

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

**AGENDA**

**VISION STATEMENT**

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

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

**6:00 P.M.**

**JULY 19, 2016**

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

**B. INVOCATION:** Pastor Ray Duran, with Amor Del Calvario Church

**C. PLEDGE OF ALLEGIANCE**

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

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

1. Approval of Council Minutes for the July 5, 2016 Council Meeting.
2. Approval of Bills as Submitted.
3. Setting of General Services and Public Works Committees meetings for July 25, 2016 at 12:00 noon and 4:00 p.m. respectively.
4. Setting of a Public Hearings:
  - a. **August 16, 2016** for V-16-4 – Vacation of the Davis Avenue Condominiums Plat (Book K of Plats, Page 165).
  - b. **August 16, 2016** for a public hearing regarding fees in the Finance (related to public parking lots) and Fire Departments (related to tent inspection fees)

- c. **September 6, 2016** for A-3-16 - Lake City Engineering; 2650 & 2750 W. Prairie Avenue for annexation and zoning from County Ag. to City R-8  
**As Recommended by the City Clerk**

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

**G. ANNOUNCEMENTS**

1. **City Council**
2. **Mayor**

**H. PUBLIC HEARING**

1. (Quasi-Judicial) A-2-16: Annexation of a portion of city owned land on Blackwell Island and zoning from County RR to City C-17.

**Staff Report by Mike Behary, Planner**

**I. OTHER BUSINESS:**

1. High Five Community Transformation Grant 2017 Opportunity with CDA 2030

**Staff Report by Sam Taylor, Deputy City Administrator**

2. City Hall Remodel Funding

**Staff Report by Jim Hammond, City Administrator and  
Cory Trapp, AIA, CSI; Longwell + Trapp Architects**

**J. ADJOURN:**

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



# Coeur d'Alene

## CITY COUNCIL MEETING

*July 19, 2016*

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**MEMBERS OF THE CITY COUNCIL:**

**Steve Widmyer, Mayor**

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

# CONSENT CALENDAR

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

July 5, 2016

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room July 5, 2016 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

**INVOCATION:** Pastor Paul Van Noy with Candlelight Church gave the invocation.

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

**AMENDMENT TO AGENDA: MOTION** by Gookin, seconded by Edinger, to remove Item I(1) from the Agenda, Approval of the Installation of a Fenced Off-Leash Dog Park at Phippeny Park.

**DISCUSSION:**

Councilmember English said he can understand that it might be good to have more time to review this item, but he is very reluctant to remove it from the agenda once it has been advertised to the public. He has received input and there may be people at the meeting tonight that have come here specifically to address this item. Mayor Widmyer explained that council wants to take public comment tonight, but is not in a position right now to move this item forward.

Councilmember Gookin invited Parks Director Bill Greenwood to explain some of the reasons why the item is being pulled from the agenda. Mr. Greenwood said that he felt that not enough people heard about the proposal, or heard about it after the fact, and there were concerns that some people didn't receive the flyers that were distributed and didn't have an opportunity to attend the Parks & Rec Commission meeting. Three people came to that meeting and two statements were read into the record against the dog park. Mr. Greenwood would like to have the opportunity to address it later.

Mayor Widmyer asked if the money left by Ace Walden was specifically for Phippeny Park. Mr. Greenwood said that it was. He also noted that a gentleman had asked about a splash pad being

put in the park, but Mr. Greenwood noted that splash pads are expensive. They might be able to put some kind of water play apparatus in the park that would be about the third of the cost of a regular splash pad.

**Motion carried.**

**PRESENTATION: WWII LOCAL HISTORY**

Jim Shepperd, Local VFW Post #889, noted that February 20, 1945 was a very important time for a lot of reasons, but it is the day that they raised the flag on Iwo Jima. Mr. Shepperd said that you wouldn't think that would tie into Coeur d'Alene, but that night in Coeur d'Alene, Idaho there was an anniversary dinner for Post 889 and one of the soldiers from Fort Sherman [Joe Burzyshy], who was in the Spanish American war on the riverboats in the Phillipine Islands, was at the meeting. He was on a riverboat which was sunk by rifle fire and he swam over to the edge of the river and looked back and the flag was flying on the boat, so he swam back to the boat and removed the flag, folded it up, and brought it back to Coeur d'Alene. In 1945 he presented it to Post 889. Mr. Shepperd said that when he was serving as Quartermaster in 1993, someone broke the frame that the flag was stored in, and when they took everything out of the frame, they discovered the whole story. The flag has 13 stars, but not in a circle as was customary, which means that it was a flag from John Paul Jones, who fought in 1812, so what it was doing on a boat in the Phillipines is a mystery.

Another story that Mr. Shepperd shared concerned Bill Brainard who was killed in Iwo Jima on March 16th. Bill's mother wanted him to be buried in Coeur d'Alene. One day soldiers were eating lunch together under a big tent, and the solder stood up and said that he was from Brooklyn NY and asked if there was anyone there from Brooklyn. He commented that there were 2 million people in Brooklyn and he was the only one there, but there were ten soldiers from Coeur d'Alene, Idaho. He commented that he had never heard of Idaho until he got there.

Mr. Shepperd shared additional memories and recollections regarding his service during World War II.

**RECUSAL: Councilmember Evans recused herself from the vote to approve the Consent Calendar for the reason that her son, Maxwell Evans, is starting a Cycle Cab CDA pedicab business in town and the request for approval of the letter of agreement is on the Consent Resolution.**

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

1. Approval of Council Minutes for the June 21, 2016 Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of the Public Works Committee Minutes for the June 27, 2016 Meeting.
4. Setting of General Services and Public Works Committees meetings for July 11, 2016 at 12:00 noon and 4:00 p.m., respectively.
5. Setting of a Public Hearing on July 19, 2016 for V-16-4 – Vacation of the Davis Avenue Condominiums Plat (Book K of Plats, Page 165).

6. Approval of a Cemetery Lot Repurchase from Caren Devey; Lot 326, Block J., Section Riverview, Forest Cemetery Annex.
7. Approval of a Cemetery Lot Transfer from Stanley Kojac to Katie Loper, Lots 18A, 18B, and 18C, Block 38, Section G, Forest Cemetery.
8. **Resolution No. 16-034** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED CONTRACTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING APPROVAL OF A VOLUNTARY SEPARATION INCENTIVE PROGRAM AGREEMENT WITH CHRIS BATES AND WITH BRETT WALTON; APPROVAL OF AMENDMENTS TO THE CITY'S PERSONNEL RULES - RULE XXI, DRUG POLICY; APPROVAL OF A LETTER OF AGREEMENT WITH MAXWELL EVANS D/B/A CYCLE CAB CDA FOR COMMERCIAL USE OF THE CITY STREETS AND TRAILS FOR RECREATIONAL TRANSIT IN 2016; APPROVAL OF AN AGREEMENT WITH LAKE CITY CENTER FOR A PUBLIC SERVICE GRANT TO BE USED FOR THE MEALS ON WHEELS PROGRAM THROUGH THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; AND APPROVAL OF 2-HOUR PARKING LIMITATION ON FORT GROUNDS DRIVE.

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

**PUBLIC COMMENTS:**

Warren Merritt of the Post Falls Food Bank presented City Administrator Jim Hammond with a plaque in recognition of his outstanding service and dedication to the Post Falls Food Bank. Mr. Hammond has been an active member of the Post Falls Food Bank for a number of years, and for the last couple of years served on their Board of Directors.

Gary True said that he is a business property owner and resident of midtown. He noted that in 2008 the City redid the streets and sidewalks and at that time the business owners paid for some enhancements through a 10 year LID. Mr. True said that he has been addressing the issue for 8 year that the red in the concrete failed within the first few months. He noted that he has talked to engineers, city planners, and the city attorney and they all said they were working on a resolution to the issue, but this has been going on for 8 years. He wonders when and what is going to be done to rectify the situation. Mayor Widmyer asked Mr. True when was the last time he spoke to someone at the city. Mr. True said that he believes it was last week, and the person he spoke to was Dennis. He also noted that street light fixtures occasionally are damaged and repairs aren't being made for up to a year. He said that after eight years of talking nothing is being done and he doesn't want to pay his LID anymore until the situation is corrected. Mayor Widmyer assured Mr. True that the situation will be addressed. He confirmed the area of the problem is the 800 block across from Capone's.

Amber commented regarding the dog park at Phippeny. She noted that she goes to the park a lot and thinks from what she has observed that every square inch of the park is fully used. Personally, she has a community of yoga and potlucks and she has seen a church that goes to the

park pretty frequently. The park is really their solace in the city. She also commented that when there are well-behaved dogs off leashes, nobody has a problem. She thinks there is a better use for the space rather than a dog park.

Leo commented that he goes to the park 4 days a week doing yoga and managing a potluck and the parking area is almost always completely used. He feels that having a dog park would create more parking issues.

Councilmember Gookin asked Amber or Leo if they had any opinions about a splash pad. Leo said that the reason they and other people like Phippeny is the serenity. It is open and peaceful and the other parks don't have that. Amber commented that you don't have to worry about your child disappearing as the park is fully open so they can play.

Dustin Barch commented that the beauty of Phippeny park is the openness and the way it is used by the people in the neighborhood. Putting up a chain link fence would totally ruin the use and beauty of the park. If there are people that feel there is a need for a dog park, there is one a half mile away at McEuen, and a mile away at Cherry Hill there is another dog park. He also commented regarding the limited parking of nine off street parking spaces and noted that a dog park would make it a destination park which is not a good fit for the neighborhood. Mr. Barch said that this weekend there were people playing ball, and throwing Frisbees and footballs in the park. When he looks at the park, he sees the history of Coeur d'Alene.

Councilmember Gookin asked Mr. Barch what he thought about the splash pad idea. Mr. Barch said that there is a water park nearby, and if there was a splash pad it would become a destination park. His concern is what is going to be taken out for additional parking. If there are funds available, he would recommend repairing the sidewalk that surrounds the sidewalk, or replacing the five trees that were lost in the windstorm last year, or a permanent bathroom facility. He would like to see the park preserved going forward and doesn't see a need to spend money right now.

Georgette Burbank said that she lives about a block from Phippeny park and expressed her opposition to the dog park. She noted that her grandsons play basketball in the park and she can look out her livingroom window and see them. The park is too small to make part of it a dog park. She doesn't want to listen to barking dogs, and expressed concern about the smell and who is going to be picking up the messes and taking care of everything. She is also not in favor of the splash pad idea and noted that she is a registered voter and homeowner.

Sara Williams said that she was born a half block from Phippeny park and has lived in the neighborhood for the past 24 years. She loves the park exactly the way that it is, and noted that a dog park, even the size of the one at McEuen, is small for a large dog. She thinks that Phippeny would not be a good place for a dog park in that it is too small. She has never seen a dog-related problem in the park and really loves the trees and the plaques. She also likes the serenity of the park and said that it is always a place where she can go to relax. It has never been loud and crazy and she would not want to see it that way.



Sara Cavanaugh said that she lives right next to the park. Her property line shares the fence along where they want to put the dog park. She is greatly opposed to the dog park and noted that she has a dog who is in her backyard a lot and that sometimes other people take their dogs to the park and her dog spends the entire time barking. She has lived next to the park for 20 years and has enjoyed the serenity of the park and her three kids have all enjoyed the park the way that it is.

Eric Fromm said that Sara Williams is his girlfriend and he is concerned about a dog park going in next to her property, and what it might do for the property value because when you put in a dog park you oftentimes need to put in extra lighting and extra signage and it is already a pretty small park. There is not much in the way of parking and all of these issues seem to compound and to take a nice little out of the way community park and turn it into a destination situation, which would be counterproductive for the people who live around the park. He noted that Phippeny park is in between Cherry Hill park and McEuen park and anyone in the area has a park available to them already. The kids would probably really like a splash pad but he feels that that it would also be counterproductive to the community in that area.

Sara Williams commented that she has seen wedding receptions, birthday parties and renaissance events at the park, and it has been used for a lot of wonderful things that wouldn't happen if there was a dog park.

Eric Fromm said that currently the park is actually a "no dog" park and to change it from a "no dog" park to a dog park is a complete 180 and is a little bit baffling.

#### **MAYOR AND COUNCIL COMMENTS:**

Councilmember Miller commented that she recently went to Boise for the Association of Idaho Cities Conference and brought back a City Achievement Award presented to the Wastewater Treatment Plan for their tours during Water Awareness month. She also noted that she picked up some good tips on some visioning projects and the way that contract management is being done in other cities.

Councilmember Gookin commented that he thinks that Phippeny park needs a real bathroom, and that the "city of excellence" shouldn't have portapotties in its parks. The Ace Walden funds could be used to build a bathroom if it weren't for the city's own CAP fees which would have to be paid, and Councilmember Gookin noted that it is something that council could discuss.

Councilmember Miller said that she would like to see some input from the rest of the community and is pleased that a flyer will be placed and hopes that staff will use that input from the neighbors to see what should be happening in Phippeny as there may be something else that they could all be in agreement on.

Mayor Widmyer said that he has a long history with the area around Phippeny park and it is a tranquil park and an established residential neighborhood. He thinks that splash pads are great for more active parks, but they have to be well positioned, as well as dog parks. You have to be

Careful when adding those types of elements in parks that are right next to abutting neighborhoods.

