



Coeur d'Alene

CITY COUNCIL MEETING

February 4, 2014

MEMBERS OF THE CITY COUNCIL:

Steve Widmyer, Mayor

Councilmen Adams, Edinger, 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 COEUR D'ALENE CITY HALL
JANUARY 21, 2014**

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene Library Community Room, January 21, 2014, at 6:00 p.m., there being present upon roll call the following members:

Mayor Widmyer

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

CALL TO ORDER: The meeting was called to order by Mayor Widmyer.

INVOCATION: Retired Pastor Skip Lane provided the invocation.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was led by Councilmember McEvers.

PRESENTATION: Idaho Chapter of the International Association of Arson Investigators Award.

Fire Inspector Craig Etherton presented an award from the Idaho Chapter of the International Association of Arson Investigators to Ann Eckhart, Scot Nass, and Wendy Gabriel. He explained the organization consists of those who are responsible for determining the cause of fires and aid in the prosecution of criminal acts. They review new technology and provide education and certifications in the field. This award stems from the amazing work each did in putting on a mock trial so that the members could get experience in expert testimony, which has been missing from the program for approximately the past 10 years. This program also provided several members, including himself, with credit needed to complete their certificates.

CONSENT CALENDAR: Motion by Edinger, seconded by McEvers, to approve the Consent Calendar as presented.

1. Approval of Council Minutes for January 7, 2014 and January 14, 2014.
2. Approval of Bills as Submitted.
3. Setting of meeting times for General Services and Public Works Committees: January 27, 2014 at 12:00 noon and 4:00 p.m. respectively.
4. Setting of a Public Hearing for February 4, 2014 for the Community Development Block Grant (CDBG) Plan Year 2014 Annual Action Plan.
5. Setting of a Public Hearing for February 4, 2014 for the appeal of PUD 1-83M.3, modification to the Coeur d'Alene Resort PUD.

6. Setting of a Public Hearing for February 18, 2014 for ZC-1-13, zone change from R-3 and C-17L to R-8, Lot 1, Block 3, Landings at Waterford 10th Addition.
7. **Resolution No. 14-002** 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 TO PURCHASE THREE (3) PATROL VEHICLES AND ONE (1) ANIMAL CONTROL VEHICLE AND APPROVAL OF S-2-03, LANDINGS AT WATERFORD 11TH ADDITION – FINAL PLAT APPROVAL, ACCEPTANCE OF IMPROVEMENTS, MAINTENANCE/WARRANTY AGREEMENT & SECURITY.
8. Approval of Beer/Wine License – Crafted Taphouse, LLC. Robert Berger, 523 Sherman Avenue (new).
9. Approval of Beer/Wine License – Schmidty's Burgers, Nathan Schmidt and Denise Hodges, 206 N. 4th Street (new).
10. Approval of Beer/Wine License – Paragon Brewing, Kerry Kieres, Chris Kieres, and Matt Dill, 5785 N. Government Way (transfer from Sully's) .
11. Approval of Cemetery transfer from Lucile Oliver to Nicholas A. Parks, Lot 18, Block 01, Section J, Forest Cemetery.

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

COUNCIL ANNOUNCEMENTS:

Councilmember McEvers thanked everyone for electing him to another four years and thanked the Council for making him President.

Councilmember Edinger stated that he is now the liaison to the Senior Center and at their last meeting they mentioned the free tax help. This help is available to all low to moderate income citizens and will be available February 1st through April 15, 2014 at the Lake City Center. Please call and make an appointment at 667-4628. Participants will need their social security card, photo ID, their 2012 IRS documents and all appropriate 2013 tax documents.

Councilmember Miller thanked those that came to the last meeting and supported her through the campaign.

APPOINTMENT: The Mayor requested the appointment of Anneke Connaway, Bob Hallock, Keith Jones, and Bruce Martinek to the Urban Forestry Committee; Garry Stark and Brad Jordan to the Parking Commission; Laura Rumpler to the CDA TV Committee; Jon Ingalls to the Planning Commission; Deanna Goodlander to the Lake City Development Corporation Board; Art Flagan, Ed Eichwald, and John Boraas to the Jewett House Advisory Board; and Ben Wolfinger to the Civil Service Commission.

MAIN MOTION: Motion by Edinger, seconded by McEvers to approve the appointment of Anneke Connaway, Bob Hallock, Keith Jones, and Bruce Martinek to the Urban Forestry Committee; Garry Stark and Brad Jordan to the Parking Commission; Laura Rumpler to the CDA TV Committee; Jon Ingalls to the Planning Commission; Deanna Goodlander to the Lake

City Development Corporation Board; Art Flagan, Ed Eichwald, and John Boraas to the Jewett House Advisory Board; and Ben Wolfinger to the Civil Service Commission.

DISCUSSION: Councilmember Gookin stated that he has voted in opposition of previous appointments as he felt the process could be more transparent. He hopes to get more involvement from the public, as he understands the committees often scramble to find people to fill vacancies. Councilmember Gookin stated that there was a press release today that outlined the additional committee openings, and clarified that if citizens apply they will be considered. Councilmember Edinger stated that there are some members that are reappointed, but wondered if citizens had contacted the City Administrator asking for information. Ms. Gabriel stated that she has not had anyone personally contact her. She stated that Keith Erickson will place more information on the City's social media regarding the various committee functions and the time and date of their meetings. Mayor Widmyer encouraged the community to get involved and make contact with the City. Councilmember McEvers stated that it helps to find something you are passionate about. Councilmember Adams stated that he has gone back and forth regarding approval of appointments and that he opposes the package, but not all of the current appointment list. He stated that he feels there are a lot of the same names and would suggest that our social media outlets might hit some of the younger generation. He clarified that his main objection to the list would be Ms. Goodlander's appointment to the LCDC Board, as he perceives it as a conflict. Councilmember Evans asked if there is still a conflict even though she is no longer on the City Council. Councilmember Adams stated that he felt that since she served for 10 years, she will carry the same perspective.

AMENDMENT TO THE MOTION: Motion by Edinger, seconded by Miller to separate Deanna Goodlander's appointment to the LCDC Board from the main motion.

Main Motion as Amended carried with McEvers voting No.

MOTION: Motion by Evans, seconded McEvers to approve the appointment of Deanna Goodlander to the LCDC Board.

DISCUSSION: Councilmember Miller asked Councilmember Adams if he had someone in mind to appoint to the LCDC Board. Councilmember Adams stated that he did not, but thought there was of number of candidates the last time there was an opening. Councilmember Edinger asked the City Attorney if the bylaws state that there has to be a council member on the Board. Mr. Gridley stated that state law would allow for the Council to serve as the Board; however, our Board was set up to have up to 9 members. He believes that the council liaison was appointed to provide a chain of communication, but there is nothing that requires two or any council members to be on the Board. Councilmember McEvers said he would support Ms. Goodlander's appointment as she has been involved in the good things.

Motion Carried with Gookin and Adams voting No.

ADMINISTRATOR'S REPORT: Ms. Gabriel provided an update regarding the four-corners project. After considering input from the Parks and Recreation Commission, it will be up to the City Council to decide whether to move ahead with hiring a land use planner to develop a master

plan for the corridor. Project organizers, community leaders, stakeholders, and interested neighbors have offered dozens of ideas for upgrades ranging from improved trail access and educational interpretive posts, to improving the campus around Memorial Field and even a community garden. Upcoming meetings are as follows: Monday, January 27th, Parks and Recreation meeting, 5:30 p.m. with a recommendation expected to be forwarded to the city's General Services Committee (February 10). Temperatures in the 40s with no imminent threat of rain have allowed construction crews this week to perform work on McEuen Park in downtown Coeur d'Alene that otherwise would have been held off until later this winter or early spring. Project Engineer Phil Boyd said spring-like conditions are allowing the application of water-proofing sealant on the deck above the parking structure, which partially opened in November. The parking facility partially opened just before Thanksgiving and offers stalls for about 180 vehicles. Ultimately, the facility will include parking for about 500 vehicles. Meanwhile, crews continue their work on steel staircases that will lead motorists from the subgrade parking structure to Front Avenue above at intersections between Third and Sixth Streets. The park is expected to open in May. The Panhandle Parks Foundation, formed in 2003 to support the development of parks, open space and recreational opportunities in North Idaho, is seeking new board members. A board member recently stepped down and the foundation's executive board would like to replace that individual and perhaps add up to four board members this year, said Kim Stearns, Executive Director of the Foundation. The board meets once a month. For information, contact Kim Stearns at kim@panhandleparksfoundation.org. Coeur d'Alene Police are investigating the theft of a popular and very identifiable piece of art from Riverstone Park. Sometime between Friday night and early Saturday morning, parts of a statue, affectionately known as "Kate," were stolen. It appears that it was a very sophisticated effort, and the perpetrators probably used industrialized bolt cutters. The artwork is estimated to be worth about \$25,000, though if recycled the stolen pieces would be worth much less. Anyone with information about the theft is asked to call the Coeur d'Alene Police Department at 769-2320.

Resolution No. 14-003

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO
AUTHORIZING THE SIGNATURES OF STEVE WIDMYER, VONNIE L. JENSEN, TROY
TYMESEN AND WOODY MCEVERS.

STAFF REPORT: Finance Director Troy Tymesen stated that this Resolution will allow new signers on the City's checking account, which includes the Mayor, Council President, Finance Director and Deputy Finance Director.

MOTION: Motion by Edinger, seconded by Gookin to approve the Resolution No. 14-003 authorizing signers for City banking.

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

Resolution No. 14-004

A RESOLUTION ESTABLISHING PROCEDURES RELATING TO THE AUTHORIZATION FOR PAYMENT OF CERTAIN EXPENDITURES THROUGH A MANUAL CHECK REQUEST WITHOUT PRIOR COUNCIL APPROVAL, AND AUTHORIZING THE CITY FINANCE DIRECTOR TO APPROVE PAYMENT TO CERTAIN VENDORS PRIOR TO SUBMITTING THE BILLS TO COUNCIL.

STAFF REPORT: Finance Director Troy Tymesen stated that this action will improve quality and disclosure. The City has authorized a \$77 million budget, which staff manages. Once a month staff brings forward bills to council for authorization, however, it doesn't appear to meet the conservative interpretation of the Idaho Code. This code section references how to make payments, and speaks to claims, which is antiquated terminology. This resolution will provide a reasonable method for the City Treasurer to make payments between Council meetings, support the use of funds as approved in the budget and pay vendors timely (so no late fees/penalties are incurred). This will authorize the City Treasurer to process payments up to \$10,000 between City Council approvals. He stated that he intends to bring Bills to Council at each regularly scheduled Council meeting.

MOTION: Motion by McEvers, seconded by Edinger to approve the Resolution No. 14-004 establishing procedures relating to authorization for payment of certain expenditures through manual check requests, without prior City Council approval, and authorizing the City Finance Director to approve payment to certain vendors prior to submitting the bills to Council.

DISCUSSION: Mr. Tymesen clarified that there is a stamp for check signing, and that they are not hand-written. Councilmember McEvers asked why we are doing this now. Mr. Tymesen stated that this is just a continuous improvement measure. Councilmember Miller asked if this list of certain vendors has been vetted out. Mr. Tymesen stated that only the payroll side is the same ongoing expense each and every month and that other items, up to \$10,000, that were previously approved in the financial plan, such as the Avista bill will not be the same each month. Councilmember Gookin stated that he is concerned about violating the statute. Mr. Gridley stated that this is an interesting discussion, and this is a conservative approach, since in the legal world the reference to un-liquidated claims is more specific to claims versus ongoing expenditures and he does not see any issue with adopting the Resolution and felt that he could make an argument that the City does not need this resolution. Councilmember Gookin stated that he wants to be more transparent and wondered if the bills can be put on the City's web-site. Mr. Tymesen stated that they have done that and it took the Legal Department hours to redact the payroll data and he had no calls once it was posted and the same post has been up for a year. Therefore, he felt that it did not have any return on the amount of staff time it took to post it to the web page. Councilmember Gookin stated that the bills to Council are not in the packet and wondered where the data is located. Mr. Tymesen explained that the Council committee chairs are provided the documents and sign for the bills. Councilmember Edinger confirmed that he signed for Public Works, General Services, and Parks and Recreation this evening and they include items that were approved in the budget. Councilmember Gookin stated that he would like to come up with a way for the public to be able to view the bills. He asked if Mr. Tymesen ran the Resolution by the auditors. Mr. Tymesen stated that there will be a satisfactory audit because we use the budget as a guide and any other expenses

are approved by the City Council, such as the opportunity for the frontend loaders and payment of lawsuits.

Mr. Tymesen stated that this item is presented to share with the City Council that he is seeking guidance on how checks are approved. Councilmember Gookin asked if this is currently how he is conducting business. Mr. Tymesen clarified that they currently do not hold any payments back based on the dollar amount, so the \$10,000 limit would be new. Councilmember Adams asked about the accrual of interest over the last year. Mr. Tymesen stated that some vendors have charged interest due to bill not being paid timely, which is usually due to human error. The Finance Department works with the vendors to waive those costs and the total over the past year is less than \$500. Councilmember Gookin stated that it appears that this Resolution would have the intent to override a state statute and he is reluctant to do that. Councilmember Adams asked if the City has the authority to pass a resolution that would override statutes. Mr. Gridley stated that there is no definition of claims in this section of the code, yet earlier in the code it states that the City Council has authority to set budgets and pay expenditures. He stated that he believes that gives the City authority to pay claims throughout the year. He does believe it is an old statute and in this day and age he questions this section and believes a budgeted item is different than a claim presented after the fact. He clarified that typically a resolution could not override a statute, but in this case it would give Mr. Tymesen authority to make payments and that this is different due to the items being ordinary expenses in the budget.

Councilmember Edinger called for the question. Motion Carried.

ROLL CALL: Miller Aye; Gookin No; Evans Aye; Edinger Aye; Adams Aye; McEvers Aye.
Motion carried.

J. EXECUTIVE SESSION: Motion by Gookin, seconded by Adams to enter into Executive Session as provided by Idaho Code 67-2345 § (c): To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency; §(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; Adams Aye; McEvers Aye; Miller Aye.
Motion carried.

The City Council entered into Executive Session at 7:03 p.m. Those present were the Mayor, City Council, City Administrator, City Attorney, Wastewater Treatment Superintendent, Deputy City Attorney Tinkey, and the Finance Director. Matters discussed were related to pending litigation, and potential property acquisition. Council returned to regular session at 8:25 p.m.

RECESS: Motion by Edinger, seconded by Gookin to recess to January 23rd at 12:00 Noon in the Old Council Chambers located at 710 E. Mullan Avenue for a City Council Workshop regarding

Proposed Subdivision Code Changes. **Motion carried.**

The meeting recessed at 8:25 p.m.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

MINUTES OF A CONTINUED MEETING OF THE
COEUR D'ALENE CITY COUNCIL
HELD IN THE OLD COUNCIL CHAMBERS
ON JANUARY 23, 2014 AT 12:00 P.M.

The City Council of the City of Coeur d'Alene met in a continued session in the Old Council Chambers located at 710 E. Mullan Avenue held at 12:00 P.M. on January 23, 2014, there being present upon roll call a quorum.

Steve Widmyer, Mayor

Dan Gookin) Members of Council Present
Kiki Miller)
Loren Ron Edinger)
Steve Adams)
Woody McEvers)

Amy Evans) Member of Council Absent

STAFF PRESENT: Wendy Gabriel, City Administrator; Renata McLeod, City Clerk; Warren Wilson, Interim Planning Director; Gordon Dobler, City Engineer; Troy Tymesen, Finance Director; Chris Bates, Engineering Project Manager; Sean Holm, Planner; Tami Stroud, Planner; Glen Lauper, Deputy Fire Chief; and Craig Etherton, Fire Inspector.

PLANNING COMMISSION MEMBERS PRESENT: Jon Ingalls and Mike Ward.

CALL TO ORDER: Mayor Widmyer called the meeting to order and stated that the purpose of the workshop was to discuss the proposed Subdivision Code changes.

City Engineer Gordon Dobler stated that the review of the subdivision code has been ongoing for many years, and as areas for improvement arose they were noted. The Planning Commission has reviewed the proposed changes and is in agreement with the changes. He stated that most of the changes are housekeeping that would clean up redundancies and/or antiquated areas of the code. Processes that are currently in place would be codified with this change. Councilperson Edinger asked if NIBCA had reviewed the changes. Mr. Dobler stated that they have endorsed the concept. Councilperson McEvers asked if this code was specific to the City of Coeur d'Alene or if it affects other cities. Mr. Dobler stated that it was specific to Coeur d'Alene and he has talked with other cities but did not compare to other codes exactly.

Interim Planning Director Warren Wilson provided a copy of the draft code and noted the final language may change, as it is more cost effective to repeal the existing code and propose an entire new code section, but the concepts will stay the same. He stated that he will be seeking input from the County regarding road widths and standards. After this workshop the next step is to bring a clean draft forward to the City Council for a public hearing, in which the Council could adopt the proposal or make changes based on what they hear at the hearing.

A summary of changes include housekeeping items and the following four specific significant areas: short plat streamlining; street right-of-way and street widths; landscape buffer requirements regarding double frontage lots; and boundary line adjustments. Mr. Wilson and Mr. Dobler presented the main changes providing an explanation of each change. Some discussion took place regarding alleys. It was clarified that subdivisions could contain privately owned space that looks like an alley, but the City would not maintain them. Planning Commissioner Ingalls asked about the lack of definition of Private Street. Mr. Wilson explained that there would be fewer reasons for developers to request private streets, but it could be accomplished through a PUD. Mr. Wilson clarified that the plat process had some terminology regarding time limits for phasing and the proposed amendments would make it so that they do not expire in a short period of time and would allow for time extension requests. Discussion ensued regarding the landscaping in a buffer area and it was clarified that there would be a requirement to establish a homeowners association and provide a maintenance plan.

Mr. Wilson explained that the update to the short plat process will streamline processing, add more public notice and provide a quicker turnaround time. He also explained that the amendments to the boundary line adjustment process include best practices for staff to ensure lots will meet all city requirements once the adjustments take place. Mr. Tymesen asked if they would include the lien holders in the process. Mr. Dobler stated that title reports are required, but he will talk to legal regarding adding specifics regarding lien holders. Councilperson McEvers asked if there are layers that are eliminated or any new delays for the developers. Mr. Dobler stated that most of this streamlines the process. Councilperson McEvers asked if there would be any additional costs. Mr. Wilson stated that there are tradeoffs with more buffer requirements but offering smaller streets.

ADJOURN: Motion by Edinger, seconded by McEvers that there being no further business, this meeting of the City Council is adjourned. **Motion carried.**


The meeting adjourned at 2:02 p.m.

Steve Widmyer Mayor

ATTEST:

Renata McLeod, City Clerk

PUBLIC WORKS COMMITTEE
STAFF REPORT

DATE: January 27, 2014
FROM: Christopher H. Bates, Engineering Project Manager 
SUBJECT: V-14-1, Vacation of Portions of Foster Avenue and Milwaukee Drive Right-of-Way Adjoining Kootenai County Offices Parking Lot

DECISION POINT

The Kootenai County Commissioners are requesting the vacation of the minor portions of right-of-way of Foster Avenue and Milwaukee Drive that adjoin the back of the sidewalk along the southerly right-of-way line of that co-named roadway.

HISTORY

The Kootenai County judicial and administrative site is in the process of reconfiguring the parking area that is situated between Garden Avenue & Foster/Milwaukee. The newly designed parking lot (site plan attached) which will also contain the Ancillary Services Building (Maintenance & Print Shop), would encroach into the existing rights-of-way of the noted Foster/Milwaukee streets. In order to retain all of the parking on the site and not on the r/w, the County would like to vacate approximately 4090 sq.ft. behind the existing sidewalk.

Over the years in this specific area, there have been a number of vacations of the lots, blocks and rights-of-way:

- Aug. 1910: Ordinance #'s 323, 324, 325, 326, 327, and, 331 vacated portions of "A", "B", "C", "D" Streets, adjacent alleys, and, Foster Avenue.
-
- March 1911: Ordinance # 346 vacated additional portions of Foster Avenue.
- Dec. 1946: Ordinance # 844 vacated a portion of the alley in Blk. 17.
- Dec. 1976: Ordinance # 1475 vacated additional portions of "A" Street.
- May 1980: Ordinance # 1617 vacated additional portions of "B" Street.

The principal reason for these initial vacations was the construction of the Chicago Milwaukee St. Paul & Pacific railroad line that was constructed along the southerly boundary of what is now Milwaukee Drive. Milwaukee Drive came into existence as compensation from the railroad in return for vacating the portions of streets noted in Ordinances 323 thru 346. The latter vacations have been to the benefit of Kootenai County.

FINANCIAL ANALYSIS

There is no negative financial impact to the City. There are no tax issues on any of the property, and, the existing streets are not impacted.

PERFORMANCE ANALYSIS

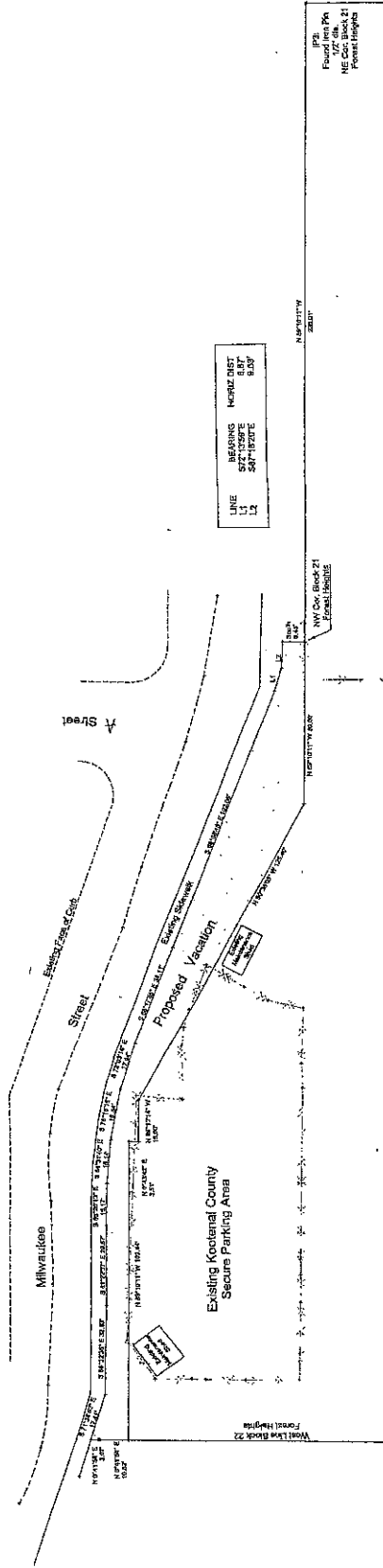
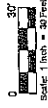
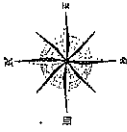
This vacation would allow the County to expand the existing parking lot that is adjacent to the roadways, without placing improvements on existing rights-of-way. The area that is

the subject of the request, is situated behind the existing sidewalk and is currently a landscaped grassy area that is maintained by the County. There are no plans to widen Foster/Milwaukee due to the site topography, total building development of the adjacent area to the west of this site, and, the fact that the existing right-of-way to the west is situated directly behind the sidewalk, thus, there is no impact to the City or the city streets.

RECOMMENDATION

Recommendation to the Public Works Committee would be for staff 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 March 4, 2014.

Milwaukee Avenue
Proposed Vacation
for Kootenai County



IP: 1/27/08
 PA: 1/27/08
 NE Cor. Block 21
 Postville, IA

I, Bruce Anderson, Kootenai County Surveyor, LS 969, State of Idaho hereby certify that this survey is based upon an actual survey of the ground by me, and that this survey was conducted in accordance with Idaho Code §§ 20709, 84-12-55 - 16, and 85-19 as they pertain to surveys.



