

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.

December 19, 2017

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: Pastor Michael Mak, Ignite the World Ministries

C. PLEDGE OF ALLEGIANCE

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

E. PRESENTATION:

1. Oath of Office – City Administrator: Troy Tymesen

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

1. Approval of Council Minutes for the November 30, 2017, December 5, 2017, and December 7, 2017 Council Meetings.
2. Approval of Bills as submitted and reviewed for accuracy by Finance Department
3. Approval of the Financial Report
4. Setting of Public Works and General Services Committee meetings for December 26, 2017 at 12:00 noon and 4:00 p.m. respectively
5. Approval of SS-17-11c – Interlake Condominiums Project Amendment No. 1, Final Plat Approval

As Recommended by the City Engineer

6. Resolution No. 17-073

- a. S-5-14- The Trails 2nd Addition: Approval of Final Plat, Acceptance of Improvements, Maintenance/Warranty Agreement and Security
- b. S-3-17 - Park Drive: Approval of Final Plat, Subdivision Improvement Agreement, and Security

As Recommended by City Engineer

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

H. ANNOUNCEMENTS

1. City Council

2. Mayor

- a. **Appointments:** Richard Colburn, Tom Messina, Scott Razor, Steve James, Kris Pereira, and Justin Miller to the International Board of Appeals.

I. OTHER BUSINESS:

- 1. Discussion regarding the Transit Center

Presentation by: Councilmember Gookin

- 2. **Resolution No. 17-074-** Professional Services Agreement with HDR Engineering, Inc. for preparation of a comprehensive Facility Plan for the City of Coeur d'Alene Advanced Wastewater Treatment Facility (AWTF), for a total cost not to exceed \$350,000.00.

Staff Report by: James Remitz, Capital Program Manager

- 3. **Resolution No. 17-075** – Approval of Recreation or Public Purposes Lease with BLM for the approximately 29 acre corridor.

Staff Report by: Mike Gridley, City Attorney

- 4. Approval of the Arts Commission's recommendation to select art piece "Coeur" by Jason Sanchez, and to approve its location within the new Memorial Park Plaza.

Staff Report by: Sam Taylor, Deputy City Administrator

- 5. A-4-12 Annexation of 1354 Silver Beach Road; owner Scott and Carol Stephens - Pursuant to Council Action on August 7, 2012

Staff Report by Tami Stroud, Planner

- a. **RESOLUTION NO. 17-072** - Annexation Agreement with Scott and Carol Stephens for 1354 Silver Beach Road.
 - b. **COUNCIL BILL 17-1038**: A-4-12 Annexation Ordinance with Scott and Carol Stephens for 1354 Silver Beach Road.
6. Authorize the allocation of \$50,000 from the Parks Capital Improvement Fund for the new Skate Park and accept ignite cda funding.

Staff Report by: Bill Greenwood, Parks and Recreation Director

7. Discussion regarding water based businesses within Coeur d'Alene.

Staff Report by: Bill Greenwood, Parks and Recreation Director

J. PUBLIC HEARINGS

1. ((Legislative) The adoption of the 2015 International Building Code with amendments, amendments to the 2012 International Residential Code, the 2015 International Energy Conservation Code (commercial provisions) with amendments, the 2012 International Energy Conservation Code (residential provisions) with amendments, the 2015 International Existing Building Code with amendments, and the 2017 Idaho State Plumbing Code with amendments.

Staff Report by: Sam Taylor, Deputy City Administrator

- a. **COUNCIL BILL NO. 17-1039** – Amendments to sections 15.08.005 and 15.12.010 of the municipal code to account for the recent adoption, with amendments and revisions, of updated versions of uniform codes by the State of Idaho.

K. ADJOURNMENT:

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



Coeur d'Alene

CITY COUNCIL MEETING

December 19, 2017

MEMBERS OF THE CITY COUNCIL:

Steve Widmyer, Mayor

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

CONSENT CALENDAR

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

November 30, 2017

The Mayor and Council of the City of Coeur d'Alene met in a continued session of the Council at the Coeur d'Alene City Library Community Room November 30, 2017 at 12:00 noon, there being present upon roll call the following members:

Steve Widmyer, Mayor

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

MEMBERS OF EXECUTIVE TEAM PRESENT: Jim Hammond, City Administrator; Sam Taylor, Deputy City Administrator; Troy Tymesen, Finance Director; Mike Gridley City Attorney; and Hilary Anderson, Community Planning Director.

ignite cda BOARD MEMBERS PRESENT: Alivia Metts, Vice Chairman, and Board members , Deanna Goodlander, Mic Armon, Brad Jordan, and Sarah Garcia. Legal Counsel Danielle Quade and Executive Director Tony Berns were also present.

CALL TO ORDER: Mayor Widmyer called the meeting to order. Vice Chairman Metts called the ignite cda meeting to order and conducted a silent roll call.

ATLAS WATERFRONT SITE– Councilmember Miller noted that she has taken the lead in organizing the movement of this project. Her team has created a summary of activity log within the city's website (www.cdaid.org/atlaswaterfront) and that the site has links to history, documents, and meetings to date along with an Activity News Log which chronicles regular progress updates as they occur. She noted that a number of groups are working on concurrent projects related to the Atlas waterfront such as real estate, strategic funding and analysis team, and a planning group. The planning group is under CDA2030 leadership, which will lead the Atlas Core Vision group that will include approximately 25 representatives from area community groups. She noted that there would be various community input opportunities and updates from feasibility planning efforts. Councilmember Miller noted that alternative funding sources are being reviewed and legal timelines must be followed to keep the project moving forward. The next steps within the project include continuous updates to the website activity log and that ignite cda will review the option of hiring a consultant team to conduct a feasibility study. Mayor Widmyer asked if the first step was the CDA 2030 vision group meetings. Councilmember Miller noted that the Core Vision Group would include invites to 25 different organizations to have a representative at the table that will provide a good community cross section. She noted that the vision to action stage will take place after the core values are presented to the feasibility

study partners and community input will be sought at that time. Community Planning Director Hilary Anderson noted that she recently encountered this type of program in the City of Ponderay, and there are currently brownfields funds available to pay for this effort. This activity is a charrette wherein citizens draw elements out on a map of the area, which then provides a visual representation of what the community wants on the property. Then the consulting group will fine tune the details and provide more public feedback opportunities. Councilmember Miller noted that her intent is for everyone to be on the same page, eliminate confusion, and have no one excluded. Councilmember McEvers asked if any design features have been decided at this point. Councilmember Miller clarified that there are no decisions made at this time that after public input the City Council will have the final review.

IGNITE CDA LAKE DISTRICT PROJECT UPDATES (DISTRICT SUNSETS IN 2021) – Mr. Berns noted that ignite owns the buildings where the Parking Facility will be built and the City owns the parking lot. He presented the design of the parking facility and noted that the project costs will be \$7.3 Million and T. La Riviere was awarded the construction contract. He hopes to provide the notice to proceed on December 15. Councilmember McEvers asked if it was ignite’s goal to operate and/or maintain the parking facility. Mr. Berns clarified that the facility will be given to the City upon completion.

NORTH IDAHO COLLABORATIVE EDUCATION (NICE) FACILITY (HIGHER EDUCATION CAMPUS) – Mr. Berns noted that the NICE Facility project costs are estimated to be \$8.3 Million and that funding will come from the State Department of Public Works, North Idaho College, University of Idaho, Lewis Clark State College and ignite provided \$2.5 million in funding. He believes the facility should be complete and ready to occupy in July of 2019. Mr. Berns noted that this is the entry point for the education institutions and will house education counselors. Boardmember Garcia noted that the building would be across the street from the Library parking lot where there currently exists a transportation coordination building.