Councilmember English said that the idea of not charging CAP fees is an interesting discussion and he appreciates the benefit of hearing from citizens first-hand. He noted that he went to junior high and lived in the Phippeny park area for a lot of years. Phippeny park is a pocket park, and sometimes simple is good.

Mayor Widmyer said that the idea of plumbed bathrooms is one that they would have to have a discussion on because there are costs involved, including vandalism. That is one of the reasons they removed the bathrooms at Bryan playfield – vandalism and maintenance. If council chooses to go that direction for Phippeny, they can't just build the bathrooms and not include the dollars to maintain them.

Councilmember Edinger said that he remembers some years back when the city took over Phippeny Park that it was supposed to be a neighborhood park. He suggested that Mr. Barch get ahold of Mr. Greenwood regarding his suggestions and said that maybe there are some things they can do with Ace Walden's money rather than building a dog park, which he thinks is the wrong thing to do.

### **Council Bill No. 16-1013**

**AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE FOLLOWING DESCRIBED PROPERTY FROM MH-8 (MOBILE HOME AT 8 UNITS/ACRE) TO R-12 (RESIDENTIAL AT 12 UNITS/ACRE), SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: +/- .91 ACRE PARCEL LOCATED AT 3045 N. FRUITLAND LANE; 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.**

**MOTION:** Motion by Gookin, seconded by English, to pass the first reading of **Council Bill No. 16-1013**.

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

**MOTION:** Motion by Edinger, seconded by McEvers, to suspend the rules and to adopt **Council Bill 16-1013** by its having had one reading by title only.

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

**RECESS:** Motion by Gookin, seconded by Evans, to recess to July 13, 2016 at 8:00 a.m. in the City Hall Council Chambers for public hearings regarding proposed amendments to the Urban Renewal Project Plans for the Lake and River Districts; and a workshop regarding the Fiscal Year 2016/2017 Budget and Impact Fee Development Plan. **Motion carried.**

The meeting adjourned at 6:46 p.m.

ATTEST:

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

\_\_\_\_\_  
Amy C. Ferguson, Deputy City Clerk

# **PUBLIC WORKS COMMITTEE**

## **STAFF REPORT**

**DATE:** June 27, 2016  
**FROM:** Dennis J. Grant, Engineering Project Manager  
**SUBJECT:** **V-16-4, Vacation of the Davis Avenue Condominiums plat  
(Book K of Plats, Page 165)**

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### **DECISION POINT**

The applicant, David Graser, is requesting the vacation of the Davis Avenue Condominiums plat (Book K of Plats, Page 165). The location is at 1520 & 1522 Davis Avenue.

### **HISTORY**

The Davis Avenue Condominiums plat was recorded in 2008 as a part of Lot 5, Block 3, of the Shanrachelle Terrace plat, which was recorded in 1976.

### **FINANCIAL ANALYSIS**

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

### **PERFORMANCE ANALYSIS**

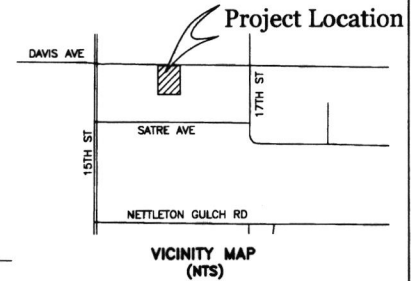
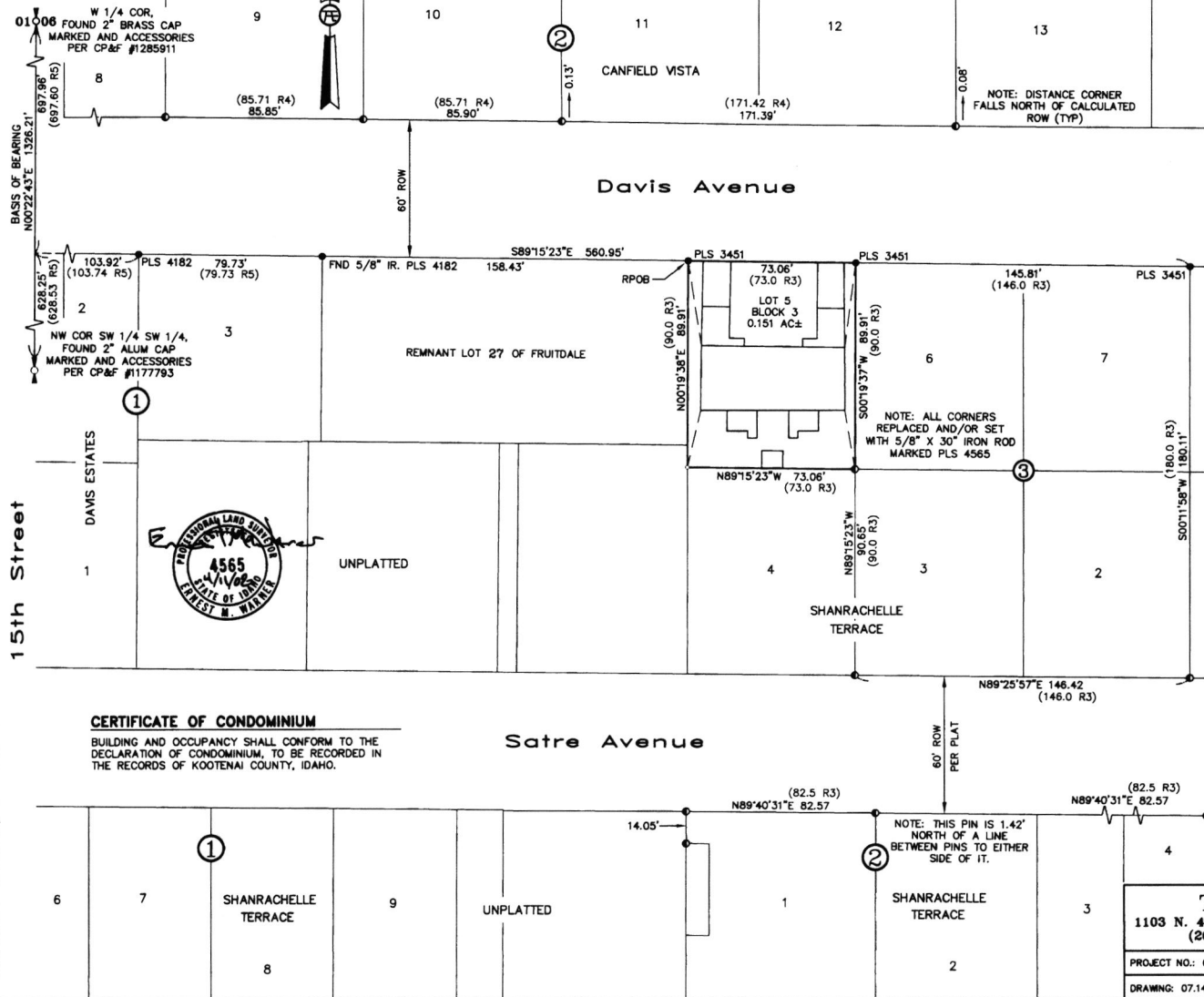
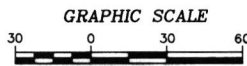
The purpose of this request is to provide for a simpler form of ownership.

### **RECOMMENDATION**

Staff recommends to the Public Works Committee to proceed with the vacation process as outlined in Idaho Code Section 50-1306, and, to recommend to the City Council the setting of a public hearing for the item on July 19, 2016.

# DAVIS AVENUE CONDOMINIUMS

LOT 5, BLOCK 3, OF SHANRACHELLE TERRACE, SITUATED IN  
THE SOUTHWEST 1/4, SEC.6, T.50N., R.3W., B.M., CITY OF  
COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



- LEGEND**
- FOUND 1/2 INCH X 30 INCH LONG IRON ROD, NO CAP
  - FOUND 1/2 INCH IRON X 30 INCH LONG ROD MARKED AS SHOWN OR AS NOTED
  - CALCULATED POINT NOTHING FOUND

**BASIS OF BEARING**

BASIS OF BEARING ~ N00°22'43"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6 PER CITY OF COEUR D'ALENE GPS CONTROL MAP ON FILE AT THE CITY OF COEUR D'ALENE. CONVERGANCE ANGLE AT THE WEST 1/4 CORNER FOR CONVERSION TO GEODETIC BEARINGS EQUALS -0°45'03\".

- SURVEYS OF RECORD & PRIOR SURVEYS**
- 1) RECORD OF SURVEY TAX# 11556, BOOK 22, PAGE 47.
  - 2) RECORD OF SURVEY PART OF TRACTS 11 AND 12, BOOK 20, PAGE 122.
  - 3) PLAT OF SHANRACHELLE TERRACE, BOOK E, PAGE 223.
  - 4) PLAT OF CANFIELD VISTA, BOOK E, PAGE 141.
  - 5) PLAT OF DAVIS ESTATES, BOOK G, PAGE 109.

- NOTES**
- 1) AREAS AND ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS AND BUILDING PLANS. EXACT VALUES MAY VARY FROM THE INFORMATION SHOWN. BASIS OF ELEVATIONS WEST 1/4. ELEVATION= 2220.35 PER KOOTENAI COUNTY GPS CONTROL, NGVD 29 DATUM.
  - 2) UNITS ARE SHOWN IN U.S. FEET.

- SHEET INDEX**
- |          |                  |
|----------|------------------|
| SHEET 1: | PLAT BOUNDARY    |
| SHEET 2: | CONDOMINIUM PLAN |
| SHEET 3: | SIGNATURE PAGE   |

**CERTIFICATE OF CONDOMINIUM**

BUILDING AND OCCUPANCY SHALL CONFORM TO THE DECLARATION OF CONDOMINIUM, TO BE RECORDED IN THE RECORDS OF KOOTENAI COUNTY, IDAHO.



**TATE ENGINEERING**

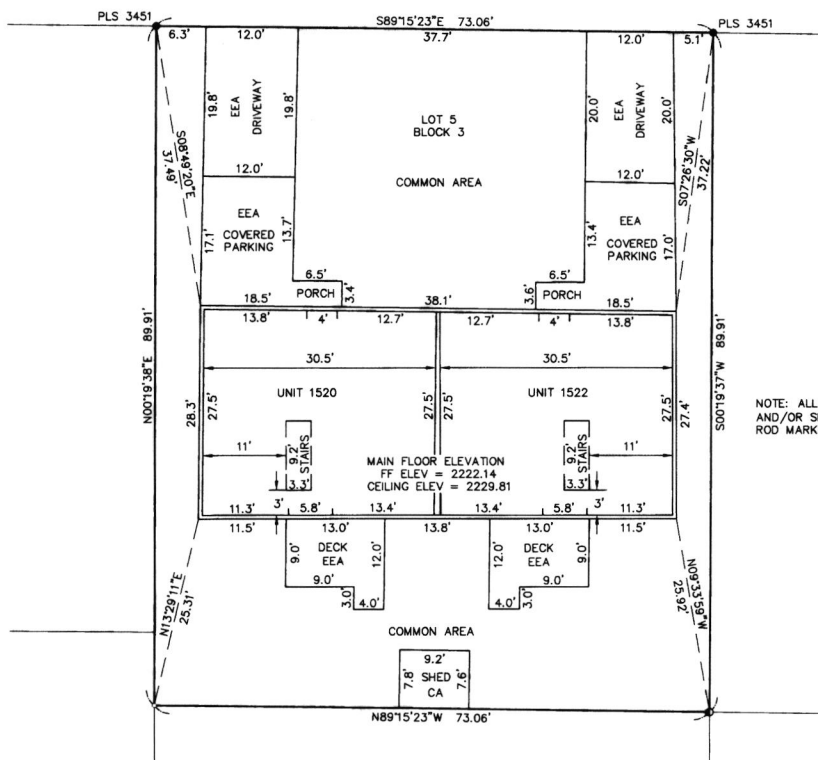
1103 N. 4TH STREET, COEUR D'ALENE, IDAHO, 83814  
(208) 676-8708 FAX: (208) 667-2129

PROJECT NO.: 07.141	DATE: 09/17/07	SCALE: 1"= 30'	PAGE 1 OF 3
DRAWING: 07.141P	CHECKED: EMW	DRAWN BY: DCH	

## DAVIS AVENUE CONDOMINIUMS

LOT 5, BLOCK 3, OF SHANRACHELLE TERRACE, SITUATED IN  
THE SOUTHWEST 1/4, SEC. 6, T. 50N., R. 3W., B.M., CITY OF  
COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

### MAIN LEVEL



NOTE: ALL CORNERS REPLACED AND/OR SET WITH 5/8" IRON ROD MARKED PLS 4565.

