

**A SPECIAL CALL MEETING  
COEUR D'ALENE CITY COUNCIL  
TO BE HELD AT THE LIBRARY COMMUNITY ROOM**

**December 27, 2013**

**12:00 p.m.**

**AGENDA**

1. CALL TO ORDER
  
2. PUBLIC HEARING: (Legislative)  
Council Bill 13-1020 - Approval of the 2012 International Building Code with amendments, the 2012 International Existing Building Code, the 2009 Idaho State Plumbing Code, and the 20-12 International Fire Code (IFC).
  
3. Council Bill 13-1021 – Annexation A-1-13 - Annexation of Property at 3528 W. Seltice Way “The Old Atlas Mill Site”  
**As Recommended by the City Attorney**
  
4. EXECUTIVE SESSION: I.C. 67-2345 § (a) *To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.*
  
3. ADJOURNMENT

**POSTED: December 20, 2013**

# CITY COUNCIL STAFF REPORT

**DATE:** December 27, 2013  
**FROM:** Ed Wagner, Building Services Director  
**SUBJECT:** **Adoption of 2012 International Building Code, 2012 International Existing Building Codes and 2009 Idaho State Plumbing Code**

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**DECISION POINT** – Staff is requesting that Council approve the adoption of the 2012 International Building and Existing Building codes and the 2009 Idaho State Plumbing Code per the attached proposed Municipal Code amendments.

**HISTORY** – The State legislature has mandated jurisdictions currently issuing building permits and performing building code enforcement adopt the 2012 I-Codes prior to January 1, 2014, per Idaho Code 39-4116. This legislation is a continuation of the States' attempt to establish uniformity and consistency of building codes and promote health, safety and welfare of the occupants of homes, businesses, institutions, and entertainment establishments.

**FINANCIAL ANALYSIS** – We propose to maintain the current adopted fee schedule as currently adopted by resolution. We have involved the North Idaho Building Contractors Association (NIBCA) in this process with open communication and review of our draft adoption packet.

**PERFORMANCE ANALYSIS** – Good cause exists to propose amendments to the code adopted by the State Building Code Board. Most of the building departments within our area are consistent with the adoption and amendments within the proposal. Adoption of these Codes will provide consistency and establishes a basis for regulatory authority. In addition, through our local code enforcers' organization, local building officials continue to meet and discuss Code adoption, application, and interpretations. These meetings work toward uniform jurisdictional interpretations and applications of some of the new requirements that are reflected in the proposed code amendments. We continue to meet with NIBCA to encourage open communication between the parties. This has been working very well.

**QUALITY OF LIFE ANALYSIS** – Adoption of these Codes will establish minimum construction standards to insure the protection of public health, safety, and welfare.

**SUMMARY / RECOMMENDATION** – Staff recommends that Council finds the amendments are reasonably necessary and approve the adoption of the 2012 International Building Code, 2012 International Existing Building code and the 2009 Idaho State Plumbing Code.

# **City of Coeur d'Alene**

## **FIRE DEPARTMENT**

*“City of Excellence”*

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### **Staff Report**

**Date:** December 17, 2013

**From:** Glenn Lauper, Deputy Fire Chief

**Re:** City Council Adoption of the 2012 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal

**DECISION POINT:** Adopt the latest edition (2012) of the IFC along with all other adopted codes for this 3 year cycle.

**HISTORY:** The Coeur d'Alene Fire Department has a long standing tradition of adopting modern, up-to-date fire codes at the same time with other codes being adopted to adequately protect the public health, safety and welfare.

**FINANCIAL ANALYSIS:** The purchase of IFC code books are budgeted for every three years and the department conducts annual testing and certification of all fire fighters, fire inspectors and chief officers.

**PERFORMANCE ANALYSIS:** The Coeur d'Alene Fire Department currently reviews plans, inspects and approves all new construction projects in the CITY OF COEUR D ALENE. This year the Coeur d'Alene Fire Department will complete the inspections of nearly all commercial businesses in the city and will review this 5 year process and determine if inspection priorities will be changed.