FOUR CORNER MASTER PLAN: MEMORIAL PARK / GRANDSTAND – Mr. Berns presented the design of the Memorial Field plan including the ten lots that will be sold by ignite cda. Boardmember Armon asked if ignite funded the total amount of the skate park. Mr. Berns clarified that the first phase is estimated to be \$400,000 and that ignite plans to fund \$350,000. The City funded \$50,000, and NIC will contribute \$150,000 toward the grandstand project. Mayor Widmyer asked for clarification regarding the land trade. Mr. Berns noted that ignite cda owned land abutting the skate park area and traded it to the City to allow for a continuous parkland piece. He noted that there is an initiative to redevelop the Grandstand, and that the city will be seeking Requests for Qualifications for the project. Cost for the Grandstand project is estimated to be \$960,000, which includes restrooms, ADA, etc. Councilmember McEvers thanked the Board for supporting the Skate Park. Councilmember Gookin has heard community concern about what will happen to the grandstand. Mr. Berns confirmed that the project includes keeping the original grandstand but beefing up the structural supports and making the amenities useable for park and carousal users, with the City Council approving the final design. He clarified that they are not intending for it to be torn down.

MIDTOWN – Mr. Berns noted that ignite is currently seeking proposals for the development of the 813-817 N. 4th Street bare land parcels and the 823 N. 4th Street parcel and clarified that the

parking lots on N. 3rd and N. 4th will remain. The Board left the RFP open to any ideas with a request that some sort of street level interaction is provided. He noted that he has sent out about five RFP packets to date. Councilmember Gookin asked if there has been any feedback from the neighbors. Mr. Berns said that he has not received any additional feedback since the proposed Modern theater project did not materialize.

PERFORMING ARTS CENTER FEASIBILITY STUDY – Mr. Berns noted that the process of reviewing the 11 submittals for the theater feasibility study proposals is underway and being lead by CDA2030. Once the consultant is selected, the study could be done within 3-4 months.

RIVER DISTRICT PROJECT UPDATES (DISTRICT SUNSETS IN 2027) – Mr. Berns noted that they have spent approximately \$2.5 Million of the Agency’s Seltice Way project funding commitment of \$4.56 Million. The major paving is done for the year and the City plans to open both sides of the roadway to the public by December 8. The contractor will be back in the spring for one more lift of asphalt and landscaping will be completed at that time.

Councilmember Gookin noted that there is a district closing in 2021 and wondered how the finances look and if any cash would be coming back to the City. Mr. Berns explained that they can pay off any and all debts and that the cash on hand would most likely be divided amongst the taxing districts, pending legal counsel review. Legal Counsel Danielle Quade noted that the agency would make a plan on how to distribute property, including remaining funds, prior to the Lake District closing.

Councilmember Gookin asked if they plan to create an Atlas District. Mr. Berns noted that they have discussed and received approval from City Council for the expansion of the River District and the creation of a new Atlas District. They look toward the third quarter of next year (2018) as an opportune time to bring a plan forward for review/approval by the ignite Board and City Council. He also noted that he believes there is Council support for the discussion of a new district on East Sherman.

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

The meeting adjourned at 12:31p.m.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

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

December 5, 2017

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room, December 5, 2017 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

INVOCATION: Pastor Kevin Schultz with the Vine Church provided the invocation.

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

AMENDMENTS TO AGENDA: The Mayor noted that Other Business, Item 1. Authorize the allocation of \$50,000 from the Parks Capital Improvement Fund for the new Skate Park and Accept ignite cda Funding and Item 2. Council Bill No. 17-1034 - Complete Streets Ordinance have been removed from the agenda and will be heard at a later date.

MOTION: Motion by McEvers, seconded by Edinger to add Council Bill No. 17-1038 in reference to the A-4-12 Annexation with Scott Stephens for 1354 Silver Beach Road to the agenda. This item was not included on the original agenda due to a staff oversight; however, it is required to complete the annexation agreement that was listed on the agenda.

Motion carried.

CONSENT CALENDAR: **Motion** by Miller, seconded by Edinger, to approve the consent calendar.

1. Approval of Council Minutes for the November 21, 2017 Council Meeting.
2. Approval of Bills as submitted and reviewed for accuracy by Finance Department
3. Approval of General Services Committee Minutes for the meeting held on November 27, 2017
4. Setting of Public Works and General Services Committee meetings for December 11, 2017 at 12:00 noon and 4:00 p.m. respectively
5. Annual Road and Street Financial Report for year ending September 30, 2017.

6. **Resolution No. 17-071-** 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 MAINTENANCE/WARRANTY AGREEMENT WITH, AND ACCEPTANCE OF IMPROVEMENTS AND SECURITY BY, ASPEN HOMES AND DEVELOPMENT, LLC, FOR ALPINE POINT – S-2-17; APPROVAL OF LEASE AGREEMENT RENEWAL WITH RANDY AND AKIKO FOLK DBA THE TIKI HUT FOR FOOD CONCESSIONS AT INDEPENDENCE POINT; AND APPROVAL OF A COOPERATIVE AGREEMENT FOR MUTUAL AID ASSISTANCE WITH THE IDAHO DEPARTMENT OF LANDS (IDL).

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

COUNCIL ANNOUNCEMENTS:

Councilmember McEvers noted that Diana Jackson was the winner of the CDATV survey drawing for a new iPad and they have been unable to reach her. If you know her, please have her contact City Clerk Renata McLeod at City Hall.

Councilmember Gookin thanked the student in attendance tonight.

The Mayor requested the appointment of Ashley L. McCormack, PhD, MSW to the Arts Commission.

MOTION: Motion by Edinger, seconded by McEvers to approve the appointment of Ashley L. McCormack, PhD, MSW to the Arts Commission. **Motion carried.**

RESOLUTION NO. 17-072

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING AN ANNEXATION AGREEMENT WITH SCOTT AND CAROL STEPHENS FOR 1354 SILVER BEACH ROAD.

MOTION: Motion by McEvers, seconded by Edinger to approve **Resolution No. 17-072**, approving an Annexation Agreement with Scott Stephens for 1354 Silver Beach Road.

DISCUSSION: Mr. Gridley noted that the joint well agreement between the applicant and abutting property owner took a long time to negotiate. Councilmember Gookin said he would be opposing this request as he opposed the original annexation because no requirement was included to require connection to city water and sewer services. Mr. Gridley noted that the owner has his own well and septic and he is welcome to connect to city services once annexed; however, the expense to run the pipe would be high. Councilmember McEvers thought the City always required connection with an annexation. Mr. Gridley noted that most of the time that is the reason people request annexation and oftentimes Panhandle Health will not renew septic permits for failed systems, but in this case, the septic is still approved. Councilmember Edinger

asked why it took five years to be annexed. Mr. Gridley reiterated that the City Council approved the annexation five years ago; however, one of the conditions was that the owner reach an agreement with the abutting neighbor, and it took that long for him to reach an agreement with that neighbor. There were some issues with the construction of the home with county building codes, and egress and ingress easements needed, which are standard requirements, and it has taken the applicant this long to settle these matters. Councilmember English noted that he was not on the Council when it was approved, and feels it makes sense that they should have had to connect to city services. He felt there should be a compelling reason if it did not fit the normal criteria. Mr. Gridley noted that the main reason for annexation was that the building on the property did not meet County setbacks and would meet City setbacks and he could not sell the property without resolving the issue. Mayor Widmyer felt that it would be better for the members of the Council who were not present in 2012 to get more information before moving forward with the annexation agreement. Councilmember English concurred that he would appreciate more information. Councilmember Miller asked if there would be a legal precedent set by this action with regard to not requiring connection to city sewer and water. Mr. Gridley confirmed that it would not be a precedent.