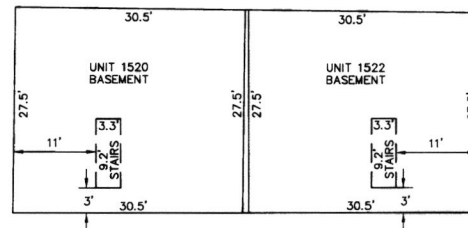


#### GRAPHIC SCALE



1" = 10'

### BASEMENT



BASEMENT ELEVATION  
FF ELEV = 2213.81  
CEILING ELEV = 2221.31

#### LEGEND

- FOUND 1/2 INCH X 30 INCH LONG IRON ROD, NO CAP
- FOUND 1/2 INCH IRON X 30 INCH LONG ROD MARKED AS SHOWN OR AS NOTED
- CALCULATED POINT NOTHING FOUND
- EEA EXCLUSIVE EASEMENT AREA
- CA COMMON AREA

#### NOTES

- 1) AREAS AND ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS AND BUILDING PLANS. EXACT VALUES MAY VARY FROM THE INFORMATION SHOWN. BASIS OF ELEVATIONS WEST 1/4, ELEVATION= 2220.35 PER KOOTENAI COUNTY GPS CONTROL, NGVD 29 DATUM.
- 2) UNITS ARE SHOWN IN U.S. FEET.

#### SHEET INDEX

- SHEET 1: PLAT BOUNDARY  
SHEET 2: CONDOMINIUM PLAN  
SHEET 3: SIGNATURE PAGE



CONDO AREA			
DESCRIPTION	BASEMENT	MAIN FLOOR	EEA
UNIT 1520	782.6 SQ. FT.±	825.1 SQ. FT.±	593.3 SQ. FT.±
UNIT 1522	782.6 SQ. FT.±	825.1 SQ. FT.±	595.7 SQ. FT.±
COMMON AREA	3733.0 SQ. FT.±		

<b>TATE ENGINEERING</b>			
1103 N. 4TH STREET, COEUR D'ALENE, IDAHO, 83814			
(208) 676-8708 FAX: (208) 667-2129			
PROJECT NO.: 07.141	DATE: 08/17/07	SCALE: 1" = 10'	PAGE 2 OF 3
DRAWING: 07.141P	CHECKED: EMW	DRAWN BY: DCH	

DAVIS AVENUE CONDOMINIUMS  
LOT 5, BLOCK 3, OF SHANRACHELLE TERRACE, SITUATED IN  
THE SOUTHWEST 1/4, SEC.6, T.50N., R.3W., B.M., CITY OF  
COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That David E. Graser is the owner of the property hereinafter described and intend to include said property in said plot.

Lot 5, Block 3 of SHANRACHELLE TERRACE (Recorded in Book E of Plats at page 223, records of Kootenai County, Idaho,) situated in the Southwest 1/4 of Section 6, Township 50 North, Range 3 West, Boise Meridian, City of Coeur d'Alene Kootenai County, Idaho.

Comprising of 6,569 square feet, more or less, being subject to all existing easements and rights of way of record or appearing on said tract.

Water and sewer service will be provided by the City of Coeur d'Alene.

*David E. Graser*  
David E. Graser

ACKNOWLEDGMENT

State of Idaho }  
County of Kootenai } ss.

On this the 2nd day of April, 2008, before me, the undersigned, a Notary Public in and for the said State, personally appeared David E. Graser, known to me to be the person whose name is subscribed to the above instrument, and acknowledged to me that he executed the same.



*Stephanie D. Nolen*  
Notary Public for the State of Idaho  
Residing at Spokane, WA  
Commission Expires November 2, 2013

COUNTY TREASURER

I hereby certify that on this 10 day of April, 2008, the required taxes on the herein plotted land have been paid through 31 December, 2007.

*Jesse Paul* through Dec. 31, 2007  
*Jessie Shomo*  
County Deputy

*Don Taylor*  
Kootenai County Treasurer

CITY OF COEUR D' ALENE

This plot has been examined by the Coeur d'Alene City Council and is hereby approved for filing this 14th day of July, 2008. Approval and recording of this plot for Owner and/or Assignees does not guarantee availability of sewer treatment plant capacity, or of subsurface treatment. Sewer treatment plant capacity is filled on a first come, first serve basis based on the time of application for building permit, unless the City of Coeur d'Alene adopts a policy modifying the same.

*Scott Paul O'Hanlon* Mayor Pro Tem  
Mayor - City of Coeur d'Alene

*Kathleen Dennis* Deputy City Clerk  
Attest: Clerk - City of Coeur d'Alene

*Udo W. Atley*  
Engineer - City of Coeur d'Alene

COUNTY RECORDER

I hereby certify that this Plat of DAVIS AVENUE CONDOMINIUMS was filed for record in the office of the Recorder of Kootenai County, Idaho at the request of DAVID E. GRASER this 14th day of JULY, 2008 at 9:44 o'clock A.M., and duly recorded in Plat Book K at Pages 145B and 145B as instrument Number 2149202000 145B

*Don Taylor*  
Kootenai County Recorder  
Fee: \$11.00

SURVEYOR'S CERTIFICATE

I, Ernest M. Warner, do hereby certify that I am a Registered Professional Land Surveyor, licensed by the State of Idaho and that this plot of DAVIS AVENUE CONDOMINIUMS, as shown hereon, was prepared from an actual survey made on the ground under my supervision and accurately represents the points platted hereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

*Ernest M. Warner*  
ERNEST M. WARNER, P.L.S. 4/1/08  
REG. NO. 4565

HEALTH DISTRICT APPROVAL

A Sanitary Restriction according to Idaho Code 50-1326 to 50-1329 is imposed on this Plat. No building, dwelling, or shelter shall be erected until Sanitary Restriction Requirements are satisfied and lifted.

This plat approved this 10th day of April, 2008.

*Jane Anderson*  
Pantandle Health District

Sanitary Restriction satisfied and lifted this 10th day of April, 2008.

*Jane Anderson*  
Pantandle Health District

COUNTY SURVEYOR

I hereby certify that on this 14th day of JULY, 2008 I have examined this Plat of Davis Avenue Condominiums and approved the same for filing.

*R. Bruce Adams*  
Kootenai County Surveyor

<b>TATE ENGINEERING</b>			
1103 N. 4TH STREET, COEUR D' ALENE, IDAHO, 83814 (208) 676-8708 FAX: (208) 667-2129			
PROJECT NO.: 07.141	DATE: 09/17/07	SCALE: N/A	PAGE 3 OF 3
DRAWING: 07.141P	CHECKED: EMW	DRAWN BY: DCH	

**CITY COUNCIL  
M E M O R A N D U M**

DATE: JULY 19, 2016  
FROM: RENATA MCLEOD, CITY CLERK  
RE: REQUEST FOR PUBLIC HEARING

---

I am requesting the City Council set a public hearing for the Council meeting scheduled August 16, 2016, to hear public testimony regarding fee increases for the Finance and Fire Departments.



DATE: JULY 13, 2016  
TO: MAYOR AND CITY COUNCIL  
FROM: PLANNING DEPARTMENT  
RE: SETTING OF PUBLIC HEARING DATE: SEPTEMBER 6, 2016

Mayor Widmyer,

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

<u>ITEM NO.</u>	<u>REQUEST</u>	<u>COMMISSION ACTION</u>	<u>COMMENT</u>
A-3-16	Applicant: Lake City Engineering Location: 2650 & 2750 W. Prairie Avenue Request: A proposed annexation from County Ag. to City R-8	Recommended approval	Legislative

In order to satisfy the mandatory 15-day notice requirement, the next recommended hearing date will be **September 6, 2016**

# ANNOUNCEMENTS

# PUBLIC HEARINGS

## **CITY COUNCIL STAFF REPORT**

**FROM:** MIKE BEHARY, PLANNER

**DATE:** JULY 19, 2016

**SUBJECT:** A-2-16 – ANNEXATION OF +/- 1.83 ACRES OF CITY-OWNED PROPERTY FROM COUNTY RESTRICTED RESIDENTIAL TO C-17 (COMMERCIAL AT 17 UNITS/ACRE)

**LOCATION:** PROPERTY IMMEDIATELY SOUTHWEST OF THE BLACKWELL ISLAND RV PARK, 800 S MARINA DRIVE

**APPLICANT/OWNER:**

The City of Coeur d'Alene  
710 E Mullan Avenue  
Coeur d'Alene, ID 83814

**DECISION POINT:**

The City of Coeur d'Alene is requesting approval of an Annexation of +/- 1.83 acres of city-owned land in conjunction with zoning approval from County Restricted Residential to city C-17 (Commercial at 17 units/acre) zoning district.

**PLANNING COMMISSION:**

At its regular monthly meeting on June 14, 2016, the Planning Commission unanimously recommended approval for the Annexation request.

**BACKGROUND INFORMATION:**

The subject property is located on Blackwell Island and is a former road right-of-way (ROW) that has been abandoned for many years. The subject parcel is a legal lot and was created in 1996 during the time the RV Park was annexed into the city.

There once was a bridge that crossed the Spokane River at this location. This bridge was the primary crossing of the Spokane River until the current US Highway 95 bridge was completed in the 1970's. Once the new bridge was completed the old bridge was dismantled and what remains today is this old road ROW that connected to the bridge.

The 1.83-acre property is adjacent to the Spokane River on the east and to the north is Blackwell Island RV Park that is located in the city limits. To the south and west is the Blackwell Island Marina that is in the unincorporated area of the county.

The Marina Yacht Club LLC recently submitted an application for annexation for the remainder of their property on Blackwell Island. If that annexation request is approved, the city-owned property would be surrounded by the city limits.

