

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE  
CITY COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO  
TO CONSIDER THE URBAN RENEWAL PLAN FOR THE  
HEALTH CORRIDOR DISTRICT URBAN RENEWAL PROJECT  
OF THE COEUR D'ALENE URBAN RENEWAL AGENCY,  
DOING BUSINESS AS IGNITE CDA

NOTICE IS HEREBY GIVEN that the City Council (“City Council”) of the City of Coeur d’Alene, Idaho (“City”) will hold, during its regular meeting, a public hearing in the Library Community Room, 702 E. Front Avenue, Coeur d’Alene, Idaho, 83814 on Tuesday, November 19, 2019, at 6:00 p.m., to consider for adoption the Urban Renewal Plan for the Health Corridor District Urban Renewal Project (the “Plan”), of the Coeur d’Alene Urban Renewal Agency, doing business as ignite cda (“Agency”). The Plan proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, chapter 20, title 50, Idaho Code, as amended. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, chapter 29, title 50, Idaho Code, as amended, that will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2019, to be allocated to the Agency for urban renewal purposes. The boundary includes both urban renewal and revenue allocation areas. The Agency has adopted and recommended approval of the Plan. The City Council will also be considering the first reading of an Ordinance to adopt the Plan at the meeting scheduled for Tuesday, November 19, 2019, at 6:00 p.m., and will also be considering the consolidated second reading and third reading of an Ordinance to adopt the Plan at the meeting scheduled for Tuesday, December 3, 2019, at 6:00 p.m.

The general scope and objectives proposed by the Plan are improvements for the development of commercial and retail areas, anchored by Kootenai Health, mixed-use, residential, cultural and recreational centers, medical facilities, educational facilities, other public facilities and improvements, including but not limited to streets, streetscapes, bridge, stormwater improvements, water and sewer improvements, environmental remediation/site preparation, public parking, parks and open space, pedestrian/bike paths and trails.

Any such land uses as described in the Plan will be in conformance with zoning for the City and the Coeur d’Alene Comprehensive Plan (2007-2027), as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan identifies various public and private improvements which may be made within the Urban Renewal Project Area (the “Project Area”).

The Project Area and Revenue Allocation Area herein referred to is generally described as follows:

An area consisting of almost 264 acres lying centrally within the Coeur d’Alene metro area. The Northwest Boulevard and US-95 interchanges serve as major entry/exit points for the area. To the west across Northwest Boulevard lies the Riverstone development, a mixed-use district with a number of land uses and site

elements envisioned for the Project Area. An existing residential neighborhood borders the Project Area to the south and commercial development comprises the majority of the area's eastern half. The Project Area is anchored by Kootenai Health, an Idaho public hospital district, and its associated campus and includes other medical service buildings creating a "health corridor" from US 95 to Northwest Boulevard, along Ironwood Drive.

The Project Area is depicted in the map below as shown in gray.

Copies of the proposed Plan are on file for public inspection and copying for the cost of duplication at the office of the City Clerk, City Hall, 710 E. Mullan Avenue, Coeur d'Alene, Idaho, 83814, between the hours of 8:00 o'clock a.m. and 5:00 o'clock p.m., Monday through Friday, exclusive of holidays.

The hearing will be held in a handicapped accessible facility. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments, individuals with other disabilities may receive assistance by contacting the City 24 hours prior to the hearing.

At the hearing date, time and place noted above (November 19, 2019, 6:00 p.m.), all persons interested in the above matters may appear and be heard. Written comments will also be accepted. Comments should be directed to the Coeur d'Alene City Clerk. Written comments should be submitted prior to the hearing date.

DATED this 15th day of October, 2019.

Renata McLeod, City Clerk

Publication dates: 10/18/2019 and 11/1/2019.