FILE NAME	COURTHOUSE PARKING LOT.TRV	DRAWN BY	
SCALE		DATE	10-25-2013
JOB		REVISION	
DRAWN		SHEET	1/1

SITENETWORK PHASING

- PHASE 1 PARKING**
 PHASE 1 PARKING SHALL BE PROVIDED AT THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE AVAILABLE FOR USE BY THE PUBLIC AT ALL TIMES. PHASE 1 PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
 - 10 COMPACT STALLS
 - 2 BIKE STALLS
- PHASE 2 PARKING**
 PHASE 2 PARKING SHALL BE PROVIDED AT THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE AVAILABLE FOR USE BY THE PUBLIC AT ALL TIMES. PHASE 2 PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
 - 10 COMPACT STALLS
 - 2 BIKE STALLS
- PHASE 3 PARKING AND BUILDING**
 PHASE 3 PARKING AND BUILDING SHALL BE PROVIDED AT THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE AVAILABLE FOR USE BY THE PUBLIC AT ALL TIMES. PHASE 3 PARKING AND BUILDING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
 - 10 COMPACT STALLS
 - 2 BIKE STALLS

PARKING ANALYSIS

- REQUIRED PARKING**
- TOTAL SPACES = 10
 - BIKE STALLS = 2
- PROPOSED PARKING**
- BIKE STALLS PROVIDED = 5
 - PARKING COUNT:
 - STANDARDS STALLS = 31
 - COMPACT STALLS = 48
 - ADJUSTED FLEET STALLS = 45
 - ADA STALLS (ONE VAN) = 1
 - TOTAL STALLS = 224
 - NOTE: 22% OF PARKING STALLS PROVIDED ARE COMPACT STALLS

KEYED NOTES

- ◆ INITIAL PHASE 1 PARKING, CONSTRUCTION SHALL BE PROVIDED AT THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE AVAILABLE FOR USE BY THE PUBLIC AT ALL TIMES. PHASE 1 PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
 - 10 COMPACT STALLS
 - 2 BIKE STALLS
- ◆ INITIAL PHASE 2 PARKING, CONSTRUCTION SHALL BE PROVIDED AT THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE AVAILABLE FOR USE BY THE PUBLIC AT ALL TIMES. PHASE 2 PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
 - 10 COMPACT STALLS
 - 2 BIKE STALLS
- ◆ INITIAL PHASE 3 PARKING AND BUILDING, CONSTRUCTION SHALL BE PROVIDED AT THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE AVAILABLE FOR USE BY THE PUBLIC AT ALL TIMES. PHASE 3 PARKING AND BUILDING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
 - 10 COMPACT STALLS
 - 2 BIKE STALLS

CONSTRUCTION SUMMARY

ANCILLARY SERVICES BUILDING
 COEUR D'ALENE, IDAHO 83814
 KOOTENAI COUNTY

WOMER & ASSOCIATES
 ARCHITECTURAL
 1111 W. 10TH ST.
 COEUR D'ALENE, IDAHO 83814
 TEL: 208.675.1111
 FAX: 208.675.1112
 WWW.WOMER.COM

THINBERA ENGINEERING, INC.
 CIVIL ENGINEERING, PLLC
 1111 W. 10TH ST.
 COEUR D'ALENE, IDAHO 83814
 TEL: 208.675.1111
 FAX: 208.675.1112
 WWW.THINBERA.COM

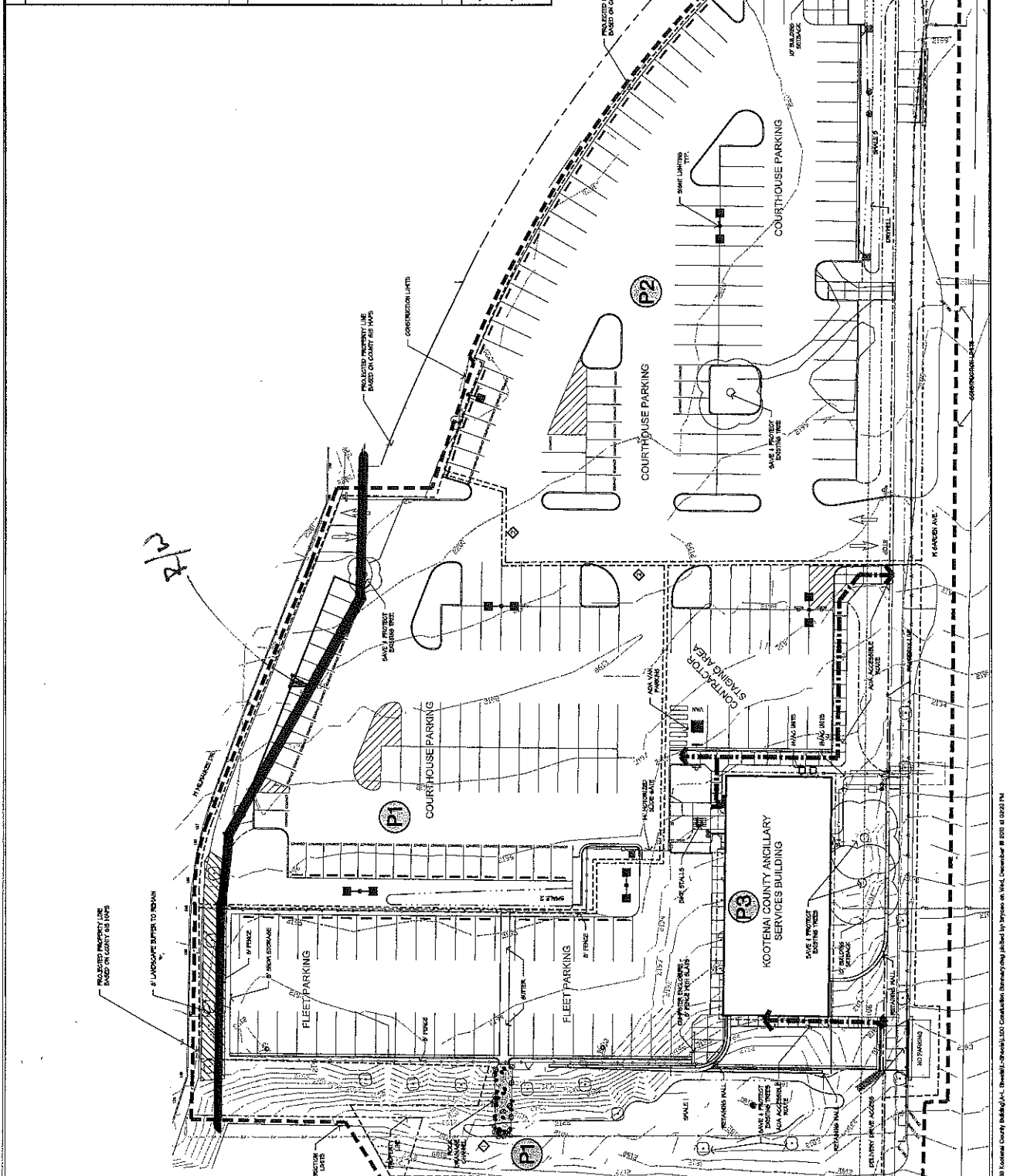
LANDMARK
 LANDMARK ARCHITECTURE
 1111 W. 10TH ST.
 COEUR D'ALENE, IDAHO 83814
 TEL: 208.675.1111
 FAX: 208.675.1112
 WWW.LANDMARK.COM

PROJECT NO. 2023
 SPECIALTY: LAND
 DRAWN BY: BJD
 DATE: 12-17-2023
 SHEET NO. 10
 PAGE 10

12.17.2023

ONE INCH = TWENTY FEET

L100



© 2023 Kootenai County Building & Planning - 2023-01-10. Construction Summary (not subject to review) on 1/10/23, 10:00 AM. 12/17/2023



GOVERNMENT

GOVERNMENT

FOST

FOREST HEIGHTS


GARDEN

SHEPHERD MIL RES (LT 8)

GARDEN

747 745 743 735 729 723 719 715 709 703 702 612 602 524 814 806 802 736 728 720 716 710 213 215 214 627 807 805 801 725 723 721 719 715 713 705 703 812 808 802 734 728 726 720 718 716 714 315 811 805 801 735 727 723 717 715 713 608 602 405 812 808 802 720 718 716 714 712 710 700 519 517 515 513 704 815 808 804 700 632 630 628 622 620 618 612 518 516 514

PUBLIC WORKS COMMITTEE
STAFF REPORT

DATE: January 27, 2014
FROM: Christopher H. Bates, Engineering Project Manager 
SUBJECT: V-14-2, Vacation of the Utility, Ingress/Egress and Trail Easement in Tract
"C" of the Riverstone West First Addition Plat

DECISION POINT

The applicant, Matt Mayberry, acting as the representative for John Stone, Riverstone West, LLC, is requesting the vacation of a portion of the thirty foot (30') utility easement, and ingress/egress easement, and, seventeen foot (17') trail easement situated in Tract "C" (W. Tilford Lane) of the Riverstone West First Addition plat.

HISTORY

This roadway and the included easements in the Tract "C", wrap around the northerly boundary of Tract "A" and Tax #20315 on the noted plat (attached), rendering a combined parcel of approximately 0.86 acres unusable. The lots adjoining this tract, are in the process of being re-platted into the Riverstone West 5th Addition (attached), and, Tract "C" is being realigned (noted as Tract "A" on the 5th Addn.) along the southerly boundary of the new lots.

FINANCIAL ANALYSIS

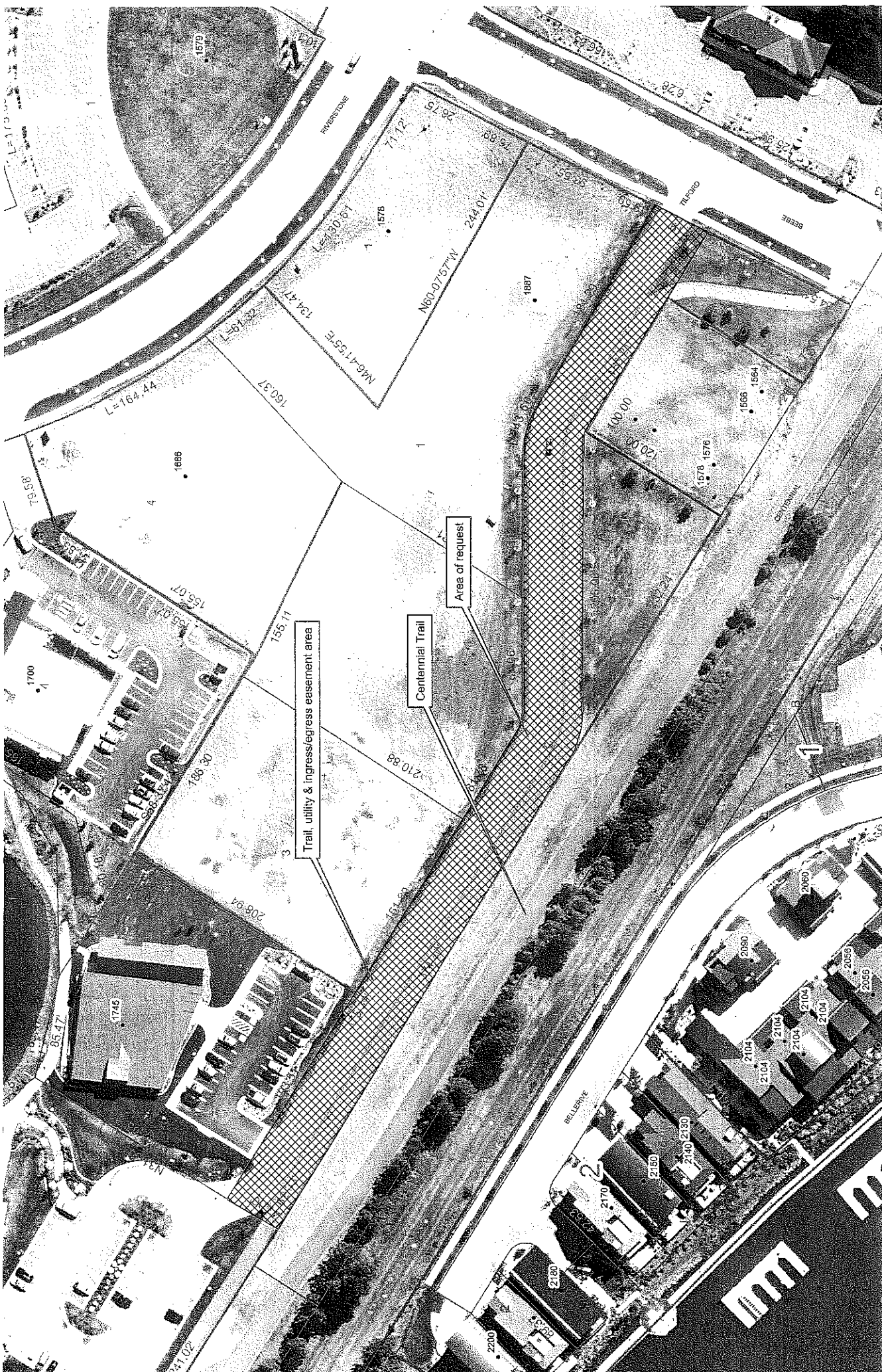
There is no financial impact to the City. No additional tax revenue would be generated by the vacation because it is an easement and not property in fee

PERFORMANCE ANALYSIS

The easements requested for vacation are being replaced on the newly submitted 5th Addition plat in proposed Tract "A", therefore, there is no net loss. However, after discussing the request about the trail portion with the City Parks Department, it was stated that re-dedication of the trail easement will not be necessary due to the connection with the Centennial Trail which runs parallel (+/- 30' distant) to the trail in Tract "C". Rededication of the utility easements would be required.

RECOMMENDATION

Recommendation to the Public Works Committee would be for staff 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 March 4, 2014.



Trail, utility & ingress/egress easement area

Centennial Trail

Area of request

RIVERSTONE WEST FIRST ADDITION

A REPLAT OF LOT 1, BLOCK 2 OF RIVERSTONE WEST,
IN A PORTION OF THE NE 1/4, SEC. 10, T.50N., R.4W., B.M.,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

Book J PAGE 488
210009070

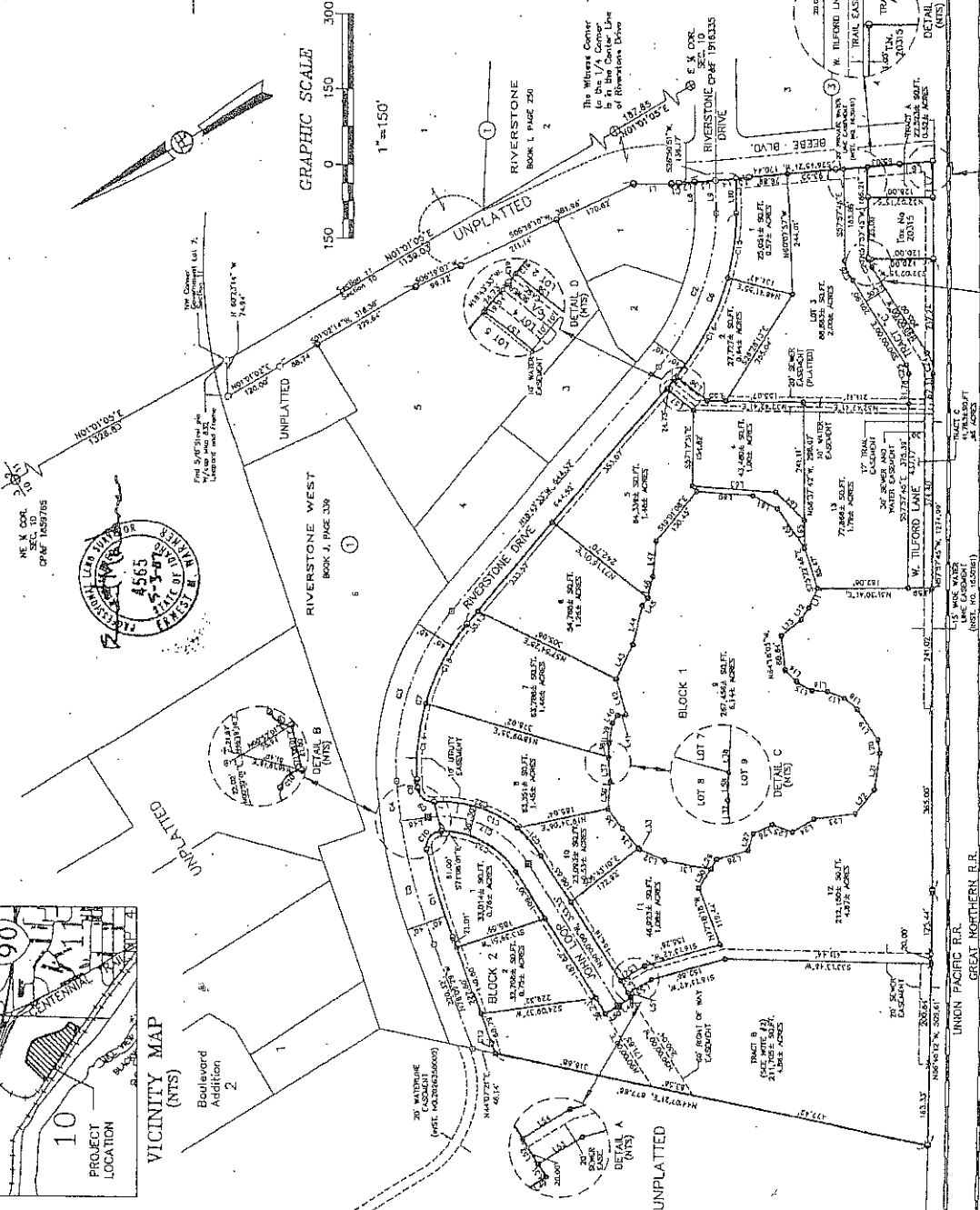
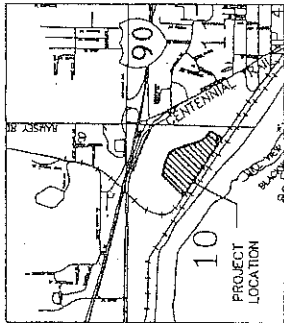
LEGEND

- FND. ALUMINUM CAP
- FND. PLASTIC CAP 1/2 IN. DIAM., MKD. 4182
- FND. STEEL PIN. 5/8 IN. DIAM., MKD. 4565, SET PRIOR SURVEY, EXCEPT AS NOTED
- FND. IRON ROD, 30 INS. LONG, 5/8 IN. DIAM., WITH A PLASTIC CAP MKD. PLS 4565, SET PRIOR SURVEY
- FND. IRON ROD, 30 INS. LONG, 5/8 IN. DIAM., WITH A PLASTIC CAP MKD. PLS 4565, IN MONUMENT CASE, SET PRIOR SURVEY
- FND. LEAD AND WASHER MKD. PLS 4565 IN CURB, SET PRIOR SURVEY
- MKD. PLS 4565
- SET AN IRON ROD, 30 INS. LONG, 5/8 IN. DIAM., WITH A PLASTIC CAP MKD. PLS 4565, IN MONUMENT CASE
- CALCULATED POINT, NOTHING FOUND OR SET
- RIGHT OF WAY CENTER LINE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	73.44	S23°02'25.4"	L34	48.74	S02°46'35.9"
L2	29.02	S78°56'51.9"	L35	48.73	S08°53'31.9"
L3	46.78	S78°56'51.9"	L36	43.10	S02°46'35.9"
L4	26.75	S26°26'31.3"	L37	43.10	S08°53'31.9"
L5	64.51	S08°41'56.4"	L38	26.33	S55°23'29.3"
L6	78.08	S08°41'56.4"	L39	40.43	S40°03'13.7"
L7	61.85	S67°24'37.4"	L40	17.88	S72°58'13.7"
L8	61.85	S67°24'37.4"	L41	23.84	S72°58'13.7"
L9	71.19	S27°14'37.7"	L42	23.84	S72°58'13.7"
L10	41.5	S24°30'45.2"	L43	78.38	S43°02'26.2"
L11	25.08	S09°16'07.4"	L44	18.29	S72°58'13.7"
L12	30.86	S07°26'32.7"	L45	18.29	S72°58'13.7"
L13	30.86	S07°26'32.7"	L46	71.38	S55°23'29.3"
L14	35.72	S65°20'20.1"	L47	31.53	S20°34'57.7"
L15	31.29	S24°49'58.1"	L48	30.01	S09°09'06.2"
L16	36.64	S52°28'25.1"	L49	30.01	S09°09'06.2"
L17	71.81	S07°26'32.7"	L50	30.01	S09°09'06.2"
L18	71.81	S07°26'32.7"	L51	31.50	S09°09'06.2"
L19	76.77	S08°20'04.2"	L52	31.50	S09°09'06.2"
L20	76.77	S08°20'04.2"	L53	55.00	S02°46'35.9"
L21	74.97	S09°27'48.1"	L54	55.00	S02°46'35.9"
L22	65.08	S33°15'21.6"	L55	55.00	S02°46'35.9"
L23	65.08	S33°15'21.6"	L56	55.00	S02°46'35.9"
L24	56.36	S02°01'43.3"	L57	55.00	S02°46'35.9"
L25	41.17	S02°01'43.3"	L58	71.26	S71°18'32.3"
L26	41.17	S02°01'43.3"	L59	589.24	S91°54'51.1"
L27	45.26	S08°24'47.7"	L60	47.02	S43°30'41.1"
L28	33.69	S05°23'25.1"	L61	10.72	S33°55'57.7"
L29	33.69	S05°23'25.1"	L62	10.72	S33°55'57.7"
L30	21.82	N27°18'11.4"	L63	86.92	S08°41'00.8"
L31	45.19	N27°18'11.4"	L64	165.97	S08°41'00.8"
L32	93.17	S23°02'25.4"	L65	60.18	S71°17'27.1"
L33	52.74	S05°23'25.1"	L66	58.91	S08°41'00.8"
L34	34.81	S02°46'35.9"	L67	58.91	S08°41'00.8"

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	37.50	500.00	42°52'50"	S48°07'10"	33.33
C2	37.50	500.00	42°52'50"	S48°07'10"	33.33
C3	81.48	463.00	41°17'52"	S63°49'17"	81.48
C4	24.50	114.00	133°33'32"	S72°58'13"	23.72
C5	33.97	445.00	43°02'00"	S44°13'33"	326.93
C6	16.92	1074.00	154.98	S62°02'00"	16.92
C7	46.92	30.00	87°28'32"	S72°58'13"	42.28
C8	25.46	30.00	100°17'36"	S71°03'07"	18.29
C9	21.69	260.00	42°52'50"	S23°02'25"	23.48
C10	249.84	230.00	171°47'32"	S88°52'32"	237.74
C11	154.64	445.00	155°29'32"	S51°46'50"	153.17
C12	235.55	540.00	133°33'32"	S33°55'57"	224.41
C13	235.55	540.00	133°33'32"	S33°55'57"	224.41
C14	178.51	445.00	154.98	S62°02'00"	178.51
C15	8.31	545.00	23°08'31"	S19°27'45"	8.31
C16	31.30	330.00	82°34'37"	S62°02'00"	28.17
C17	176.48	330.00	428°34'37"	S62°02'00"	171.17
C18	176.48	330.00	428°34'37"	S62°02'00"	171.17
C19	176.48	330.00	428°34'37"	S62°02'00"	171.17
C20	176.48	330.00	428°34'37"	S62°02'00"	171.17
C21	176.48	330.00	428°34'37"	S62°02'00"	171.17
C22	176.48	330.00	428°34'37"	S62°02'00"	171.17
C23	176.48	330.00	428°34'37"	S62°02'00"	171.17
C24	176.48	330.00	428°34'37"	S62°02'00"	171.17
C25	176.48	330.00	428°34'37"	S62°02'00"	171.17
C26	176.48	330.00	428°34'37"	S62°02'00"	171.17
C27	176.48	330.00	428°34'37"	S62°02'00"	171.17
C28	176.48	330.00	428°34'37"	S62°02'00"	171.17
C29	176.48	330.00	428°34'37"	S62°02'00"	171.17
C30	176.48	330.00	428°34'37"	S62°02'00"	171.17

TATE ENGINEERING
1103 N. 4TH STREET, COEUR D'ALENE, IDAHO, 83814
PROJECT NO. 04-180 DATE: 3/09/07 SCALE: 1"=150'
DRAWING BY: DFS/SSW CHECKED: EMW
PAGE 1 OF 2



- ### NOTES
1. ALL DISTANCES ARE IN U.S. FEET.
 2. TRACT B IS A RESERVE TRACT.
 3. TRACT A IS RESERVED FOR STORMWATER TREATMENT AND LANDSCAPING.
 4. A GEOTECHNICAL REPORT ISSUED BY ALLWEST ADDRESSES SITE ISSUES REGARDING PLACEMENT OF FILL, FOUNDATIONS LOADS, ETC., DATED 10/09/06 HAS BEEN PROVIDED TO THE CITY OF COEUR D'ALENE AND SRM DEVELOPMENT.
- ### BASIS OF BEARING
- BASIS OF BEARING IS NORTH 01°01'05" EAST BETWEEN FOUND MONUMENTS (AS SHOWN) ALONG THE EAST LINE OF THE NORTHEAST X OF SECTION 10, ACCORDING TO THE CITY OF COEUR D'ALENE STATE PLANE GRID MAP.
- ### SURVEYS OF RECORD & PRIOR SURVEYS
- 1) PLAT OF RIVERSTONE WEST - BOOK J, PAGE 339

RIVERSTONE WEST 5th ADDITION

PLAT OF
 A REPLAT OF LOT 1, TRACTS A & C, BLOCK 1 OF RIVERSTONE WEST FIRST ADDITION, LOTS 1 & 2 OF RIVERSTONE WEST
 4th ADDITION AND LOTS 11 & 12, BLOCK 29 OF RIVERSIDE PARK ADDITION,
 LOCATED IN A PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO
 PAGE 2 OF 2



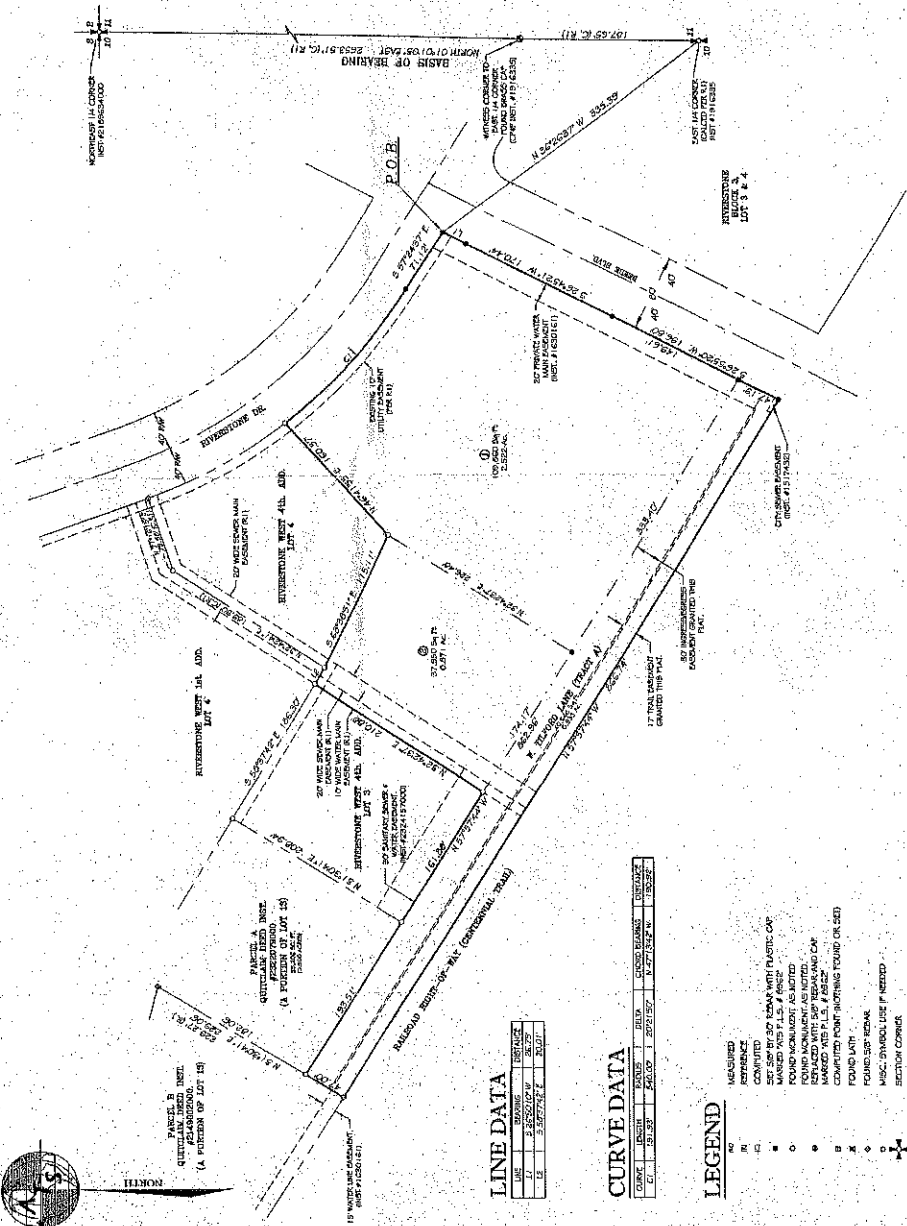
- REFERENCES**
- 1. PLAT OF RIVERSTONE WEST FIRST ADDITION, BY ERNEST M. WARNER, PLS. 4355, RECORDED IN BOOK 17 OF PLATS AT PAGE 465, MAY 2007.
 - 2. SURVEY BY MATTHEW B. WARDEN, PLS. 5952, RECORDED IN BOOK 277, AUGUST 2011.
 - 3. SURVEY BY DIANE E. TRUST, PLS. 6448, RECORDED IN BOOK 27 OF PLATS AT PAGE 152, DECEMBER 2011.
 - 4. PLAT OF RIVERSTONE WEST 4th ADDITION, BY MATTHEW B. WARDEN, PLS. 5952, RECORDED IN BOOK 27 OF PLATS AT PAGE 575, AUGUST 2011.
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEY'S, AND PLATS ARE REFERRED TO BY THIS PLAT TO KOOTENAI COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

NOTES

- 1. THERE WAS NO ATTEMPT MADE TO SHOW ALL PHYSICAL FEATURES OF THIS PROPERTY, OR SHOW ANY NON-RECORDED EASEMENTS, ITEMS SUCH AS BUILDINGS AND UTILITIES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
- 2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENTS DEPICTED ON THIS PLAT ARE EMPHATICALLY IN THE OWNERS' INTEREST AND ARE SUBJECT TO RESTRICTIVE COVENANTS PER GENERAL PAGE ONE OF THIS PLAT.
- 3. ALL LOTS IN THIS PLAT ARE SUBJECT TO RESTRICTIVE COVENANTS PER GENERAL PAGE ONE OF THIS PLAT, WHICH IS RECORDED IN BOOK 277 AND NO. 217168200.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MERIDIAN OF THE EAST END OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M. ACCORDING TO THE COEUR D'ALENE, KOOTENAI COUNTY HORIZONTAL CONTROL NETWORK, MAD 35, IDAHO WEST ZONE, 1983 ADJUSTED.