**PROPERTY LOCATION MAP:**

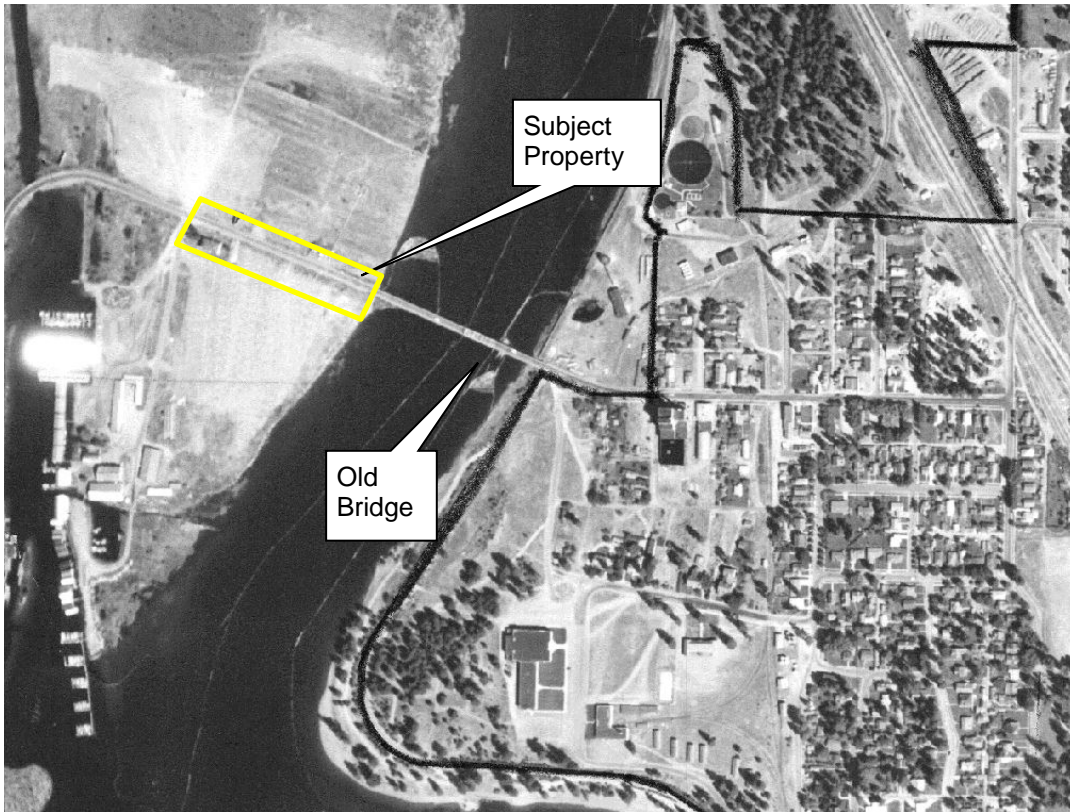


**AERIAL PHOTO:**

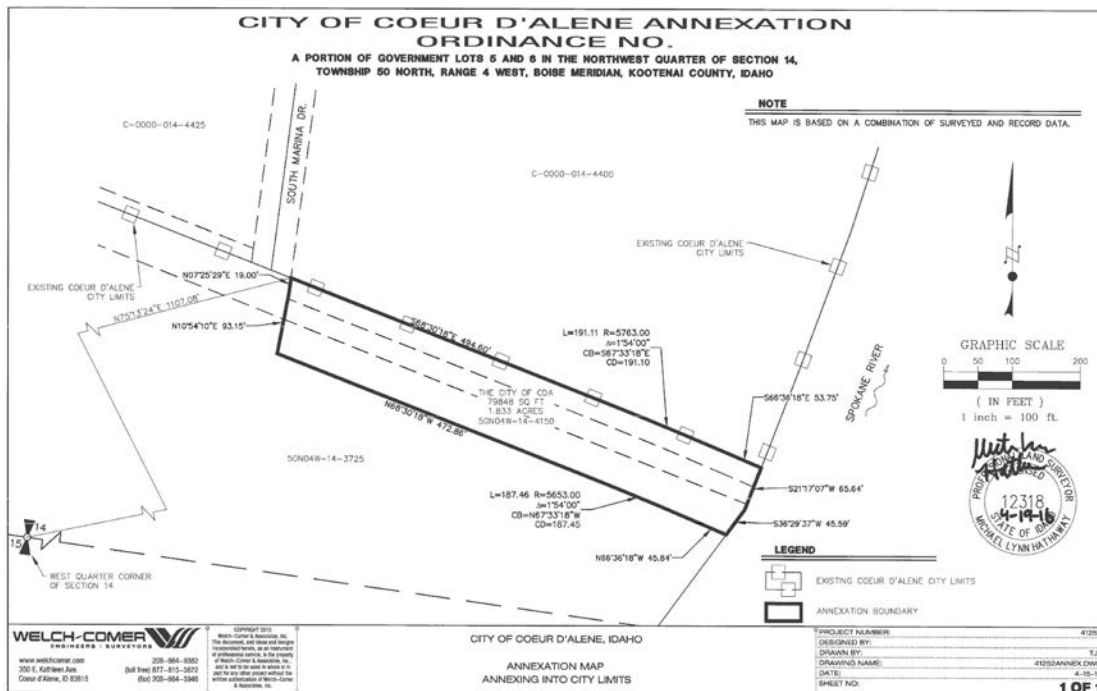




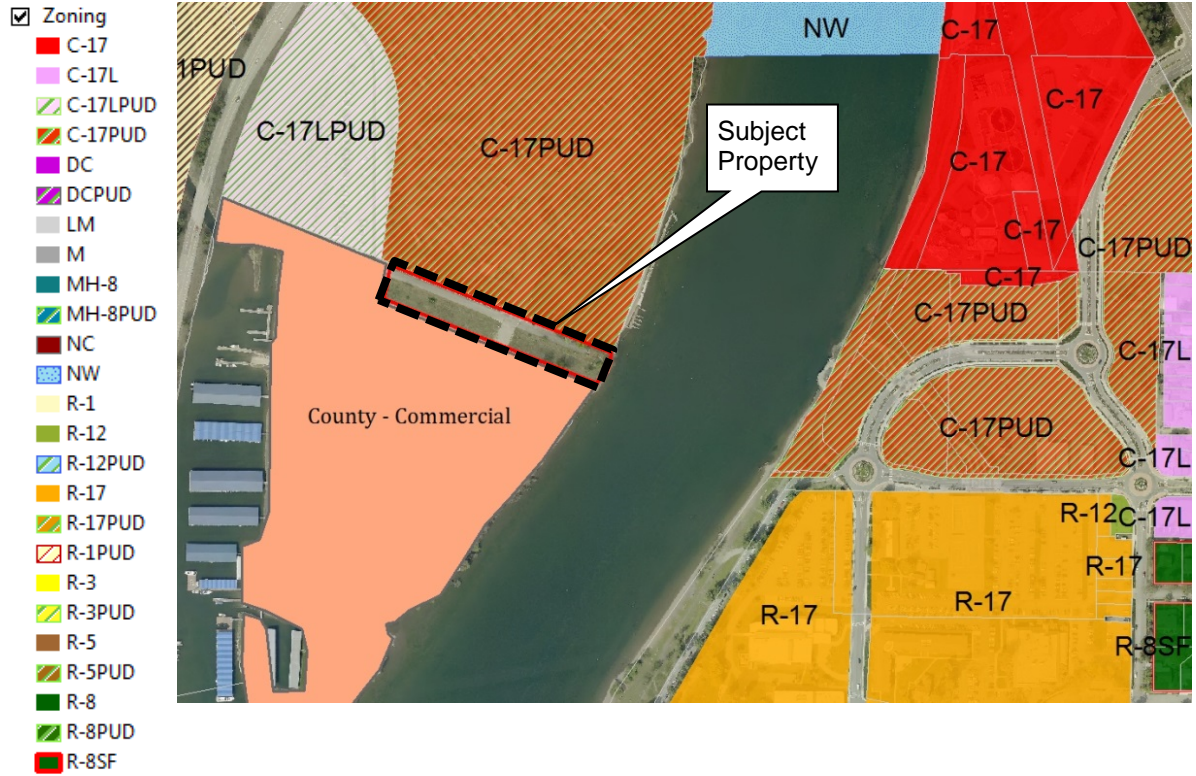
**1958 AERIAL PHOTO:**



**ANNEXATION MAP:**



**ZONING MAP:**



Approval of the zone request would allow the following potential uses of the property.

**Proposed C-17 Zoning District:**

The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. This district should be located adjacent to arterials; however, joint access developments are encouraged.

**17.05.500: PERMITTED USES; PRINCIPAL**

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

- Administrative offices
- Agricultural supplies and commodity sales
- Automobile and accessory sales
- Automobile parking when serving an adjacent business or apartment
- Automobile renting
- Automobile repair and cleaning
- Automotive fleet storage
- Automotive parking
- Banks and financial institutions
- Boarding house
- Building maintenance service
- Business supply retail sales
- Business support service
- Childcare facility
- Commercial film production
- Commercial kennel
- Commercial recreation
- Communication service
- Community assembly
- Community education
- Community organization
- Construction retail sales
- Consumer repair service
- Convenience sales
- Convenience service
- Department stores

- Duplex housing (as specified by the R-12 district)
- Essential service
- Farm equipment sales
- Finished goods wholesale
- Food and beverage stores, on/off site consumption
- Funeral service
- General construction service
- Group assembly
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Home furnishing retail sales
- Home occupations
- Hospitals/healthcare
- Hotel/motel
- Juvenile offenders facility
- Laundry service
- Ministorage facilities
- Multiple-family housing (as specified by the R-17 district)
- Neighborhood recreation
- Noncommercial kennel
- Nursing/convalescent/rest homes for the aged
- Personal service establishments
- Pocket residential development (as specified by the R-17 district)
- Professional offices
- Public recreation
- Rehabilitative facility
- Religious assembly
- Retail gasoline sales
- Single-family detached housing (as specified by the R-8 district)
- Specialty retail sales
- Veterinary office

**17.05.510: PERMITTED USES; ACCESSORY**

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

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

**17.05.520: PERMITTED USES; SPECIAL USE PERMIT**

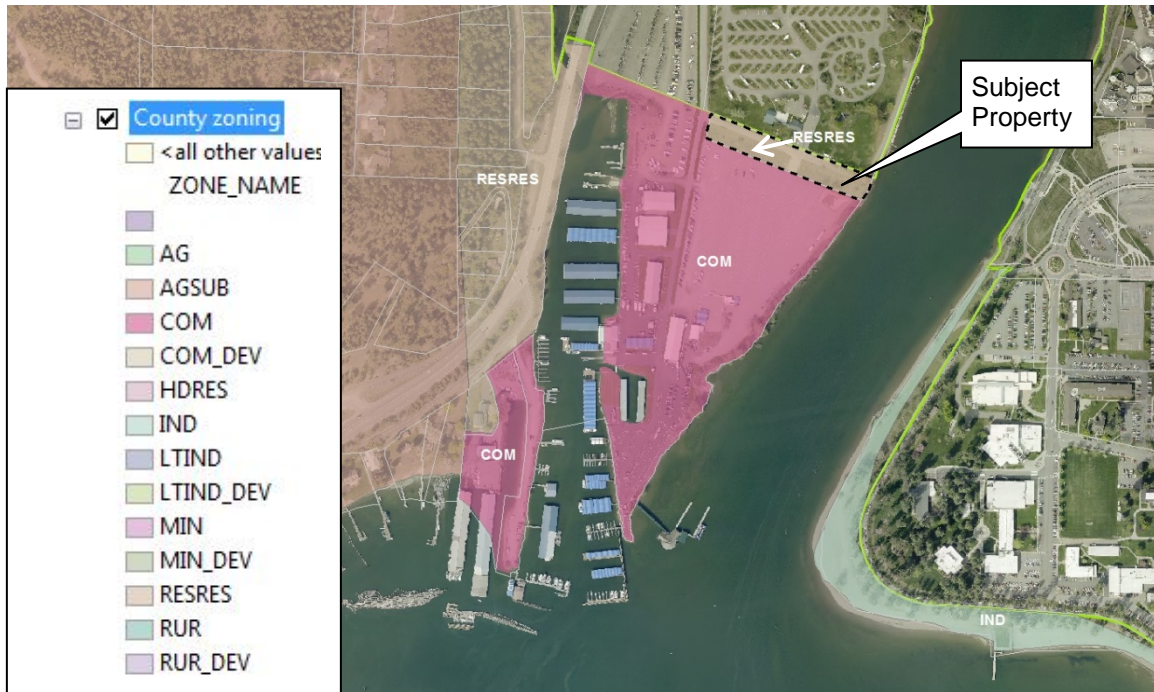
Permitted uses by special use permit in a C-17 district shall be as follows:

- Adult entertainment sales and service
- Auto camp
- Criminal transitional facility
- Custom manufacturing
- Extensive impact
- Residential density of the R-34 district as specified
- Underground bulk liquid fuel storage - wholesale
- Veterinary hospital
- Warehouse/storage
- Wireless communication facility



The property is currently zoned County Restricted Residential as shown on the map below.

**KOOTENAI COUNTY ZONING MAP:**



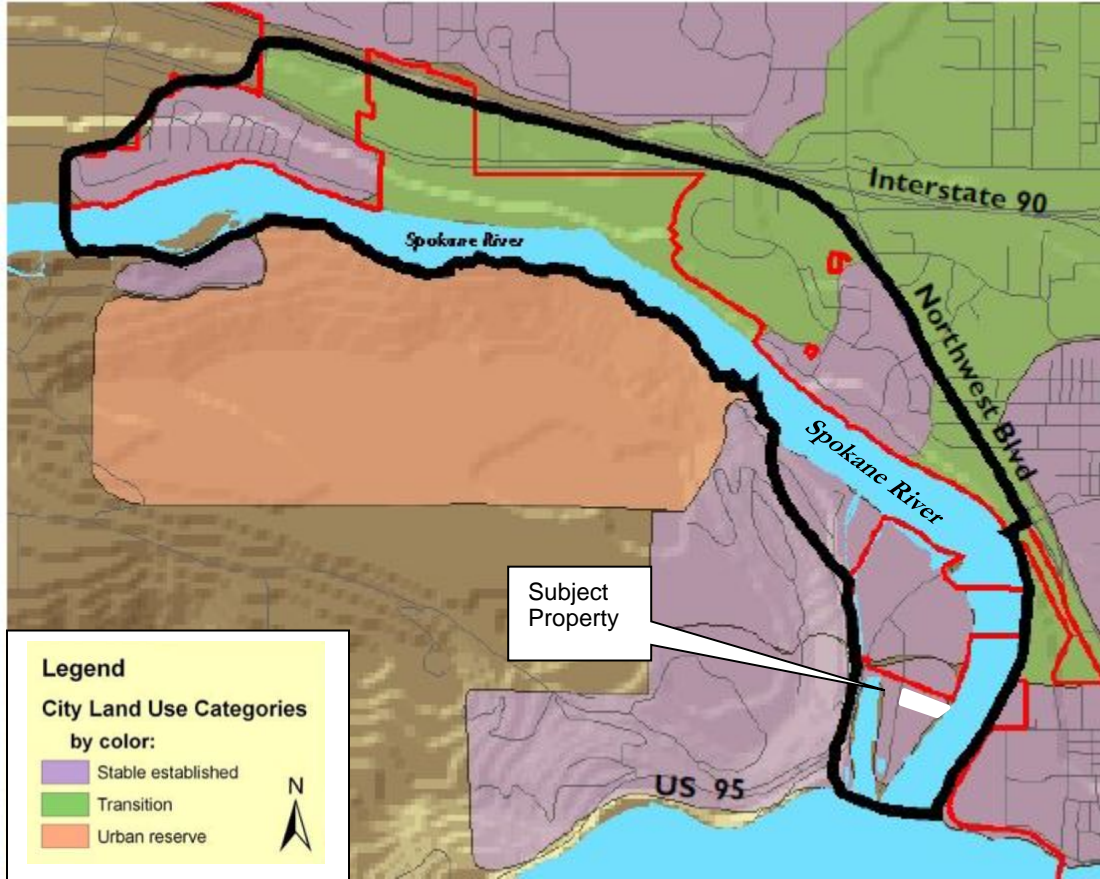
**REQUIRED FINDINGS FOR ANNEXATION:**

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

**2007 COMPREHENSIVE PLAN LAND USE CATEGORY:**

- The subject property is not within the existing city limits.
- The City's Comprehensive Plan designates this area as the Spokane River District.

**COMPREHENSIVE PLAN MAP: Spokane River District**



**Stable Established:**

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

**Spokane River District Today:**

The Spokane River District is in a state of flux from its historic past use as a site of four major waterfront sawmills and other industrial uses. In place of sawmills, recently subdivided property in this area along portions of the shoreline is developing into commercial, luxury residential units, and mixed use structures. Recent subdivisions aside, large ownership patterns ranging from approximately 23 to 160+ acres provide opportunities for large scale master planning.

