8: continued

### **Ramsey - Woodland Today:**

The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue. Neighborhood service nodes can be found throughout the Ramsey-Woodland area.



## A-3-17: Annexation Finding #B8: continued

### **Ramsey - Woodland Tomorrow:**

Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.



## A-3-17: Annexation Finding #B8: continued

### **Characteristics of Ramsey – Woodland neighborhoods will be:**

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.



## A-3-17: Annexation Finding #B8: Comp Plan Goals & Objectives

- |   |                                       |
|---|---------------------------------------|
| <b>Objectives:</b>                      | 3.01 - Managed Growth                 |
| 1.02 - Water Quality                    | 3.05 - Neighborhoods                  |
| 1.11- Community Design                  | 3.08 - Housing                        |
| 1.12 - Community Design                 | 3.10 - Affordable & Workforce Housing |
| 1.13 - Open Space                       | 3.16 - Capital Improvements           |
| 1.14 - Efficiency                       | 3.18 - Transportation                 |
| 1.16 - Connectivity                     | 4.02 - City Services                  |
| 2.02 - Economic & Workforce Development | 4.06 - Public Participation           |
| 2.05 - Pedestrian & Bicycle Environment |                                       |



## A-3-17: Annexation Required Findings

**Finding #B9: That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

### **STORMWATER:**

Stormwater will be addressed as the area proposed for annexation develops. It is anticipated that the development will typically utilize curb adjacent swales to manage the site runoff. All stormwater must be contained on-site. A stormwater management plan, conforming to all requirements of the City, shall be submitted and approved prior to the start of any construction.

*-Submitted by Chris Bosley, City Engineer*



## A-3-17: Annexation Department Comments

**Finding #B9: (continued)**

### **STREETS:**

The subject site is currently undeveloped. The site has frontage along the west side of Ramsey Road. Any necessary improvements to this site would be addressed during the subdivision and/or site development process. The Streets and Engineering Departments request additional right-of-way to be dedicated to the City of Coeur d'Alene with this annexation, to provide a consistent 100-foot right-of-way width, as exists north and south of the subject property, to allow for maintenance and operation of the existing shared-use path.

*-Submitted by Chris Bosley, City Engineer*



## A-3-17: Annexation Department Comments

### **Finding #B9: (continued)**

#### **WATER:**

*Please find attached to your staff report the “conditional will serve” letter from Haden Lake Irrigation Administrator Branden Rose concerning water service for the subject property.*

The property proposed for annexation lies outside the City of Coeur d’Alene water service area and is serviced by Hayden Lake Irrigation District (HLID).

*-Submitted by Kyle Marine, Assistant Water Superintendent*



## A-3-17: Annexation Department Comments

### **Finding #B9: (continued)**

#### **WASTEWATER:**

The nearest public sanitary sewer is located within the Ramsey Road which borders the easterly boundary of this annexation. In accordance with the 2013 Sewer Master Plan, the City’s Wastewater Utility presently has the wastewater system capacity and willingness to serve this Annexation as proposed.

*-Submitted by Mike Becker, Utility Project Manager*



## A-3-17: Annexation Department Comments

### **Finding #B9: (continued)**

#### **FIRE:**

The Fire Department works with the Engineering, Water, and Building Departments, to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire Department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation, or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CDA FD will address all concerns at site development and building permit submittals.

*-Submitted by Bobby Gonder, Fire Inspector*



## A-3-17: Annexation Required Findings

### **Finding #B10: That the physical characteristics of the site (make) (do not make) it suitable for the request at this time.**

#### **PHYSICAL CHARACTERISTICS:**

The subject property is relatively flat with Ramsey Road to the east. Currently there is an existing single-family residence with associated accessory storage structure(s) and a cell phone tower on a portion of the property, while the remainder is vacant. A small grove of trees near the cell phone tower also exist on the parcel. The existing cell phone tower itself currently exceeds the minimum city standards (stealth design), however, the access does not (gravel driveway). Staff has suggested that the driveway and buffer yard landscaping be improved to city standards which is reflected in the "staff comments to consider in the annexation agreement", which can be found near the end of your staff report.



## A-3-17: Annexation Photos of Subject Property



*Stealth cell  
phone tower  
onsite (Verizon)  
looking west  
showing gravel  
access*



## A-3-17: Annexation Photos of Subject Property



*Remainder of  
vacant area  
looking west  
behind cell  
phone tower*



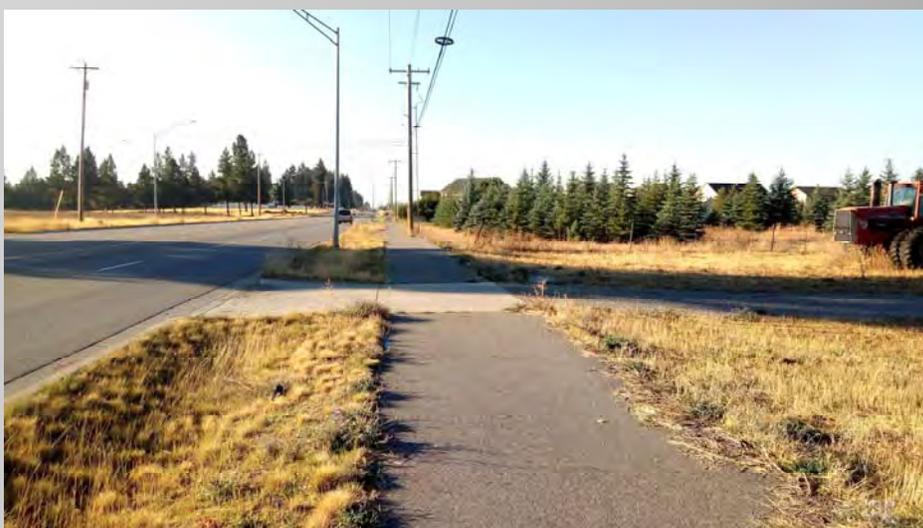
## A-3-17: Annexation Photos of Subject Property