**DECISION POINT/RECOMMENDATION:** Adopt the 2012 IFC as adopted by the Idaho State Fire Marshal.

ORDINANCE NO. 3475  
COUNCIL BILL NO. 13-1020

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AMENDING MUNICIPAL CODE SECTIONS 15.05.010, 15.08.005 AND 15.12.0100 TO ADOPT THE 2012 INTERNATIONAL BUILDING CODE, THE 2012 INTERNATIONAL EXISTING BUILDING CODE, THE 2009 IDAHO STATE PLUMBING CODE AND THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE STATE FIRE MARSHALL TOGETHER WITH AMENDMENTS AND REVISIONS THAT ARE REASONABLY NECESSARY TO PROTECT THE HEALTH AND SAFETY OF CITY RESIDENTS; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, after public hearing on the hereinafter provided amendments, and after recommendation by the Building Official and the Fire Chief, it is deemed by the Mayor and City Council to be in the best interests of the City of Coeur d'Alene that said amendments be adopted; and

WHEREAS, based on the information provided by the Building Official, the Mayor and City Council finds that good cause exists to adopt amendments to the International Building and Residential Codes that were not adopted by the Idaho State Building Code Board through the negotiated rule making process and that such amendments are reasonably necessary to protect the health and safety for the residents of Coeur d'Alene and to provide consistent regulations for builders in this region; NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene:

**SECTION 1.** *That Coeur d'Alene Municipal Code Section 15.05.010 is amended to read as follows:*

**15.05.010: ADOPTION; AMENDMENTS:**

A. ~~In order to protect the health, safety and welfare of the public and to prescribe regulations governing conditions hazardous to life and property, the City Council hereby adopts the 2009~~ The International Fire Code (IFC) as currently adopted by the Idaho State Fire Marshall, including together with any amendments or revisions thereto to the IFC adopted by the Idaho State Fire Marshall (IDAPA 18.01.50) is the applicable fire code for the City. except such chapters, portions or sections as are deleted, modified, amended or added as set forth herein:

1. ~~Appendix B, Section B105.1. Delete the exception.~~

~~2. Appendix D, Section D107.1. Delete the exceptions.~~

**SECTION 2.** *That Coeur d'Alene Municipal Code Section 15.08.005(A)(1) is amended to read as follows:*

**15.08.005: INTERNATIONAL BUILDING CODE; ADOPTION; AMENDMENTS AND DELETIONS:**

A. In order to protect the health, safety and welfare of the public and to prescribe regulations governing building and other construction, the City Council hereby adopts the following codes promulgated by the International Code Council except such chapters, portions or sections as are deleted, modified, amended or added as set forth herein:

1. The ~~2009-2012~~ International Building Code (IBC), prepared by the International Code Council, Inc., as adopted by the State of Idaho through the Idaho Building Code Board, together with any amendments or revisions to the IBC made by the Idaho Building Code Board through the negotiated rulemaking process, is adopted with the following exceptions or amendments:

a. Section 103.2 is not adopted.

b. Section 103.3 is not adopted.

c. Section 107.1 is amended to read as follows:

**107.1 General.** Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, structural observation programs and other data shall be submitted in one (1) paper set and one (1) PDF of the plan set on a CD for each application for a permit. The architectural construction documents shall be prepared by an architect licensed to practice by the State of Idaho. The building official shall have the option to stipulate that an Idaho licensed architect may submit construction documents that are proven to strictly adhere to the IBC provisions of Section 2308; Conventional Light-Frame Construction. The building official shall have the option to stipulate that an Idaho licensed engineer in the appropriate engineering discipline (structural, mechanical, electrical, civil, geotectonic, acoustical, etc.) of his or her expertise may submit supplemental construction documents supportive and complimentary to the architect's construction documents.

Where special conditions exist, the building official may authorize a registered professional engineer acting within the discipline of his or her expertise and at the stipulation of the building official acting jointly or in association with a licensed architect to prepare construction documents and require site construction observation for buildings or shelters not intended, designed or constructed for human habitation or occupancy.