MOTION REMOVED by McEvers with the concurrence of Edinger.

MOTION: Motion by McEvers, seconded by Edinger to table Resolution No. 17-072 for more information to be provided at a later date.

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

(LEGISLATIVE) V-17-6 - VACATION OF THE 20' EMERGENCY VEHICLE ACCESS EASEMENT LOCATED BETWEEN LOT 8 AND LOT 9, BLOCK 1 OF THE GRAYSTONE SUBDIVISION

STAFF REPORT: Engineering Project Manager Dennis Grant explained that the applicant, Shay & Eric Wallace, are requesting the vacation of a portion of the 20' emergency vehicle access easement located between Lot 8 and Lot 9, Block 1 of the Graystone Subdivision. He noted there is no financial impact to the city. The emergency vehicle access easement on the subject property was originally installed with the Graystone Subdivision in 2003 and then modified/recorded in 2007. The Fire Department has stated that the easement is no longer used and is not recognized by the Fire Department for emergency access. The unused easement portion would allow the homeowners to install landscaping up to their property lines. The Development Review Team was informed about this vacation and did not have any concerns. He noted that he sent out 24 notices and received two responses; one in favor, and one opposed.

DISCUSSION: Councilmember Gookin asked if the opposing party explained why they opposed. Mr. Grant noted that he made contact with the party and they expressed concern that they understood the area was intended for fire access.

Mayor Widmyer called for public comments with none being received.

COUNCIL BILL NO. 17-1035

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, VACATING AN EMERGENCY VEHICLE ACCESS EASEMENT IN THE GRAYSTONE SUBDIVISION, RECORDED IN BOOK "I" OF PLATS, PAGE 492A, RECORDS OF KOOTENAI COUNTY, GENERALLY DESCRIBED AS A 20 FOOT EMERGENCY VEHICLE ACCESS EASEMENT LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

MOTION: Motion by Gookin, seconded by Evans, to dispense with the rule and read **Council Bill No. 17-1035** once by title only.

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

MOTION: Motion by Gookin, seconded by Evans, to adopt **Council Bill 17-1035**.

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

(LEGISLATIVE) V-17-7 - VACATION OF THE GOOD PEOPLE CONDOMINIUMS PLAT, BOOK K OF PLATS, PAGE 106 LOCATED AT 1421 AND 1423 KALEIGH COURT

STAFF REPORT: Engineering Project Manager Dennis Grant explained the applicant, Anne Anderson (on behalf of Charles A. Olson), is requesting the vacation of the Good People Condominiums plat (Book K of Plats, Page 106). The location is at 1421 & 1423 Kaleigh Court. The Good People Condominiums plat was recorded in 2007 as a part of Lot 10, Block 1, of the Jae's Place plat, which was recorded in 2005. The purpose of this request is to provide for a simpler form of ownership. He noted that he sent out 26 notifications and received no responses.

Mayor Widmyer called for public comments, with none being received.

COUNCIL BILL NO. 17-1036

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, VACATING THE GOOD PEOPLE CONDOMINIUMS PLAT (BOOK K OF PLATS, PAGE 106) LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

MOTION: Motion by English, seconded by Edinger, to dispense with the rule and read **Council Bill No. 17-1036** once by title only.

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

MOTION: Motion by English, seconded by Evans, to adopt **Council Bill 17-1036**.

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

(LEGISLATIVE) 0-3-17 – SHORT TERM RENTAL ORDINANCE – MUNICIPAL CODE CHAPTER 17.08

STAFF REPORT: Senior Planner Sean Holm explained that the proposed code is intended to legalize short-term rentals within the city limits, maintain neighborhood character, track housing and stock affordability, study macro VRBO trends, establish balance/fairness, and set clear and reasonable rules. He reviewed the previously held public workshops and input opportunities that have occurred since January 2016, including a survey that received over 600 responses, including a recommendation of approval from the Planning Commission. Mr. Holm explained that House Bill 216 was signed into law on April 4, 2017 that will go into effect January 1, 2018. The proposed code helps the city comply with those new laws. Some of the proposed standards included in the code include a minimum of a 2-day stay, and an exemption for a short-term rental of one unit/bedroom. He further explained that the permits would be renewed annually and that permit numbers must be posted on all advertisements and is non-transferable. There must be an emergency contact person listed for someone who can resolve issues within a 60-minute window after notification. Within the unit, they must post a safety plan and the contact information for the responsible party. The application will be made available on-line for ease of use. He noted that staff has prepared a “Good Neighbor flyer” that will be provided to renters by the owner. Additionally, the code only allows one unit per owner per parcel to be rented as a short-term rental, to aid in the prevention of multi-family units turning into pseudo-hotels. The code proposes to allow the use of an accessory dwelling unit (ADU) or associated principal dwelling unit as a short-term rental, not both. Newly developed ADU’s will trigger payment of associated impact fees (estimated to be \$1,700) and require one parking stall be provided on site. Mr. Holm explained the notification process to include notice to adjacent neighbors rather than the 100-foot buffer, as done in Portland, Oregon.

DISCUSSION: Councilmember McEvers asked for clarification regarding the 14-day only requirement and the two-day minimum. Mr. Holm noted that the exemption is if the property is only rented for less than 14 days a year, in which case they would not need a permit. However, beyond 14 days per year would require a permit. The minimum stay of two days helps elevate the problem associated with one-night stays, such as a bachelor party disrupting the residential neighborhood. Councilmember McEvers asked for clarification regarding the 100-foot buffer versus the adjacency measurement and how to deal with rentals within the same block. Mr. Holm explained staff’s recommendation is to use the adjacency requirement rather than the 100-

foot requirement and would use the philosophy if there were any doubt to send the notice. Councilmember McEvers asked if there were any restriction on number of units within one block. Mr. Holm explained that the City of Sandpoint uses a 300-foot buffer and it did not seem to accomplish the desired result, so the proposed regulation does not include a restriction. Councilmember Evans asked if the required safety plan needs to be approved by the Fire Department and if there will be any inspections of the unit. Mr. Holm clarified that there will be a self-certified process and no inspections will be done. Councilmember Gookin asked for clarification regarding concerns associated with a one-night stay. Mr. Holm explained that through the responses and input received at the Planning Commission level it was noted that a one-night stay is a hotel type use and the input from Terry Nash, who provides property management for short term rentals, indicated that the one night stay tends to be more problematic. The statistics from the state regarding people traveling via vehicle found that 90% of those travelers stay two or more nights. Councilmember Gookin believes that this will push business to the County as hotels and motels that do not operate under those rules. He asked if there was an example of anywhere of self-inspection that has worked. Mr. Holm noted that he is not aware of any other city that has allowed self-inspection. However, the amount of staff time and the liability of the City conducting inspections was cost prohibitive, and staff did not feel that it was a great use of staff time and opens more potential for other types of code violations to be noted. Councilmember Gookin questioned the ability for neighbors to do anything about the short-term rental approval after being notified. Mr. Holm clarified that it would not affect approval; however, it provides contact information for the responsible party if there is an issue down the road. Councilmember English noted that he had mixed feelings about the neighbor notification and if the emergency contact information can be found on the city website with the addresses clearly marked. Mr. Holm explained that staff is working on the mapping for internal use. There is potential for the vacation rentals to become targets for criminal activities during vacant times if locations are published. Councilmember Miller expressed concern that when a city permit is attached to the property it may give a renter some sense of security that it was inspected by the city and asked if there is liability incurred by not inspecting. Mr. Holm noted that staff had discussed liability at length with the Legal Department. The consensus was that by doing an inspection, it would give more liability to the City than having the owner conduct a self-inspection themselves, and the permit has legal language about accurate information. Councilmember Edinger asked who would be policing the regulations. Mr. Holm clarified that within the first 60 minutes the responsible party is responsible to resolve complaints; thereafter, it would be a Police Department call. The code has progressive enforcement with the first strike against the owner being noted, the second strike can be a misdemeanor, and the potential for revocation with the third time violation.