LINE DATA

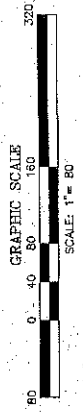
LINE	BEARING	DISTANCE
1	S 89° 52' 00" E	30.00
2	S 89° 52' 00" E	30.00
3	S 89° 52' 00" E	30.00

CURVE DATA

CURVE	BEARING	CHORD BEARING	CHORD DISTANCE
1	S 89° 52' 00" E	S 89° 52' 00" E	30.00
2	S 89° 52' 00" E	S 89° 52' 00" E	30.00

LEGEND

- MEASURED
- COMPUTED
- 5/8" DIA. IRON PINS WITH PLASTIC CAP
- 1/4" DIA. IRON PINS WITH PLASTIC CAP
- FOUND MONUMENT, AS NOTED
- REPLAZED WITH 5/8" IRON AND CAP
- CONVERTED POINT NOTATIONS FOUND ON OLD
- FOUND LOTS
- FOUND 5/8" IRON PINS
- MISC. IRON ROD USE IF NOTED
- SECTION CORNER
- QUARTER CORNER (COMPUTER)
- FRONT LOT BOUNDARY
- EXISTING LOT LINES
- EXISTING EASEMENT LINE
- SECTION LINE
- FLOW CENTER LINE



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC.
 P.O. BOX 347, HAYDEN IDAHO 83401
 TEL: (208) 772-2345 • FAX: (208) 768-7318
 SCALE: 1"=80'
 CHECKED BY: MWM
 DATE: 11-12-2013
 DRAWN BY: MWM
 DATE: 11-12-2013
 DWG: PLAT
 PROJ: 13-008

ANNOUNCEMENTS

Memo to Council

DATE: January 22, 2014

RE: Appointments to Boards/Commissions/Committees

The following appointment is presented for your consideration for the February 4th Council Meeting:

RICK GREEN DESIGN REVIEW COMMISSION

A copy of the data sheet is in front of your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Renata McLeod, Municipal Services Director
 Sarah Nord, Design Review Commission Staff Support

Memo to Council

DATE: January 24, 2014

RE: Appointments to Boards/Commissions/Committees

The following re-appointment is presented for your consideration for the February 4th Council Meeting:

KRIS BUCHLER

NATURAL OPEN SPACE COMMITTEE

A copy of the data sheet is in front of your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Renata McLeod, Municipal Services Director
Chenoa Dahlberg, Natural Open Space Committee Staff Support

Memo to Council

DATE: January 24, 2014

RE: Appointments to Boards/Commissions/Committees

The following re-appointment is presented for your consideration for the February 4th Council Meeting:

THOMAS McTEVIA PEDESTRIAN & BICYCLE ADVISORY COMMITTEE

A copy of the data sheet is in front of your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Renata McLeod, Municipal Services Director
 Chenoa Dahlberg, Ped/Bike Committee Staff Support

OTHER COMMITTEE MINUTES
(Requiring Council Action)

January 27, 2014
PUBLIC WORKS COMMITTEE
MINUTES
4:00 p.m., Library Community Room

COMMITTEE MEMBERS PRESENT

Council Member Dan Gookin
Council Member Kiki Miller
Council Member Woody McEvers

STAFF PRESENT

Amy Ferguson, Executive Assistant
Chris Bates, Engineering Proj. Mgr.
Gordon Dobler, Engineering Director
Wendy Gabriel, City Administrator
Troy Tymesen, Finance Director

MOTION TO AMEND AGENDA: Motion by Councilperson Gookin, seconded by Councilperson Miller, to amend the agenda to include the selection of a Public Works Committee Chairman. Motion carried.

MOTION: Motion by Councilperson Gookin, seconded by Councilperson Miller, that Councilperson McEvers serve as Public Works Committee Chairman. Motion carried.

Item 1 V-14-1: Vacation of Portions of Foster Avenue and Milwaukee Drive Right-of-Way Adjoining Kootenai County Offices Parking Lot
Consent Calendar

Chris Bates, Engineering Project Manager, presented a request on behalf of the Kootenai County Commissioners for the vacation of the minor portions of right-of-way of Foster Avenue and Milwaukee Drive that adjoin the back of the sidewalk along the southerly right-of-way line of that co-named roadway. Mr. Bates stated in his staff report that the Kootenai County judicial and administrative side is in the process of reconfiguring the parking area that is situated between Garden Avenue & Foster/Milwaukee. The newly designed parking lot which will also contain the Ancillary Services Building, would encroach into the existing rights-of-way. In order to retain all of the parking on the site and not on the right-of-way, the County would like to vacate approximately 4,090 square feet behind the existing sidewalk. There is no negative financial impact to the City, no tax issues on the property, and the existing streets are not impacted.

Councilperson Gookin asked Mr. Bates to clarify what a “vacation” actually means. Mr. Bates said that a vacation is the returning of platted ground to the owner (or adjoining owner).

MOTION: Motion by Councilperson Gookin, seconded by Councilperson Miller, to recommend Council direct staff 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 March 4, 2014. Motion carried.

**Item 2 V-14-2: Vacation of the Utility, Ingress/Egress and Trail Easement in Tract “C” of the Riverstone West First Addition Plat
Consent Calendar**

Chris Bates, Engineering Project Manager, presented a request on behalf of Matt Mayberry, acting as the representative for John Stone, Riverstone West, LLC, for the vacation of a portion of the thirty foot utility easement and ingress/egress easement, and seventeen foot trail easement situated in Tract “C” (W. Tilford Lane) of the Riverstone West First Addition plat.

Mr. Bates stated in his staff report that this roadway and the included easements in the Tract “C”, wrap around the northerly boundary of Tract “A” and Tax #20315 on the noted plat, rendering a combined parcel of approximately 0.86 acres unusable. The lots adjoining this tract are in the process of being replatted into the Riverstone West 5th Addition and Tract “C” is being realigned along the southerly boundary of the new lots. There is no financial impact to the city and no additional tax revenue would be generated by the vacation because it is an easement and not property in fee. Re-dedication of the trail easement will not be necessary due to the connection with the Centennial Trail which runs parallel to the trail in Tract “C”. Rededication of the utility easements would be required.

Mr. Bates explained that with the new plat there will be a new easement on the south, and ingress, egress and utility easements replacing ones that are currently established. The private road is being relocated and the builder will be responsible for building the road.

Councilperson Miller asked about the location of the new utility easement. Mr. Bates said that it will follow the new road when it is built.

MOTION: Motion by Councilperson Miller, seconded by Councilperson Gookin, to recommend Council direct staff 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 March 4, 2014. Motion carried.

Item 3 Community Choices Grant for Sidewalk and Multi-Use Trail along the South Right-of-Way of Seltice Way from Northwest Boulevard westerly +/- 3,700 lineal fee.

Agenda Item

Chris Bates, Engineering Project Manager, presented a request for City Council approval of the application for a Community Choices Grant for the installation of sidewalk and a multi-use path along the southerly right-of-way of Seltice Way, from Northwest Boulevard to a point approximately 1,000 feet west of the Seltice Way/Centennial Trail overpass.

Mr. Bates states in his staff report that the Seltice Way bridge project and the extension of the roadway improvements to Northwest Boulevard, were completed in 2003. At the time of the design and construction, the Idaho Transportation Department felt that due to the industrial nature along the south side of the roadway, the fact that there was no accommodation to install sidewalk across the Seltice Way bridge, and the multi-jurisdictional situation of roadway ownership, they would not include pedestrian facilities as a component of the project, therefore, none were installed. The developed nature of the Seltice corridor has changed dramatically over the recent past, with all of the prior industrial activities along the south side having either moved to new locales or disappeared entirely, and the sole control of the roadway is now under the City of Coeur d’Alene. Also, the pedestrian use in the area has changed with an upsurge in both pedestrian foot traffic and bicycle travel due to commercial property

development, the Citylink bus transfer station, the Prairie Trail multi-use trail, new hotels, and the plethora of multi-family housing in the Riverstone area. The purpose of the Community Choices grant is to provide local communities with the choice of how to best address local mobility and access issues that advance ITD's goals while maximizing the use of federal funds. This type of project typically secures 70%-90% of the available funding. The full application submitted is required to be received by ITD no later than February 21, 2014. The projected cost of the project would be \$395,200, with the maximum allowable project cost being \$500,000. The City is proposing a twenty percent cost share. The 20% fund allocation would come from the "city-wide" designation of impact fees and it is budgeted for in the 2014-2015 fiscal year plan.

Mr. Bates explained that the grant opportunity was brought to their attention by a local firm, who submitted the preliminary paperwork and got the city on the list. The city has until February 21st to submit the completed application, signed by the Mayor. If the city were to be awarded the grant, construction would occur in 2015. Mr. Bates clarified that the firm of Welch Comer Engineers submitted the preliminary paperwork.

Councilperson Gookin asked if the Pedestrian & Bicycle Advisory Committee had vetted the grant opportunity. Mr. Dobler confirmed that the Pedestrian & Bicycle Advisory is in favor of a sidewalk, and that they were actually in favor of a multi-use trail on both sides.

Councilperson Gookin asked if landscaping would be removed in the existing right of way for the installation of the sidewalk, and if the property owners had been contacted. Mr. Bates said that he has contacted Glacier Properties and asked them to send a letter of support to the state and they were more than happy to do it.

Councilperson Gookin asked if there was anywhere else in the city that we could put this as it seems kind of sudden. Mr. Bates said this was the only site that was considered. Mr. Dobler explained that there are other locations that don't have sidewalk, but the restrictions on federal grant money eliminate some of them, and when you are applying for a grant you have to use intuition on what project they are going to want to see.

Mr. Dobler confirmed that the trail going down the hill by the Seltice bridge will be ADA compliant. He also explained that the required match by the city is 7.34%, but they propose a higher match of 20% to improve their chances of receiving the grant. Council may direct them as they wish.

Mr. Bates explained that you can't purchase right-of-way with this grant – you need to propose places where there is already sufficient right-of-way to put a project in.

Councilperson Gookin asked if the retirement facility in the area is okay with the grant proposal. Mr. Bates said that they haven't been contacted.

Councilperson Miller said that it appears that the Riverstone property is already graded for a sidewalk. She questioned the \$79,000 coming from impact fees, and asked why the property owners aren't paying for the sidewalk. Mr. Dobler said that it is typical of any federal project and is the nature of the funding. The city can do an L.I.D. for a sidewalk as they have done in the past, and that would be another option of getting the sidewalks in.

Mr. Bates explained that the city code allows you to not put sidewalk in if there is no sidewalk within 450 feet of your property on your side of the road, or if the grade exceeds a drop of 4 feet from the natural finished grade of the road.

Councilperson Miller asked if this would trigger any other costs. Mr. Dobler said that it would not trigger any additional expense to the city.

Councilperson Miller asked if the 10 foot multiuse path is part of the grant proposal. Mr. Dobler said that the width of the right-of-way limits the ability to have a multi-use path throughout the entire length.

Councilperson Gookin commented that he has driven down Seltice Way quite a bit and nothing is more scary than seeing a mom and baby carriage or an elderly person walking down the side of the road.


MOTION: Motion by Councilperson Gookin, seconded by Councilperson Miller, to place this item as an agenda item on the next council meeting for further discussion. Motion carried.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

Amy C. Ferguson
Public Works Committee Liaison

**PUBLIC WORKS COMMITTEE
STAFF REPORT**

DATE: January 27, 2014
FROM: Christopher H. Bates, Engineering Project Manager 
SUBJECT: **Community Choices Grant for Sidewalk and Multi-Use Trail along the South Right-of-Way of Seltice Way from Northwest Blvd. westerly +/- 3,700 lineal feet.**

DECISION POINT

Staff is recommending that the City Council approve the application for a Community Choices Grant for the installation of sidewalk and a multi-use path along the southerly right-of-way of Seltice Way, from Northwest Boulevard to a point approximately 1000 feet west of the Seltice Way/Centennial Trail overpass.

HISTORY

The Seltice Way bridge project, and, the extension of the roadway improvements to Northwest Boulevard, were completed in 2003. At the time of the design and construction, the Idaho Transportation Department (ITD) felt that due to the industrial nature (Atlas Lumber Mill & Central Pre-Mix Concrete plant) along the south side of the roadway, the fact that there was no accommodation to install sidewalk across the Seltice Way bridge, and, the multi-jurisdictional situation of roadway ownership (CdA & Post Falls Hwy Dist.) that they would not include pedestrian facilities as a component of the project, therefore, none were installed.

The developed nature of the Seltice corridor has changed dramatically over the recent past, with all of the prior industrial activities along the south side having either moved to new locales or disappeared entirely, and, the sole control of the roadway is now under the City of Coeur d'Alene. Also, the pedestrian use in the area has changed with an upsurge in both pedestrian foot traffic and bicycle travel due to the commercial property development, the Citylink bus transfer station, the Prairie Trail multi-use trail (2007), new hotels, and, the plethora of multi-family housing in the Riverstone area. ,

PERFORMANCE ANALYSIS

The purpose of the Community Choices is to provide local communities with the choice of how to best address local mobility and access issues that advance ITD's goals while maximizing the use of federal funds. This proposal is infrastructure related, and, this type of project typically secures 70%-90% of the available funding. A pre-application letter for the project was sent to ITD in December 2013, and the project was deemed by the review committee to have enough merit to warrant a full application submittal. That full application submittal is required to be received by ITD no later than February 21, 2014.

An advisory committee reviews all of the submittals and ranks them by need, benefit to the area, and, feasibility. The highest ranked projects will then be matched with funding sources and submitted to the Idaho Transportation Board for review and consideration.

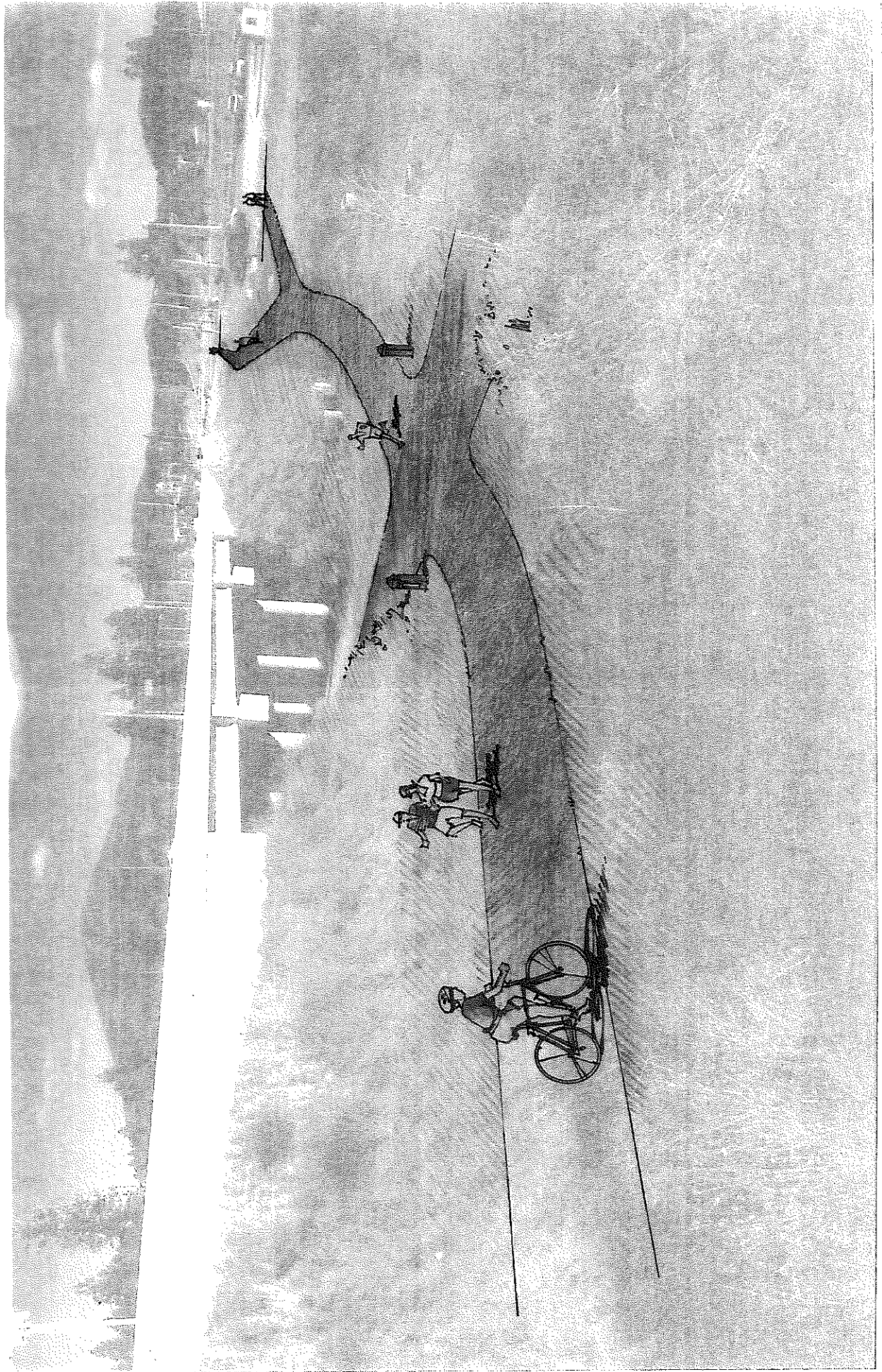
Should the proposal be deemed to have enough merit to secure funding, the proposed sidewalk and multi-use trail would be located within the existing right-of-way of Seltice Way, thus eliminating a time consuming and potentially costly step since r/w costs are not a reimbursable component of this type of grant.

FINANCIAL ANALYSIS

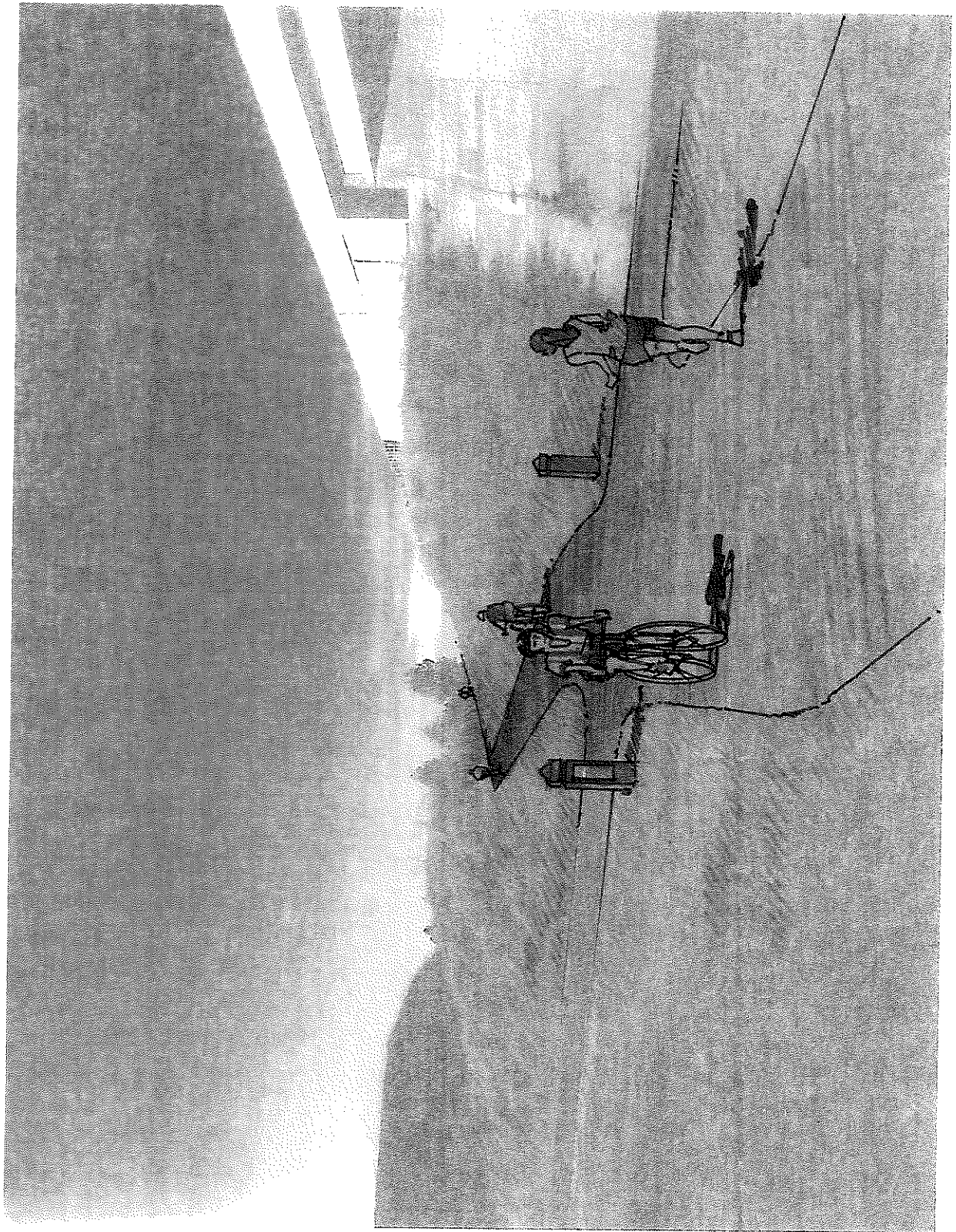
The projected cost of the project would be \$395,200.00, with the maximum allowable project cost being \$500,000.00. As with all federally funded projects, there is a financial impact to the Sponsor. The City is proposing a twenty percent (20%) cost share (+/- \$79,000.00) as a means of showing how important this grant would be for the City, the urgent need for it, and, our willingness to see it constructed. The 20% fund allocation would come from the "city wide" designation of impact fees, and, this is budgeted for in the 2014–2015 fiscal year plan.

SUMMARY

The opportunity to apply for, and secure, a Community Choices grant from the Idaho Transportation Department has come forward for the installation of a sidewalk and multi-use path along the southerly right-of-way of Seltice Way, from Northwest Boulevard to a point just west of the Seltice Way/Prairie Trail overpass. Pre-application was made in December 2013 and was deemed by the review committee to have merit for a full application to be submitted. This full application is required to be submitted to ITD by February 21, 2014. Approval is being sought to allow for the full application to be submitted and the allotment of a 20% match of project funding in order to enhance the position of the City being one of the chosen applicants by the Transportation Board for the selected projects. If chosen, the project would be fully designed in 2014, with construction taking place in the 2015 construction season. Staff recommends that the City Council approve the submission of the application.