**Exception:** The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional

of any architectural or engineering service in the erection, enlargement, alteration or repair of any building where such building to be or is used as a single family residence not exceeding three (3) stories in height and multiple height and multiple family residence of three adjoining dwelling units not exceeding three (3) stories in height. Or as a farm building or for the purpose of out buildings or auxiliary building in connection with such residence or farm premises or if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

Those individuals who furnish only interior design or decoration or space planning or space design services within existing structures which do not involve the construction or adherence to requirements of the International Building Code (IBC) including the Americans with Disabilities Act (ADA) American National Standard Accessible and Usable Building and Facilities ICC/ANSI-A117 will not be required to be a registered design professional. This exemption only allows the use of moveable partitions, rails, counters, cabinets, space dividers, furniture and similar types of equipment which do not exceed a height of five feet, nine inches above floor in the execution of the plans or design of a particular space or the creation of exits corridors, stairways and disturbances of existing structural components as defined by the IBC.

d. Section 107.3.4 is amended to read as follows:

**107.3.4.1 General.** When it is required that documents be prepared by a registered architect, the building official shall be authorized to require that the owner engage and designate on the building permit application a registered architect who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered architect or professional engineer in responsible charge who shall perform the duties required by the building official. The building official shall be notified in writing by the owner or the architect of record if the person who is in responsible charge is changed or is unable to continue to perform the required duties.

e. Section ~~406.1.4~~ 406.3.4 Separation. Replace Section 1 with the following:

The private garage shall be separated from the dwelling unit and its attic area, including supporting members with materials approved for one-hour fire-resistive construction on the garage side and a self-closing, tight-fitting solid-wood door 1 3/8 inches in thickness, or a self-closing, tight-fitting 20-minute fire-rated door, or solid or honeycomb steel doors not less than 1 3/8 inches (34.9 mm) thick, or doors in compliance with Section ~~715.4.3~~ 716.5.1 and 716.5.3.1. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

f. Section ~~709.3~~ 708.3 Fire-Resistance Rating. Delete Exceptions 1 & 2.

g. Section ~~717.4.2~~ 718.4.2 Groups R-1 and R-2. Delete Exception 3.

h. Table 1018.1 Corridor Fire-Resistance Rating. For an R occupancy, replace “0.5” hour required fire-resistance rating with a sprinkler system with “1” hour.

i. Section 1809.5 Frost Protection. Delete method 1 and replace with the following:

1. Extending below the frost line of the locality, with a minimum twenty-four (24) inches from ground surface to the bottom of a footing.

j. Add a new Section ~~1907.14~~ 1905.1.11 Minimum Reinforcement as follows:

Minimum reinforcement for foundation walls (unless closer spacing is specified by design or engineering specifications) which do not exceed four (4) feet in height shall be four (4) feet on center for vertical reinforcement and two (2) feet on center for horizontal reinforcement. Foundation walls over four (4) feet in height (unless closer spacing is specified by design or engineering specification) shall be eighteen (18) inches minimum on center for horizontal and vertical reinforcement. All continuous footings will require a minimum two (2) continuous horizontal reinforcing bars. Reinforcing bars shall be a minimum size of #4 and may be a minimum grade forty (40).

k. Section 2308.2. Delete Items 3.2 and 3.3.

**SECTION 3.** *That Coeur d'Alene Municipal Code Section 15.08.005(A)(6) is amended to read as follows:*

6. The ~~2009~~ 2012 International Existing Building Code (IEBC), prepared by the International Code Council, Inc., is adopted and shall be the existing building code of the municipality with the following amendments or exemptions:

a. Section 103.2 is not adopted.

b. Section 103.3 is not adopted.

**SECTION 4.** *That Coeur d'Alene Municipal Code Section 15.12.010 is hereby amended to read as follows:*

**15.12.010: ADOPTION:**

A. There is adopted by the city, for the purpose of prescribing regulations governing plumbing and construction to protect the health, safety, and welfare of the public, the ~~2003 uniform plumbing code~~ 2009 Idaho State Plumbing Code, including appendices A, B, D, E, G, H, I, J, K, and L, (herein ~~UPC-ISPC~~) as adopted by the state of Idaho at IDAPA 07, title 02, chapter 06 with amendments except such chapters, or portions as are herein deleted, modified, amended or added as follows:

1. Delete ~~U.P.C.~~ I.S.P.C. section 103.4.

2. Replace the exception to U.P.C. Delete I.S.P.C. section 1002.3 and replace with the following: For trap arms two (2) inches in diameter and larger, the change in direction shall not exceed one hundred eighty (180) degrees without the use of a cleanout.

3. IDAPA 07.02.06.011.16 is not adopted (amendment to Section 610.2). Delete Idaho state amendment to section 610.2 (IDAPA 07.02.06.001.09).