*Ramsey Road  
looking north  
toward Prairie  
Avenue showing  
asphalt trail*



## A-3-17: Annexation Photos of Subject Property



*Ramsey Road  
looking south  
showing asphalt  
trail and cell  
tower approach*



## A-3-17: Annexation Required Findings

**Finding #B11: That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

### **NEIGHBORHOOD CHARACTER:**

This is a rapidly changing area within Coeur d'Alene. Multiple annexations, subdivisions, and Planned Unit Developments have been approved in the area within the last five years. Some of the larger projects include: Garden Grove, Vista Meadows, Kerr Properties, and the Prairie Trails subdivision.



## A-3-17: Annexation Department Comments

### **Finding #B11: (continued)**

#### **TRAFFIC:**

The proposed annexation would likely not adversely affect the surrounding area with regard to traffic. Ramsey Road has the available capacity to accommodate additional traffic generated from the subject site. Additionally, the site is located far enough from the Prairie Avenue intersection as to not affect its function. However, access to and from the subject property may be hindered during peak traffic times.

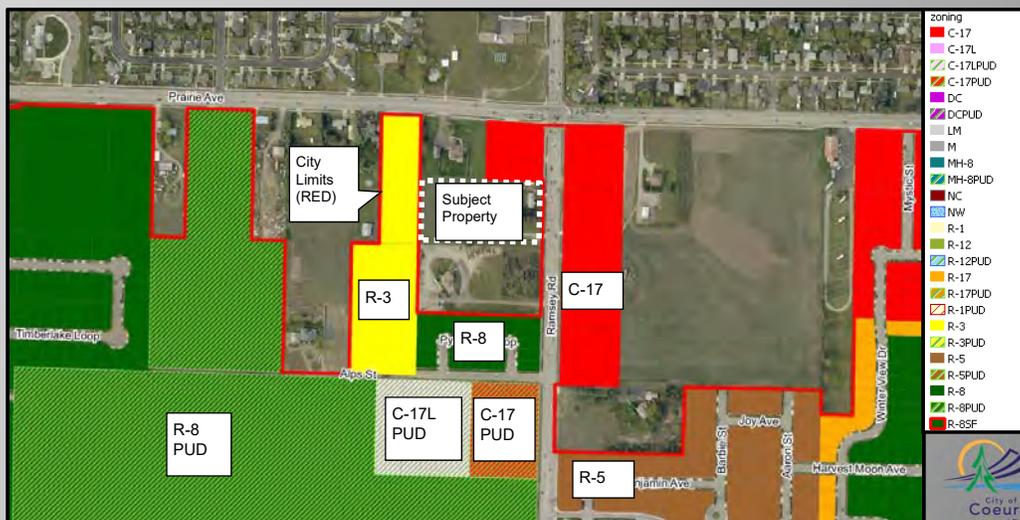
*-Submitted by Chris Bosley, City Engineer*



## A-3-17: Annexation Generalized Existing Land Uses



## A-3-17: Annexation Existing Zoning



## A-3-17: Annexation Recommendations for Annexation Agreement

### Planning:

1. To bring the site into compliance with the city's minimum paving standards, the annexation agreement should require the cell phone tower access be paved, with either concrete or asphalt, and encompass all maneuvering areas associated with the above ground essential service wireless facility. This improvement must be complete within 1-year of the Annexation, or at the time of Site Development, whichever occurs first.
2. The buffer yard landscaping around the fence for the cell phone tower is in poor shape. Planning staff recommends that the dead bushes be replanted and the existing irrigation system is functioning properly to meet minimum city standards. This improvement must be complete within 1-year of the Annexation, or at the time of Site Development, whichever occurs first.



## A-3-17: Annexation Recommendations for Annexation Agreement

### Streets & Engineering:

3. The Streets and Engineering Department requests five feet (5') of right-of-way to be dedicated to the City of Coeur d'Alene with this annexation, to provide a consistent 100-foot right-of-way width, as exists north and south of the subject property, to allow for maintenance and operation of the existing shared-use path.



## A-3-17: Annexation Action Alternatives

The City Council must consider this request and make appropriate findings:

- To approve
- Deny
- Deny without prejudice

The findings worksheets are attached to your staff report.



## A-3-17: Annexation Annexation Findings

### **ANNEXATION FINDINGS:**

**Finding #B8:** That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

**Finding #B9:** That public facilities and utilities (are) (are not) available and adequate for the proposed use.

**Finding #B10:** That the physical characteristics of the site (make) (do not make) it suitable for the request at this time.

**Finding #B11:** That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.