CITY OF COEUR D'ALENE
 1.8 MILE "LOOPED"
 TRAIL SYSTEM
WELCH-COMER
PLANNERS & LANDSCAPE ARCHITECTS

OTHER BUSINESS



To: Mayor & City Council, Coeur d'Alene, Idaho

**From: Denny Davis, Chair, LCDC Board of Directors
Tony Berns, LCDC Executive Director**

Re: Lake City Development Corporation 2013 Annual Report

In accordance with annual reporting provisions of the Idaho code (Title 50, Chapter 20), we are pleased to present the following report of the Lake City Development Corporation's (LCDC) activities for the period January 1, 2013 through December 31, 2013. Included in this packet is a fiscal year-end 2013 financial statement setting forth LCDC's assets, liabilities, income and operating expenses.

2013 Overview

The following LCDC Vision & Mission statements, along with the listed LCDC strategic foci, drive the LCDC business model and guide the development of the Board's annual tactical goals:

LCDC's Vision is to be a catalyst for positive change in the creation of an exemplary 21st Century city; a city in which economic prosperity, quality housing and employment opportunities are available to all.

Our Mission is to bring together resources to achieve Coeur d'Alene's vision of a diverse, sustainable community with healthy neighborhoods, a vibrant central city, a strong regional economy, sustainable, superior public open spaces, and quality jobs and housing for all.

LCDC Strategic (long-term) Goal Foci

(goals are listed in no specific order of importance)

- **Education:**

Facilitate the future utilization of the **Higher Education Campus (HEC)** in partnership with the City, UI, NIC, LCSC, Fort Ground Neighborhood, and other community stakeholders.

 - Including possible LCDC partnership efforts focused on the **“Four Corner Area”** (defined as the area of publicly owned property adjoining the Government Way, Northwest Blvd. & Mullan Avenue intersection, north to the Riverstone development).
 - **Student/Faculty Housing:** per ZGF Strategic Plan, “LCDC should work closely with both NIC and UI to evaluate the current housing situation and quantify future needs and types” throughout the Lake District.
 - **Joint Use Building:** work with NIC, UI and LCSC to bring creation of the Joint Use Building, located on the HEC, to fruition.

- **Job Creation & Retention**
 - Continue partnership efforts with Jobs Plus, City of CDA and private employers to facilitate job creation and retention.

- **Workforce Housing:**
 - LCDC will play a key support role in helping the City achieve its vision for workforce housing in the community, by pursuing workforce opportunities in both the Lake and River Districts.
 - **Midtown:** continue to encourage mixed-use development supported by Midtown stakeholders.
 - **Downtown:** per ZGF Strategic Plan, “LCDC should explore formal and informal partnerships with local housing agencies, such as IHFA, to support the development of new affordable housing units”.

- **Public Space: Create New & Enhance Existing Public Space:**
 - Partner with **HEC** stakeholders to identify and develop public space opportunities within the HEC area.
 - **Four Corner Area** should be explored for public space opportunities.
 - LCDC will partner with stakeholders to encourage **connectivity** of existing and new public space.
 - LCDC will continue efforts to secure long-term public access to the lake and river waterfronts (**e.g. Mill River (Johnson) Park**) and continue to leverage public funds to create new public parks (**e.g. Riverstone Park**).
 - **Sherman Park** - partner with City and Downtown Association on potential acquisition of this space as a permanent pocket park.
 - **Seltice Way Roadway Improvements** – partner with City and other stakeholders to improve the Seltice Way Roadway to facilitate continued River District growth opportunities.

- Continuing Commitments:
 - Continued support of the CDA Public **Library** partnership by servicing the \$900,000 site acquisition debt obligation.
 - Continue dialogue with pertinent stakeholders regarding possible railroad right-of-way property acquisitions.
 - ✓ Evaluate development and connectivity opportunities from the Four Corner Area to Mill River.

- **Public Parking:**
 - LCDC, in partnership with the City and the Downtown Association, will help to rationalize and plan for downtown structured parking facilities, possibly including a downtown mixed-use parking facility, and help in rationalizing overall parking needs for the Central Business District (CBD), HEC and Kootenai County campus areas.

- **Midtown Vitalization:**
 - LCDC will partner with the City, Midtown property owners, Midtown businesses, Midtown residents, and Midtown stakeholders on opportunities to enhance the vitality of the Midtown area.

- **Downtown Vitalization:**
 - LCDC will partner with the City, Downtown property owners, the Downtown Association, Downtown residents and Downtown stakeholders on continued economic support to enhance the vitality of the Downtown; e.g. establishment of viable downtown pocket parks, LID partnership endeavors where appropriate (e.g. CDA Avenue improvements from 1st Street eastward).

Following are the LCDC Board's fiscal year 2013 (FY13) and fiscal year 2014 (FY14) annual tactical goals designed to help achieve the aforementioned longer-term LCDC strategic goals.

“Status” Key: **Green** = goal is on track for achievement;
Yellow = goal is in danger of not being achieved;
Red = goal will not be achieved during the fiscal year;
Blue = timeline for goal was rolled over into the next fiscal year.

FY13 LCDC Board Goals - Both Districts			
Theme	Committee Responsible	District / Success Measures	Status
Public Space	Ad hoc: BJ, DG, AH	1) Lake: McEuen Park: construction of city approved improvements initiated	green
	Acquisition	2) LCDC: acq. and planning re. abandoned RR r-o-ws from Ed. Corr. to Huetter Rd.	green
	Ad hoc: JE, BJ, DP, AH	3) Lake: Four Corners public space opportunities explored	green
Communication	Communication	1) LCDC: community leaders / stakeholders invited regularly to Board meetings	green
		2) LCDC: communication strategy: continued implementation	green
		3) LCDC: 1 (stretch 2) ULI-Idaho programs held in CDA in FY13	green
Education Corridor	Ad hoc: JE, SH, DD, JD	Lake: Student housing opportunities identified thru collaboration with NIC/experts in the field	tabled
Finance	Finance	LCDC: continue frequent review of district economic forecasting models	green
Parking	Parking	1) Lake: land assemblage for future downtown parking facility continued	green
		2) Lake: parking needs rationalized for CBD (McEuen Park temp. parking), County campus, & Ed. Corr. areas	green
Work Force Housing	Housing	1) LCDC: workforce housing project opportunities identified (IHFA & private sector)	green
		2) Lake: Partner with IHFA to identify future Midtown opportunities	green
Jobs	Ad hoc: DP, DD, SH	LCDC: Evaluate local job related statistical data to identify pro-active partnership opportunities	green

FY14 LCDC Board Goals - Both Districts			
Theme	Committee Responsible	District / Success Measures	Status
Public Space	Ad hoc: BJ, DG, AH	1) Lake: McEuen Park: construction of city approved improvements completed	green
	Acquisition	2) LCDC: acq. and planning re. abandoned RR r-o-ws from HEC to Huetter Rd.	green
	Ad hoc: BJ, DP, AH, JD	3) Lake: Four Corners public space opportunities explored	green
Communication	Communication	1) LCDC: community leaders / stakeholders invited regularly to Board meetings	green
		2) LCDC: communication strategy: continued implementation	green
		3) LCDC: 1 (stretch 2) ULI-Idaho programs held in CDA in FY14	green
		4) LCDC: 2030 Visioning Initiative – partner with other stakeholders to get effort complete in 2014	green
HEC	Ad hoc: SH, DD, JD	Lake: Student/faculty housing & Joint Use Bldg. opportunities identified thru collaboration with higher education institutions and experts in the field	green
Finance	Finance	LCDC: continue frequent review of district economic forecasting models	green
Parking	Parking	1) Lake: land assemblage for future downtown parking facility continued	green
		2) Lake: parking needs rationalized for CBD (McEuen Park temp. parking), County campus, & HEC areas	green
Work Force Housing	Housing	1) LCDC: workforce housing project opportunities identified (IHFA & private sector)	green
		2) Lake: Partner with IHFA to identify future Midtown opportunities	green
Jobs	Ad hoc: DP, DD, SH	LCDC: Evaluate local job related statistical data to identify pro-active partnership opportunities	green

The Board's accomplishments in 2013 have produced a strong financial position as reflected in the attached financial statements. Following are updates to key LCDC initiatives:

- **McEuen Park** - LCDC, in partnership with the City and the Coeur d'Alene community, helped with the revitalization effort for McEuen Park. Per plan, the majority of the McEuen Park 2012 effort was completed in the 2012 calendar year. The McEuen Park 2013 effort began in the spring of 2013, with completion scheduled for the spring of 2014. LCDC remains a committed partner in this initiative.
- **Higher Education Campus (HEC) Initiative** – LCDC, in partnership with the City, UI, NIC, LCSC, Fort Grounds Homeowners Association and other community stakeholders, has completed construction of the public infrastructure improvements associated with the HEC initiative. The HEC initiative included new infrastructure (i.e. new roadways, new sewer/water/fiber lines, bike/pedestrian trails) primarily located on the old DeArmond mill site area of the HEC, and two new traffic signals located on Northwest Boulevard; one located at Hubbard Avenue, and one located at River Avenue.
- **Midtown “Place Making”** – In 2009, LCDC in partnership with the City and Midtown stakeholders, completed the 4th Street reconstruction and place making initiative, which laid the foundation for the transformation of a deteriorated section of 4th street (Lakeside Avenue to Harrison Avenue) into a safer, pedestrian friendly, vibrant corridor. During 2013, efforts continued to establish a “Midtown Association” comprised of Midtown stakeholders who want to continue efforts to make Midtown a great place to visit/work/live.
- **Workforce/Affordable Housing**
 - LCDC, working in partnership with the Idaho Housing and Finance Association (IHFA) and The Housing Company (THC), continues to evaluate the viability of creating a mix-use workforce housing initiative in Midtown. The envisioned mix-use project would have retail/office uses at street level, along with several floors of residential workforce / affordable housing rental units.
 - Whitewater Creek, Inc. (WWC) Federal Tax Credit Initiatives:
 - LCDC has entered into a \$326,000 Improvement Reimbursement Agreement (IRA) with the WWC development team pertaining to the development of the “Mill River Seniors” affordable housing initiative along Seltice Way in the LCDC's River District. The Mill River Seniors project is now complete, with rental units fully occupied.
 - LCDC has entered into a \$395,000 IRA with the WWC development team pertaining to the development of the “Riverstone West Apartments” affordable housing initiative

located in the LCDC's River District. The Riverstone West Apartments project is now complete, with rental units fully occupied.

- LCDC has agreed to a conditional funding level of \$280,000 with the WWC development team pertaining to the development of public space improvements associated with the proposed "Riverstone West Apartments III" affordable housing initiative located in the LCDC's River District.

▪ **North Idaho Centennial Trail Foundation (NICTF) Partnership**

Background: In December of 2006, the LCDC loaned funds to the NICTF to acquire a 5.25 mile section of abandoned Union Pacific (UP) railroad right of way, stretching from the Riverstone development, past the Kroc Community Center, ending at Meyer Road ("Prairie Trail"). The Prairie Trail asset was the collateral for the LCDC loan. Via a land trade process, the following transactions were proposed:

- *Bureau of Land Management (BLM) would assume ownership and long-term management responsibility for the Prairie Trail pedestrian/biking corridor.*
- *NICTF would gain ownership of the BLM-controlled Burlington Northern Santa Fe (BNSF) abandoned railroad right of way in downtown Coeur d'Alene along Northwest Boulevard.*
- *LCDC would have the right to acquire the BNSF railroad right of way property from the NICTF.*

In 2012, LCDC was notified by the BLM that the BLM was withdrawing from their commitment to trade railroad property assets with the NICTF, thus making LCDC's 2006 proposed trade agreement with NICTF unattainable. LCDC and the NICTF entered into a loan settlement agreement in December, 2012 which ended LCDC's commitment to the 2006 proposed land acquisition/exchange transaction. Via the loan settlement agreement, the NICTF turned the Prairie Trail property asset over to the LCDC via a quitclaim deed in an 'as is' condition to satisfy its obligations under the existing LCDC loan arrangement. LCDC then simultaneously transferred the Prairie Trail asset in an 'as is' condition to the City of CDA via a quitclaim deed.

- **Urban Land Institute (ULI)** – in 2013, the LCDC hosted an ULI emerging trends in real estate program in Coeur d'Alene, and also provided sponsorship funding to the ULI-Idaho chapter to continue efforts of strengthening ULI's knowledge sharing efforts in Idaho. ULI, known as the community development industry's "University without Walls", brings a wealth of knowledge to many community development issues. A strong ULI-Idaho will help all communities across Idaho wisely embrace the changing economic times.

- **Riverstone West Phase 2 Improvement Reimbursement Agreement (IRA)**
LCDC entered into an \$823,058 IRA with the Riverstone West development team pertaining to the construction of public infrastructure improvements associated with the building of the John Loop and Suzanne roadways located in the Riverstone West section of the LCDC’s River District.

- **“Circuit @ Seltice” Project**
LCDC has agreed to a conditional funding level of \$371,450 with Active West Development pertaining to the construction of a city required public sewer line needed for the developer to build a 39 unit single family housing project on the north side of Seltice Way near the Atlas Road intersection located in the LCDC’s River District. This new sewer line will also provide city sewer service access to 14 other parcels located on the north side of Seltice Way.

- **Riverstone, Riverstone West Phase 1 & Mill River Owner Participation Agreements (OPAs)** – LCDC’s OPAs involving the Riverstone, Riverstone West Phase 1 & Mill River initiatives performed per plan for 2013. All three of these mix use projects have reclaimed brown field sites along the Spokane River creating public space (in the form of new public parks), jobs, and live-work-recreate mix-use development amenities for the community.

- **Coeur d’Alene Downtown Association Partnership** – During 2013, the LCDC continued efforts to strengthen the partnership with the Downtown Association. The LCDC Board provided a \$50,000 grant to the Downtown Association for their “Events” program (e.g. parades, Car d’Lane, Ironman, street fair).

- **Coeur d’Alene Downtown ADA Compliance Sidewalks Partnership** – LCDC has agreed to \$70,000 in partnership funding with the City of CDA and the CDA Downtown Association to address ADA compliance issues associated with sidewalks located on Sherman Avenue and Lakeside Avenues (between 1st and 7th Streets) as well as properties abutting the side streets between Sherman and Lakeside (e.g., 1st, 2nd, 3rd, etc.). LCDC’s funding commitment, to be spread evenly over the next two fiscal years, pertains to an LCDC targeted funding role re. the installation of new ADA compliant pedestrian ramps in the aforementioned downtown sidewalk enhancement initiative area.

- **Communication Consultants** – LCDC’s engagement with two local communication specialists continued in 2013.

Keith Erickson is a contract communication consultant to the LCDC. Mr. Erickson’s independent consulting services for the LCDC include newsletter development, media relations, website content development, and public affairs.

LCDC, in partnership with the CDA Chamber of Commerce, has Teree Taylor as a part time online communication technical specialist. Ms. Taylor, who is

employed by the CDA Chamber of Commerce, provides technical website and graphic design expertise to the LCDC and Chamber.

- **Kootenai Youth Recreation Organization (KYRO) Ice Skating Facility**
LCDC completed its \$230,000 grant funding commitment for the Kootenai Youth Recreation Organization (KYRO) ice skating facility involving construction of the following public improvements associated with the facility:
 - trail head access to the Centennial Trail system,
 - Thirty public parking stalls providing shared parking for access to the trail head and the facility,
 - public right of way infrastructure improvements.

- **North Idaho College (NIC) Event Center**
LCDC has authorized conditional funding approval totaling \$10 million for construction of a new public event center to be owned by NIC and located within the LCDC's River District. NIC leadership intends to make a formal partnership funding request of LCDC in fiscal year 2014.

- **Key Partnerships / Knowledge Sharing / Communication / Outreach**
During 2013, the LCDC Board continued strengthening partnerships with key organizations and community stakeholders including: City of Coeur d'Alene, Kootenai County, Jobs Plus, Downtown Association, CDA Chamber of Commerce, Area & Regional Developers, and Educational Institutions. LCDC continued implementation of its communication strategy by continuing to invite community stakeholders to LCDC Board meetings, increasing the effectiveness of the LCDC website, and continuing outreach efforts to the Coeur d'Alene community through presentations, newsletters, blog "tile" buttons, videos and visits with interested target audiences. The new LCDC video can be viewed on LCDC's website homepage located at www.lcdc.org.

- **LCDC Lake District Strategic Property Portfolio**
LCDC has previously purchased certain real property as identified in Exhibit A to the annual report. LCDC intends to take advantage of these strategically located properties to achieve strategic goals within the LCDC's Lake District. While some of these properties have been owned for more than three years, LCDC is committed to move forward with planned redevelopment initiatives in an expeditious manner subject to market conditions and initiative timing.

Board Membership & Committees

2013 LCDC Board

Leadership

Denny Davis, Chair

Jim Elder, Vice-Chair (Jan - April)

Dave Patzer, Vice-Chair (May - December)

Members

Rod Colwell

Deanna Goodlander

Brad Jordan

Denny Davis

Al Hassell

Dave Patzer

Jim Elder

Scott Hoskins

Justin Druffel

Mic Armon (replaced Jim Elder on the board)

2013 LCDC Standing Committees

Acquisition

Chair: Goodlander

Members: Jordan, Davis, Druffel

Parking

Chair: Elder

Members: Jordan, Hassell, Hoskins

Finance

Chair: Colwell

Members: Elder, Patzer, Davis, Armon

Housing

Chair: Elder

Members: Hoskins, Goodlander, Hassell

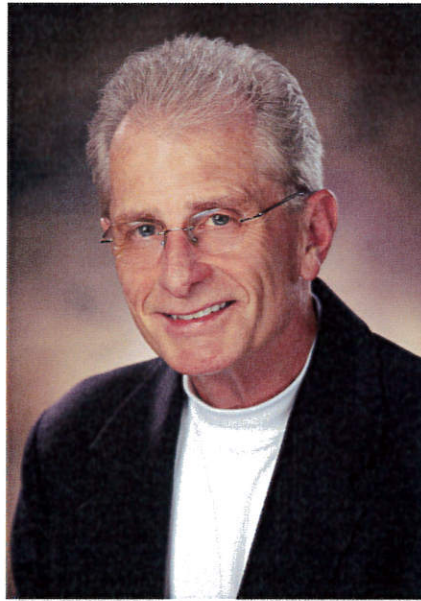
Communications

Chair: Patzer

Members: Davis, Hoskins, Goodlander

LCDC Board Commissioner Transitions

LCDC Commissioner Jim Elder



LCDC and the community lost Jim Elder on April 15, 2013. Mr. Elder was a tremendous LCDC board member and community treasure. Mr. Elder volunteered his time, talents and passion to many worthwhile community causes, most notable being the new CDA Public Library, the new CDA Kroc Community Center, and the new McEuen Park. Mr. Elder will be sorely missed by the community.

LCDC Commissioner Mic Armon



LCDC welcomed Mic Armon to the LCDC Board in 2013. Mr. Armon assumed the commissioner position left vacant by the passing of Mr. Elder. Over the years, Mr. Armon has donated his time and expertise to many community organizations, and brings a wealth of experience and talent to the LCDC Board.

Looking Forward to 2014 and Beyond

As shared earlier in this report, the LCDC Board has established long-term (strategic) goals to guide its annual (tactical) goal setting process. The next tactical goal setting exercise will be held in the spring of 2014 to coincide with development of the fiscal year 2015 budget.

Summary

The LCDC Board of Commissioners believes in continuous improvement, and thus continues to refine the LCDC business model. The LCDC's presence, practices and functionality continues to be recognized by community leaders as both a key economic development catalyst for the Coeur d'Alene area, as well as an organization that creates great overall public value for the citizens in the community.

Exhibit A

LCDC Lake District Strategic Property Portfolio

720 Young Avenue
Young Avenue Lots
Library (Jameson) Property
728 Sherman Avenue
630 N. Park Drive
620 N. Park Drive
311 Lakeside Avenue
821 N. 4th Street
622 N. Park Drive
308 CDA Avenue
618 N. Park Drive
612 N. Park Drive
626 N. Park Drive
515 W. Garden Avenue
632 N. Park Drive
516 N. Park Drive
211 N. 4th Street
518 N. Park Drive
712 E. Young Avenue
813-817 N. 4th Street
301 E. Lakeside Avenue
839 3rd / 845 4th Lots
823 N. 4th Street

FINANCIAL STATEMENTS

Audited

Fiscal Year 2013 Year End Balance Sheet

&

Fiscal Year 2013 Year End Income Sheet

Lake City Development Corporation

GOVERNMENTAL FUNDS
BALANCE SHEET
September 30, 2013

	<u>Lake District</u>	<u>River District</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash and cash equivalents	\$ 1,078,152	\$ 2,834,377	\$ 3,912,529
Property taxes receivable	357,016	115,567	472,583
Tenant deposits receivable	12,135	-	12,135
Restricted cash - bond reserve	1,672,214	-	1,672,214
Total assets	<u>\$ 3,119,517</u>	<u>\$ 2,949,944</u>	<u>\$ 6,069,461</u>
LIABILITIES			
Accounts payable	\$ 1,116,798	\$ 2,880	\$ 1,119,678
Accrued payroll and taxes	3,769	-	3,769
Due to other governments	449	848	1,297
Tenant deposits	15,210	-	15,210
Total liabilities	<u>1,136,226</u>	<u>3,728</u>	<u>1,139,954</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	340,965	111,981	452,946
Total deferred inflows of resources	<u>340,965</u>	<u>111,981</u>	<u>452,946</u>
FUND BALANCE			
Restricted	1,642,326	2,834,235	4,476,561
Total fund balance	<u>1,642,326</u>	<u>2,834,235</u>	<u>4,476,561</u>
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 3,119,517</u>	<u>\$ 2,949,944</u>	<u>\$ 6,069,461</u>

Lake City Development Corporation

**GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
For the Year Ended September 30, 2013**

	<u>Lake District</u>	<u>River District</u>	<u>Total Governmental Funds</u>
REVENUES			
Tax increment revenue	\$ 3,969,767	\$ 1,671,890	\$ 5,641,657
Rental income	166,764	-	166,764
Penalties and interest	52,460	19,393	71,853
Interest earnings	3,298	3,047	6,345
Total revenues	<u>4,192,289</u>	<u>1,694,330</u>	<u>5,886,619</u>
EXPENDITURES			
Current:			
Arts	80,529	34,000	114,529
Communications	5,397	5,397	10,794
Dues and subscriptions	4,478	4,478	8,956
Insurance	4,209	4,209	8,418
Miscellaneous	232	232	464
Office overhead	2,153	2,152	4,305
Partnership grants	50,000	-	50,000
Professional services	70,413	45,138	115,551
Project reimbursements	313,936	283,446	597,382
Property management	62,535	-	62,535
Public improvements	9,938,407	-	9,938,407
Travel and meetings	2,563	2,563	5,126
Utilities and telephone	689	689	1,378
Wages, benefits and payroll taxes	79,162	79,162	158,324
Debt service:			
Interest	121,002	28,421	149,423
Principal payments	2,687,206	704,966	3,392,172
Total expenditures	<u>13,422,911</u>	<u>1,194,853</u>	<u>14,617,764</u>
OTHER FINANCING SOURCES			
Proceeds from financing	8,494,176	-	8,494,176
Total other financing sources	<u>8,494,176</u>	<u>-</u>	<u>8,494,176</u>
NET CHANGE IN FUND BALANCES	<u>(736,446)</u>	<u>499,477</u>	<u>(236,969)</u>
FUND BALANCES, beginning of year	<u>2,378,772</u>	<u>2,334,758</u>	<u>4,713,530</u>
FUND BALANCES, end of year	<u>\$ 1,642,326</u>	<u>\$ 2,834,235</u>	<u>\$ 4,476,561</u>

PUBLIC HEARINGS

**CITY COUNCIL
STAFF REPORT**

DATE: February 4, 2014
FROM: PLANNING DEPARTMENT
SUBJECT: PUD-1-83m.3 – MODIFICATION OF COEUR D'ALENE RESORT PUD
LOCATION: 6.5 ACRES KNOWN AS THE COEUR D'ALENE RESORT

Applicant:
Hagadone Hospitality Co.
P.O. Box 6200
Coeur d'Alene, ID

DECISION POINT:

JRB Properties LLC on behalf of Hagadone Hospitality is requesting approval of a modification of the Coeur d'Alene Resort Planned Unit Development (PUD).

A. The following summarizes requested modifications to the "Coeur d'Alene Resort PUD":

1. Remove the circular parking lot and replace with landscaped open space;
2. Remove certain walkways and add new walkways;
3. Remove the existing 8' wide sidewalk along Sherman Avenue and the 8' wide Centennial Trail and replace both with a single 14' wide sidewalk along Sherman Avenue;
4. Modify vehicular access to the site;
5. Reduce the on-site bus loading area;
6. Changes in landscaping areas;
7. Remove street trees along Sherman Avenue, 2nd Street and Front Avenue; and
8. Add former railroad right-of-way into the PUD.

GENERAL INFORMATION:

A. Application of PUD to Development Standards:

Municipal Code Section 17.07.245 (B) provides that an applicant may request to modify the following standards through the PUD process:

1. Any provision pertaining to site performance standards including, but not limited to, height, bulk, setback or maximum dimensions of any facility.
2. Any provision establishing buffering, landscaping or other similar requirements pertaining to site design.

3. Any provision pertaining to the minimum or maximum dimensions of any lot(s).
4. Any provision pertaining to the type of facility allowed (i.e., multi-family residential versus single-family detached).
5. Any provision pertaining to sign regulations.
6. Any provision in titles 12 and 16 of this code regarding streets and sidewalks.*
7. Any provision pertaining to off street parking and loading except that required parking spaces shall be located within two hundred feet (200') of the building containing the living units.

*Staff has interpreted this provision to include modifications to street tree standards, which are contained in Chapter 12.36 of Title 12.