4. Delete I.S.P.C. Combined Systems section 1101.11.2.2.2.

B. The administrative authority appointed to enforce the plumbing code shall be the building official.

C. The fee shall be set by resolution of the city council.

D. Any provision contained in this code more restrictive than the provisions of the ~~uniform plumbing code~~ Idaho State Plumbing Code as they may, from time to time, be lawfully amended by the state shall take precedence over such ~~uniform plumbing code~~ Idaho State Plumbing Code.

**SECTION 5.** All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 6.** Neither the adoption of this ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective date of this ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the City of Coeur d'Alene City Council or the validity of any such action to be taken upon matters pending before the City Council on the effective date of this ordinance.

**SECTION 7.** The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein, and if such person or circumstance to which the ordinance or part thereof is held inapplicable had been specifically exempt therefrom.



**SECTION 8.** After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication shall be in full force and effect.

APPROVED, ADOPTED and SIGNED this 27<sup>th</sup> day of December, 2013.

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Sandi Bloem, Mayor

ATTEST:

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Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. \_\_\_\_\_  
2012 Building and Fire Code Adoption

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AMENDING MUNICIPAL CODE SECTIONS 15.05.010, 15.08.005 AND 15.12.0100 TO ADOPT THE 2012 INTERNATIONAL BUILDING CODE, THE 2012 INTERNATIONAL EXISTING BUILDING CODE, THE 2009 IDAHO STATE PLUMBING CODE AND THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE STATE FIRE MARSHALL TOGETHER WITH AMENDMENTS AND REVISIONS THAT ARE REASONABLY NECESSARY TO PROTECT THE HEALTH AND SAFETY OF CITY RESIDENTS; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; THE ORDINANCE SHALL BE EFFECTIVE UPON PUBLICATION OF THIS SUMMARY. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. \_\_\_\_\_ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

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Renata McLeod, City Clerk

**STATEMENT OF LEGAL ADVISOR**

I, Warren J. Wilson, am a Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. \_\_\_\_\_, 2012 Building and Fire Code Adoption, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this 27<sup>th</sup> day of December, 2013.

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Warren J. Wilson, Chief Deputy City Attorney

# **CITY COUNCIL STAFF REPORT**

**DATE:** December 27, 2013  
**FROM:** Renata McLeod, City Clerk  
**SUBJECT:** **Approval CB-13-1021 Annexation of Old Atlas Mill Property**

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**DECISION POINT** – Approval CB-13-1021 annexation of Property at 3528 W. Seltice Way known as the “Old Atlas Mill Property.”

**HISTORY** – On November 5, 2013 the City Council approved the Annexation Agreement and Ordinance for the annexation of 3528 W. Seltice Way. The City did not receive the signed annexation agreement before 30 days, which caused the Ordinance to expire. This approval will reapprove the same Ordinance, just under a new number. This Ordinance will be published after its approval and will finalize the annexation.

**FINANCIAL ANALYSIS** – No additional financial impact.

**SUMMARY / RECOMMENDATION** – Staff recommends approval CB-13-1021 annexation of Property at 3528 W. Seltice Way known as the “Old Atlas Mill Property.”

ORDINANCE NO. \_\_\_\_\_  
COUNCIL BILL NO. 13-1021

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTIONS 4, 9, & 10, TOWNSHIP 50, NORTH, RANGE 4W, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; CHANGING THE ZONING MAPS OF THE CITY OF COEUR D'ALENE; AMENDING SECTION 1.16.090, COEUR D'ALENE MUNICIPAL CODE, BY DECLARING SUCH PROPERTY TO BE A PART OF PRECINCT #43; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, after public hearing, the City Council finds it to be in the best interests of the City of Coeur d'Alene and the citizens thereof that said property be annexed; NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene, Kootenai County, Idaho:

**SECTION 1.** That the property as set forth in Exhibit "A", attached hereto and incorporated herein, contiguous and adjacent to the City of Coeur d'Alene, Kootenai County, Idaho, be and the same is hereby annexed to and declared to be a part of the City of Coeur d'Alene, Kootenai County, Idaho, and the same is hereby zoned as C-17 (Commercial) and R-12 (Residential at 12 units/acre) as depicted on the attached Exhibit "B", which by this reference is incorporated herein.

**SECTION 2.** That the Zoning Act of the City of Coeur d'Alene, known as Ordinance No. 1691, Ordinances of the City of Coeur d'Alene, be and the same is hereby amended as set forth in the preceding section hereof.