Mayor Widmyer called for public comments.

PUBLIC COMMENTS:

Holly Hansen noted that she owns several properties in Coeur d'Alene, including some on North Military Drive. She stated that she is a real estate agent in Coeur d'Alene and has seen many changes in the area. On North Military Drive, she has witnessed many college students living in the area and there were parties that went on all night, contrary to what occurs with short-term rentals. Short-term rentals tend to be quieter and have higher maintenance standards to attract

occupants. She supports vacation rental versus long-term rental. She felt that notifications could go to the neighbors but felt it should be clear if it was lived in or a vacation home. She felt that long-term rental companies do not maintain the properties the same way. The two-night stay requirement is great, as she has witnessed the one-night bachelor party rental. She did not think that it would be worthwhile to give out property manager numbers, as she does not have any luck getting them to return the call versus a personal owner of a vacation rental who would be responsive. She noted that the success of the rental is based on reviews. She does not agree that the fees for vacation rentals should be \$200 because the property owners have high costs of maintaining the property and felt it should be more like \$50.00.

Councilmember McEvers asked if she was opposed to long-term rentals. Ms. Hanson said that she supports all rentals; however, she would like long-term rentals to be better maintained. Councilmember Gookin asked what the economics of long-term versus short-term were. Ms. Hanson explained that annually the difference in revenue is better for short-term rentals as there is less wear and tear and the property is being cleaned all the time.

Tom Torgerson, 4808 Fernan Hill Road, noted that he is the President of the Association of Realtors and does not understand why the City needs to be involved in the economics of a private business. He noted that the code development has come a long way from the onset of the discussions and this version is less restrictive than the original. He expressed appreciation that the City has listened to their prior comments and incorporated many of them. He stated that he does not agree with the two-night stay requirement, as that should be market driven. He is opposed to the six-month occupancy clause for ADU's requiring a family member or the owner to live in one of the units. He felt that the code was a bit regulatory and burdensome to the owner. He expressed concern with the duplex and multifamily housing code. He understood apartment buildings with one parcel owner and not wanting it to be an illegal hotel; however, condo units have active home owner association that address it, and each unit has its own parcel number and he felt this section of the code should be further clarified. One of his biggest concerns is the maximum number of overnight guest and being associated with the definition of family, as it is risky to define a family and would urge the city to remove any definition of a family from all codes. He noted that policing the issue would be difficult.

Councilmember Gookin agrees that family definition does not make sense and agrees with the one-night stay and enforcement concerns. He noted that he lives in the Fort Grounds and believes that the over population of rentals removes a neighborhood feel and makes it appear as a commercial zone. Mr. Torgerson believes that private property rights usurp the other property owners and the new state law does not allow the city to prohibit short-term rentals. Councilmember Miller asked for clarification regarding Mr. Torgerson's position on the six-month occupancy clause for property owners that own two structures on one property. Mr. Torgerson noted that the code says that an owner must live there six months out of the year and it is not clear if that means that they are not allow to rent it as a vacation rental. Additionally, he felt that once the impact fee is paid it should not matter if the owner is there for 6 months or not.

Larry Chmura, 2990 Nettleton Gulch Road, noted that he owns a rental on Silver Beach Road. He thinks there are too many regulations and the City does not need so much say on what people

do with their property. He would like to hear statistics on complaints for long-term rentals versus short-term rentals.

David Groth, 719 Woodland Drive, believes a gentle hand approach is reasonable. He would like the City to allow private properties to be fully utilized without burdensome regulations. With the Ironman coming to town he rented his property for short-term and later built an apartment over his garage, which he has been renting since 2006. He has rented both the house and the loft for short-term rentals and has rented the house for long-term. He wants to have all options for use of his property, so is concerned about the six-month occupancy regulation. He believes that it is a fear-based clause, rather than based on experiences like those that he has had. Mr. Groth noted that he has had only one noise complaint from a neighbor during the rentals. He has had very respectful neighbors and he likes the good neighbor policy. He has had people stay for one night rental often and he has to do more cleaning but they pay a larger price than a hotel because that is their choice. He noted that travel is changing and he enjoys staying in neighborhoods through short-term rentals as a different way of travel.

Terry Nash noted that he is the business development manager for an Idaho residential property management company named VACASA, and they exclusively work with vacation rentals. They manage properties in 23 states and 8 countries. He noted that their company works with a lot with regulations, codes, and homeowner associations. He has been working with the City for the past two years and it has been arduous process and he encouraged the Council to not vote on this code unless they are familiar with House Bill 216 as he believes the code infringes on homeowner rights and is concerned that the section regarding duplexes and condos contains violations of House Bill 216. He noted that he agrees with the regulations applicable to apartments. Mr. Nash felt that it was not a good idea to notify neighbors, with the exception of condos, as what a business does with their property should not be up to the neighbors as well as concerns with privacy. He provided information on the industry and clarified that they do require two night stays and that their typical guests are families. He requested that the Council not manage by expectation or fear. He noted the condominium on the waterfront in the city of Ponderay that is an exception to their 300-foot buffer zone, and the condominium association has requested not be the exception, as they would be inundated with vacation rentals. He noted that this type of industry allows homeowners to keep family homes in family ownership by providing a source of income to pay mortgages and taxes.

Councilmember McEvers asked if Mr. Nash has helped with the development of the code. Mr. Nash confirmed he has been involved with the staff over the past two years. He also noted that he has worked with many municipalities and believes that there should be guidelines and the code should have a light hand. Councilmember Gookin felt that it was the norm to notify neighbors when there is a commercial operation within a residential zone. Mr. Nash said he does not believe anyone should tell an owner what he or she can and cannot do with their land as long as they are not violating any existing code. Councilmember Gookin asked who should regulate the number of night stays that should be allowable. Mr. Nash felt that it should be by the private business and that the online reviews regulate the industry and it is not in the owner's interest to have a one-night stay.

Rita Snyder, 818 Front Avenue, noted that she has rented her property out for 7 years both as a long-term rental and recently as a vacation rental by owner. She noted that the wear and tear on the long-term rental was much higher. She noted that within her neighborhood, there are quite a few short-term rentals and her neighborhood has never looked better. This is entrepreneurship at its best and she has traveled throughout the country and noted that in Italy they encourage vacation rental by owner as it brings success to the citizens. She agrees with a light hand code and noted that people have made a lot of investment into their home for rentals. She is concerned that there are only a few people complaining and then the City makes regulations accordingly. She felt that the reference to family for occupancy was wrong and that the size of the rental determines the amount of renters. She thinks the City should remove the reference to family. In a year, she has about the same economic gain from a three-month period of short-term rental versus long-term rental.