B. Overview:

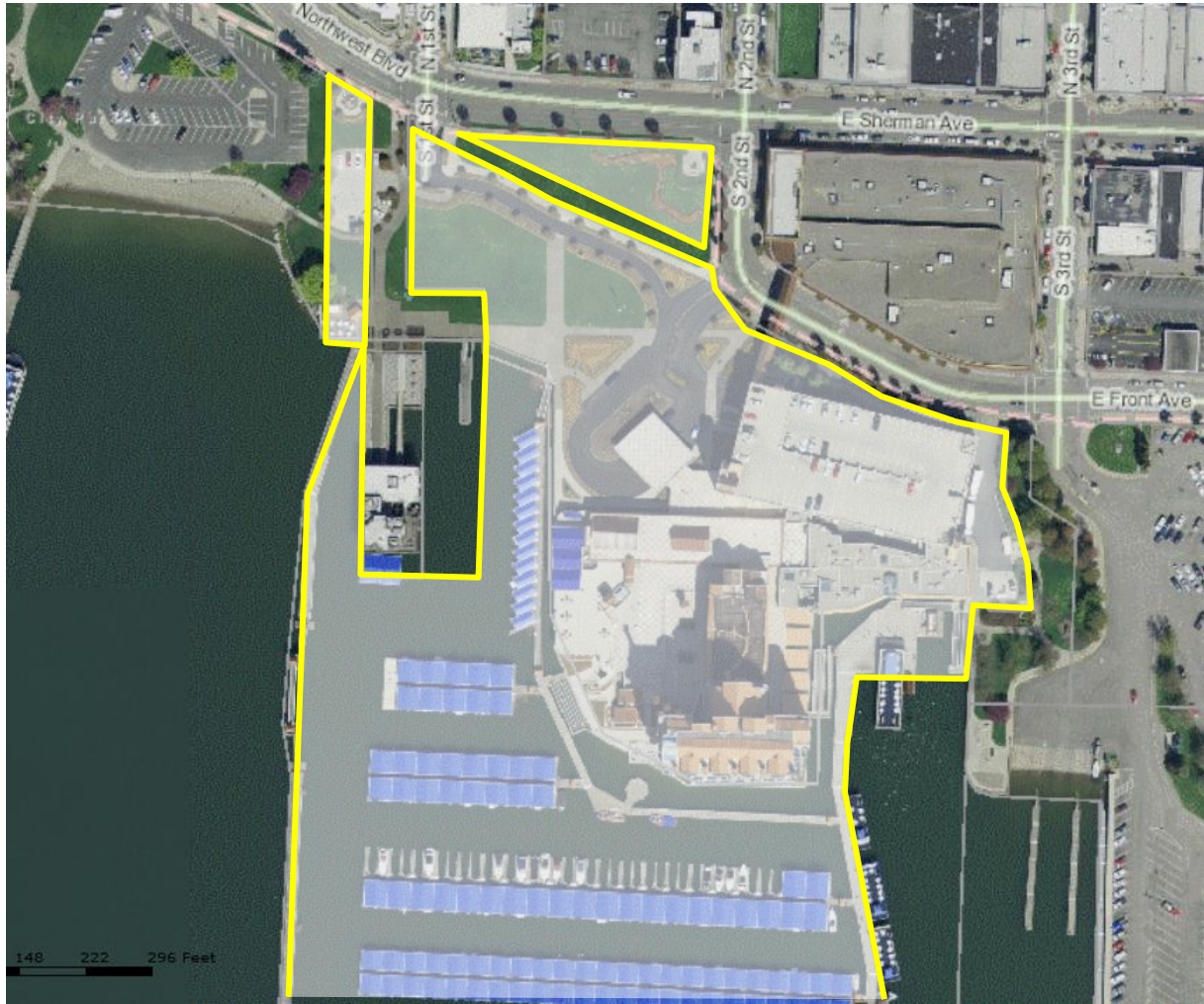
The original Coeur d'Alene Resort PUD was approved in 1983 and revised in 1994 and 1996. The 1996 revision approval resulted in the plaza and Front Avenue design that exists today.

The purpose of the current request is to modify the development's street tree, Centennial Trail and walkways for the plaza and Front Street as part of a larger project off the PUD site that reconfigures the design of the resort's access and the change of character for Front Street,

Aerial of Site:

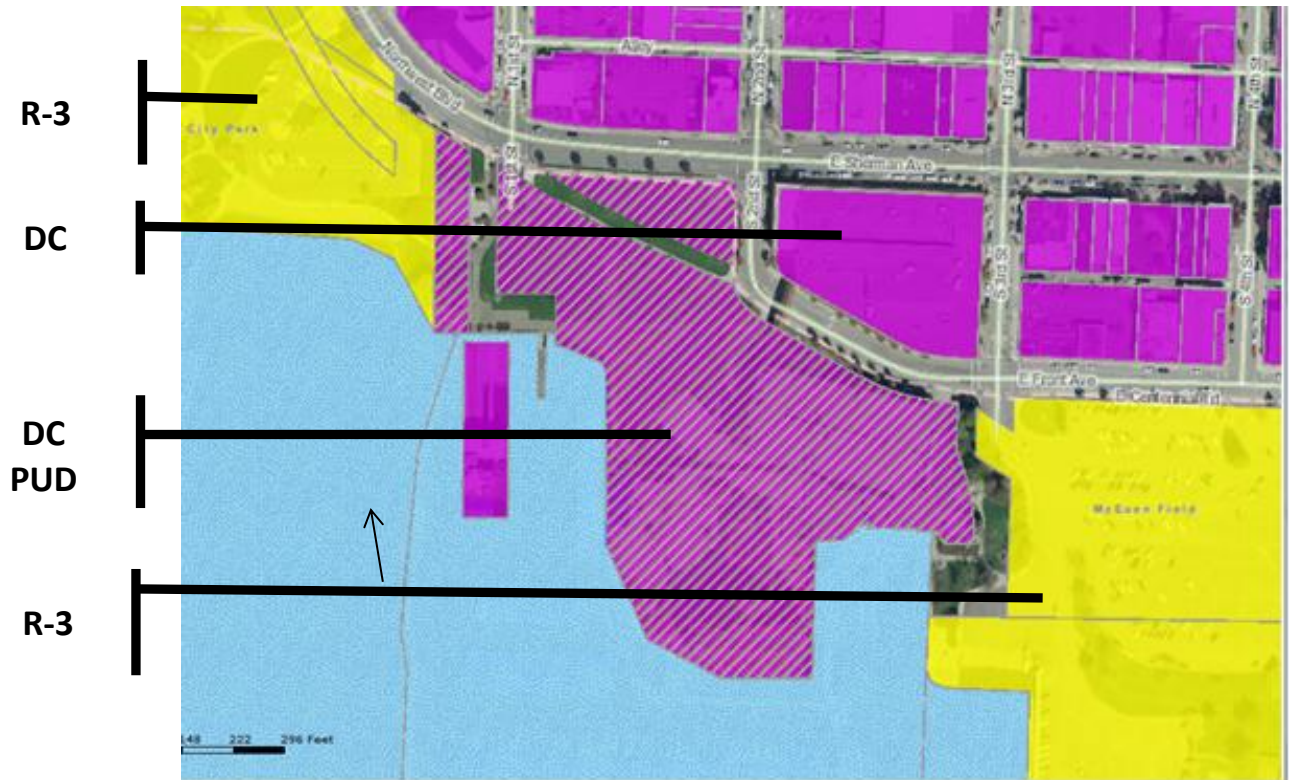


Existing PUD Boundary:

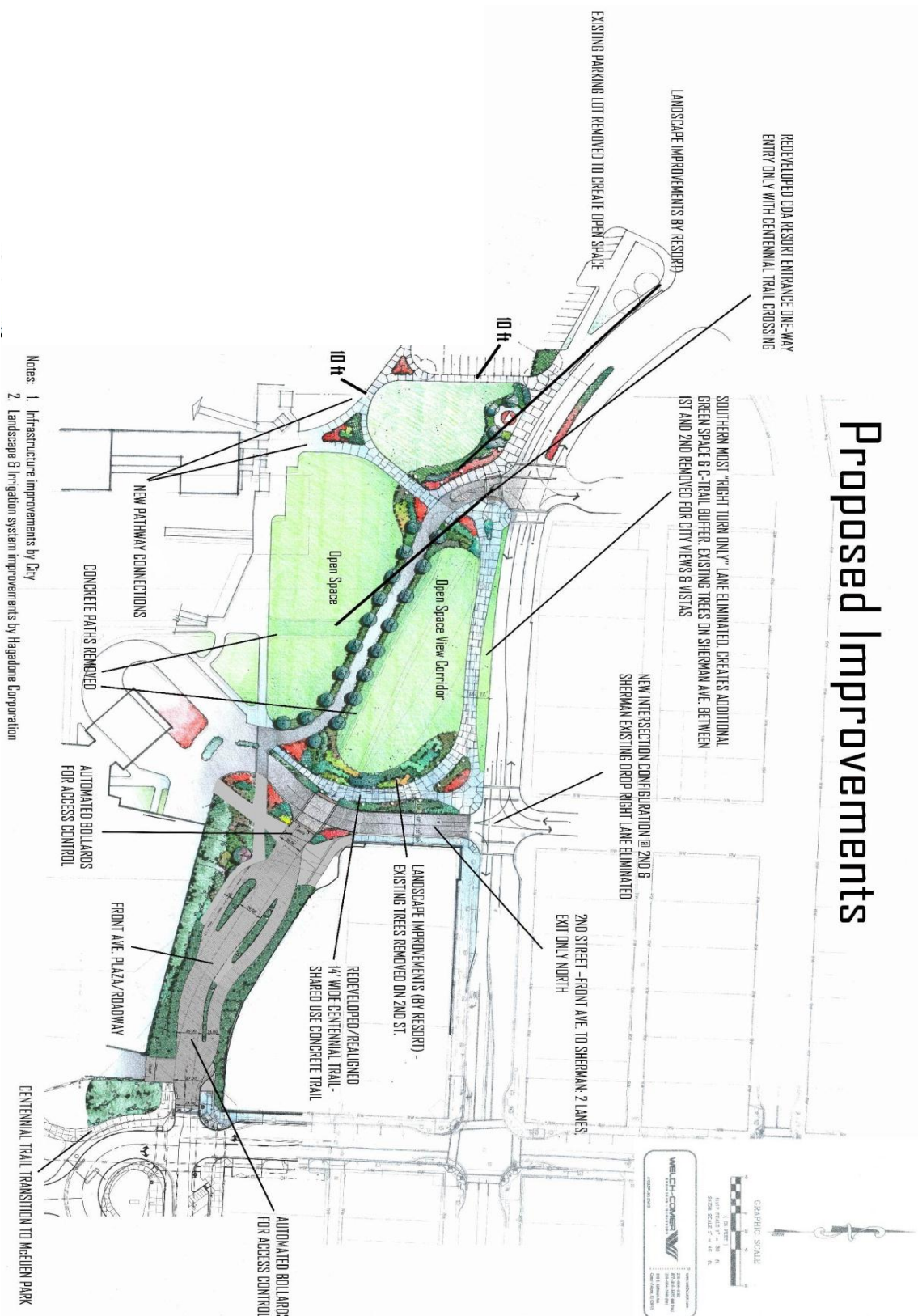


Existing Zoning:

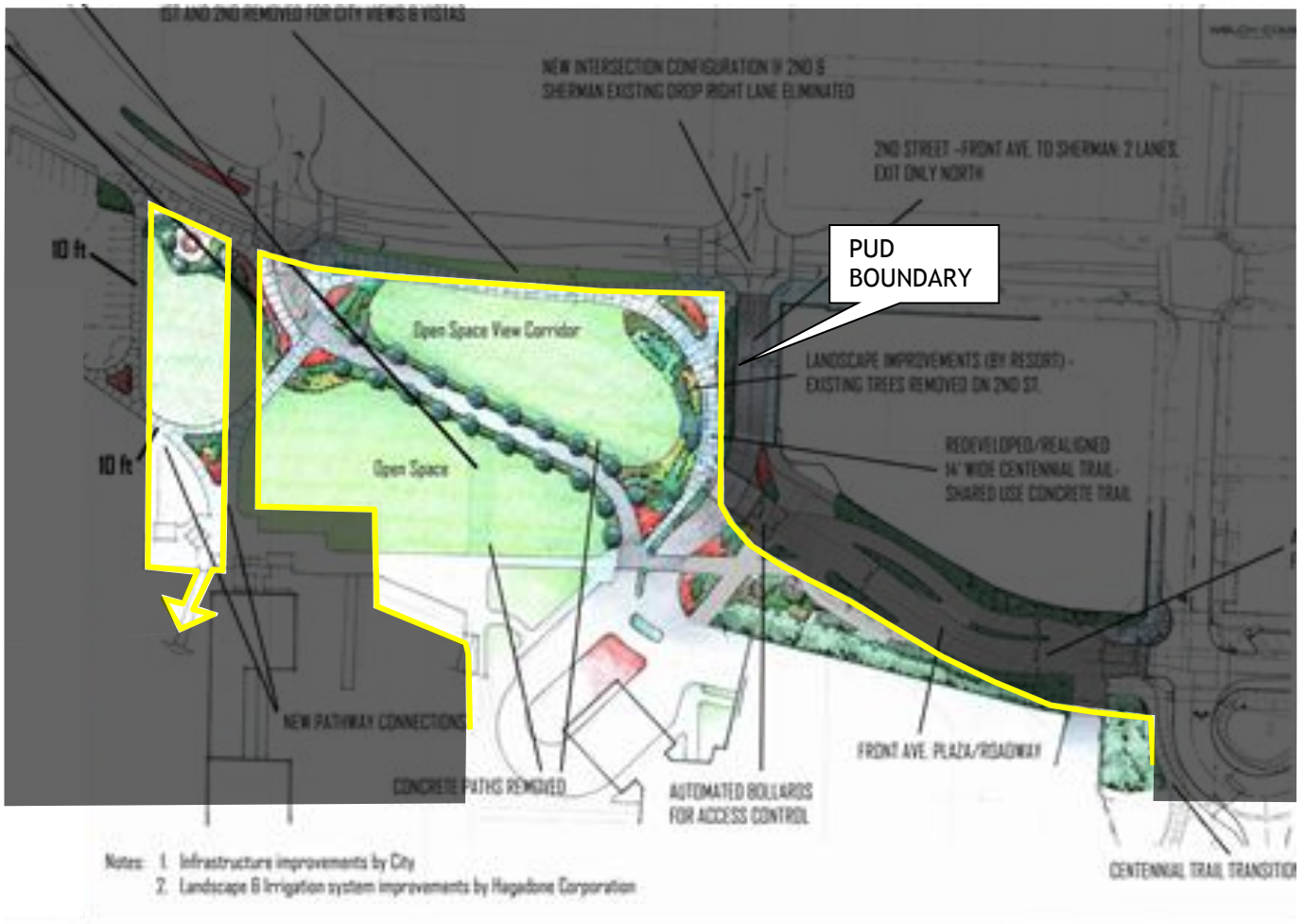
The zoning pattern (see zoning map) in the surrounding area shows R-3, DC, and the Resort's PUD overlay zoning.



Overall context map:



PUD context map:



NOTE: The City Council's review is limited to the design features within the PUD boundaries. The design features outside of the PUD boundary are provided only to give context.

Land Use: Downtown Coeur d'Alene



PUD FINDING ANALYSIS:

Finding #B8: The proposal is in conformance with the comprehensive plan.

2007 Comprehensive Plan designation - Stable Established - Downtown

Stable Established Areas

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 use are not expected to change greatly within the planning period.

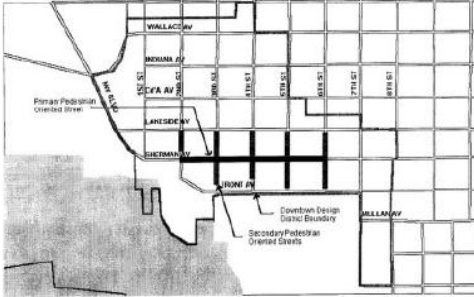

Downtown Coeur d'Alene Tomorrow

Downtown Coeur d'Alene is envisioned to have the highest intensity uses for retail, office, residences, and hotels contained within low-rise, mid-rise and high-rise buildings. The city will continue to encourage urban mixed-use, pedestrian-friendly development using both private and public investment. The city seeks to provide an atmosphere of sustainable quality in growth designed to give locals and tourists alike a multitude of choices for recreation, commerce, and entertainment.

The characteristics of Downtown Coeur d'Alene will include:

- That major public spaces and buildings anchor this district with shops and restaurants located along key streets.
- That parking is increasingly located within structures.
- Partnering with existing groups to coordinate exceptional development.
- Producing a concentration and a mixture of viable commercial, office, retail, residential, and public uses.
- Developing a downtown that supports pedestrian movement and use of public transit.
- Retaining existing civic uses and encourage new government services, and state, county, and federal functions.
- Creating a distinct, strong identity for downtown.

Downtown Core Special Area

Page 30	The City of Coeur d'Alene	
<p>Special Areas: Areas of Coeur d'Alene Requiring Unique Planning</p>		
<p>Downtown Core</p> <p>Downtown Coeur d'Alene is the historic center of a growing metropolitan area with much of its original turn-of-the-century masonry architecture intact. The downtown core functions as a multi-use center with people living, walking, shopping, running errands, and enjoying restaurants. It is a social center as well, with people strolling, window shopping, meeting friends, and socializing.</p> <p>Promoting an attractive mixed-use atmosphere, our downtown maintains its unique ambiance while retaining its pedestrian-friendly pathways. Progressive rather than restrictive codes allow flexibility to local and incoming businesses/developers, maintaining and increasing what makes Coeur d'Alene one of the most livable cities in the USA.</p> <p>Downtown Design Standards:</p> <p>Following extensive public comment and participation, Coeur d'Alene has adopted an ordinance that controls the height, bulk, and design of buildings located in the Downtown Core (DC) zone district. The purpose of these development regulations is to create a distinct, strong identity for the downtown core, while preserving a civic heart for Coeur d'Alene.</p>	<p>Design Guidelines:</p> <p>New construction and redevelopment located within this designated area must conform to our Design Guidelines. The purpose of these guidelines is to encourage high intensity, pedestrian-oriented retail, service, and residential use, and to protect public views, while preserving property values and character.</p> <p>Policy:</p> <ul style="list-style-type: none"> • Promote a strong, vibrant downtown through increased housing, shops, restaurants, cultural, and entertainment opportunities. <p>Methods:</p> <ul style="list-style-type: none"> • We will work in conjunction with the Lake City Development Corporation (LCDC) and apply applicable codes to ensure compatible and appropriate growth. • Employ downtown development standards and design guidelines. • Provide structured parking in downtown when opportunity exists. <p>Related Objectives:</p> <ul style="list-style-type: none"> • 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.11, 1.12, 1.13, 1.14, 1.16, 1.18, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 3.08, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.17, 4.06 	 <p><i>Downtown Coeur d'Alene Core (illustrative only)</i></p>  <p><i>Sherman Avenue streetscape</i></p>

Downtown Core Special Area Significant policies:

Objective 1.03

Waterfront Development:

Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.

Objective 1.04

Waterfront Development:

Provide strict protective requirements for all public and private waterfront developments.

Objective 1.05

Vistas:

Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.

Objective 1.06

Urban Forests:

Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.

Objective 1.07

Urban Forests:

Restrict tree removal in city rights-of-way and increase tree planting in additional rights-of-way.

Objective 1.09

Parks:

Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.

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 1.16

Connectivity:

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

Objective 2.01

Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 2.04

Downtown & Neighborhood

Service Nodes:

Prioritize a strong, vibrant downtown and compatible neighborhood service

Objective 2.05

Pedestrian & Bicycle

Environment:

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

Objective 2.06

Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Objective 3.14

Recreation:

Encourage city-sponsored and/or private recreation facilities for citizens of all ages.

This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.

Coeur d’Alene Bikeways Plan:

MISSION:

The essence of the City bicycle plan is to provide bike lanes on arterial and major collector streets to provide direct, continuous, and convenient transportation access to all parts of the community.

GOAL:

The plan should be used to require dedication of right-of-way with land partitions or street construction with all new subdivisions, roadway improvement projects and wherever possible with land use applications.

This practical solution will provide bicycles and pedestrians with access into all residential, commercial and industrial areas of the community thereby encouraging use of bicycles for all type of trips, to decrease reliance on the automobile and to provide low cost transportation options for people without cars – the young, the elderly, the poor and the disabled. To coordinate the City of Coeur d’Alene Bicycle Plan with other cities, districts and state agencies to develop a regional network of bicycle transportation facilities.

The applicant has provided a plan that modifies the pedestrian and bicycle traffic on and through the site.

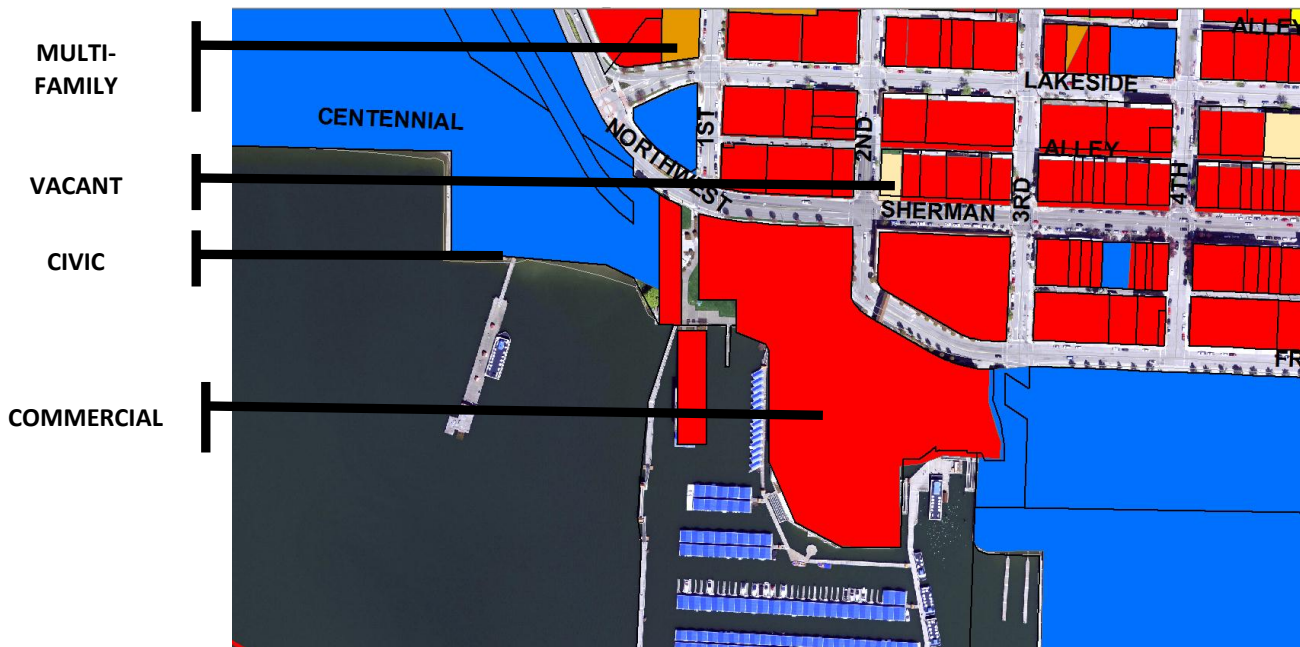
Evaluation: The City Council must determine, based on the evidence before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

Finding #B9: The design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.

The Coeur d’Alene Resort development was designed and developed as a destination resort that focuses primarily on waterfront access with secondary access to the Sherman Avenue commercial core.

The applicant’s attached narrative provides further observations about the design and planning.

C. Generalized GIS land use:



Urban Forestry

The Urban Forestry Committee has approved the concept of removing the red maple street trees within the PUD along Sherman Ave. and 2nd Street without replacement trees being planted. For the street trees on the north side of Sherman Ave. that the applicant references in its application, the Urban Forestry Committee has likewise approved the concept of removing the trees but the applicant will need to submit a formal application to the Committee and replacement street trees will most likely be required by the city code. Katie Kosanke, Urban Forestry Coordinator

Evaluation: The City Council must determine, based on the evidence before them whether the design and planning of the site is compatible with the location, setting and existing uses on adjacent properties

Finding #B10: C. The proposal is compatible with natural features of the site and adjoining properties

The subject property is relatively flat developed property and has no physical features that need to be preserved or that would minimize development of the proposed improvements.

Evaluation: The City Council must determine, based on the evidence before them, whether the physical characteristics of the site make it suitable for request at this time.

Finding #B11: D. The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services.

Wastewater Department:

Public sewer is available and of adequate capacity to support this project. Mike Becker, Utility Project Manager

Water Department:

The property is currently adequately served by a 12" main in Front Avenue and 12" and 6" mains extended within public utility easements in the park area and 1st St ROW to the northwest of the Resort. The proposed changes do not change the adequacy of the water service. The Water Department requires that all mains will be under asphalt or concrete for maintenance access and purposes. Terry W. Pickel, Assistant Water Superintendent

Engineering Department:

Since the proposed action is only impacting the Resort proper (the area between the westerly boundary and the westerly r/w of 2nd St), and not affecting the areas of 2nd Street or Front Avenue, Engineering has no comments or issues to address. Chris Bates, Engineering Project Manager

Trails

The applicant proposes to replace the existing 8' wide Centennial Trail and the existing 8' wide sidewalk along Sherman Avenue with a single 14' wide sidewalk along Sherman Ave and 2nd Street. The 2010 Coeur d'Alene Trails and Bikeways Master Plan establishes a minimum width for a Class 1 bikeway (separated from roadways) of 10 feet with a 12 or wider width being more desirable to ensure adequate room for multiple uses. The Plan states:

Class I trails, or multi-use paths, are paved, non-motorized facilities separated from motor vehicle

traffic by an open space or barrier, either within the road right-of-way or within an independent right-of-way. These are typically used by pedestrians, joggers, skaters, and bicyclists as two-way facilities. Multi-use paths are appropriate in corridors not well served by the street system (if there are few intersecting roadways), to create short cuts that link origin and destination points, and as elements of a community trail plan. Shared-use paths should be thought of as a complimentary system to off-road transportation and not used to preclude on-road facilities, but rather to supplement them. Typically, bike paths are a minimum of 10 to 12 feet wide, with an additional graded area maintained on each side of the path. A 14 to 16 foot wide path is preferable to a smaller trail as it helps to avoid congestion and user conflicts.