The Spokane River is now under study by federal and state agencies to determine how the quality of the water may be improved. Through coordination with neighboring communities and working with other agencies, our planning process must include protecting the quality of the water from any degradation that might result from development along the river's shores.

## **Spokane River District Tomorrow:**

This area is going through a multitude of changes and this trend will continue for many years.

Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

### **The characteristics of Spokane River District will be:**

- Various commercial, residential, and mixed uses.
- Public access should be provided to the river.
- That overall density may approach ten to sixteen dwelling units per acre (10-16:1), but pockets of denser housing are appropriate and encouraged.
- That open space, parks, pedestrian and bicycle connections, and other public spaces will be provided throughout, especially adjacent to the Spokane River.
- That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- The scale and intensity of development will be less than the Downtown Core.
- Neighborhood service nodes are encouraged where appropriate.
- That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- That neighborhoods will retain and include planting of future, large-scale, native variety trees.

## **COMPREHENSIVE PLAN GOALS & OBJECTIVES:**

### **Goal #1: Natural Environment**

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

#### **Objective 1.01**

##### **Environmental:**

Minimize potential pollution problems such as air, land water, or hazardous materials.

#### **Objective 1.02**

##### **Water Quality:**

Protect the cleanliness and safety of the lakes, rivers, watershed, and the aquifer.

#### **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 hillside and water fronts that make Coeur d'Alene unique.

**Objective 1.17**

**Hazardous Areas:**

Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated.

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

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

The following analysis and comments from city staff are designed to address Finding #B9, which is a required finding for the annexation. However, it should be noted that annexation of the property does not mean that it would be developed in the future. If it is developed by the city for a park, these comments would apply.

**STORMWATER:**

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

*-Submitted by Chris Bates, Engineering Project Manager*

**STREETS:**

The area proposed for annexation is accessed off of Highway 95 and Marina Drive, which is a private street. Annexation of the subject property would not impact the street network. Any development on the subject property will result in the installation of full street improvements. These improvements will be addressed through the building permit process at the time of development on the subject property.

*-Submitted by Chris Bates, Engineering Project Manager*

**WATER:**

There is adequate capacity in the public water system to support the proposed annexation of the specified property on Blackwell Island. There is an existing 12" water main on the property within a dedicated public utility easement and no permanent structures other than roadways, curbs and sidewalks may be located within the dedicated public utility easement

*-Submitted by Terry Pickel, Water Superintendent*

**SEWER:**

Public sewer is not readily available to this property. The nearest public sanitary sewer is located at the BLM Force Main Junction along U.S. Highway 95. Wastewater does not have any conditions on this annexation as proposed.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

Annexation of the subject property would not impact the Fire Department. Even though the site is located outside of the city limits, the Fire Department would respond to any fire threats on the property. The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements



for the city and its residents.

Fire department access to the site (road widths, surfacing, maximum grade, and turning radiuses), in addition to, fire protection (size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to building permit or site development, utilizing the currently adopted International Fire Code (IFC) for compliance. The City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals.

*-Submitted by Bobby Gonder, Fire Inspector*

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

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

**PHYSICAL CHARACTERISTICS:**

The site is generally flat and is surrounded by an RV Park use to the north, marina uses to the south and west, and the Spokane River to the east. There are no topographical or other physical constraints that would make the subject property unsuitable for the annexation request. Site photos are provided on the next few pages.

**SITE PHOTO - 1:** West part of property looking east





**SITE PHOTO - 2:** Center of property looking east



**SITE PHOTO - 3:** East part of property looking east toward Spokane River





**SITE PHOTO - 4:** East part of property looking west



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

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

The following analysis and comments from city staff are designed to address Finding #B11, which is a required finding for the annexation. However, it should be noted that annexation of the property does not mean that it would be developed in the future. If this property is developed by the city for a park, these comments would apply.

**TRAFFIC:**

The adjacent street, Marina Drive, is a private street that connects to US 95. Any future development, and, related traffic impacts are evaluated prior to issuance of building permits. The Development Impact Fee Ordinance requires any extraordinary traffic impacts to be mitigated as a condition of permit issuance. Therefore potential traffic impacts need not be addressed at this time

*-Submitted by Chris Bates, Engineering Project Manager*

**NEIGHBORHOOD CHARACTER:**

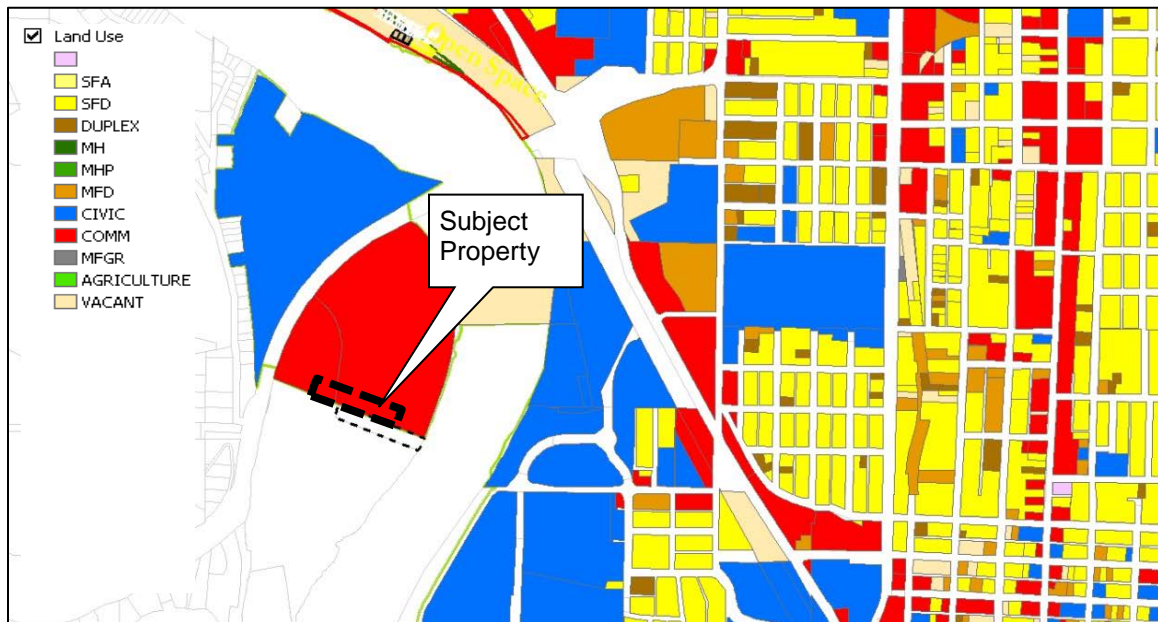
***From the 2007 Comprehensive Plan: Spokane River District Today***

The Spokane River District is in a state of flux from its historic past use as a site of four major waterfront sawmills and other industrial uses. In place of sawmills, recently subdivided property in this area along portions of the shoreline is developing into commercial, luxury residential units, and mixed use structures. Recent subdivisions aside, large ownership patterns ranging from approximately 23 to 160+ acres provide opportunities for large scale master planning.

**EXISTING LAND USES:**

The subject property is currently vacant. It is surrounded by commercial uses on three sides (Blackwell Island RV Park to the north and the Blackwell Marina to the west and south). The Spokane River is located to the east of the subject property. Highway 95 is located north of the RV park and the Blackwell Island Recreation Site is located along the north side of Highway 95 on Blackwell Island.

**GENERALIZED LAND USE PATTERN:**



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



**ORDINANCES & STANDARDS USED FOR EVALUATION:**

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

**ACTION ALTERNATIVES:**

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

Applicant: City of Coeur d'Alene  
Location: Blackwell Island  
Request: A proposed 1.83 acre annexation from County RR to City C-17.  
LEGISLATIVE (A-2-16)

Mike Behary, Planner, presented the staff report. There were no questions for staff.

Public Testimony open.

Mark Hall stated that a few years ago, this property belonged to him and back then it was intended to be a bike path. He explained there is a road on the property that he has maintained for many years, and if approved, would like permission to use the road to access the RV park. Staff clarified that he was approved an easement on city property.

Commissioner Rumpler inquired if there was another way to access the RV park.

Mr. Hall stated there is not and commented that he wanted the commission to be aware of this situation.

Julie Delasaco stated that she is opposed to this request and commented that she has seen the plans for high-rises that are to be placed on the property. She suggested that before this property is annexed, that a citizen group be formed to come up with some options on ways for the public to enjoy this property. She stated that this property is valuable and to dispose of this property would be a slap in the face to the people who use it for recreation.

**Motion by Messina, seconded by Ward, to approve Item A-2-16. Motion approved.**

ROLL CALL:

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

Motion to approve carried by a 6 to 0 vote.

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

**A. INTRODUCTION**

This matter having come before the Planning Commission on June 14, 2016, and there being present a person requesting approval of ITEM A-2-16, a request for zoning prior to annexation from County Restricted Residential to City C-17 (Commercial at 17 units/acre).

APPLICANT: THE CITY OF COEUR D'ALENE

LOCATION: PROPERTY IMMEDIATELY SOUTHWEST OF THE BLACKWELL ISLAND RV PARK,  
800 S MARINA DRIVE

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

- B1. That the existing land uses are an RV Park use to the north, marina uses to the south And west, and the Spokane River to the east.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is County Restricted Residential.
- B4. That the notice of public hearing was published on May 28, 2016, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. That 24 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on May 27, 2016.
- B7. That public testimony was heard on June 14, 2016.
- B8. That this proposal is in conformance with the Comprehensive Plan policies as follows:
  - 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 4.03 – Project Financing: Manage in-house finances (and appropriate outside funding, when necessary)
- B9. That public facilities and utilities are available and adequate for the proposed use. This is based on comments from the other departments in the staff report.

- B10. That the physical characteristics of the site do make it suitable for the request at this time because the site is generally flat and is surrounded by an RV Park use to the north, marina uses to the south and west, and the Spokane River to the east.
- B11. That the proposal would not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, or existing land uses because on the information in the staff report.

**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of THE CITY OF COEUR D'ALENE, for zoning prior to annexation, as described in the application should be approved.

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

There are none.

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

**ROLL CALL:**

Commissioner Fleming	Voted Yes
Commissioner Ingalls	Voted Yes
Commissioner Luttrupp	Voted Yes
Commissioner Messina	Voted Yes
Commissioner Rumpler	Voted Yes
Commissioner Ward	Voted Yes

Motion to approve carried by a 6 to 0 vote.



CHAIRMAN BRAD JORDAN

*City Council Meeting*



City of  
**Coeur d'Alene**  
IDAHO

*July 19, 2016*

A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

**APPLICANT:**  
City of Coeur d'Alene  
710 E Mullan Avenue  
Coeur d'Alene, ID 83814

**REQUEST:**  
Annexation of +/- 1.83 acres of city-owned land in  
conjunction with zoning approval from County  
Restricted Residential to city C-17 (Commercial at 17  
units/acre) zoning district.