**SECTION 3.** That the Planning Director is hereby instructed to make such change and amendment on the three (3) official Zoning Maps of the City of Coeur d'Alene.

**SECTION 4.** That the above described property be and the same is hereby declared to be and shall be a part of Precinct #43, and that Section 1.16.090, Coeur d'Alene Municipal Code, be and the same is hereby amended to include the herein annexed property within the described boundaries of Precinct #43.

**SECTION 5.** All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 6.** After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication shall be in full force and effect.

APPROVED by the Mayor this 27<sup>th</sup> day of December, 2013.

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Sandi Bloem, Mayor

ATTEST:

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Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. \_\_\_\_\_  
**A-1-13 Annexation of 3528 W. Seltice Way – “The Old Atlas Mill Site”**

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTIONS 4, 9, & 10, TOWNSHIP 50, NORTH, RANGE 4W, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; CHANGING THE ZONING MAPS OF THE CITY OF COEUR D'ALENE; AMENDING SECTION 1.16.090, COEUR D'ALENE MUNICIPAL CODE, BY DECLARING SUCH PROPERTY TO BE A PART OF PRECINCT #43; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith AND PROVIDING A SEVERABILITY CLAUSE. THE ORDINANCE SHALL BE EFFECTIVE UPON PUBLICATION OF THIS SUMMARY. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. \_\_\_\_\_ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

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Renata McLeod, City Clerk

## **STATEMENT OF LEGAL ADVISOR**

I, Warren J. Wilson, am a Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. \_\_\_\_\_, A-1-13 Annexation of 3528 W. Seltice Way – “The Old Atlas Mill Site”, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this 27<sup>th</sup> day of December, 2013.

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Warren J. Wilson, Chief Civil Deputy City Attorney



**ANNEXATION DESCRIPTION  
OCTOBER 23, 2013**

TWO PARCELS IN THE SOUTHEAST QUARTER OF SECTION 4. A PORTION OF GOVERNMENT LOT 4 IN SECTION 9 AND A PORTION OF GOVERNMENT LOT 1 IN SECTION 10, ALL IN TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS (THE BASIS OF BEARING IS RECORD OF SURVEY BOOK 27, PAGE 001, RECORDS OF KOOTENAI COUNTY):

PARCEL 1:

COMMENCING AT THE CORNER COMMON TO SECTIONS 3, 4, 9 AND 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., KOOTENAI COUNTY, IDAHO, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS N 88°01'04" W;  
THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9, S 0°59'33" W, 25.00 FEET;  
THENCE LEAVING THE SAID EASTERLY LINE, N 89°32'30" W, 25.00 FEET TO THE EXISTING BOUNDARY LINE OF THE CITY OF COEUR D'ALENE, AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;  
THENCE ALONG THE SAID EXISTING BOUNDARY LINE, S 00°59'33" W, 150.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SELTICE WAY;  
THENCE CONTINUING ALONG THE SAID EXISTING BOUNDARY LINE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE, S 89°32'30" E, 254.77 FEET;  
THENCE LEAVING THE SAID EXISTING BOUNDARY LINE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE, S 00°59'33" W, 575.07 FEET TO THE NORTHERLY BOUNDARY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY LINE;  
THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N 74°30'00" W, 261.05 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH;  
THENCE 286.57 FEET ALONG SAID CURVE HAVING A RADIUS OF 5055.00 FEET, A CENTRAL ANGLE OF 3°14'53", A CHORD BEARING OF N 72°52'34" W AND A CHORD DISTANCE OF 286.53 FEET TO A POINT OF COMPOUND CURVE CONCAVE TO THE NORTH;  
THENCE 542.95 FEET ALONG SAID COMPOUND CURVE HAVING A RADIUS OF 4500.00 FEET, A CENTRAL ANGLE OF 6°54'47", A CHORD BEARING OF N 66°26'54" W AND A CHORD DISTANCE OF 542.62 FEET;  
THENCE, S 26°22'19" W, 60.00 FEET;  
THENCE N 74°58'01" W, 396.70 FEET;  
THENCE S 77°31'30" W, 126.98 FEET TO THE EASTERLY BOUNDARY LINE OF THE PLAT OF MILL RIVER FIRST ADDITION, BOOK J, PAGE 202, RECORDS OF KOOTENAI COUNTY AND THE SAID EXISTING BOUNDARY LINE OF THE CITY OF COEUR D'ALENE;

THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE SAID EXISTING BOUNDARY LINE OF THE CITY OF COEUR D'ALENE, N 01°58'56" E, 460.71 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF SELTICE WAY;  
THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF SELTICE WAY AND THE SAID CITY BOUNDARY LINE, N 67°44'00" W, 357.77 FEET;  
THENCE LEAVING THE SAID SOUTHERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG THE SAID CITY BOUNDARY LINE, N 00°16'24" E, 227.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SELTICE WAY;  
THENCE LEAVING THE SAID EXISTING BOUNDARY LINE OF THE CITY OF COEUR D'ALENE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S 65°32'51" E, 379.60 FEET TO HIGHWAY 10 STATION PS 525+81.7;  
THENCE 1141.0 FEET, MORE OR LESS, ALONG A SPIRAL CURVE CONCAVE TO THE NORTH HAVING A SPIRAL LENGTH OF 360 FEET, DEGREE OF SPIRAL 5°24', CURVE RADIUS OF 1909.86 FEET, A CENTRAL ANGLE OF 13°09' AND A RIGHT-OF-WAY CHORD BEARING OF S 77°31'21" E AND A RIGHT-OF-WAY CHORD DISTANCE OF 1114.65 FEET TO EQUATION STATION 537+40 BK = 537+17.3 AH;  
THENCE S 88°01'04" E, 196.12 FEET TO THE SAID EXISTING BOUNDARY LINE OF THE CITY OF COEUR D'ALENE;  
THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE SAID EXISTING BOUNDARY LINE, S 00°59'33" W, 84.62 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 14.817 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE CORNER COMMON TO SECTIONS 3, 4, 9 AND 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., KOOTENAI COUNTY, IDAHO, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS N 88°01'04" W;  
THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9, S 0°59'33" W, 25.00 FEET;  
THENCE LEAVING THE SAID EASTERLY LINE, N 89°32'30" W, 25.00 FEET TO THE EXISTING BOUNDARY LINE OF THE CITY OF COEUR D'ALENE;  
THENCE ALONG THE SAID EXISTING BOUNDARY LINE, S 00°59'33" W, 150.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SELTICE WAY;  
THENCE CONTINUING ALONG THE SAID EXISTING BOUNDARY LINE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE, S 89°32'30" E, 254.77 FEET;  
THENCE LEAVING THE SAID EXISTING BOUNDARY LINE AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE, S 00°59'33" W, 637.05 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY LINE AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;  
THENCE CONTINUING S 00°59'33" W, 97.16 FEET TO THE NORTH BANK OF THE SPOKANE RIVER;  
THENCE WESTERLY ALONG THE SAID NORTH BANK TO A POINT THAT BEARS N 82°21'59" W, 1579.64 FEET FROM THE LAST SAID POINT AND THE SAID EASTERLY BOUNDARY LINE OF THE PLAT OF MILL RIVER FIRST ADDITION AND THE SAID EXISTING BOUNDARY LINE OF THE CITY OF COEUR D'ALENE;  
THENCE LEAVING THE SAID APPROXIMATE SUMMER POOL ALONG THE SAID EASTERLY BOUNDARY LINE AND THE SAID EXISTING BOUNDARY LINE OF THE

CITY OF COEUR D'ALENE, N 1°58'56" E, 210.42 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD;  
THENCE LEAVING THE SAID EASTERLY BOUNDARY LINE AND THE SAID EXISTING BOUNDARY LINE OF THE CITY OF COEUR D'ALENE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S 85°24'14" E, 455.20 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTH;  
THENCE 328.50 FEET ALONG SAID CURVE HAVING A RADIUS OF 1330.00 FEET, A CENTRAL ANGLE OF 14°09'07", A CHORD BEARING OF S 78°19'40" E AND A CHORD DISTANCE OF 327.67 FEET;  
THENCE S 71°15'07" E, 181.93 FEET;  
THENCE N 18°44'53" E, 20.00 FEET;  
THENCE S 71°15'07" E, 66.36 FEET TO A POINT OF CURVE CONCAVE TO THE NORTH;  
THENCE 289.97 FEET ALONG SAID CURVE HAVING A RADIUS OF 5115.00 FEET, A CENTRAL ANGLE OF 3°14'53", A CHORD BEARING OF S 72°52'34" E AND A CHORD DISTANCE OF 289.93 FEET;  
THENCE S 74°30'00" E, 276.86 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 6.836 ACRES, MORE OR LESS.