The Pedestrian/Bicycle Committee considered this proposal on July 17, 2013. Concerning PUD elements, the Committee requested that where the trail enters the Resort PUD from Front Ave (at 2nd Street), the curve to the north along 2nd Street should have a gentler radius. Monte McCully, Trails Coordinator.

Fire

There were no requirements/comments pertaining to the PUD portion of the design

Evaluation: The City Council must determine, based on the evidence before them, that public facilities and utilities are or are not available and adequate for the proposed use.

E. The proposal provides adequate private common open space area, as determined by the commission, no less than ten percent (10%) of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.

OPEN SPACE:

The existing development provides open space that includes landscaped areas and a number of pedestrian walkways that are accessible to the public, including a 12-foot floating walkway/breakwater. With the addition of the circular parking lot, the open space provided on land is 2.15 acres or 33% of the land area.

Evaluation: The City Council must determine that the open space is accessible to all users of the development and usable for open space and recreational purposes.

Finding #B8F: Off street parking provides parking sufficient for users of the development.

The existing PUD has a 550-space parking garage. The proposed change would replace the ten space circular parking lot with landscaping. Approximately three (3) of those ten (10) spaces are located on the First Street ROW. Removal of these spaces does not affect the Coeur d'Alene Resort's ability to meet parking requirements. The circular parking lot was programmed to be removed if a restaurant approved in the original PUD was ever constructed.

Evaluation: All uses within the development have complied with on-site parking requirements.

Finding #B8G: That the proposal (does) (does not) provide for an acceptable method for the perpetual maintenance of all common property.

A development agreement was established with the original PUD to maintain all common property.

PROPOSED CONDITION:

1. Where the new Centennial Trail enters the Resort PUD from Front Ave (at 2nd Street), the curve to the north along 2nd Street should have a gentler radius.
2. The restaurant or other facility in the vicinity of the boardwalk/boardwalk bar cannot be constructed and is removed from the improvements authorized by the PUD.

Ordinances and Standards Used In Evaluation:

Comprehensive Plan - 2007.
Coeur d'Alene Trails and Bikeways Master 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.

ACTION ALTERNATIVES:

The Planning Commission must consider these requests and make appropriate findings to approve, deny or deny without prejudice. The findings worksheets are attached.

М-Ч-РАЭ О-ЗАО-ГПА

**NARRATIVE IN SUPPORT OF APPLICATION FOR
AMENDMENT TO DEVELOPMENT PLAN FOR
THE COEUR D'ALENE RESORT PUD**

BACKGROUND

Application is being made by Hagadone Hospitality Co. for amendment to the approved development plans for the Coeur d'Alene Resort Planned Unit Development (the "Resort PUD") to accommodate changes in circulation for motor vehicles, bicycles and pedestrians in conjunction with the re-development of McEuen Park, and the decision by the Coeur d'Alene City Council to limit vehicular access, and enhance pedestrian circulation, along Front Avenue between 2nd and 3rd Streets.

In addition, it should be noted that since the last amendment to the PUD, the applicant has acquired title to the former railroad right of way through the Resort property. The legal description provided as a part of this application no longer excepts that right of way, and therefore it is also requested that the PUD be amended to include that former railroad right of way as within the PUD boundaries.

The Resort PUD was originally approved in 1983, resulting in a Development Agreement between the property owner and the City of Coeur d'Alene which allowed for the construction of an eighteen (18) story tower in exchange for preservation of a significant amount of open space and green space for the benefit of the public. With the enlargement of the open space, views and vistas, primarily of Lake Coeur d'Alene from the adjacent downtown core along Sherman Avenue, were enhanced and preserved. Public enjoyment of the waterfront was further enhanced by the construction of the floating boardwalk.

Subsequent amendments to the development plan included improvements to the grounds and public spaces, following the underlying premise of preserving and enhancing views and vistas. Over the years, the goals of enhancing the public views and vistas, as well as public use of the waterfront via the floating boardwalk, have been largely achieved. Events such as the 4th of July fireworks and Christmas lighting ceremonies often involve crowds from 15,000 to 30,000 people. An electronic counter has recorded in excess of 1,000,000 pedestrians each year walking the boardwalk.

Over the past three (3) years, The City engaged in extensive planning and design work for the redevelopment of McEuen Park. In May of 2011, the City Council approved a master plan that included a strong pedestrian corridor through the Resort grounds, allowing users a real connection between City Beach and the new McEuen Park. While that concept was initially abandoned in favor of retaining the existing vehicular traffic flow, it was resurrected during discussions of the Local Improvement District for Front Street improvements from 2nd Street to 7th Street. In January of this year, the City Council revisited the concept of removing vehicular traffic from Front Avenue between 2nd and 3rd Streets. This was strongly supported by staff, with concerns for safety over conflicts between pedestrian and vehicular use as this portion of

Front Street becomes the focal point for pedestrian flow from the new McEuen Park, through the Resort grounds, to City Beach and beyond. Traffic studies showed that the impacts from the closure of Front Street to general vehicular traffic between 2nd and 3rd Street could be mitigated through relatively simple modifications to 3rd Street, and the Resort committed to paying for the improvements to Front Avenue between 2nd and 3rd Street *over and above* its assessment for the LID.

PROPOSED AMENDMENTS

As noted, the changes within the PUD boundaries which are the subject of this application are intended to accommodate the changes in circulation resulting from the elimination of general vehicular traffic along Front Avenue between 2nd and 3rd Streets, and the enhancement of pedestrian and bicycle circulation through that area. If this amendment to the PUD is approved, completion of the improvements within the PUD will be contingent upon corresponding improvements or modifications by the City to the public rights of way affected by the closure, including Front Avenue between 2nd and 3rd Streets, 2nd Street from Front Avenue to Sherman, along Sherman Avenue fronting the Resort, and in the area of the clock tower. The conceptual improvements outside of the PUD boundaries are shown for illustrative purposes on the attached site plan, although the City is still in the process of finalizing its improvement plans for those areas. The plan for all of the improvements has been developed under the guidance and recommendations of staff and the City's design team. The City Engineer has carefully coordinated the new traffic flows and loads created with the redevelopment of McEuen Park. The City's Parks Director and Planning Director have provided in put in order to coordinate with short term and long term master plans. Staff has met with and consider the input from the Centennial Trail and Urban Forestry committees as well.

The fundamental principles of the original PUD enhancing view and vistas have guided the effort. Open spaces will be enhanced and enlarged. Trees that were originally planted will be removed, opening up even better views of the lake and mountains. Current paved areas will be taken out and replaced with landscaped areas of lawns and planting beds. Other planted areas will be significantly enlarged. The Centennial Trail through the Resort property will be improved from a shared 6' - 8' wide trail to a 14' wide shared trail.

The changes will further accommodate not only the increase in pedestrian traffic with the Resort's planned 200 room addition at the west end of the Resort Shops, as well as developments that have been rumored to be on the drawing board by other property owners in the vicinity. While the exact date of the expansion is unknown at this time, it is estimated the Resort's planned expansion alone would add 300-400 new pedestrians to the area. The new design has been engineered to accommodate this increase in public and pedestrian use between McEuen Park, through the Resort, to City Beach and beyond.

PHYSICAL LAND ALTERATIONS

The physical land alterations are generally depicted on the site plan provided as a part of this application. The actual changes to the lands within the PUD being requested by this application are fairly nominal. No structural or utilities changes are proposed. Grades will be

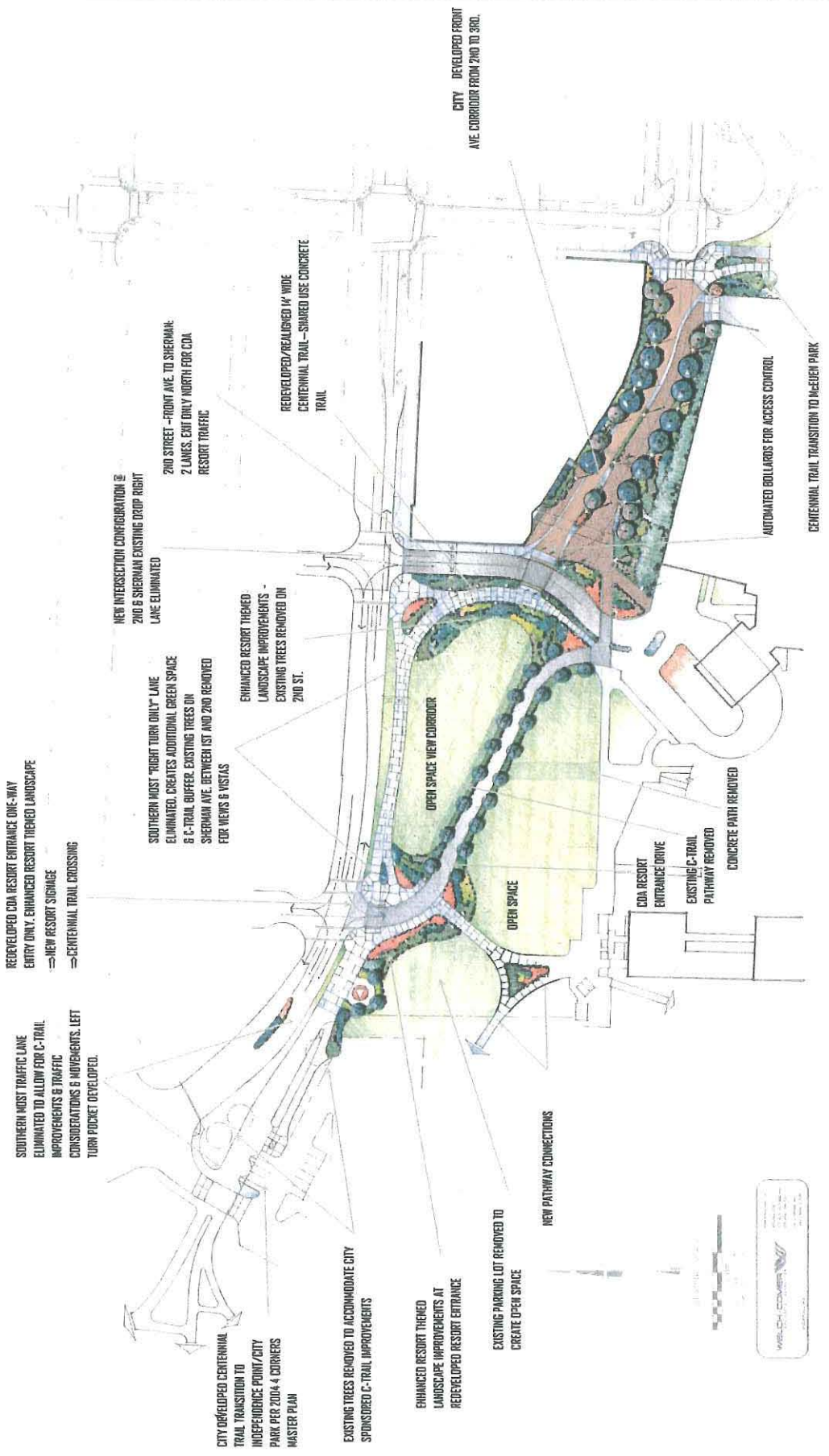
substantially the same, with some slight cuts and fills to accommodate the re-routing of the Centennial Trail. The existing frontage trees along the south side of Sherman Avenue will be removed (and, while not a part of this application, the Urban Forestry committee has also approved the concept of removing the trees along the north side of Sherman Avenue as well). The circular parking area off of the 1st Street right of way will be taken out, and replaced with .2 acres of additional lawn and landscaping. Sections of the city right of way along 2nd Street and Sherman Avenue will become open green space, allowing for the enlargement of the Centennial Trail from a 6'-8' wide trail to a new shared 14' wide trail. The new green space and landscaping to be installed, along with street and path lighting, up-lighting of trees, benches and other features, will fit with the overall quality and character of the Resort property, creating an outstanding community focal point for years to come.

PRELIMINARY DEVELOPMENT SCHEDULE

All work will be completed according to the City's schedule, coinciding with the completion and final opening of McEuen Park in the spring of 2014. As noted previously, this amendment relates to work within the PUD boundaries, completion of which is contingent upon corresponding improvements or modifications to be made by the City in the public rights of way.

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Proposed Improvements



REDEVELOPED CDA RESORT ENTRANCE ONE-WAY ENTRY ONLY. ENHANCED RESORT THEMED LANDSCAPE
 ⇒ NEW RESORT SIGNAGE
 ⇒ CENTENNIAL TRAIL CROSSING

SOUTHERN MOST TRAFFIC LANE ELIMINATED TO ALLOW FOR C-TRAIL IMPROVEMENTS & TRAFFIC CONSIDERATIONS & MOVEMENTS. LEFT TURN POCKET DEVELOPED.

NEW INTERSECTION CONFIGURATION @ 2ND & SHERMAN EXISTING DROP RIGHT LANE ELIMINATED

2ND STREET -- FRONT AVE. TO SHERMAN 2 LANES. EXIT ONLY NORTH FOR CDA RESORT TRAFFIC

SOUTHERN MOST "RIGHT TURN ONLY" LANE ELIMINATED. CREATES ADDITIONAL GREEN SPACE & C-TRAIL BUFFER. EXISTING TREES ON SHERMAN AVE. BETWEEN 1ST AND 2ND REMOVED FOR NEWS & VISTAS

ENHANCED RESORT THEMED LANDSCAPE IMPROVEMENTS - EXISTING TREES REMOVED ON 2ND ST.

REDEVELOPED/REALIGNED W/ WIDE CENTENNIAL TRAIL - SHARED USE CONCRETE TRAIL

CITY DEVELOPED CENTENNIAL TRAIL TRANSITION TO INDEPENDENCE POINT/CITY PARK PER ZODIA 4 CORNERS MASTER PLAN

EXISTING TREES REMOVED TO ACCOMMODATE CITY SPONSORED C-TRAIL IMPROVEMENTS

ENHANCED RESORT THEMED LANDSCAPE IMPROVEMENTS AT REDEVELOPED RESORT ENTRANCE

EXISTING PARKING LOT REMOVED TO CREATE OPEN SPACE

NEW PATHWAY CONNECTIONS

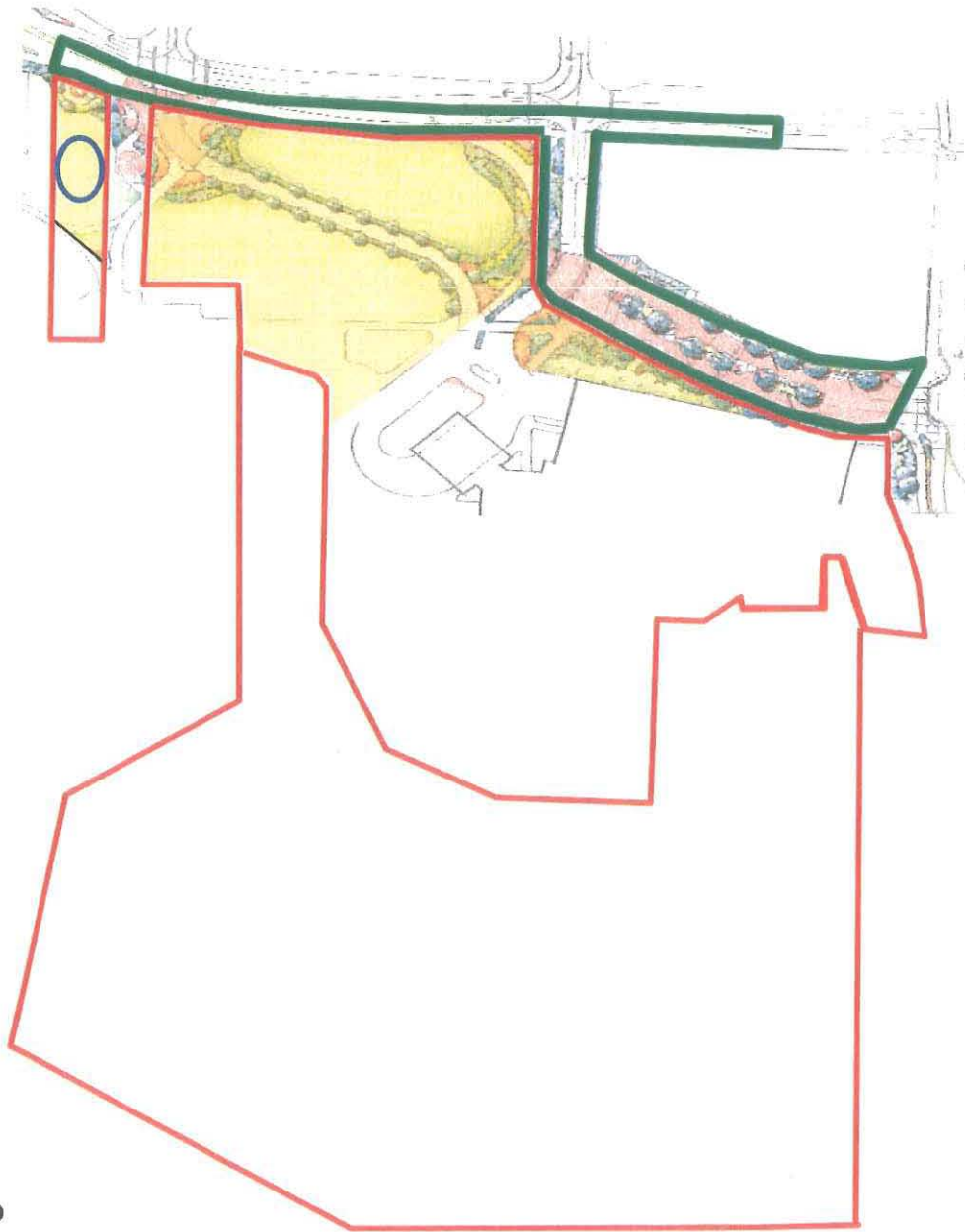
CITY DEVELOPED FRONT AVE. CORRIDOR FROM 2ND TO 3RD.



AUTOMATED BOLLARDS FOR ACCESS CONTROL

CENTENNIAL TRAIL TRANSITION TO INDEPENDENCE PARK

PUD BOUNDARY MAP



LEGEND

- 2a Existing PUD Boundary
- 2b Front Ave, 2nd Street, and Sherman Avenue Improvements
- 2c No change to building locations and dimensions
- 2d No change to building uses
- 2e Additional 0.2 acres of public use open space
- Existing 1.95 ac of public use open space
- 2f Landscaping shown. No change to water and sewer services.



Applicant: JRB Properties, LLC
Location: Coeur d'Alene Resort
Request: Modification of Coeur d'Alene Resort PUD
QUASI-JUDICIAL (PUD-1-83m.3)

Deputy City Attorney Wilson presented the staff report and answered questions from the Commission.

Engineering Services Director Dobler stated that the Centennial Trail Foundation wrote a letter stating that they would like the proposed trail that runs in front of the resort to be widened to 16 feet. He explained that he disagrees with that recommendation based on statics taken from a ped/bike trails manual indicating that 14 feet will help slow down the bikes that use the trail. He added that downtown is congested and is concerned with the safety of the people who use the sidewalk.

Commissioner Luttrupp inquired if the circular parking lot was approved with the original Planned Unit Development (PUD).

Deputy City Attorney Wilson stated that the applicant is present and can answer that question.

Commissioner Luttrupp inquired why the applicant is requesting that the railroad right-of-way be included in this request.

Deputy City Attorney Wilson explained that since the last amendment to the PUD, the applicant acquired title to the former rail road right-of-way and that the property should be included in this amendment.

Commissioner Evans stated that she recently attended the Parks Commission workshop and included a discussion was on how to connect the open spaces within the city. She questioned if the applicant has any thoughts on how to accomplish this.

Public testimony open:

John Barlow, applicant, explained a brief history on the Coeur d'Alene Resort, that was approved in 1983, that detailed the many changes this property has endured. He stated that that they were approved years ago to build an eighteen story tower in exchange for preservation of a significant amount of open-space and green-space for public benefit. He added that the goal has always been for the applicant to maintain the views and vistas for the public to enjoy.

He stated that for the past three years, the city has been developing the plan for McEuen Park and in May of 2011, the City Council approved a master plan that included a pedestrian corridor through the resort grounds, allowing users a real connection between the city beach and McEuen Park.

He commented that in January 2013, the city revisited the concept of removing traffic from Front Avenue between 2nd and 3rd Streets. This idea was supported by staff and the applicant committed to paying for the improvements to Front Avenue between 2nd and 3rd Street.

He discussed the modifications to be approved and explained why the small parking lot will be removed and replaced with landscaping and lawn. The parking lot was constructed with plans for a restaurant onsite which did not happen and why the parking lot will be removed. He stated that the existing frontage trees along the south side of Sherman Avenue will be removed and after a meeting with the Urban Forestry Committee, also approved the removal of the trees along the north side of Sherman Avenue.

Commissioner Luttrupp inquired if the removed trees would be replaced.

Mr. Barlow stated they don't want to replace them to preserve the views/and vistas for the public to enjoy. He explained that the trees were getting big and were not in good condition.

Dell Hatch, Coeur d'Alene, stated he was involved with the McEuen Park design and explained the proposed modifications to the trail. The goal for this design is to make it safer for pedestrian and bike traffic with the goal to slow down the traffic with the new design. He added that the idea behind the design of the trail was to separate the bike traffic from the pedestrians. He explained that the bus drop-off area along the resort will be decreased to allow more room for pedestrian traffic. The clock tower next to the resort will be redesigned so there is more room for people to move comfortably.

Janet Robinette, project attorney, stated that staff did a great job explaining the changes for this project, which are minor. She commented that these amendments enhance the comp plan polices for approval. She stated what the applicant has requested will add to the existing open-space which promotes the goal of connectivity. She requested that the commission focus on the issues that are minor and to please ask questions.

Commissioner Haneline inquired if the trees to be taken out along Sherman Avenue will be relocated to another area.

Mr. Barlow explained that the trees taken out along Sherman Avenue will not be relocated, but the trees on the north side of Sherman will be subject to relocation, which has not yet been determined.

Commissioner Haneline inquired how the fire department will access the property if there is an emergency.

Mr. Barlow explained that the fire department will enter on 3rd street and that the bollards will be dropped through a Knox key that the Fire Department will have.

Sydney Smith, Coeur d'Alene, is concerned about the elimination of the parking lot and feels the reason given to eliminate it is not a good enough. The walkways combined do not make any sense. The applicant intends to eliminate the trees along Sherman Avenue to provide more views and vistas for the public to enjoy. He added taking out the trees will increase the carbon footprint that help shade the street.

John Bruning, Coeur d'Alene, representing the Centennial Trail Foundation, explained the letter submitted by the committee. He stated that the committee supports the plan submitted by the applicant provided that the consolidated Centennial Trail and Sherman Avenue sidewalk measures a width of 16' - upholding the current capacity of the combined 16' of existing trail.

Patty Jester, Coeur d'Alene, commented that the existing trees should not be eliminated since they block the parking structure, which softens the building.

Susie Snedaker, Coeur d'Alene, questioned who owns 1st street and explained that she reviewed the documents and found that the city owns 1st street and that the parking lot to be eliminated is owned by the public.

Doug Eastwood, Coeur d'Alene, former city Parks Director, explained a brief history of McEuen Park and felt when the project was finished, the goal was to have connectivity between the two parks. He stated that the applicant invited staff to discuss the proposed modifications and felt the modifications presented would help alleviate the bottle-neck of people during the busy season of the year. He stated that he would recommend that staff consider having signs posted at the west end of park stating: high pedestrian traffic, please slow down.

Chairman Jordan inquired if Mr. Eastwood agrees with the applicant's proposal. Mr. Eastwood stated that he does agree with the applicant's modifications and feels this plan provides a better alignment of the Centennial Trail.

Rebuttal:

Mr. Barlow stated that the trail along the clock tower will be made wider which will help with the congestion of that area during the busy months. He explained that when the original PUD was proposed, the railroad right-of-way property was not for sale. Years later the property became available and was purchased by the applicant and feels that it should be part of the modifications to the PUD. The parking lot that is proposed to be eliminated was intended to be used for a future restaurant which is not going to happen.

Commissioner Luttrupp questioned if this application was approved with a condition to add the additional two feet to the trail proposed from the Centennial Trail Foundation committee.

Mr. Barlow explained that most of the trail is on city right-of-way and from staff's recommendation that two feet is not recommended because of safety issues.

Commissioner Luttrupp questioned what would happen if the trees are not removed.

Mr. Barlow explained that the intent of the original PUD was to preserve the views and vistas and by removing these trees, it would fulfill that promise.

Commissioner Luttrupp inquired if the Centennial Trail has room to expand the additional two feet.

Mr. Dobler explained that the trail is wide enough for the extra two feet, but doesn't recommend that for safety issues, as explained in previous testimony.

Commissioner Evans commented that the proposed extra two feet added to the trail needs to be considered and explained that she personally uses the trail and could see the benefits.

Mr. Hatch commented that the Centennial Trail is 12 feet and the applicant is proposing an additional two feet that should help with the congestion during the busy season. The resort will put up the necessary signage to alert bicyclists to be careful of the pedestrians on the trail.

Ms. Robinette stated that if the City Engineer feels the additional two feet requested by the Centennial Trail Foundation should not be considered for safety issues; then it should be a valid concern. She stated that he is the expert and explained that this issue was discussed many times with staff. The applicant is willing to make the connectivity.

Public testimony closed.