**LOCATION:**  
Property immediately southwest of the Blackwell RV  
Park, 800 S Marina Drive

A-2-16 Annexation of +/- 1.83 acres of city-owned land

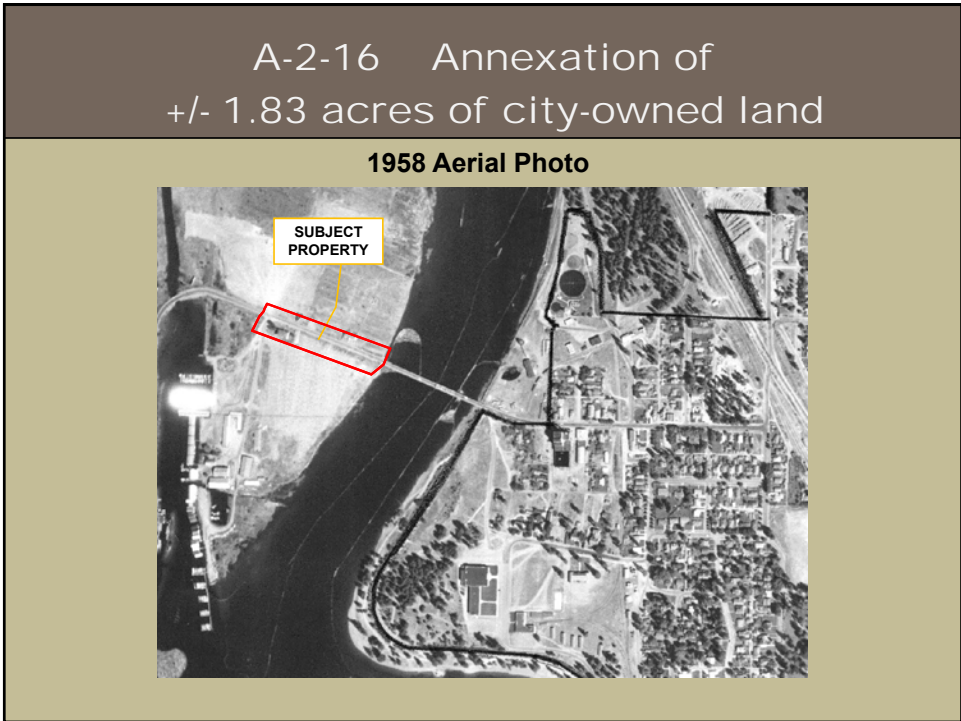
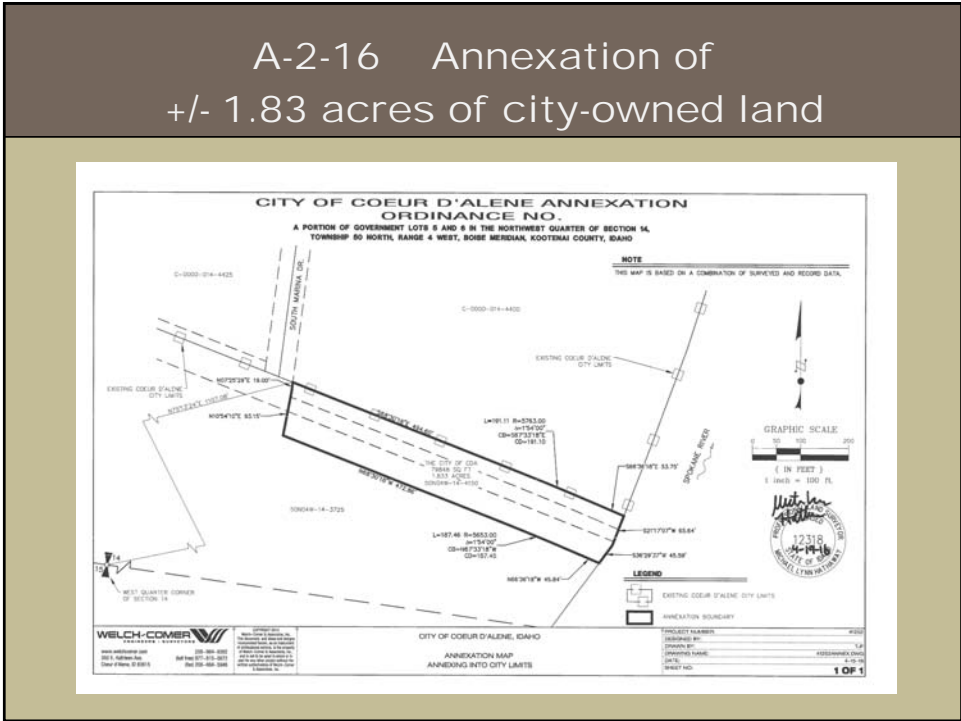
Location Map



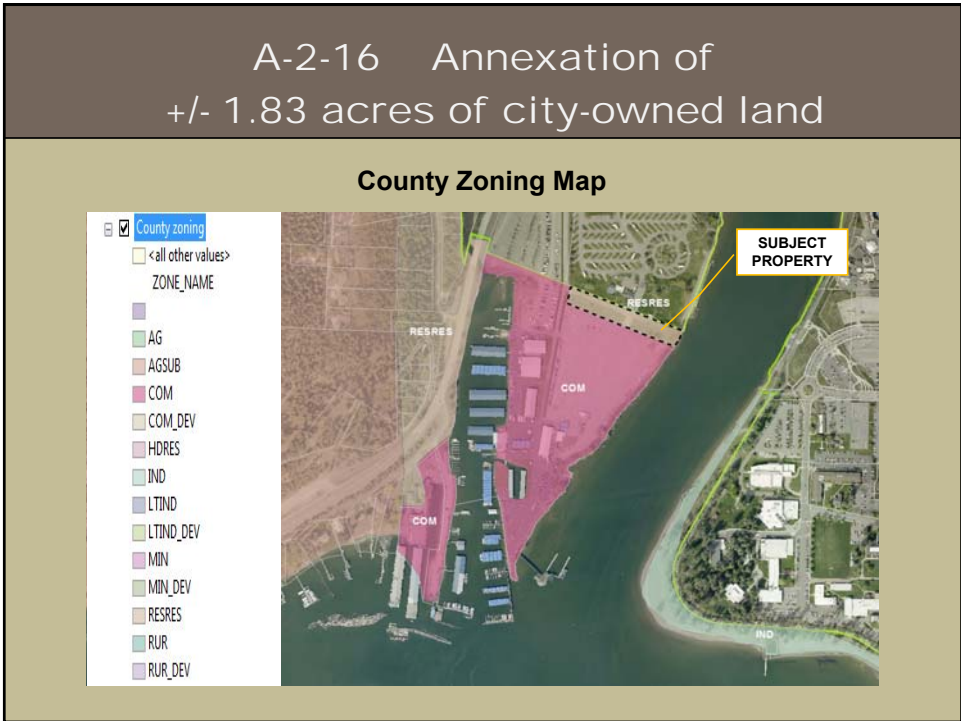
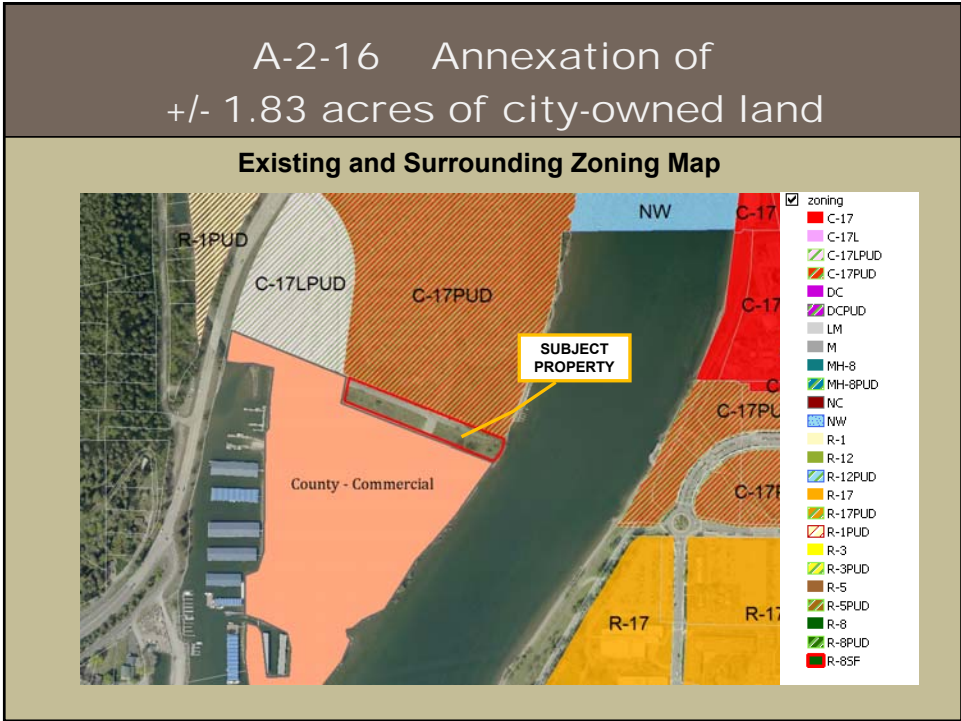
A-2-16 Annexation of +/- 1.83 acres of city-owned land

Aerial Photo











A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

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

**2007 Comprehensive Plan: Spokane River District**

The map displays the Spokane River District with various land use categories color-coded. A legend in the bottom-left corner identifies the categories: Stable established (purple), Transition (green), and Urban reserve (orange). The Spokane River is shown in blue, and major roads like Interstate 90, Northwest Blvd, and US 95 are labeled. A white callout box labeled 'Subject Property' points to a small red-outlined area on the riverbank.

A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

**COMPREHENSIVE PLAN OBJECTIVES:**

**Objective 1.01 Environmental:**  
Minimize potential pollution problems such as air, land water, or hazardous materials.


**Objective 1.02 Water Quality:**  
Protect the cleanliness and safety of the lakes, rivers, watershed, and the aquifer.

**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.

A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

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

See pages 9-10 of the staff report for specific department comments regarding stormwater, streets, water, wastewater, and fire.



The logo for the City of Coeur d'Alene, Idaho, features a stylized mountain range in blue and green, with a sun or moon in yellow and orange. Below the graphic, the text reads "City of Coeur d'Alene IDAHO".

A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

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

See page 10 of the staff report for specific comments regarding the physical characteristics of the site.

A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

**Site Photo - 1**

A photograph showing a paved asphalt road stretching into the distance. On the left side of the road, there is a white wooden fence. To the right of the road, there is a grassy area with several utility poles and power lines. In the background, there are trees and a clear blue sky with a few clouds.

A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

**Site Photo - 2**

A photograph showing a gravel or crushed stone road. A white painted line is visible on the left side of the road. The road is flanked by trees and bushes. In the background, there are utility poles and a clear blue sky. A silver SUV is partially visible on the left side of the road.

A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

**Site Photo - 3**



A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

**Site Photo - 4**



A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

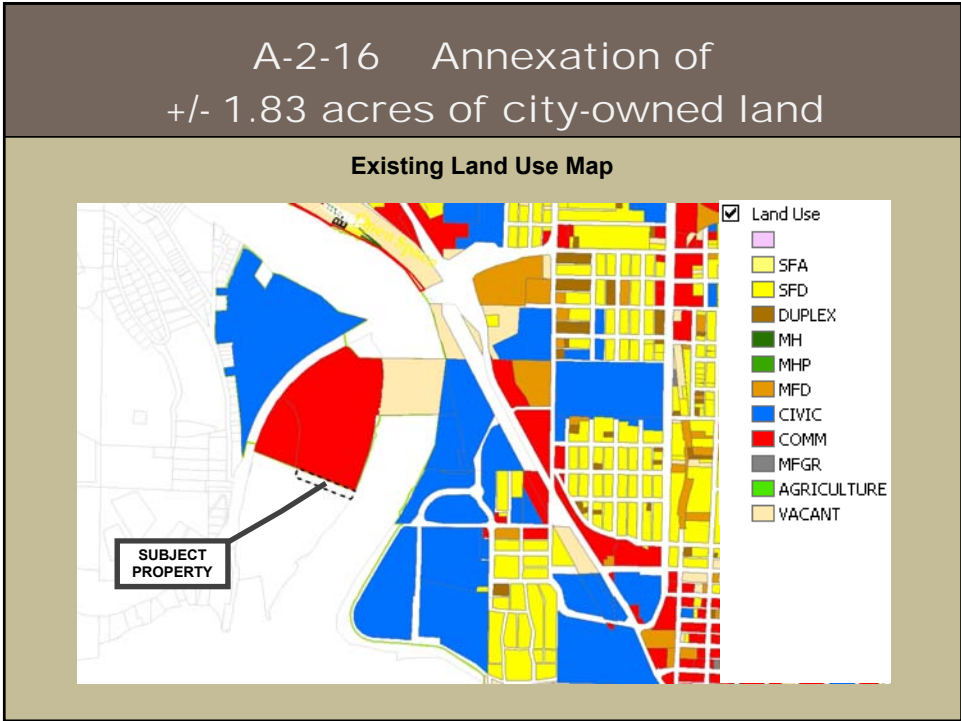
**Finding #B11:**  
***That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.***

See page 12-13 of the staff report for specific department comments regarding traffic and neighborhood character.

A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

**Proposed C-17 Zoning District:**

The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. This district should be located adjacent to arterials; however, joint access developments are encouraged.



A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

**DECISION POINT:** Annexation

the annexation of +/- 1.83 acres of city-owned land in conjunction with zoning approval from County Restricted Residential to City C-17 (Commercial at 17 units/acre) zoning district.


The logo for the City of Coeur d'Alene, Idaho, featuring a stylized mountain range and a tree.

A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

**ACTION ALTERNATIVES:**

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

- Approve
- Deny
- Deny without prejudice.



A-2-16 Annexation of  
+/- 1.83 acres of city-owned land

**Aerial Photo**



OTHER BUSINESS



**CITY COUNCIL  
STAFF REPORT**

**DATE:** July 19, 2016  
**FROM:** Sam Taylor, Deputy City Administrator and Hilary Anderson, Community Planning Director  
**SUBJECT:** High Five Community Transformation Grant 2017 – Letter of Intent Request

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**DECISION POINT:**

The City Council is being asked to support staff's efforts in working with partner agencies to pursue grant funds through the High Five Community Transformation Grant 2017 program funded by Blue Cross of Idaho Foundation for Health and authorize the Mayor to sign a Letter of Intent to initiate the grant application process.

The Inland Northwest Food Network, CDA 2030, Kootenai Health, Panhandle Health District, Eat Smart Idaho, the Coeur d'Alene School District and other partners are pursuing grant funding to support childhood wellness and promote healthy eating in the local schools. The Letter of Intent, which is due July 22, 2016, is the first step in applying for this grant opportunity. The grant process requires a municipality to be the lead sponsor of the grant application; however other local partner agencies would be utilizing the funding for other initiatives that meet the goals of CDA 2030 related to healthy eating for children.