TOGETHER WITH ANY LITTORAL RIGHTS THAT MAY EXIST TO THE STATE OWNED PORTION OF THE SPOKANE RIVER.

*Russell G. Monsaker*  

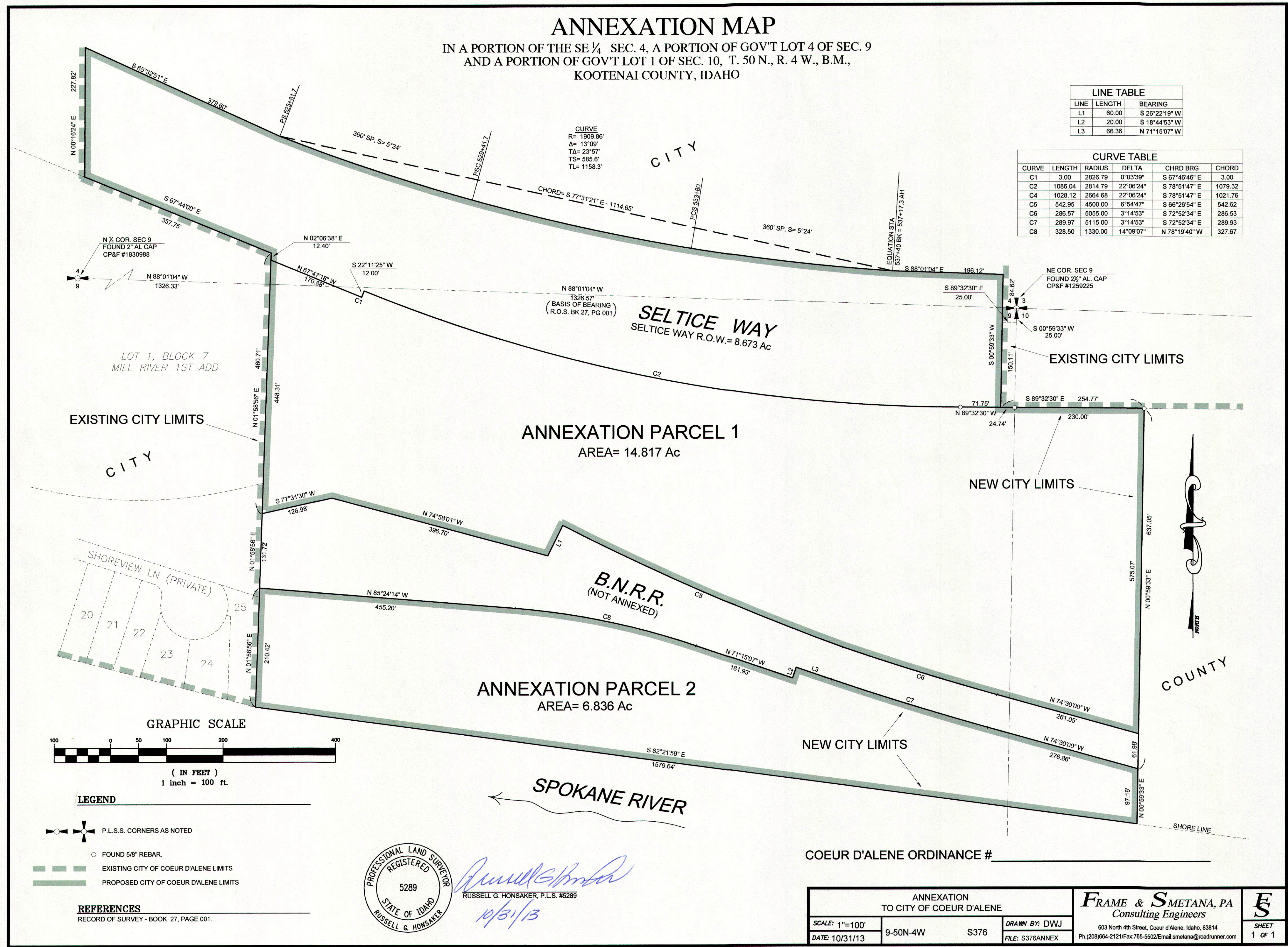



# ANNEXATION MAP

IN A PORTION OF THE SE ¼ SEC. 4, A PORTION OF GOV'T LOT 4 OF SEC. 9  
AND A PORTION OF GOV'T LOT 1 OF SEC. 10, T. 50 N., R. 4 W., B.M.,  
KOOTENAI COUNTY, IDAHO