Mayor Widmyer asked City Attorney Mike Gridley to clarify any legal issues regarding House Bill 216. Mr. Gridley explained that the bill does regulate what a City can do; however, the City can create regulations for the health and welfare of the neighborhood and he does not believe there is a conflict with the proposed code. Mayor Widmyer asked if there are any laws regarding occupancies within hotel rooms. Mr. Holm confirmed that there are occupancy limits based on the building type that are set by the Fire Department. Mayor Widmyer suggested that the size of a rental could determine the occupancy amount similar to a hotel. Mr. Holm noted that staff agrees with that on some level, but each rental unit would have to be reviewed and staff is not sure how to apply a shifting standard fairly. The definition of family is already in city code and clarifies that four unrelated people can occupy a rental and a maximum of five people if some are related, and as many as you want if related.

Ann Melbourn, 210 Forest Drive, said that she realizes the short-term rentals are here to stay but neighborhoods near the lake are taking the brunt of the impact. She noted that those properties purchased for investments are vacant nine months out of the year and cause a ghost town feel. She felt that there should be some regulations regarding the number of units allowed on a block. She would like the regulation that requires an owner be in residence 6 months out of the year for units on the same lot to remain in the code.

Councilmember Gookin asked if self-enforcement for parking in the Fort Grounds was working. Ms. Melbourne stated that she felt it was a joke. Councilmember English if she meant that if there was a house or two down the street was vacant it was a bad thing. Ms. Melbourne confirmed that she felt it was bad and that if over a third of the homes are vacation rentals they are empty a lot.

John Redal noted that he believes there is a difference between short and long-term rentals. He agrees the short-term rentals are well maintained and long-term rentals are harder to monitor items and keep them in good condition. He noted that he owns a duplex in downtown, and that he just made more investments in the property to use it as a vacation rental. He felt that the concerns about a ghost town are not a reason to look to regulate vacation rentals. He has been renting properties for 25 years, and the problems he has had with vacation rentals are nothing compared to long-term rentals. He believes that people want to come and stay in a family atmosphere and not eat out every night and that the market will take care of itself.

Maryann Landers, 112 Forest Drive, noted that she has a vacation rental in Mexico that she inherited from her family, which she has listed on Air B&B and VRBO. She also has a local home that she had Ironman competitors stay in and later rented it during Ironman, and has a condominium on Indiana Avenue that is frequently rented on weekends. She has lived in Coeur d'Alene a long time and it rains about 8 months out of the year so this is a seasonal destination and a place for snowbirds and the provision that you have to be in a home for 6 months is not reasonable. Most of the neighbors are able to buy an expensive property and pay a high tax for 12 months, and it is not any one's business if it is occupied or vacant. Many neighbors have multiple homes and come here for three months a year. She noted that she has never heard the definition of family and would like to better understand it, but feels it is a term from the 1950s and not applicable in current times and seems discriminatory. She feels the City has a reasonable noise ordinance on the books and does not understand why people complain that a unit is vacant and on the other hand do not like to see cars parked on the street or hear people. She believes that Ironman prompted the industry and has really improved a lot of people's income and has been good for business. She would like to see very little regulation for short-term rentals.

Will Butler, Harrison, Idaho, said that he did not think that the good neighbor policy should include the occupancy information. The family requirements would exclude two foursomes of golf buddies.

Chad Oakland, 2697 Espinosa Drive, noted that the definition of family is already in the city code and the ADU regulations already exist with the residency requirement. He believes it is cost prohibitive to buy a home for \$500,000 and make it a vacation rental. He felt that there will be some rentals but it will not be the market majority.

Public testimony was closed.

DISCUSSION: Mr. Holm concurred that the ADU and occupancy regulations are already in the code. Property rights include the right to buy, sell, own and the right to exclude the rest is set by state and local government regulations. The regulations are trying to balance the rights of neighbors and rights of owners. The original ADU regulation included the requirement that one unit was to be owner-occupied and intended for the ADU to aid in affordability. The six-month occupancy requirement of an ADU was included in the initial code for that reason.

Councilmember Miller asked if there is a notice to the title that clarifies that the owner of the property must occupy it six months out of the year. Mr. Holm confirmed that it is on the title and subsequent buyers would be notified via the title. He noted that a duplex is allowed one short-term rental unit per property per owner. He noted that he has heard of many homeowners associations going defunct, so they should not be dependent upon them to regulate rentals. The fee is intended to cover staffing costs without additional licenses or inspection fees. The ongoing costs for renewal will be lower. Councilmember English asked what kind of city expenses are tied to that fee. Mr. Holm explained that it would include a review from the Planning Department, Municipal Services issuance of the permit, and code enforcement costs. He has received a couple complaints on vacation rentals; however, they were all within the county, so it appears to be managed well with the City. Councilmember Gookin noted that the City definition

of family might need to be reassessed in the future. Councilmember Edinger asked if staff felt the code should be sent back to the Planning Commission. Mr. Holm felt that the request for a new definition of family or amendments to the ADU code could go back, but did not feel it would change much within the short-term rental code. He noted that there have been many changes since the first iteration and believes it could be approved tonight and Council could feel good about it with a review in a couple of years. Mayor Widmyer noted that in following the development of this code through the last couple of years the City has received the same comments from the Planning Commission and staff. A lot of time and effort has been put into this code and it is now up to this body to sort through all of this and come up with a final recommendation.

Councilmember McEvers feels that the family definition could be changed and wondered if the ADU occupancy could also be changed. Mr. Holm noted that the definition of family would require a separate code amendment, as it is used in reference to residential zones as well as the changes to the ADU code. Councilmember McEvers asked if there were any options for duplex/condos. Mr. Holm noted that staff would be comfortable in a duplex situation for both sides to rent short term but not in multifamily units, as that would be a pseudo hotel. Mayor Widmyer asked for clarification in a 12-unit condominium where there are 12 owners as opposed to a 12 unit multifamily complex. Mr. Holm confirmed they are different due to separate ownership. Councilmember Evans asked if the family definition were amended at a later date would it automatically amend this ordinance. Mr. Gridley noted that the definition has been something that has been discussed over the years and changes were not desired in the past and clarified that any number of people related is unregulated. Councilmember Evans asked if three couples were to vacation together would they be allowed in our City. Mr. Gridley explained that there is some self-regulation and enforcement because if there were no complaint it would not be regulated. Mr. Holm clarified that under the current code it only allows two bedrooms of your house to be rented for 30 days or longer and anything more than that is considered a boarding house.

Councilmember Gookin does not think the light touch works nor will self-inspection and he wanted to have higher standards for non-owner occupied units. He believes that House Bill 216 ends residential zones and there is nothing the City can do about it. He proposed that a vacation rental could be managed through a home occupation permit.

MOTION: Motion by Gookin seconded by McEvers that vacation rentals are approved through a home occupation permit with the exception of pseudo hotels.

ROLL CALL: English No; Edinger Aye; Evans No; Miller No; McEvers No; Gookin No.
Motion failed.

DISCUSSION CONT.: Councilmember McEvers loves the term “light touch” and felt this was a light touch in comparison to other regulations within the city. He could agree to self-inspection, and other things would work out. He does not think this is a forever situation and other places have enacted regulations so it is not unique, but needed as we are evolving as a city. Councilmember Evans requested that the City Attorney address the idea of Home Occupation Permits. Mr. Gridley noted that it would need to be clarified with an amendment to the home

occupation code. Councilmember Gookin felt that they might need to notify neighbors if increased traffic is expected. Mr. Holm noted that the current home occupation code requires that the owner live in the unit and does not allow employees without a special use permit. Councilmember English gave his support of the light touch, and thinks the presented code is a good combination of a light touch rather than no touch. There are biases in all directions when it comes to private property rights of residential neighborhoods and free market. He noted that maintaining the neighborhood is a higher priority to him so he would be in favor of starting with this code so that something gets going, as short-term rentals are not currently permitted under city code. Councilmember Miller felt that the City should move forward as the house bill is going into effect and it would allow people to legally operate a short-term rental, within the city limits. She does like the light touch and would support allowing a one-day stay, and that the other ordinances can be addressed at a different time. She noted that with the modification to the code to allow a one-day rental she would move forward with this code proposal.