**HISTORY:**

According to the Idaho Department of Health and Welfare, 29% of Idaho's 3rd grade students are considered overweight or obese (approximately 6,200 students) and 23% of Idaho's high school students in grades 9 through 12 are considered overweight or obese (approximately 17,700 students). This is based on the results of the 2011/12 Idaho 3rd Grade BMI Assessment and the 2011 Idaho Youth Risk Behavior Survey. Additionally, the obesity rates in children throughout the U.S. (ages 2-19), has more than tripled in the last 30 years (ahealthieramerica.org). Overweight and obese children tend to become overweight and obese adults. The 2013 Idaho Behavioral Risk Factor Surveillance System report states that nearly 2/3 of Idaho adults are overweight and nearly 1/3 are obese. This is a significant increase from the rates in 2011. In Kootenai County, 8% of the population has diabetes and 25% report having a BMI over 30 (>30 = obese). (Source: Bureau of Vital Records and Health Statistics Division of Public Health Idaho Department of Health and Welfare, 2015).

The current partnership between Eat Smart Idaho and the Coeur d'Alene School District fosters nutrition and healthy living for the youth in our region by working with 3<sup>rd</sup>-6<sup>th</sup> graders. Examples include: shared demonstration plots at the NIC Gathering Garden; cooking and nutrition lessons; working with school cafeterias to require two fresh fruits/vegetables; and encouraging children to select white milk over chocolate milk in the cafeteria by placing white milk in front of chocolate milk and the recent drink white milk campaigns with local fire fighters.

The mission of the High Five Children's Health Collaborative, as stated on the [highfiveidaho.org](http://highfiveidaho.org) website is to,

*"...engage Idaho to reduce childhood obesity. Health doesn't only happen in a doctor's office, it starts in our communities. Research shows that youth living in healthy communities are less likely to suffer from heart disease, diabetes, and obesity and more likely to live a healthier, happier life. Through this grant, the Blue Cross of Idaho Foundation seeks to support communities' efforts to become healthier places for youth to live, work, learn, and play. The Community Transformation Grant will support community partnerships that focus on improving health conditions for youth in Idaho communities. We are interested in partnerships and projects that address increasing physical activity and access to healthy, affordable foods."*

This grant application is consistent with current and previous efforts related to healthy living. In 2015, the city partnered with CDA 2030, Panhandle Health District, Kootenai Health, Heritage Health and other partners on the America's Best Communities grant application focused on creating a center for healthy living. The Coeur d'Alene Fire Department partnered with the Let's Move! program to develop a healthy snack cookbook for kids and families in partnership with the University of Idaho Extension's Eat Smart Idaho Program and the District 271 nutrition program in 2015/2016. The city continues to be actively involved in healthy living efforts through Let's Move! and implementation of CDA 2030 action items. Additionally, the Planning Department will be working on a Zoning Code amendment to allow market gardens and urban farming in the city.

## **FINANCIAL ANALYSIS:**

If the grant application is successful, up to \$250,000 could be brought into the community to support childhood wellness and promote nutrition and healthy eating in the local schools. The High Five Planning grant requires a local agency to submit a Letter of Intent. However, if the grant funds are awarded, there would be no obligation from city staff to implement the project or provide grant reporting. Staff's only role is to provide support to partner agencies in the grant application process.

## **PERFORMANCE ANALYSIS:**

The grant proposal would expand upon the efforts of Eat Smart Idaho by implementing a school garden education program to teach core requirements in the context of nutrition, community, land stewardship, and the environment for grades K-12. This would provide our youth with a sustainable understanding where food comes from, how to prepare it and understand how food is an integral part of a healthy lifestyle. Our goal would be to integrate this learning into the curriculum at school with some options for after school learning. A seed library that is accessible to all children will be developed through this program. The future goal would be to connect local farmers with the school lunch programs, thus creating a "farm to school" paradigm for our school lunches.

The focus of this grant proposal is to increase childhood wellness in our community, setting our community youth up for success, and helping to enhance Coeur d'Alene's appeal as a great place to live and work by focusing on the following components:

- Reduce childhood obesity, diabetes, allergies, cancer, and mental health issues
- Increase childhood activity
- Increase productivity
- Increase testing scores
- Decrease absenteeism
- Decrease health expenses
- Reduced learning disorders related to poor eating habits
- Foster volunteerism in our youth (some of the food would be donated)
- Foster workforce-related soft skills through working in the gardens
- Increase self-sufficiency
- Support overall community health

The grant team is evaluating several models to see which would be the best fit for our community. One such model is the Lopez Island Farm Education (L.I.F.E.) Garden Program, which helps students in K-12 learn about nature, nutrition, community, land stewardship and the environment.

The team's proposal seeks develop and brand the city as an active thriving community that values the health of its residents. The school garden program will contribute to the improvement the overall health, vitality and vibrancy of our region by teaching our future leaders valuable life skills.

This grant opportunity will further develop seven action items in the CDA 2030 document, including:

- C&I 3.4: Community Gardens
- E&L 4.3: Experiential Learning Program
- E&L 4.4: Service Learning Program
- E&R 4.2: Urban Stormwater Best Management Practice
- E&R 7.3: School Recycling Receptacles
- H&S 5.4: Healthy Lifestyle Messaging
- H&S 5.5: "Let's Move!" Campaign

## **DECISION POINT/RECOMMENDATION:**

The City Council is being asked to support staff's efforts in working with partner agencies to pursue grant funds through the High Five Community Grant 2017 program and authorize the Mayor to sign a Letter of Intent.

**CITY COUNCIL  
STAFF REPORT**

DATE: JULY 19, 2016

FROM: RENATA MCLEOD, MUNICIPAL SERVICES DIRECTOR/CITY CLERK  
TROY TYMESEN, FINANCE DIRECTOR

RE: CITY HALL REMODEL PROJECT; APPROVAL OF THE FUNDING  
SOURCE AND OPTION FOR THE CITY HALL ADA  
ENHANCEMENT/REMODEL PROJECT AND AUTHORIZATION FOR  
STAFF TO MOVE FORWARD WITH THE BID PROCESS

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**DECISION POINT:** To approve an option for the City Hall remodel, funding source, and direct staff to move forward with the bid process.

**HISTORY:** At the February 2, 2016 City Council Workshop, the Council directed staff to move forward with the City Hall ADA Enhancement/Remodel project and for staff to bring back funding options. On March 15, 2016 the City Council approved an agreement with Longwell + Trapp Architects to begin design drawings, construction schedule, and work with staff for the City Hall remodel project. At that time staff noted that Mr. Trapp would be meeting with each department to finalize the placement of IT drops and electrical needs prior to commencing with construction drawings. With those initial staff meetings it has been determined that the electrical panel is maxed out and will need a new main line in order to accommodate any electrical additions. Additionally, over 300 computer drops will need to be moved/replaced and the electrical code no longer allows non-licensed low voltage electrical work to be done by a non-licensed electrician. Mr. Trapp had a mechanical engineer walk the site with the City's Building Maintenance Superintendent Howard Gould, and they identified many feet of flex ductwork that needs to be replaced for maximum air flow. All of which have added additional costs to the estimated budget of \$1.65 Million. Staff has worked to provide three options/levels of remodel that could be done, one being the minimum amount of work to be done, two the middle of the road type project, and three the full project. Please see the attached break down of each option (Attachment 1).

**FINANCIAL:** Revenue from the sale of the city-owned Fruitland and Harrison Avenue properties are estimated to total \$609,000 (\$525,000 Harrison Avenue property and an estimate of \$84,000 from Fruitland). The remaining amount from each option would be financed through a lease over a 20 year term (estimated to be a 2.45% interest). Lease payments could be made from the cost savings of no longer having to pay \$36,132 per year in rent and utilities for the criminal division office space (over a 20 year period would be a \$722,640 savings). Leasing options may include the financing of \$691,000 at \$3,645/month for Option 1, \$1,041,000 at \$5,491/month for Option 2, or \$1,341,000 at \$7,073/month for Option 3.

**DECISION POINT/RECOMMENDATION:** To approve an option for the City Hall remodel, funding source, and direct staff to move forward with the bid process.

**Option 1 - \$1.3 Million**

Includes the following:

- Scaled back Main Entrance and ADA Elevator Addition
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- Reuse majority of existing acoustical ceilings and grids
- Replace HVAC units, reuse existing duct work
- Reuse existing electrical lighting
- New electrical service
- New fire alarm
- New IT wiring
- Rough-in only for access control and camera system
- Move Employee Break Room to lower floor

**Option 2 - \$1.65 Million (additions added in green)**

Includes the following:

- *Main Entrance and ADA Elevator Addition as presented*
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- *New acoustical ceilings and grids*
- *New exterior doors and frames*
- Replace HVAC units and *Replace flex duct work*
- *Replace light fixtures with LED fixtures*
- New electrical service
- New fire alarm
- New IT wiring
- *Install access control and camera system*
- Move Employee Break Room to lower floor
- *Park and Recreation remodel*

**Option 3 - \$1.95 Million (additions added in green)**

Includes the following:

- Main Entrance and ADA Elevator Addition as presented
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- *Remodel all existing restrooms and remodel employee restrooms next to breakroom*
- New acoustical ceilings and grids
- Replace wood siding around entire upper fascia
- *Replace glass in west facing windows*
- *Replace lower west windows and siding*
- New exterior doors and frames
- Replace HVAC units and Replace flex duct work
- Replace light fixtures with LED fixtures
- New electrical service
- New fire alarm
- New IT wiring
- Install access control and camera system
- Move Employee Break Room to lower floor
- Park and Recreation remodel
- *Repaint exterior*
- *Replace server room roof top unit*



# **CITY HALL ADA ENHANCEMENT/REMODEL**

**2016 ACTION PLAN  
1978 Construction**



## HISTORY

**At the February 2, 2016 Council Workshop Council Motions included:**

- **The direction to staff to move forward with the City Hall remodel plan as presented.**
- **The direction to staff to return to Council with options for financing the remaining funds needed, utilizing whatever tools are available.**



## Goals for the Remodel

- **New entrance with ADA elevator**
- **ADA bathrooms**
- **Security**
- **Legal Department under one roof**
- **Customer Service Center Enhancements**
- **Maximized use of space**
- **Electrical Upgrade**
- **HVAC and IT Updates**





# New Entrance

City Hall front door will officially be the park level entrance. Additional security measures will be added by separating the receptionist from the hallway and *closing the upper level door* (emergency exit only.) The elevator will be ADA compliant.



# Entrance



# City Hall at McEuen Park



# Elevator



## Exterior Siding



## ADA Bathrooms

Family bathrooms will be added on each level that will be ADA compliant.



# Bathroom remodels



# Bathroom remodels





# Security

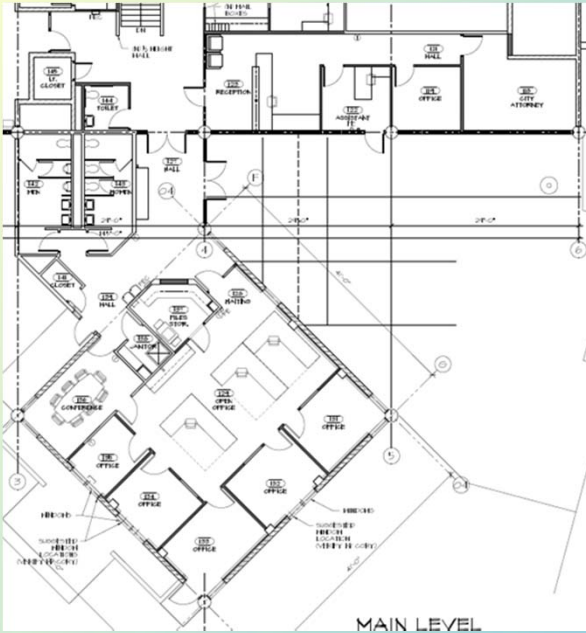
- Secure Receptionist area
- Magnetic card readers for entrance into non-public areas
- Welcoming primary public entrance into the building



# Security



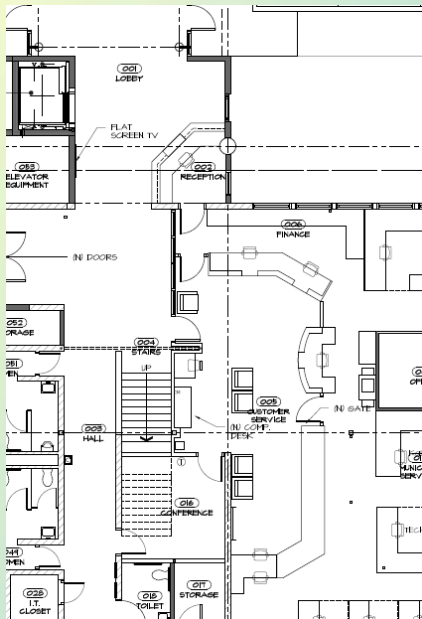
# Security



**Legal Department  
in one location**

**Civil and Criminal  
Division will be  
housed in one  
location and will  
be able to share  
resources.**





## Customer Service Center Enhancements

- More visible upon entering City Hall
- A large front counter
- Staff security



## HVAC AND I.T. UPGRADES





## OPTION 1 - \$1.3 Million

### Includes the following:

- Scaled back Main Entrance and ADA Elevator Addition
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- Reuse majority of existing acoustical ceilings and grids
- Replace HVAC units, reuse existing duct work
- Reuse existing electrical lighting
- New electrical service
- New fire alarm
- New IT wiring
- Rough-in only for access control and camera system
- Move Employee Break Room to lower floor.