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00	S 26°22'19" W
L2	20.00	S 18°44'53" W
L3	66.36	N 71°15'07" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHRD BRG	CHORD
C1	3.00	2826.79	0°03'39"	S 67°46'46" E	3.00
C2	1086.04	2814.79	22°06'24"	S 78°51'47" E	1079.32
C4	1028.12	2664.68	22°06'24"	S 78°51'47" E	1021.76
C5	542.95	4500.00	6°54'47"	S 66°26'54" E	542.62
C6	286.57	5055.00	3°14'53"	S 72°52'34" E	286.53
C7	289.97	5115.00	3°14'53"	S 72°52'34" E	289.93
C8	328.50	1330.00	14°09'07"	N 78°19'40" W	327.67



N ¼ COR. SEC 9  
FOUND 2" AL CAP  
CP&F #1830988

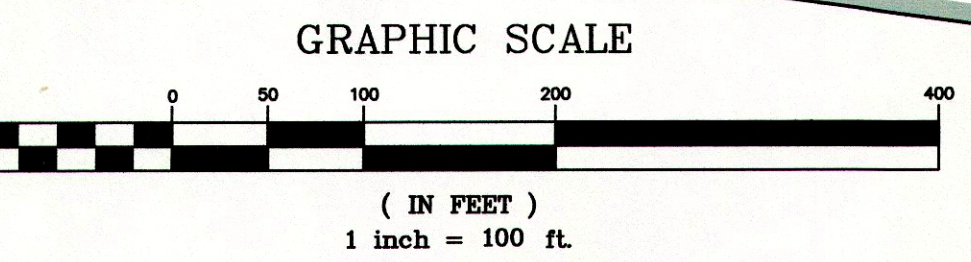
NE COR. SEC 9  
FOUND 2" AL CAP  
CP&F #1259225

CURVE  
R= 1909.86'  
Δ= 13°09'  
TA= 23°57'  
TS= 585.6'  
TL= 1158.3'

**ANNEXATION PARCEL 1**  
AREA= 14.817 Ac

**ANNEXATION PARCEL 2**  
AREA= 6.836 Ac

**B.N.R.R.**  
(NOT ANNEXED)

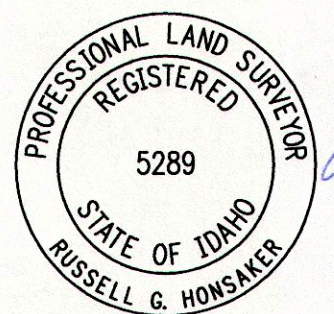


**LEGEND**

- P.L.S. CORNERS AS NOTED
- FOUND 5/8" REBAR.
- EXISTING CITY OF COEUR D'ALENE LIMITS
- PROPOSED CITY OF COEUR D'ALENE LIMITS

**REFERENCES**

RECORD OF SURVEY - BOOK 27, PAGE 001.



*Russell G. Honsaker*  
RUSSELL G. HONSAKER, P.L.S. #5289  
10/31/13

COEUR D'ALENE ORDINANCE # \_\_\_\_\_

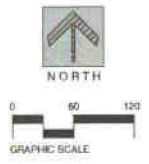
ANNEXATION TO CITY OF COEUR D'ALENE		<b>FRAME &amp; SMETANA, PA</b> Consulting Engineers	
SCALE: 1"=100'	9-50N-4W S376	DRAWN BY: DWJ	603 North 4th Street, Coeur d'Alene, Idaho, 83814
DATE: 10/31/13		FILE: S376ANNEX	Ph: (208) 664-2121 / Fax: 765-5502 / Email: smetana@roadrunner.com
			SHEET 1 OF 1





**LEGEND:**

	C-17 COMMERCIAL ZONE (14.82 ACRES)
	R-12 RESIDENTIAL ZONE (7.41 ACRES)



# THE OLD ATLAS MILL SITE

COEUR D'ALENE, IDAHO  
ZONING EXHIBIT

Prepared by:  
**verdis**  
 landscape architecture : planning  
[www.verdisNW.com](http://www.verdisNW.com)  
 208-667-1214  
 March 4, 2013