Mr. Holm clarified that multifamily includes three units and above would not be allowed to have multiple vacation rentals. Councilmember Miller asked for clarification regarding how many duplexes, owned by the same person, could be rented. Mr. Gridley clarified that if the duplexes are on separate parcels, one unit per duplex could be used as a short-term rental. Councilmember Miller clarified that she does not want the code to restrict someone from buying several duplexes and being able to have half the units be short-term rentals.

MOTION TO MODIFY: Motion by Miller seconded by McEvers to modify the proposed ordinance to eliminate the minimum stay requirement in the “Definition” section, subsection F.

DISCUSSION: Councilmember McEvers asked why parcels for duplexes are treated differently than ADU’s. Mr. Holm explained that it comes down to lot size as a single-family house requires 5,500 square feet of property and a duplex requires 7,000 square feet. A single-family lot would allow an ADU on the smaller lot size, as long as one unit is owner occupied, essentially allowing duplex density. Councilmember Gookin noted that he would not support the code as he would like to see more cut from the code.

ROLL CALL: English Aye; Edinger Aye; Evans Aye; Miller Aye; McEvers Aye; Gookin No.
Motion to modify carried.

Council Bill No. 17-1037

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, ADDING A NEW ARTICLE X, SHORT-TERM RENTALS, TO CHAPTER 17.08 OF THE COEUR D’ALENE MUNICIPAL CODE; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Motion by McEvers, seconded by Evans, to dispense with the rule and read **Council Bill No. 17-1037** once by title only.

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

MOTION: Motion by McEvers, seconded by Miller, to adopt **Council Bill 17-1037.**

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

EXECUTIVE SESSION: Motion by McEvers, seconded by Evans to enter into Executive Session under Idaho Code 74-206 (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, (d) to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.

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

The City Council entered into Executive Session at 8:51 p.m. Those present were the Mayor, City Council, City Administrator, and City Attorney. Council returned to regular session at 9:14 p.m.

NOMINATION OF APPOINTMENT OF CITY ADMINISTRATOR - TROY TYMESEN

MOTION: Motion by Edinger, seconded by Evans to confirm the appointment Troy Tymesen as the City Administrator. **Motion carried.**

RECESS: Motion by McEvers, seconded by Evans to recess to Thursday, December 7, 2017 at Noon in the Library Community Room located at 702 E. Front Avenue for a Workshop with the Kootenai County Commissioners. **Motion carried.**

The meeting recessed at 8:15 p.m.

ATTEST:

Steve Widmyer, Mayor

Renata McLeod, CMC, City Clerk

**A JOINT MEETING OF THE
COEUR D'ALENE CITY COUNCIL
AND THE KOOTENAI COUNTY COMMISSIONERS
December 7, 2017**

The Coeur d'Alene met in a continued session with the Kootenai County Commissioners at the Library Community Room located at 702 E. Front Avenue, Coeur d'Alene, ID 83814 December 7, 2017 at 12:00 Noon, there being present upon roll call a quorum.

Steve Widmyer, Mayor

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

Marc Eberlein, Chairman)
Chris Fillios) Members of the Kootenai County Commissioners Present

CITY STAFF PRESENT: Jim Hammond, City Administrator; Renata McLeod, City Clerk; Mike Gridley, City Attorney; Chris Bosely, City Engineer; Troy Tymesen, Finance Director; Hilary Anderson, Community Planning Director; Sam Taylor, Deputy City Administrator; Lee White, Police Chief.

GUESTS PRESENT: Jody Bieze, Director Kootenai County Grants Management/Public Transportation; Daniel Carmichel, Program Specialist; Jeff Benzon, County GIS Analyst; Jim Kackman, Public Works Director with the Coeur d'Alene Tribe; Jeannette Leckvold, Program Manager; Kimberly Hobson, Director, and Jim Brannon, County Clerk.

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

PUBLIC TRANSPORTATION – County GIS Analyst Jeff Benzon explained that it was his role to aid in the development of the new Citylink A, B, and C routes. He presented the map overview of the routes and the stops that were realigned. The goal with rerouting was to insure there was no degradation of service to existing routes and to increase the services in areas where it was needed. Mr. Benzon noted that they spent some time determining services to the hospital area as a priority. Additionally, they looked at safety of routes and ADA accessibility.

Councilmember McEvers asked about adding additional buses. Mr. Benzon explained that they added another loop to the route. Director of Kootenai County Grants Management/Public Transportation Jody Bieze explained that it was not affordable to add additional buses. Councilmember English asked about the stops within or near the NIC campus. Mr. Benzon explained that there aren't many good locations for a stop on campus, so the stop was placed on Hubbard Avenue across from where the new student center would be constructed. Councilmember Gookin noted Lincoln Way will not be accessible south to 95. City Engineer Chris Bosley said that the ITD project will reconstruct the curve and remove the ability to turn left at the intersection. Mr. Benzon noted that they will look at options including Emma Avenue access to Harrison Avenue, which means that the stop noted as A6 will likely be removed. They are also

looking at US 95 and open on-ramp to Northwest Boulevard but will seek input from the City. Councilmember Gookin asked about the relocation of stop A9 which is abutting the county/city parking lot. Director Kimberly Hobson noted that it was temporarily moved during construction. Mr. Benzon hoped for it to be on Northwest Boulevard. Discussion ensued regarding stops and factors involved in their locations.

TRANSIT CENTER PUBLIC SAFETY Police Chief White presented statistics/calls for service at the transit center location at John Loop and the Greyhound bus stop at 4th and Appleway. At the Citylink transit site there were 29 calls for service, and at the Greyhound stop there were 9 calls for service. Councilmember McEvers asked how those statistics compare for those locations versus general locations. Chief White noted that for the way the system is set up there are fairly low calls for service. He noted that his concern would be adjoining routes with other states and cities, specifically Spokane, WA. The crime that comes from that geographic area is already problematic. In another jurisdiction he worked in with a light rail system that included Phoenix, the property crime would balloon around the stops. He has not seen that same trend in our system due to it mostly being Kootenai County citizens.

GENERAL DISCUSSION OF THE TRANSIT CENTER— Ms. Bieze noted that she recently created an Ad Hoc Design Committee that will serve to give input on the predesign phase of the transit center. She noted that the Tribe and city stakeholders would be included to discuss the design concerns. Their first meeting will be a visioning session. Mayor Widmyer noted that this will aid in bringing forward a design of a center that the community is looking forward to. Mr. Kackman noted that the transit system needed a place to land to connect the routes. The Tribe got money to build a center in a rural area and they were not able to use it in that area so they redirected the money to the urban center project. The delay occurred due to time needed to fund the design and construction. The Tribe knows that the stakeholder entities appreciate their efforts and they want to see a successful transit center in the urban area. The Mayor reiterated that the design team will come up with something that will serve everyone.