DISCUSSION:

Commissioner Luttrupp stated that he is confident that staff and the applicant will work out the details with the goal in mind to enhance safety and to provide connectivity with McEuen Park.

Commissioner Evans stated she is excited with the potential connectivity for McEuen, downtown and the four corner project. She is struggling with 14 feet versus 16 feet, since she is a heavy trail user and understands the need for speed control.

Commissioner Haneline stated he is comfortable with the modifications and feels 14 feet is sufficient based on previous testimony from staff and the applicant.

Motion by Evans, seconded by Haneline, to direct staff to prepare findings for Item PUD-1-83m.3.

Motion approved.

ROLL CALL:

Commissioner Evans	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Haneline	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

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

A. INTRODUCTION

This matter having come before the Planning Commission on December 10, 2013, and there being present a person requesting approval of Item: PUD-1-83m.3 a request for a modification to a planned unit development known as Coeur d'Alene Resort PUD.

APPLICANT: HAGADONE HOSPITALITY

LOCATION: 6.5 ACRES KNOWN AS THE COEUR D'ALENE RESORT

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

- B1. That the existing land uses are – Off-street parking, hotel, motel, restaurant/lounge, convention center, marina, retail sales and open space.**
- B2. That the Comprehensive Plan Map designation is Stable Established.**
- B3. That the zoning is R-3 and DC.**
- B4. That the notice of public hearing was published on, November 23, 2013, which fulfills the proper legal requirement.**
- B5. That the notice of public hearing was posted on the property on, December 2, 2013, which fulfills the proper legal requirement.**
- B6. That 141 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on November 22, 2013.**
- B7. That public testimony was heard on December 10, 2013 including the following:**

Warren Wilson, Interim Planning Director.

Mr. Wilson presented the staff report and outlined the applicant's requested change including removing the circular parking lot, replacing the existing Centennial Trail and sidewalk along Sherman Ave. with a singular sidewalk along Sherman Ave., Removing street trees along Sherman Ave, Front Ave, and Second Street, along with other modifications to landscaping and vehicular and pedestrian access. He indicated that the PUD allows for the development of one additional structure along the waterfront but the applicant is not seeking approval at this time for any expansion to the resort structure. Mr. Wilson indicated that the Planning Commission could require that the sidewalk along Sherman Ave. be 16 feet wide even if it must be accommodated on the Resort property if the Commission felt that was appropriate to make one of the required findings.

Gordon Dobler, City Engineer.

Mr. Dobler testified that the proposal combines the Centennial Trail with sidewalk along Sherman Ave at a width of 14 feet. Mr. Dobler quoted from the Guide for Development of Bicycle Facilities from the American Association of State Highway and Transportation Officials that mixing bicycle traffic on sidewalks with pedestrians is potentially unsafe. He testified that he is concerned about any additional widening of the trail beyond 14 feet along Sherman Ave. because the congestion resulting from the 14 foot

sidewalk width will help slow down potential bike traffic on the shared use sidewalk, which is outside the PUD boundary and is within the City's jurisdiction and is subject to his discretion. He testified that potentially there is room for a 16 foot wide sidewalk along Sherman Ave.

John Barlow, Applicant's Representative.

Mr. Barlow testified that the Coeur d'Alene Resort was approved in 1983 and detailed the changes that have been approved since that time. He indicated that part of the consideration for the PUD has always been preserving views and vistas of the lake. He stated that for the past three years the city has been developing the plan for McEuen Park and in May of 2011, the City Council approved a master plan that included a pedestrian corridor through the resort grounds, allowing users a real connection between the city beach and McEuen Park. Concerning the circular parking lot, he testified that the parking lot was constructed with plans for a restaurant onsite, which the applicant has no plans to construct. As such, the parking lot is no longer needed and can be removed to create additional open space. He testified that the trees have grown and are now blocking views of the lake when you come down Sherman Ave. As such, the applicant is seeking to remove the trees to open up the views of the lake. Regarding the former railroad right of way, he testified that the applicant acquiring the property a couple of years ago and this is a formality to add that property to the PUD. He testified that the sidewalk along Sherman Ave. is mostly in City right of way under City jurisdiction and outside the PUD. As such, a decision to widen the sidewalk to 16 feet is within the City's jurisdiction.

Dell Hatch, Applicant's Landscape Architect.

Mr. Hatch testified concerning the design concept for the proposed PUD amendments and how they complement the changes made at McEuen Park. He testified that the proposed amendments will limit the number of potential conflict points for pedestrian and bike users of the Centennial Trail and vehicle traffic and will include way-finding signage. He testified that one of the design goals was to slow down bike traffic. However, he also testified that those cyclists who ride fast are likely to bypass this area. He explained that the bus drop off along the resort will be decreased to allow more room for pedestrian traffic and that the trees in that area are not healthy. The sidewalk near the clock tower next to the resort to be redesigned to 14 feet so there is more room for people to move comfortably.

Janet Robnett, Applicant's Attorney.

Ms. Robnett testified that the proposed amendments to the PUD are relatively minor and most of the approval criteria are irrelevant because there are no changes proposed to those elements. She testified that the application meets the Comprehensive Plan policies for views and vistas, mixed use development, open space, and pedestrian connectivity.

Sydney Smith, Coeur d'Alene.

Mr. Smith testified that he is concerned about the elimination of the parking lot and feels the reason given to eliminate it is not a good enough reason for its elimination. He believes that it should be kept and designated as handicapped parking. He further testified that it is illogical to remove two separate 8 foot sidewalks and replace them with one 14 foot sidewalk. He believes that the separated paths should be kept for public safety. He also testified that the trees are not a view obstruction to the lake since all of the foliage is higher than the sight lines of people using the area.

John Bruning, Centennial Trail Foundation Representative.

Mr. Bruning testified on behalf of the Centennial Trail Foundation. He testified that the Foundation supports the proposed changes but the Foundation believes that the combined sidewalk along Sherman Ave. should be 16 feet wide so as not to increase the congestion on these heavily used pedestrian and bike facilities. He testified that the concern about slowing bike traffic is not a concern since bike riders who are seeking to ride fast bypass this area because of its congestion and there are speed limits for the trail.

Terry Godbaugh, Coeur d'Alene.

Mr. Godbaugh testified that he rides his bike through the PUD area approximately 200 times a year. He testified that he is concerned that there has been no public outreach for this project. He testified that the changes to the Centennial Trail defeats the purposes of the changes to the trail through McEuen Park, which are intended to improve the flow of bikes through the area. He testified that logic behind the decision to remove the trees could be applied all over town to improve views. If the trees are limbed up that do not block views.

Patty Jester, Coeur d'Alene.

Ms. Jester testified that the comingling pedestrians and bikes on a sidewalk will lead to confusion for bicyclists, especially those from out of the area who don't know that it is illegal to ride your bike on the sidewalk in the downtown once you cross Second Street. She further testified that the trees along Front Ave. should not be eliminated since they block the parking structure which softens the building and makes it more pleasing to look at.

Susan Snedaker, Coeur d'Alene.

Ms. Snedaker testified that 1st Street is owned by the public and is open for public access including that portion of the circular parking lot that sits within the 1st Street right of way.

Doug Eastwood, Coeur d'Alene.

Mr. Eastwood testified that he is the former City Parks Director and he explained that one of the desires of the McEuen Park project was to create a connection with City Park and alleviate the bottle neck of pedestrian traffic in this area. Mr. Eastwood testified that he believes the proposed alignment of the Centennial Trail is an improvement over the current alignment and that the proposed changes will help alleviate the bottle neck of people during the busy parts of the year. He testified that where there is a high volume of pedestrian and bike traffic, such as through McEuen Park, separated paths for each is the best alternative if there is sufficient room. He testified that the existing 8 foot wide Centennial Trail is way too narrow for the number of existing users and that widening the sidewalk to 16 feet would be an improvement over the proposed 14 foot sidewalk.

B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the Planning Commission:

B8A. The proposal is in conformance with the Comprehensive Plan. This is based upon the following policies:

We find that the proposed amendments, which would open up views from the downtown area to the lake (when looking West on Sherman Ave.) as well as provide enhanced connectivity between the two downtown parks complies with the adopted Comprehensive Plan. Specifically, we find that Objectives 1.05 (protecting views of the lake), 1.03 (encourage visual access to the lake), 1.11 (attention to pedestrian usability) and 1.16 (pedestrian and bicycle connectivity) support the approval of this request.

B8B. The design and planning of the site is compatible with the location, setting and existing uses on adjacent properties.

The proposed amendments to the approved PUD seek to change the pedestrian/bike facility layout,

remove the circular parking lot and remove street trees while making other changes to landscaping areas. The proposed landscaping changes are consistent with the existing landscaping on the site and we find that they are also compatible with existing uses on adjacent properties.

With regard to removing street trees along Sherman Ave. and Second Street, testimony was received from Sydney Smith, that the existing street trees do not block view of the lake because the foliage is above the site lines of a person. However, Dell Hatch, the applicant's landscape architect and John Barlow, the applicant's representative, testified that when looking towards the lake from Sherman Ave. that the trees block the views of the lake. When viewing the photographs contained in the staff presentation, we find that both viewpoints are correct. For a person driving or walking past the Resort grounds, the tree foliage is high enough that it does not block the views of the lake. However, when looking West down Sherman Ave. towards the lake, those views are encumbered likely because of the change in elevation. Given that, and the special status of lake views in our Comprehensive Plan, we find that removing the street trees along Sherman Ave. and Second Street, will improve views of the lake from adjacent properties and thus this requirement is satisfied in this regard.

Concerning the removal of street trees along Front Ave. near the parking structure, testimony was received from Patty Jester that these trees should not be removed as they help conceal the parking structure. However, Dell Hatch, the applicant's landscape architect, testified that those trees are unhealthy and need to be removed but that they are increasing the landscaping in that area. As such, we determine that design and planning for the landscaping in this area also meets this requirement.

With respect to the removal of the circular parking lot, both Sydney Smith and Susan Snedaker testified that the parking lot should not be removed. Mr. Smith specifically testified that it should be retained as handicapped accessible parking. John Barlow, the applicant's representative, testified that the circular parking lot was designed to serve a potential restaurant that will not be constructed as such it is not need and that area will be better served by increasing the green space. As noted in the staff report, there is adequate parking in the Resort parking structure to meet the needs of the development. As such, we conclude that the proposed removal of the circular parking lot also meets this requirement.

Finally, in this regard, there was significant testimony regarding the adequacy of the design's treatment of pedestrian and bicycle facilities. For the reasons articulated concerning Finding B8D below, we find that this requirement is met with regards to the site design for pedestrian and bicycle facilities.

B8C The proposal is compatible with natural features of the site and adjoining properties. In the case of property located within the hillside overlay zone, does not create soil erosion, sedimentation of lower slopes, slide damage, or flooding problems; prevents surface water degradation or severe cutting or scarring; reduces the risk of catastrophic wildfire in the wildland urban interface; and complements the visual character and nature of the city.

The proposed amendments to the PUD do not change any elements of the approved plan that impact its compatibility with existing natural features on the site or adjoining properties. As such, we find that this requirement is not applicable to this request.

B8D The location, design, and size of the proposal are such that the development will be adequately served by existing streets, public facilities and services.

There was no testimony or other evidence received regarding the adequacy of existing public services or facilities other than facilities for bike and pedestrian use. As such, we find the staff report analysis that the proposed amendments to the existing PUD will be adequately served by the existing public services, streets and facilities is persuasive.

With respect to pedestrian and bicycle facilities, considerable testimony was received that indicated that this area is highly congested during the summer months with conflicting demands and needs for pedestrians and bicyclists and that the current sidewalks/Centennial Trail are inadequate to serve the needs of the development. The bulk of the testimony received indicated that the proposed changes to the sidewalks/Centennial Trail are an improvement over the existing facilities. However there was disagreement over whether a joint use sidewalk of 14 feet was sufficient to meet the needs of pedestrians and bicyclists in this area or whether increasing the width to 16 feet would better meet the capacity needs. The City Engineer and Dell Hatch, the applicant's landscape architect, both testified that removing the existing Centennial Trail and creating a 14 foot joint use sidewalk along Sherman Ave. would improve the safety of this corridor by increasing the congestion and thereby slowing down bike traffic. However, Mr. Hatch also concurred with the testimony of John Bruning and others that cyclists who ride fast are likely to bypass this area entirely calling into question the need to decrease capacity to decrease speed. Additionally, Doug Eastwood testified that 16 feet in width would be an improvement over the planned 14 foot wide joint use sidewalk. Given this conflicting testimony, we determine that the proposed joint use sidewalk along Sherman Ave. is an improvement over the existing public sidewalks/Centennial Trail through the PUD and will serve the needs of the public. We reach this decision by erring on the side of safety and realizing that because the bulk of the sidewalk, be it 14 or 16 feet wide, is within City right of way and outside the PUD boundary, the City Council can determine what is an appropriate width when approving the design plans.

B8E The proposal does provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes.

Based on the staff report we find that the current PUD provides approximately 33% of the land area as usable open space. The proposed amendments would remove the circular parking lot and replace it with open space which would increase the open space percentage. As such, we find that this requirement is satisfied.

B8F Off-street parking does provide parking sufficient for users of the development.

Based on the staff report, there are 550 parking spaces available for use in the parking structure in the PUD. The staff's analysis that this provides sufficient parking for the users of the PUD is persuasive especially based on the testimony of Mr. Barlow who testified that the 10 parking spaces in the circular parking lot were designed to serve a restaurant that the applicant has no plans to build. Given that testimony, and the condition that the applicant will no longer be authorized to build a restaurant in the vicinity of the boardwalk and boardwalk bar, we find that this requirement is satisfied.

B8G That the proposal does provide for an acceptable method for the perpetual maintenance of all common property.

Based on the staff report, we find that the PUD has been in existence since 1983 and an agreement concerning the maintenance of the PUD elements has been in place since that time. None of the proposed PUD amendments impact that agreement. As such, we find that there is an acceptable method for the perpetual maintenance of the common property.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of HAGADONE HOSPITALITY CO. for approval of the planned unit development, as described in the application should be **approved**.

Special conditions applied are:

1. Where the trail enters the Resort PUD from 2nd Street, the curve to the north along 2nd Street should have a gentler radius to reduce the grade of the path up to Sherman Ave.
2. The restaurant or other facility in the vicinity of the boardwalk/boardwalk bar cannot be constructed and is removed from the improvements authorized by the PUD.

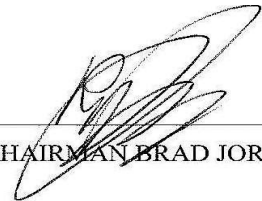
Motion by Evans, seconded by Haneline, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Evans	Voted Yes
Commissioner Luttrupp	Voted Yes
Commissioner Haneline	Voted Yes

Commissioners Bowlby and Messina were absent.

Motion to approve carried by a 3 to 0 vote.



CHAIRMAN BRAD JORDAN

**COEUR D'ALENE CITY COUNCIL
FINDINGS AND ORDER**

A. INTRODUCTION

This matter having come before the City Council on February 4, 2014, and there being present a person requesting approval of Item: PUD-1-83m.3 a request for a modification to a planned unit development known as Coeur d'Alene Resort PUD.

APPLICANT: HAGADONE HOSPITALITY

LOCATION: 6.5 ACRES KNOWN AS THE COEUR D'ALENE RESORT

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

(The City Council may adopt Items B1-through7.)

- B1. That the existing land uses are – Off-street parking, hotel, motel, restaurant/lounge, convention center, marina, retail sales and open space.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-3 and DC.
- B4. That the notice of public hearing was published on, January 18, 2014, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, January 21, 2014, which fulfills the proper legal requirement.
- B6. That 137 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on January 17, 2014.
- B7. That public testimony was heard on February 4, 2014.
- B8. Pursuant to Section 17.07.230, Planned Unit Development Review Criteria, a planned unit development may be approved only if the proposal conforms to the following criteria to the satisfaction of the City Council:

B8A. The proposal **(is) (is not)** in conformance with the Comprehensive Plan. This is based upon the following policies:

B8B. The design and site planning **(is) (is not)** compatible with existing uses on adjacent properties. This is based on

- | | |
|--------------------------------------|----------------|
| Criteria to consider for B8B: | |
| 1. Density | 6. Open space |
| 2. Architectural style | 7. Landscaping |
| 3. Layout of buildings | |
| 4. Building heights & bulk | |
| 5. Off-street parking | |

B8C. The proposal **(is) (is not)** compatible with natural features of the site and adjoining properties. This is based on

- | | |
|--------------------------------------|--------------------------------|
| Criteria to consider for B8C: | |
| 1. Topography | 3. Native vegetation |
| 2. Wildlife habitats | 4. Streams & other water areas |

B8D. The location, design, and size of the proposal are such that the development **(will) (will not)** be adequately served by existing public facilities and services. This is based on

Criteria to consider for B8D:

1. **Is there water available to meet the minimum requirements for domestic consumption & fire flow?**
2. **Can sewer service be provided to meet minimum requirements?**
3. **Can the existing street system accommodate the anticipated traffic to be generated by this development?**
4. **Can police and fire provide reasonable service to the property?**

B8E The proposal **(does) (does not)** provide adequate private common open space area, as determined by the Commission, no less than 10% of gross land area, free of buildings, streets, driveways or parking areas. The common open space shall be accessible to all users of the development and usable for open space and recreational purposes. This is based on

B8F Off-street parking **(does)(does not)** provide parking sufficient for users of the development. This is based on

B8G That the proposal **(does) (does not)** provide for an acceptable method for the perpetual maintenance of all common property. This is based on

C. ORDER: CONCLUSION AND DECISION

The City Council, pursuant to the aforementioned, finds that the request of HAGADONE HOSPITALITY for approval of the planned unit development, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are:

1. Where the trail enters the Resort PUD from 2nd Street, the curve to the north along 2nd Street should have a gentler radius to reduce the grade of the path up to Sherman Ave.
2. The restaurant or other facility in the vicinity of the boardwalk/boardwalk bar cannot be constructed and is removed from the improvements authorized by the PUD.

Motion by _____ seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Council Member Gookin	Voted _____
Council Member Edinger	Voted _____
Council Member Evans	Voted _____
Council Member McEvers	Voted _____
Council Member Adams	Voted _____
Council Member Miller	Voted _____

Mayor Widmyer Voted _____ (tie breaker)

Council Member(s) _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

MAYOR STEVE WIDMYER

MEMORANDUM

DATE: JANUARY 10, 2014
FROM: RENATA MCLEOD, MUNICIPAL SERVICES DIRECTOR
RE: APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2014 ANNUAL ACTION PLAN.

DECISION POINT:

- Approval of the Community Development Block Grant (CDBG) Plan Year 2014 Action Plan estimated in the amount of \$297,298.

HISTORY: The City of Coeur d'Alene receives a direct allocation of HUD Community Development Block Grant (CDBG) funds. Each year the City is required to complete an annual action plan in accordance with the adopted citizen participation plan. The Action Plan document is intended to be an outline regarding how the City intends to spend the CDBG funds, as well as, fulfill the program reporting requirements. A 30-day public comment period was held between December 20, 2013 and January 21, 2014. A public workshop was held December 18, 2014, with one citizen attending. His one desire was to continue ADA improvements to the city sidewalks. No additional public comments were received.

FINANCIAL: The Plan Year 2014 allocation is estimated to be \$297,298, which cannot be verified until the Federal government finalizes their budget. HUD has requested that cities utilize a percentage system to avoid a huge submittal of future substantial amendments (if dollar estimates are off by 20% substantial amendments are required). The following is a breakdown of the proposed budget on a percentage basis with estimated dollar amounts for your information.

Funding amount (<i>Percentage to stay the same no matter what the final allocation</i>)	Line Item
8.5% (\$25,270.33)	Housing Needs Assessment
17% (\$50,540.66)	Sidewalk Accessibility/Repairs
13.5% (\$40,135.23)	Emergency Minor Home Repairs
41% (\$121,892.18)	Community Grants
20% (\$59,459.60)	Administration (PAC Contract, Advertising, brochures, training, Consolidated Plan Update)
\$297,298	

- **DECISION POINT:** Approval of the Community Development Block Grant (CDBG) Plan Year 2014 Action Plan estimated in the amount of \$297,298.

Expected Resources

AP-15 Expected Resources

Introduction

The City of Coeur d'Alene does not have any anticipated resources at its disposal for the Strategic Plan, other than CDBG funding. The City hopes to have a partnership with at least one project using one of the following to leverage CDBG funds: Tax Credit, HUD 811, HUD 202 or HOME funds, over the next five years. **Please note that all funding is based on anticipated figures – the Annual Action Plan budget/allocation amounts will be updated after the final allocation from Housing and Urban Development is received.**

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	297,298	0	0	297,298	863,404	

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Coeur d'Alene receives no federal funding in addition to CDBG for housing and non-housing community development and there are no matching requirements for the City's CDBG program. IHFA is the Public Housing Authority (PHA) for the region and administers the Section 8 program. The estimated amount available to assist households through the Section 8 Housing Choice Voucher Program during Plan Year 2014 is \$2,032,415 in the City of Coeur d'Alene and \$2,672,075 for Region 1 under the Project-Based Section 8 Program.

Although the City of Coeur d'Alene is not a direct recipient of any IHFA funding/grants, the projected amount of funding for the Coeur d'Alene area is approximately \$3,500,000 through Supportive Housing Program (SHP) and Emergency Shelter Grants (ESG), including Community Housing Development Organization (CHDO) funding and Homelessness Prevention and Rapid Re-housing (HPRP) grants. These funds are managed by St. Vincent de Paul as the recipient of IHFA funding for north Idaho and they have assisted over 2,050 individuals into housing with these funds within Kootenai County during 2013. The Helping Empower Local People (H.E.L.P.) Center, a one-stop-shop, in Coeur d'Alene is the focal point for outreach and service to individuals and families seeking assistance. Funding for these programs is currently projected to remain similar for PY 2014.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

St. Vincent de Paul is leasing land owned by the City located at 102 Homestead Avenue. They received a HUD 811 grant, and constructed a 14-unit apartment complex on the property. Although no CDBG funds were used for this project, it does meet the goal to increase the supply of affordable rental units. St. Vincent de Paul also leases and manages the 106 Homestead Avenue 7-unit LMI housing facility owned by the City. This property was purchased by the City using CDBG funds over a 4 year period.

Discussion

Additional resources from private, state and local funds will be leveraged as opportunities arise for the City to partner with in order to further each goal in this plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1-Increase For Sale Affordable Housing	2013	2018	Affordable Housing		Water/Sewer Improvements	CDBG: \$0	
2-Increase Affordable Rental Housing	2013	2018	Affordable Housing Homeless Non-Homeless Special Needs		Housing Needs for Benefit of LMI Persons	CDBG: 8.5%	Housing Needs Assessment
3-Sidewalk Accessibility	2013	2018	Non-Housing Community Development		ADA modifications to public facilities Sidewalk Repairs/Accessibility	CDBG: 17%	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Estimated 350 Persons Assisted
4-Neighborhood Revitalization	2013	2018	Non-Housing Community Development		Water/Sewer Improvements Sidewalk Repairs/Accessibility Housing Rehabilitation	CDBG: 13.5%	Homeowner Housing Rehabilitated: Estimated 8 Household Housing Unit
5-Economic Development	2013	2018	Non-Homeless Special Needs				
6-Public Service	2013	2018	Non-Homeless Special Needs		Public Services	CDBG: \$0	

Table 2 – Goals Summary
Draft Annual Action Plan
2014

Projects

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Emergency Minor Home Repair & Accessibility Improvements Program (EMRAP)		4-Neighborhood Revitalization	Water/Sewer Improvements Sidewalk Repairs/Accessibility Housing Rehabilitation	CDBG: 13.5%
Increase Affordable Rental Housing		2-Increase Affordable Rental Housing	Housing Needs Assessment for Benefit of LMI Persons	CDBG: 8.5%
Sidewalk Accessibility		3-Sidewalk Accessibility	ADA modifications to public facilities Sidewalk Repairs/Accessibility	CDBG: 17%
Community Grants Opportunity				CDBG: 41%
General Administration				CDBG: 20%

Table 3 – Project Summary

AP-35 Projects

Introduction

Plan year 2013 brought the conclusion of two long-term projects allowing for accomplishment data to be entered. The first project completed was the 106 Homestead Avenue property acquisition for the preservation of 7 units of rental housing for LMI persons began in PY2010 and the City of Coeur d’Alene has now been fully reimbursed for fronting the costs. The final payment was made with 2013 funds. The second project was the second phase of a two-year project for sidewalk repairs along Harrison Avenue to bring the sidewalks into ADA conformance within two LMI census tracts.

This year the City has planned, through a competitive bidding process, to have a Housing Needs Assessment completed. The City feels that this assessment, when completed, will help them plan future CDBG funding allocations based on the findings. The City of Coeur d’Alene anticipates funding several Community Grant Opportunity projects; which is allowed for a variety of eligible programs. This program is a competitive and/or informal bid proposal that will be awarded based on the review of the City’s Ad Hoc Committee. City residents will also benefit from the EMRAP program’s continuation this year due to popular demand. The final project planned for this year includes more sidewalk repairs to bring the sidewalk into ADA conformance with LMI census tracts. This project area has yet to be determined.

A draft copy of the Annual Action Plan was made available to the public December 20, 2013. Copies could be obtained on the City’s website or by request at City Hall. As required by the City’s Citizen Participation Plan a 30-day public comment period was held from December 20, 2013 to January 21, 2014. This notice was advertised in the local newspaper on December 20, 2013. A public workshop was held December 18, 2013, with one citizen attending. His one desire was to continue ADA improvements to the city sidewalks. No additional public comments were received.