## OPTION 2 - \$1.65 Million

### Includes the following:

- *Main Entrance and ADA Elevator Addition as presented*
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- *New acoustical ceilings and grids*
- *New exterior doors and frames*
- Replace HVAC units
- *Replace flex duct work*
- *Replace light fixtures with LED fixtures*
- *New electrical service*
- New fire alarm
- New IT wiring
- *Install access control and camera system*
- Move Employee Break Room to lower floor
- *Park and Recreation remodel*



# OPTION 3 - \$1.95 Million

Includes the following:

- Main Entrance and ADA Elevator Addition as presented
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- *Remodel all existing restrooms and remodel employee restrooms next to breakroom*
- New acoustical ceilings and grids
- Replace wood siding around entire upper fascia
- *Replace glass in west facing windows*
- *Replace lower west windows and siding*
- New exterior doors and frames
- Replace HVAC units
- Replace flex duct work
- Replace light fixtures with LED fixtures
- New electrical service
- New fire alarm
- New IT wiring
- Install access control and camera system
- Move Employee Break Room to lower floor
- Park and Recreation remodel
- *Repaint exterior*
- *Replace server room roof top unit*



# The Cost

Substantial remodel can be accomplished in one of three options

- \$525,000 from sale of Harrison Avenue property
- \$84,000 estimated from sale of the city owned Fruitland property
- Remaining amount financed through a lease over a 20 year term (estimated to be a 2.45% interest)

**Option 1: \$1.3 Million**  
 \$609,000 Property Sales  
 \$691,000 Lease  
 (Payments to be \$3,645.00/Month)

**Option 2: \$1.65 Million**  
 \$609,000 Property Sales  
 \$1,041,000 Lease  
 (Payments to be \$5,491.00/Month)

**Option 3: \$1.95 Million**  
 \$609,000 Property Sales  
 \$1,341,000 Lease  
 (Payments to be \$7,073.00/Month)

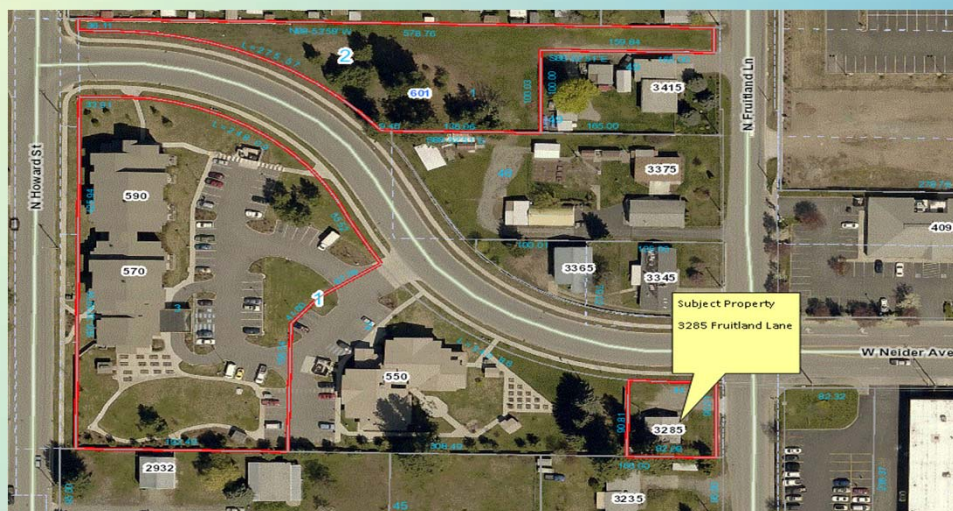


# DECISION POINT

- To approve the funding sources as presented and authorize staff to move forward with the bid process



# SURPLUS PROPERTY



# SURPLUS PROPERTY



INFORMATION SECTION

Including

Correspondence

Board, Commission, Committee Minutes

CITY OF COEUR D'ALENE  
BUDGET STATUS REPORT  
Nine MONTH ENDED  
June 30, 2016

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 6/30/2016	PERCENT EXPENDED
Mayor/Council	Personnel Services	\$235,945	\$168,852	72%
	Services/Supplies	11,400	11,119	98%
Administration	Personnel Services	256,143	150,411	59%
	Services/Supplies	49,120	39,631	81%
Finance	Personnel Services	669,468	510,319	76%
	Services/Supplies	128,610	87,913	68%
Municipal Services	Personnel Services	1,100,049	835,215	76%
	Services/Supplies	487,725	377,407	77%
	Capital Outlay			
Human Resources	Personnel Services	213,211	154,035	72%
	Services/Supplies	51,650	15,816	31%
Legal	Personnel Services	1,101,327	863,693	78%
	Services/Supplies	98,853	64,612	65%
Planning	Personnel Services	521,558	353,831	68%
	Services/Supplies	37,350	21,124	57%
Building Maintenance	Personnel Services	350,898	234,628	67%
	Services/Supplies	146,875	98,127	67%
	Capital Outlay			
Police	Personnel Services	11,109,117	7,907,784	71%
	Services/Supplies	1,120,843	945,806	84%
	Capital Outlay	1,042,615	740,143	71%
Fire	Personnel Services	7,700,642	5,848,579	76%
	Services/Supplies	597,093	266,546	45%
	Capital Outlay	5,270,000	740,646	14%
General Government	Services/Supplies	49,250	50,493	103%
	Capital Outlay		54,431	
Byrne Grant (Federal)	Services/Supplies		43,197	
	Capital Outlay		58,796	
COPS Grant	Personnel Services		45,193	
	Services/Supplies			
CdA Drug Task Force	Services/Supplies	29,710	7,863	26%
	Capital Outlay			
Streets	Personnel Services	2,138,021	1,654,079	77%
	Services/Supplies	680,080	453,174	67%
	Capital Outlay	80,000	83,349	104%
Engineering Services	Personnel Services	556,456	420,256	76%
	Services/Supplies	749,560	179,435	24%
	Capital Outlay			

CITY OF COEUR D'ALENE  
BUDGET STATUS REPORT  
Nine MONTH ENDED  
June 30, 2016

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 6/30/2016	PERCENT EXPENDED
Parks	Personnel Services	1,409,262	947,910	67%
	Services/Supplies	518,800	289,327	56%
	Capital Outlay	45,000	51,200	114%
Recreation	Personnel Services	575,554	387,048	67%
	Services/Supplies	143,430	121,709	85%
	Capital Outlay	5,000	12,694	254%
Building Inspection	Personnel Services	838,421	633,313	76%
	Services/Supplies	50,920	22,441	44%
	Capital Outlay	47,792	47,792	100%
Total General Fund		<u>40,217,748</u>	<u>25,999,937</u>	<u>65%</u>
Library	Personnel Services	1,172,301	852,425	73%
	Services/Supplies	196,850	147,554	75%
	Capital Outlay	140,000	99,699	71%
CDBG	Services/Supplies	529,424	137,201	26%
Cemetery	Personnel Services	173,772	129,142	74%
	Services/Supplies	100,500	50,182	50%
	Capital Outlay	30,000	36,845	123%
Impact Fees	Services/Supplies	1,842,000	684,707	37%
Annexation Fees	Services/Supplies			
Parks Capital Improvements	Capital Outlay	524,000	304,974	58%
Insurance	Services/Supplies	372,000	352,799	95%
Cemetery Perpetual Care	Services/Supplies	127,500	64,571	51%
Jewett House	Services/Supplies	29,355	16,613	57%
Reforestation	Services/Supplies	2,000	5,708	285%
Street Trees	Services/Supplies	100,000	49,240	49%
Community Canopy	Services/Supplies	1,500	791	53%
CdA Arts Commission	Services/Supplies	7,300	2	0%
Public Art Fund	Services/Supplies	324,000	32,921	10%
Total Special Revenue		<u>5,672,502</u>	<u>2,965,374</u>	<u>52%</u>
Debt Service Fund		<u>882,660</u>	<u>79,701</u>	<u>9%</u>



CITY OF COEUR D'ALENE  
BUDGET STATUS REPORT  
Nine MONTH ENDED  
June 30, 2016

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 6/30/2016	PERCENT EXPENDED
Seltice Way Design	Capital Outlay	555,000	116,347	21%
Seltice Way Sidewalks	Capital Outlay	79,000		
Front Avenue Project	Capital Outlay			
Govt Way - Hanley to Prairie	Capital Outlay	50,000	41,834	84%
Levee Certification	Capital Outlay	498,000	171,411	34%
I-90 Curb Ramps	Capital Outlay			
15th Street	Capital Outlay	150,000	20,670	14%
Mullan Road Realignment	Capital Outlay	1,000,000		
Kathleen Avenue Widening	Capital Outlay	325,000		
Margaret Avenue	Capital Outlay	65,000	3,840	
Ironwood / US 95	Capital Outlay	120,000	328,568	274%
Total Capital Projects Funds		<u>2,842,000</u>	<u>682,670</u>	<u>24%</u>
Street Lights	Services/Supplies	584,150	365,077	62%
Water	Personnel Services	1,965,322	1,371,542	70%
	Services/Supplies	4,319,099	929,265	22%
	Capital Outlay	2,026,000	724,829	36%
Water Capitalization Fees	Services/Supplies	850,000		
Wastewater	Personnel Services	2,506,979	1,796,524	72%
	Services/Supplies	7,060,119	1,887,889	27%
	Capital Outlay	4,520,000	1,587,520	35%
	Debt Service	2,178,063	516,996	24%
WW Capitalization	Services/Supplies	2,500,000		
Sanitation	Services/Supplies	3,737,479	2,841,042	76%
Public Parking	Services/Supplies	167,896	77,790	46%
	Capital Outlay			
Drainage	Personnel Services	107,327	80,478	75%
	Services/Supplies	819,980	344,751	42%
	Capital Outlay	330,000	159,115	48%
Total Enterprise Funds		<u>33,672,414</u>	<u>12,682,818</u>	<u>38%</u>
Kootenai County Solid Waste		2,300,000	1,617,985	70%
Police Retirement		170,900	126,882	74%
Business Improvement District		186,000	80,000	43%
Homeless Trust Fund		5,000	3,278	66%
Total Fiduciary Funds		<u>2,661,900</u>	<u>1,828,145</u>	<u>69%</u>
TOTALS:		<u><u>\$85,949,224</u></u>	<u><u>\$44,238,645</u></u>	<u><u>51%</u></u>

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

FUND	BALANCE 5/31/2016	RECEIPTS	DISBURSE- MENTS	BALANCE 6/30/2016
<u>General-Designated</u>	\$524,101	\$243,520	\$152,157	\$615,464
<u>General-Undesignated</u>	12,939,839	6,284,460	7,546,902	11,677,397
<u>Special Revenue:</u>				
Library	60,848	40,652	140,826	(39,326)
CDBG	(972)	43,519	42,894	(347)
Cemetery	(50,514)	24,467	24,990	(51,037)
Parks Capital Improvements	404,389	22,875	19,970	407,294
Impact Fees	3,867,214	79,436		3,946,650
Annexation Fees	193,456	50		193,506
Insurance	(91,127)	28,628	450	(62,949)
Cemetery P/C	1,734,531	2,985	29,784	1,707,732
Jewett House	23,340	6	1,502	21,844
Reforestation	22,033	512	1,871	20,674
Street Trees	231,841	3,060	3,497	231,404
Community Canopy	1,652			1,652
CdA Arts Commission	2,327	1		2,328
Public Art Fund	59,707	16		59,723
Public Art Fund - LCDC	427,171	111		427,282
Public Art Fund - Maintenance	106,313	1,510	1,617	106,206
<u>Debt Service:</u>				
2002 & 2006 G.O. Bonds	968,335	23,355		991,690
LID Guarantee	43,499	12		43,511
LID 130 Lakeside / Ramsey / Industrial Park	-			-
LID 149 4th Street	9,778	2,062		11,840
<u>Capital Projects:</u>				
Street Projects	496,414	10,349	256,518	250,245
<u>Enterprise:</u>				
Street Lights	(31,150)	48,309	12,299	4,860
Water	1,076,363	393,749	435,787	1,034,325
Water Capitalization Fees	4,167,231	103,194		4,270,425
Wastewater	5,073,688	862,002	879,177	5,056,513
Wastewater-Reserved	1,047,461	27,500		1,074,961
WWTP Capitalization Fees	5,622,043	297,481		5,919,524
WW Property Mgmt	60,668			60,668
Sanitation	(26,638)	336,724	334,449	(24,363)
Public Parking	12,102	7,503	17,106	2,499
Drainage	460,191	88,316	64,682	483,825
Wastewater Debt Service	1,016,550	265	450	1,016,365
<u>Fiduciary Funds:</u>				
Kootenai County Solid Waste Billing	181,620	208,948	181,780	208,788
LID Advance Payments	250			250
Police Retirement	1,407,616	18,075	25,937	1,399,754
Sales Tax	1,842	122	1,854	110
BID	124,458	30,458		154,916
Homeless Trust Fund	368	309	368	309
<b>GRAND TOTAL</b>	<b>\$42,168,837</b>	<b>\$9,234,541</b>	<b>\$10,176,867</b>	<b>\$41,226,511</b>