Councilmember Gookin asked about a design shown by previous County Commissioner Dan Green that showed an interior design. Ms. Bieze explained that the concept presented is a concept similar to prior concepts. Prior concepts did include a drawing of a 6900 square foot building; however, the NEPA defines construction and design, which sets your funding level. Councilmember Gookin noted that the old design included a lobby. Mr. Kackman noted that when they seek funding from FTA they provide elements but they did not have any building plans as they did not have funding for that phase yet. City Development Planning Director Hilary Anderson noted that she had reviewed several different concept plans demonstrating different access locations. Ms. Hobson noted that several meetings were held regarding the different concepts of a site plan.

Mayor Widmyer asked if it will need to be submitted to FTA for approval after the design phase is done. Ms. Bieze confirmed it would need to go back to the funding agency for approval. Councilmember McEvers asked what makes it a 2,000 square foot building versus a 6,000 square foot building. Ms. Bieze explained that they provided a proposal that just noted the request for space for an office, dispatch, and security. They had to resubmit to the FTA and required a new NEPA which determined the funding and concepts included. Mr. Kackman explained that the budget determines the size of the building and what amenities can be included. Commissioner Fillios said the design committee may determine what amenities to include and may determine that it needs to be a 2,800 square foot building if the budget can make it work, otherwise the budget may only allow for a 2,200 square foot building. Ms. Bieze explained the ability to bank funds and how long it could take to build a 6,000 square foot building. Mr. Kackman noted that the original design was used to accommodate the trail and now it will be a design constraint. Ms. Bieze noted that the transit funding they requested from the City is for the traditional funding and Saturday service and not tied to the transit center. Mr. Tymesen explained that the City did budget for the

transit funding and brought the increase of \$15,000.00. Mayor Widmyer confirmed that funding is not tied to the transit center.

Councilmember Gookin noted that when the City gives money to the County it is authorizing them to run the transit within the city limits but does not give the City any authority to handle complaints, etc. He feels there is a disconnect and a lack of responsiveness to the citizens. Ms. Bieze explained that the County registers all comments and incidents and will continue to address them. Councilmember Miller expressed her appreciation to meet with the County and felt it was very beneficial. She noted that she learned that this is a budget-driven bus stop and not a bus terminal and that information is important to share with the community and asked how they plan to inform the community throughout the process. Ms. Bieze noted her willingness to provide regular updates to the City Council and that they meet with user groups regularly. Deputy City Administrator Sam Taylor noted that he is willing to work with the County to promote information and meeting notices through the City's television channel. Councilmember Gookin noted that he would appreciate regular updates from the committee. Ms. Hobson noted they allow riders sit in the bus until another bus arrives so they don't need to stand out in the cold and rain. Chairman Eberlein noted that the KMPO Master Plan includes connectivity to Spokane and should be included for discussion at an upcoming KMPO meeting.

RESOLUTION NO. 17-069

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

MOTION: Motion by Miller, seconded by Edinger to approve the Resolution No. 17-069 Authorizing a public transportation letter of agreement with Kootenai County for the term of October 1, 2017, through September 30, 2018, and to provide funding as matching funds in the amount of fifty-eight thousand nine hundred eighty-three and no/100 dollars (\$58,983.00).

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

TELEVISIONS COUNTY MEETINGS ON CDATV: Councilmember McEvers noted that communication is important and difficult to do in government. He wanted to see if the County was still moving forward with televising meetings. Chairman Eberlein noted that he has been talking with Jeff Crowe with Bunkhouse Media and the on-going cost of someone running the cameras might be prohibitive. There is some difficulty of meeting times and location, as the current meeting room is not a good location for recording for television. He noted that the idea is probably on hold for now. Mayor Widmyer asked if the business meeting would be an opportunity to start recording meetings. Commissioner Eberlein noted that the time is different for each meeting. Councilmember McEvers reiterated that it is a great way to get the information out to the community. Commissioner Eberlein agreed that was their original concept. Commissioner Fillios said that if they only televise business meetings, it is just the formality of signing resolutions that they have already discussed and may not be that informative. Mayor Widmyer suggested televising the big stuff. Councilmember McEvers continued to encourage them to consider options.

The Mayor thanked everyone for their attendance.

ADJOURNMENT: Motion by McEvers, seconded by Miller, that there being no other business this meeting be adjourned. **Motion carried.**

The meeting adjourned at 1:10 p.m.

Steve Widmyer, Mayor

ATTEST:


Renata McLeod, CMC
City Clerk

DRAFT

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

FUND	BALANCE 10/31/2017	RECEIPTS	DISBURSE- MENTS	BALANCE 11/30/2017
<u>General-Designated</u>	\$1,032,896	\$603	\$41,941	\$991,558
<u>General-Undesignated</u>	8,843,760	3,598,508	6,262,882	6,179,386
<u>Special Revenue:</u>				
Library	43,745	18,170	133,233	(71,318)
CDBG	(9,741)	104,875	95,508	(374)
Cemetery	7,065	25,084	23,779	8,370
Parks Capital Improvements	497,683	1,918	42,638	456,963
Impact Fees	2,332,364	101,164	160,000	2,273,528
Annexation Fees	115,227	93		115,320
Insurance	-			-
Cemetery P/C	1,595,543	25,115	42,163	1,578,495
Jewett House	24,666	20	1,019	23,667
Reforestation	26,220	582		26,802
Street Trees	217,680	6,176	3,725	220,131
Community Canopy	2,721	642	87	3,276
CdA Arts Commission	-			-
Public Art Fund	75,049	61	6,220	68,890
Public Art Fund - ignite	618,329	499		618,828
Public Art Fund - Maintenance	83,394	2,787	4,156	82,025
<u>Debt Service:</u>				
2015 G.O. Bonds	540,251	5,438		545,689
LID Guarantee	(0)			(0)
LID 149 - 4th Street				
<u>Capital Projects:</u>				
Street Projects	181,139	171,044	145,313	206,870
<u>Enterprise:</u>				
Street Lights	79,610	56,721	50,113	86,218
Water	2,984,515	658,803	365,583	3,277,735
Water Capitalization Fees	5,208,909	144,620	597,866	4,755,663
Wastewater	2,871,162	4,532,969	1,233,179	6,170,952
Wastewater-Reserved	1,075,653	27,500	174,472	928,681
WWTP Capitalization Fees	7,168,826	225,289		7,394,115
WW Property Mgmt	60,668			60,668
Sanitation	1,128,172	371,306	288,825	1,210,653
Public Parking	(430,157)	158,132	190,107	(462,132)
Drainage	808,644	88,781	11,790	885,635
Wastewater Debt Service	1,027,922	831		1,028,753
<u>Fiduciary Funds:</u>				
Kootenai County Solid Waste Billing	232,172	224,133	232,172	224,133
LID Advance Payments	209			209
Police Retirement	1,232,161	14,150	31,735	1,214,576
Sales Tax	2,787	1,453	2,787	1,453
BID	217,314	7,026	30,000	194,340
Homeless Trust Fund	339	402	339	402
GRAND TOTAL	\$39,896,896	\$10,574,895	\$10,171,632	\$40,300,159