#	Project Name
1	Increase Affordable Rental Housing
2	Emergency Minor Home Repair & Accessibility Improvements Program (EMRAP)
3	Sidewalk Accessibility
4	Community Grant Opportunity
5	General Administration

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City's plans for allocation priorities is focused toward the number of persons who can be helped and identifying projects that will produce the best benefit for the investment. One of the larger budget items (41%) for Plan Year 2014 is to fund several Community Grant Opportunity projects, which is applied through a competitive and/or informal process; appropriate projects may be located anywhere as long as the beneficiaries are LMI residents of Coeur d'Alene. No specific projects have been identified to date; however, the City anticipates receiving plenty of applications for a responsible and effective grant project when the Request for Proposals is made available to the public. Providing grants to existing organizations allows the City to be efficient with their CDBG grant funds while preventing a duplication of services. The City's Emergency Minor Home Repair & Accessibility Program (EMRAP) (13.5%) is available to homeowners within the City limits who meet the income eligibility and program requirements. This program occurs throughout the community, as it is not a geographically based program. The EMRAP program has been very successful in the past six years and continued project funding is frequently requested in public forums. More applications are received than can be funded every year. Funding for sidewalks has been determined as another priority using (17%) of the allocation for an as of yet unknown project; the City will use census data to determine an area wide benefit using LMI census tracts, facilitating ADA conformance among many other benefits. The proposed budget allocates 80% of all funds to be utilized to benefit LMI. The average over the past six years has been 82% of funding used for LMI benefit, due to the remaining funds being used for administration.

The City has based the budget and allocations on the best information available at the time this document was created. The final budget line-item figures will be based in accordance to the percentages proposed regardless of final PY 2014 allocation from HUD.

AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Coeur d'Alene, Idaho is located on the north shore of Lake Coeur d'Alene and extends north to Hayden. The eastern portion of Coeur d'Alene is bordered by the jurisdictions of Fernan Lake and Dalton Gardens, which have autonomous governing bodies, but share a zip code with Coeur d'Alene. To the west are the cities of Huetter and Post Falls.

The City of Coeur d'Alene does not have significant, dense areas of low-income residents nor are there areas of racial/minority concentration; the total minority population (2000 census) is less than 5%. The City of Coeur d'Alene does use Census Tract mapping when conducting planning activities for projects under the CDBG Entitlement program (for example sidewalk repair/replacement).

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's planning is focused more toward the number of persons who can be helped, and identifying projects that will produce the best benefit for the investment.

Discussion

Not applicable.

Affordable Housing

AP-55 Affordable Housing

Introduction

Affordable housing programs available to Coeur d'Alene residents include the Low Income Housing Tax Credit (LIHTC) program, the HOME program, the Project-Based Section 8 program, and the Section 8 Housing Choice Voucher program. Combining the LIHTC, HOME, and Project-Based Section 8 programs, there are 869 family units, 461 elderly units, and 175 handicapped accessible units in Coeur d'Alene offering subsidized rental housing.

As of now, there were 12 LIHTC and HOME developments in Coeur d'Alene. These developments had 554 family units, 145 units for seniors, and 108 were accessible to persons with disabilities.

Since 2007, CDBG funds were leveraged to construct four rental units with HUD 811 grants. Although no CDBG funds were used, through a lease of City-owned land, the City supported 37 units of HUD 202 units and fourteen units of HUD 811 units. CDBG funds also leveraged IHFA tax credit allocations for an additional 77 affordable units in the City of Coeur d'Alene.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Habitat for Humanity of North Idaho used CDBG funds for constructing infrastructure to support a four-unit housing development in mid-town Coeur d'Alene. The first of the housing units were occupied during the 2010 calendar year, the second in 2011, and the third in 2012. Although the fourth and final home was completed in 2013, Habitat for Humanity has not been able to place an eligible occupant in this unit. Habitat for Humanity continues its efforts to obtain a qualifying individual or small family to take possession of this home. Providing homes for purchase by low/moderate income persons is a goal of the City, but one that takes more time and resources than other City goals.

The City has also partnered with St. Vincent de Paul, by leasing City owned property to house a total of 53 LMI rental units managed by St. Vincent de Paul. Additionally, St. Vincent de Paul recently completed construction of a 14-unit apartment complex funded by a HUD 811 grant and built on City owned

property. Although no CDBG funds were used for this project, it does meet the goal to increase the supply of affordable rental units.

AP-60 Public Housing

Introduction

The City of Coeur d'Alene does not oversee a PHA and there are no public housing units in the City.

Actions planned during the next year to address the needs to public housing

IHFA serves the housing needs of the Idaho Panhandle, including the City of Coeur d'Alene. IHFA has an established system for providing service, which is well received within the region.

IHFA administers the Section 8 program in the City of Coeur d'Alene. During 2013 IHFA put \$2,672,075 into Region One for project-based Section 8 activities. The Section 8 Housing Choice Voucher program provided \$2,032,415 in vouchers to 458 families in the City of Coeur d'Alene. The estimated amount available to assist households during Plan Year 2014 is based on 2013 figures and projected to be approximately the same.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Coeur d'Alene agreed to have the North Idaho Housing Coalition (NIHC) administer the Neighborhood Stabilization (NSP) funds. NIHC works in Kootenai County. Of the approximately 88 families assisted since 2009, 20 have been Coeur d'Alene residents. The City of Coeur d'Alene strongly supports NIHC's goal to help provide affordable and workforce housing.

NIHC works with families that are LMI; approximately 30% of the total families assisted are at 50% of the median and below and 80% of the total families assisted are at 120% of the median and below. NIHC spent \$7,770,738 through 2013 in NSP funding throughout the Kootenai County area. An additional \$2,000,000 is anticipated for 2014.

Through the use of the NSP funding, NIHC works to acquire foreclosed homes and rehabilitates them as needed. The homes are then marketed to potential buyers that meet the NSP qualifications. NIHC assists qualified buyers with closing costs and mortgage reductions, based on need. Buyers obtain a mortgage loan through the lender of their choice and sale proceeds are returned to the NSP program managed by IHFA.

NIHC requires participants to contribute a minimum of \$500 toward the housing purchase and to participate in credit counseling if needed. Participants also contribute to the community by donations of time through the Deeds of Distinction program. Several local non-profits have benefitted from over 400 hours of service, such as the Food Bank, St. Vincent de Paul, Family Promise, United Way, Special Olympics and numerous churches and schools.

NIHC also received a \$1,600,000 HOME grant in August 2012 to assist families with incomes at or below 80% of the area median income in purchasing a home. This program is similar to the NSP program (purchase, rehabilitation, and reselling) but is not limited to foreclosed properties.

The City has a City Council member acting as a liaison that attends meetings with NIHC and will concentrate on identifying new avenues for partnerships to expand on accomplishments to date in Plan Year 2014.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA has not been designated as troubled, and the City feels it would be redundant, expensive, and inefficient for the City of Coeur d'Alene to attempt to create a jurisdictional service separate from the current program. The likelihood of failure is unforeseeable; however, if the system were to fail, the City would work with the State and local service organizations to determine the best method of forming a new system.

Discussion

The City continues to consider all partnership opportunities that may arise with local and statewide agencies for affordable housing projects within the city limits of Coeur d'Alene for LMI residents.

AP-65 Homeless and Other Special Needs Activities

Introduction

The City receives no funding beyond their CDBG Entitlement for the homelessness activities. St. Vincent de Paul distributes McKinney-Vento funding through the SHP, ESG, and S+C. During 2013 approximately \$1,200,000 was used to provide 82 different types of services to 2,069 (unduplicated) individuals, including clothing, food, utility, rental assistance, and vouchers. The funding for PY 2014 is expected to remain the same.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's 10-Year Plan to End Homelessness estimates that in 2013 there are 379 homeless individuals on the street, in shelters, and transitional housing. In January 2014 a new Point-in-Time Count of area homeless individuals will be conducted to update of understanding of the current situation. Aggregate statistics are collected for Kootenai County, not just Coeur d'Alene, but Coeur d'Alene is part of the coordination for this effort. Over \$5.5 million in services is already being provided in Coeur d'Alene and the surrounding community. Approximately 17,000 points of service were provided to the homeless, including warming shelters, which open when the temperature falls below 25 degrees. Housing First, administered by St. Vincent de Paul, is a model that has been promoted by the federal government and used as funding allows.

Currently, the 10-Year Plan to End Homelessness Committee is working toward focusing on one identified area per year to increase understanding and results in specific efforts. The one-stop-shop concept of the H.E.L.P. Center became reality in 2008 and continues to assist a majority of the people in need throughout the county. And in going forward the

Homelessness is a chronic problem and may never be totally eliminated. Some barriers to ending homelessness such as poor and non-existent housing stock and lack of jobs can be addressed by local governments, though correcting these problems are not quick, easy, or inexpensive fixes.

Barriers created or exacerbated by the homeless individuals are varied, as are the methods to mitigate those barriers. Lack of education, job training, and financial management skills can be provided through government-funded programs; the success of those efforts is unpredictable and not always permanent, and depends on a certain level of commitment by the homeless individual. Barriers involving health and mental health issues require different, and often more expensive resources, and a greater commitment to change by the homeless person.

Plans and programs can provide resources, encouragement, even a system of rewards or punishments, but no one solution will work for everyone. The City and other partners in the Plan to End Homelessness will concentrate their efforts on helping as many persons as possible, using all resources at their disposal.

The City's 10-Year Plan to End Homelessness will be a living document; implementation and periodic reviews of the Plan are vital to the success of the plan. The City and partner agencies intend to work with and include citizens that are homeless and/or have been homeless to find and address gaps in the system.

The full plan is available on the City's website at:

http://www.cdaid.org/mod/userpage/images/city_10_year_homeless_plan.pdf

Addressing the emergency shelter and transitional housing needs of homeless persons

The City works closely with local organizations such as St. Vincent de Paul, NIHC, the Committee to End Homelessness, IHFA, the Region 1 Coalition for the Homeless (Continuum of Care) and other government and non-profit organizations to identify area of need and appropriate activities to mitigate the problems as resources allow.

For persons experiencing homelessness and women who are domestic violence victims, there are six emergency shelters in the County to assist them: Children's Village, St. Vincent de Paul Women's Shelter, St. Vincent de Paul Men's Shelter, St. Vincent de Paul Daily Shelter, St. Pius Church, the North Idaho Violence Prevention Center (Women's Center) and the Post Falls Police Department (which is the only emergency shelter located outside of Coeur d'Alene). Together, these shelters provided over 9,700 bed nights for men, women and families with children in need of housing because they are homeless.

Family Promise of North Idaho is an interfaith effort to assist homeless families achieve independence. The focus of Family Promise is to keep families together by allowing them to sleep in one of seventeen local host churches, for a week at a time for up to 90 days. Families receive support services, food, and a temporary safe place to sleep.

Fresh Start provides a drop-in facility for the homeless and mentally ill to clean up and receive clothes and food. They also offer computers with internet connection to facilitate job searches and communication with family and other support systems. A mail drop address is provided to further the communication support services they offer. Fresh Start stays open all night, beginning at 7:00 p.m., when the temperatures are expected to drop below 25 degrees and a free medical clinic, Dirne Community Health Center, is available every Thursday morning and some Saturdays.

Union Gospel Mission is a faith-based organization out of Spokane, Washington that has recently expanded across state lines. They offer a long-term residential recovery center for women with children and women with substance abuse problems. It is located in mid-town Coeur d'Alene and the City granted a special use permit to change from a residential zoning to better facilitate their expansion. Short-term emergency help is also available on a limited basis. Food, shelter, clothing, one-on-one and group therapy sessions, life-skills classes, and a medical clinic are some of the resources they offer.

Under a HPRP grant, St. Vincent de Paul has been tracking accomplishment in two categories: homeless prevention and rapid re-housing. Under the homeless prevention program 131 have been served; and under the rapid re-housing program 152 individuals have been served from April 2011 through March 2013. Additionally, St. Vincent de Paul operates a homeless family shelter under an Angel Arms grant they received providing funding for ten single unit apartments for chronically homeless individuals. The program also provides intensive weekly case management, which begins with self-sufficiency plan that includes job training services, substance abuse counseling, Life Skills classes, parenting classes, and financial literacy classes.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City's 10-Year Plan to End Homelessness describes the following approaches to combat homelessness in the Coeur d'Alene area, which will continue to be the focus areas of the City's efforts: (1) Develop better data collection and coordination of agency efforts; (2) Identify and increase the inventory of available affordable housing stock; (3) Improve economic development opportunities and coordinate the response among local governments; (4) Deploy the Housing First model for Permanent Supportive Housing; (5) Create a one-stop-shop to end the practice of having individuals who are struggling and have no transportation, from being "bounced" from one agency (and location) to the next when seeking services; (6) Increase community awareness to draw new and concerned voices to the table to help win the battle against homelessness.

The City will continue to support the efforts of local service providers and the School District through its 10-Year Plan to End Homelessness. The Region 1 Homeless Coalition has now joined forces with this committee to help in their efforts to end homelessness.

The Coeur d'Alene School District #271 has identified over 276 homeless children and has taken steps to assist families in working with existing community resources and state resource service providers. It is, and will continue to be, important to work together to surround the families with needed services and long-term housing opportunities. Housing is very important to the child's ability to function in the educational environment.

The School District is continually working toward removing barriers to education caused by homelessness and poverty. Through the use of school counselors, the District has been able to connect families with services. Often older students are connected directly to services, such as food backpack programs.

Goals/Benchmarks:

- To end homelessness for children within the School District. Strategies: The School District will continue to work with existing organizations to seek resources to house families and provide long term needed assistance.
- Break the generational cycle of homelessness and poverty. Strategies: (1) The School District will work with the homeless coalition and existing organizations to establish a job-training program for parents as well as youth; (2) Continue to provide and increase the number of after-school programs (e.g., CDA for Kids).
- Educate children and families to look at long-term goals. Strategies: A financial literacy program would help to educate families to look toward long-term goals.
- Continue to train District staff regarding the needs of homeless students. Strategies: Provide training materials and contact information.

St. Vincent de Paul operates a number of programs aimed at the transition to permanent housing and independent living such as the Fashions for your Future program that helps those looking for work to look their best. Youth are supported with programs such as Art on the Edge, an after-school program filled with public art projects and festivals teaching youth to use art as a tool for problem-solving, goal setting, self esteem and community values. Project Safe Place works directly with at-risk-youth and run-

away prevention.

An Americorp volunteer has been placed at the local Department of Labor to assist veterans with filling out applications for jobs, college, and scholarships. The volunteer also serves as a resource to connect veterans with services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City does not currently have a discharge policy or have direct responsibility for discharge planning and protocols for persons leaving publicly funded institutions or health care systems. These responsibilities are handled at the State level directly through the Department of Corrections and Health and Welfare for persons still enrolled in their systems as they are required to find suitable housing before discharge.

Discussion

The Region 1 Coalition for the Homeless (Continuum of Care) and their associated network is always looking to provide for those in need with housing, regardless of their history. This network of agencies is always looking for resources to add more bed spaces to accommodate the homeless individuals in the community. The City attends these monthly meetings and works to find partnerships to leverage additional project funding to further the goals under the 10-Year Plan to End Homelessness.

AP-75 Barriers to affordable housing

Introduction

As discussed in AP-55: Affordable Housing, there are affordable housing units within the city limits, but like the majority of cities, more affordable housing could always be used. The City of Coeur d'Alene encourages and supports affordable housing by looking for partnerships to add to the stock and intends to continue utilizing methods similar to those already used in the past where CDBG funds are leveraged produce the best benefit for the investment. An example of this method is evidenced by projects such as the partnership with Whitewater Development for the Riverstone Apartments where \$10,000 was used for architecture and engineering costs was leveraged to produce a \$6,350,000 facility with 38 out of 50 rental units reserved for LMI persons.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In 2011 an Analysis of Impediments to Fair Housing Choice (AI) included discussions on land use controls, zoning ordinances, building codes, and fees and charges. While this report is focused on fair housing it also provides valuable insight into affordable housing and the general housing climate in the City of Coeur d'Alene. The flexibility in the laws and awareness of housing issues by the leadership positions of the City assists in making the City both a desirable place to have and build affordable housing. The 2011 AI identifies no barriers in the community due to the above listed issues. The City has an even disbursement of residential, commercial, and industrial zoning with many areas of mixed use facilitating affordable housing near areas that offer jobs for the residents. Minimum lot sizes are among the lowest in the state, pocket residential has no lot size or setback minimums, and accessory dwelling units are allowed in all zoning districts with no special permits required; these are all identified as favorable conditions compared to industry accepted barriers.

Investigation into tax policies, growth limitations, and policies affecting the return on investment also reveal no significant barriers. In fact, the City has an incentive program called the Density Bonus Incentive which allows downtown projects to use a larger footprint of the parcel than current code generally allows as long as new workforce housing is built as part of the project. The workforce housing can be located on the same site or somewhere within the downtown core and its immediate surrounding district.

Discussion

The City has realized additional affordable rental housing through the purchase of 106 Homestead Avenue which is a 7-unit property and the completion of a HUD 811 on the neighboring property under a long-term lease to St. Vincent de Paul as a tax credit property.

Other major barriers facing households and individuals trying to obtain homeownership are the high unemployment rate and limitations regarding home loans for low/moderate income persons. The City has an excellent record of working with local organizations such as Jobs Plus to promote the City as an optimal place to establish a business. The local community college (North Idaho College) and Workforce

Development Center provide opportunities for individuals to upgrade and improve employment skills. The City is working with the University of Idaho, Lewis-Clark State College, and Idaho State University to finalize an education corridor and provide better opportunities for residents to reach a level of education or expertise that will assist them in achieving living wage employment while creating additional jobs at the colleges (e.g., professors, service workers, and building maintenance staff).

The City will continue to write letters of support for projects seeking LMI tax credits that fit the goals of the Consolidated Plan. The City continues to seek additional methods of encouraging developers to construct LMI housing.

AP-85 Other Actions

Introduction

Because the City's allocation of HUD funds is relatively small it is difficult to have a significant impact on the local area to further housing goals. The City prefers to reserve its financial resources for the projects already identified with measurable achievements. However, the City intends to continue being available as an educational resource for coordination and management and for letters of support.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work with local organizations such as St. Vincent de Paul, NIHC, the Committee to End Homelessness, IHFA, the Continuum of Care Coalition, and other government and non-profit organizations to identify areas of need and appropriate activities to mitigate the problems as resources allow. The H.E.L.P. Center is an excellent start to this process. The innovative partnership lead by St. Vincent de Paul provides office space and basic operating functions in a one-stop-shop so that LMI persons can make inquiries and receive services from employment searches to housing assistance to basic health care. The obstacles to meeting underserved needs are as varied as the individuals who seek assistance. As organizations and agencies record program activities including successes and failures, adjustments are made to the process, to incorporate the most effective methodologies and modify or eliminate those that are not working. The process is ongoing and as flexible (within the confines of established regulations) as possible to address the conditions and circumstances adherent to Coeur d'Alene.

Additionally, the City will continue to advocate to the community, the need for warming shelters and Project Homeless Connect.

Actions planned to foster and maintain affordable housing

The City encourages and supports affordable housing by looking for partnerships to add to the affordable housing stock and intends to continue utilizing methods similar to those already used in the past where CDBG funds are leveraged produce the best benefit for the investment. An example of this method is evidenced by projects such as the partnership with Whitewater Development for the Riverstone Apartments where \$10,000 was used for architecture and engineering costs was leveraged to produce a \$6,350,000 facility with 38 out of 50 rental units reserved for LMI persons.

Actions planned to reduce lead-based paint hazards

The City distributes lead hazard information pamphlets to any residents seeking information and with each application for the Emergency Minor Home Repair and Accessibility Improvement Program (EMRAP). The pamphlets are also available on the City's web page and within the customer service center where building permits are issued. Additionally, the City provided pamphlets and information to the local building contractors association.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy recognizes that individuals and their situations differ; there are those individuals who are capable of being gainfully employed and those who are not. Persons with debilitating diseases, persons with disabilities, and frail elderly are often limited in their ability to generate household income through employment. On the other hand, full-time employment does not

always provide sufficient income to lift a household out of poverty, and income assistance can become a disincentive to work.

The City has committed to a number of strategies to help reduce poverty including partnerships with organizations such as Jobs Plus for job creation and Lake City Development Corporation for economic development to provide better opportunities within the community. Also, there have been improvements to infrastructure including sidewalk repair/replacement in LMI neighborhoods to revitalize them which assists in alleviating burdens allowing people to focus their efforts elsewhere.

The City promotes workforce development and has been a strong supporter of the proposed education corridor, which will provide access for local residents to four institutions of higher learning (University of Idaho, North Idaho College, Lewis-Clark State College, Idaho State University). Additionally the Workforce Development Center offers job training and adult education opportunities beyond standardized secondary education.

Providing services to at-risk-youth is another priority for the City. Coeur d'Alene is diligent in seeking the best childcare regulations and encouraging growth of the industry so that working families can find affordable childcare. The City supports the local Head Start agency and agrees that education is an important step in eliminating the cycle of poverty. The City is pleased to have been a partner in the project to construct a Kroc Community Center in Coeur d'Alene. The Center has exceeded anticipated enrollment several times over since its opening and has a sliding scale for fees, allowing low-to-moderate income families and individuals to benefit from the Center's many programs at little or no cost.

Because transportation costs can be a large portion of the personal budget, the City of Coeur d'Alene is a partner with the Coeur d'Alene Tribe and other local jurisdictions in a regional bus system, CityLink, which provides transportation free of charge. The City contributes approximately \$46,000 annually to the program. Mid-size buses, approximately 32 passengers, run established routes from the southernmost point of the Reservation on US Highway 95 to Coeur d'Alene, Hayden, Post Falls and Rathdrum. Three routes have been established, two in the urban areas, and a third (the rural route) which connects the populations centers with the regions to the south. CityLink buses are accessible by ramp for persons who are physically unable to enter by the stairs and equipped with bicycle racks for those are combining modes of transportation. Unfortunately, City Link has experienced some budget cuts which has necessitated the reduction of some stops but the City has relayed the importance to the community of a stop close to the H.E.L.P. Center.

Actions planned to develop institutional structure

Many of the activities to assist low-to-moderate income persons, special needs individuals, the homeless, and other disadvantaged groups in Coeur d'Alene and Kootenai County area are delivered through an assortment of well established programs under the direction of established organizations and agencies such as IHFA and the Disability Action Center. Newer programs such as the H.E.L.P. Center, SHP, ESG and S+C are overseen by St. Vincent de Paul, or other local not for profit organizations. Additional non-profit efforts include Family Promise providing transitional housing for family and Community Action Partnership providing food bank services, weatherization, and circles (mentorship) program.

The City of Coeur d'Alene attends meetings on a regular basis to foster a communication network with

these agencies and to remain informed regarding local and regional programs. The City provides support as appropriate and practical, including web postings, information on the City's CDATV local broadcast station, distribution of printed materials, consultations and other aid as requested.

The City recognizes that agencies such as IHFA, who is recognized as the Public Housing Authority for the region for many years, have a well-established, successful, and time-tested process in place to deliver needed services to the area. It is the City's position that programs which are meeting the requirements of the residents should be encouraged to request assistance when needed, and that the City's nominal resources can be best used to support the network of organizations and programs already in place.

The City is the lead agency for the CDBG funding. The City has established goals under their Entitlement program, and works to integrate City planning and projects with the related activities of other agencies in the area using the Citizen Participation Plan, direct email requests, and various other methods of communications to facilitate this goal. The City does not plan to duplicate services of other established and successful programs.

The City's system of institutional structure is strong and well-coordinated, with little duplication of services. Gaps in delivery, if any, are typically a result of reduction in state and/or federal funding to supporting Continuum of Care organizations in their ability to carry out a complete service delivery system.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Coeur d'Alene receives no federal funding in addition to CDBG for housing and non-housing community development. IHFA is the PHA for the region and administers the Section 8 program in the City of Coeur d'Alene. During 2013 IHFA put \$2,672,075 into Region One for Project-Based Section 8 activities assisting North Idaho families. The Section 8 Housing Choice Voucher program provided \$2,032,415 in vouchers to 458 families in the City of Coeur d'Alene. The estimated amount available to assist households during Plan Year 2014 is based on 2013 figures and projected to be approximately the same.

The City is also partnering with St. Vincent de Paul by long-term leasing City owned property at 102 Homestead Avenue. This property is being used to house a HUD 811 project and a 14-unit rental property has been constructed at this site. No CDBG dollars were allocated for use at 102 Homestead Avenue.

The City will continue to attend IHFA quarterly housing roundtables and to support implementation of the 10-Year Plan to End Homelessness, which provides opportunities to discuss issues with most service providers within our community. Additionally, the City will continue attendance, support, and participation at the Region 1 Homeless Coalition meetings (Continuum of Care group).

Additional projected funding for the Coeur d'Alene area of approximately \$3,500,000 will be distributed through St. Vincent de Paul via the SHP, ESG, HPRP, CHDO, and other transitional housing grants. The established H.E.L.P. Center in Coeur d'Alene is the focal point for outreach and service to individuals and families seeking assistance. The City will continue to support and promote these efforts in coordination with the 10-Year Plan to End Homelessness.

The established H.E.L.P. Center in Coeur d'Alene provides a means for homeless, non-homeless and special-needs populations to access services. Numerous organizations and agencies assist LMI persons to participate by maintaining "office space" and conducting appointments at the Center, the services include housing, health care, social services, employment assistance, and Veteran's programs. The H.E.L.P. Center is an innovative partnership in which the City is contributing use of the old library building at a modest rent.

Discussion

The availability of funding is always a key issue in providing necessary services to the community. CDBG funds and other social service funds are vital and if they continue to be cut, as they have in the recent past, more services will be lost and some organizations may not survive. The City's CDBG makes some funds available for public services and/or community grant opportunities to area non-profits in order to help fill their gaps as program funding allows.

Program Specific Requirements

AP-90 Program Specific Requirements

Introduction

The City of Coeur d'Alene does not currently have any planned activities that would call for program income.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

The City of Coeur d'Alene's CDBG funds do not have any other program specific requirements to address at this time. Should any program income begin, HUD regulations would be followed on usage and reporting. No grant funds have been returned to the line of credit.