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


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

CITY OF COEUR D'ALENE
 BUDGET STATUS REPORT
 TWO MONTH ENDED
 November 30, 2017

RECEIVED

FEB 9 2017

CITY CLERK

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 11/30/17	PERCENT EXPENDED
Mayor/Council	Personnel Services	\$233,336	\$32,611	14%
	Services/Supplies	11,400	923	8%
Administration	Personnel Services	357,463	55,746	16%
	Services/Supplies	22,950	961	4%
Finance	Personnel Services	744,010	121,703	16%
	Services/Supplies	461,215	203,514	44%
Municipal Services	Personnel Services	1,283,631	222,399	17%
	Services/Supplies	494,919	164,611	33%
	Capital Outlay	10,000	9,385	94%
Human Resources	Personnel Services	255,486	36,684	14%
	Services/Supplies	56,225	3,833	7%
Legal	Personnel Services	1,132,172	192,166	17%
	Services/Supplies	65,253	12,781	20%
Planning	Personnel Services	582,544	90,575	16%
	Services/Supplies	135,100	13,386	10%
	Capital Outlay			
Building Maintenance	Personnel Services	362,828	57,826	16%
	Services/Supplies	152,475	23,961	16%
	Capital Outlay			
Police	Personnel Services	12,405,906	2,290,909	18%
	Services/Supplies	1,143,778	114,459	10%
	Capital Outlay	34,840		
Fire	Personnel Services	9,101,092	1,833,610	20%
	Services/Supplies	607,909	39,070	6%
	Capital Outlay		2,315	
General Government	Services/Supplies	105,900	105,409	100%
	Capital Outlay		150,213	
Byrne Grant (Federal)	Services/Supplies		5,016	
	Capital Outlay			
COPS Grant	Personnel Services	121,939		
	Services/Supplies			
CdA Drug Task Force	Services/Supplies	30,710		
	Capital Outlay			
Streets	Personnel Services	2,694,412	399,481	15%
	Services/Supplies	1,459,540	41,063	3%
	Capital Outlay	287,000	60,680	21%


CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
TWO MONTH ENDED
November 30, 2017

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 11/30/17	PERCENT EXPENDED
Engineering Services	Personnel Services	242,736	71,140	29%
	Services/Supplies	98,350	12,188	12%
	Capital Outlay			
Parks	Personnel Services	1,483,915	221,136	15%
	Services/Supplies	558,450	52,790	9%
	Capital Outlay	60,000		
Recreation	Personnel Services	559,345	76,843	14%
	Services/Supplies	190,330	16,423	9%
	Capital Outlay	6,400		
Building Inspection	Personnel Services	836,397	145,011	17%
	Services/Supplies	40,196	2,207	5%
	Capital Outlay			
Total General Fund		<u>38,430,152</u>	<u>6,883,028</u>	<u>18%</u>
Library	Personnel Services	1,250,412	202,645	16%
	Services/Supplies	208,000	35,126	17%
	Capital Outlay	160,000	8,240	5%
CDBG	Services/Supplies	384,049	88,070	23%
Cemetery	Personnel Services	193,807	27,936	14%
	Services/Supplies	100,500	15,056	15%
	Capital Outlay			
Impact Fees	Services/Supplies	745,000	423,000	57%
Annexation Fees	Services/Supplies	398,240	398,240	100%
Parks Capital Improvements	Capital Outlay	146,500	(214)	0%
Cemetery Perpetual Care	Services/Supplies	157,000	26,053	17%
Jewett House	Services/Supplies	25,855	1,217	5%
Reforestation	Services/Supplies	5,000		
Street Trees	Services/Supplies	100,000	4,025	4%
Community Canopy	Services/Supplies	2,000	359	18%
Public Art Fund	Services/Supplies	443,500	45,936	10%
		<u>4,319,863</u>	<u>1,275,689</u>	<u>30%</u>
Debt Service Fund		<u>882,181</u>		

CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
TWO MONTH ENDED
November 30, 2017

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 11/30/17	PERCENT EXPENDED
Seltice Way	Capital Outlay		124,730	
Seltice Way Sidewalks	Capital Outlay	332,000		
Traffic Calming	Capital Outlay	45,000	17,089	38%
Govt Way - Hanley to Prairie	Capital Outlay		129	
Levee Certification	Capital Outlay			
Fastlane Project	Capital Outlay			
Medina Avenue	Capital Outlay	160,000		
Kathleen Avenue Widening	Capital Outlay	195,000	(3,364)	-2%
Margaret Avenue	Capital Outlay			
4th and Dalton	Capital Outlay	25,000		
US 95 Upgrade	Capital Outlay	195,000		
15th Street	Capital Outlay	60,000		
Ironwood	Capital Outlay	225,000		
		<u>1,237,000</u>	<u>138,584</u>	<u>11%</u>
Street Lights	Services/Supplies	639,720	38,062	6%
Water	Personnel Services	1,975,543	360,036	18%
	Services/Supplies	4,421,891	91,166	2%
	Capital Outlay	3,630,000	99,592	3%
Water Capitalization Fees	Services/Supplies	866,000		
Wastewater	Personnel Services	2,684,202	428,660	16%
	Services/Supplies	7,042,103	209,497	3%
	Capital Outlay	10,881,000	848,996	8%
	Debt Service	2,177,063		
WW Capitalization	Services/Supplies	2,200,000		
Sanitation	Services/Supplies	3,500,806	341,739	10%
Public Parking	Services/Supplies	271,846	19,675	7%
	Capital Outlay	83,000	180,442	217%
Drainage	Personnel Services	111,160	19,586	18%
	Services/Supplies	794,658	1,847	0%
	Capital Outlay	362,000	67,200	19%
Total Enterprise Funds		<u>41,640,992</u>	<u>2,706,498</u>	<u>6%</u>
Kootenai County Solid Waste		2,600,000	232,171	9%
Police Retirement		176,554	29,312	17%
Business Improvement District		176,000	30,000	17%
Homeless Trust Fund		5,200	339	7%
Total Fiduciary Funds		<u>2,957,754</u>	<u>291,822</u>	<u>10%</u>
TOTALS:		<u>\$89,467,942</u>	<u>\$11,295,621</u>	<u>13%</u>

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


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

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DEC 9 2017

**City of Coeur d Alene
Cash and Investments
11/30/2017**

CITY CLERK

Description	City's Balance
U.S. Bank	
Checking Account	3,594,339
Checking Account	36,827
Investment Account - Police Retirement	1,196,963
Investment Account - Cemetery Perpetual Care Fund	1,575,435
Wells Fargo Bank	
Federal Home Loan Bank	995,362
Community 1st Bank	
Certificate of Deposit	1,004,753
Certificate of Deposit	205,603
Idaho Independent Bank	
Secure Muni Investment	249,475
Idaho Central Credit Union	
Certificate of Deposit	250,025
Idaho State Investment Pool	
State Investment Pool Account	30,936,903
Spokane Teacher's Credit Union	
Certificate of Deposit	252,349
Cash on Hand	
Finance Department Petty Cash	500
Treasurer's Change Fund	1,350
Police Change Fund	75
Library Change fund	180
Cemetery Change Fund	20
Total	40,300,159

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



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

CITY COUNCIL STAFF REPORT

DATE: December 19, 2017
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: **SS-17-11c, Interlake Condominiums Project Amendment No. 1, Final Plat Approval**

DECISION POINT

Staff is requesting the following:

1. City Council approval of the final plat document, a three (3) lot, thirty-four (34) unit commercial condominium subdivision.

HISTORY

Applicant: Chris Meyer
Glacier 700, LLC
2100 Northwest Blvd
Coeur d'Alene, ID 83814

Location: 700 W. Ironwood (South side of Ironwood Drive between Medina Street and U.S. Highway 95)

FINANCIAL ANALYSIS

There are no financial issues with this development.

PERFORMANCE ANALYSIS

This is a re-plat of the Interlake Condominiums plat located in Coeur d'Alene, into a three (3) lot, thirty-four (34) condominium units. All infrastructure improvements were addressed during the construction of the residential units on the subject property, and the property is now fully developed and ready for final plat approval.

DECISION POINT RECOMMENDATION

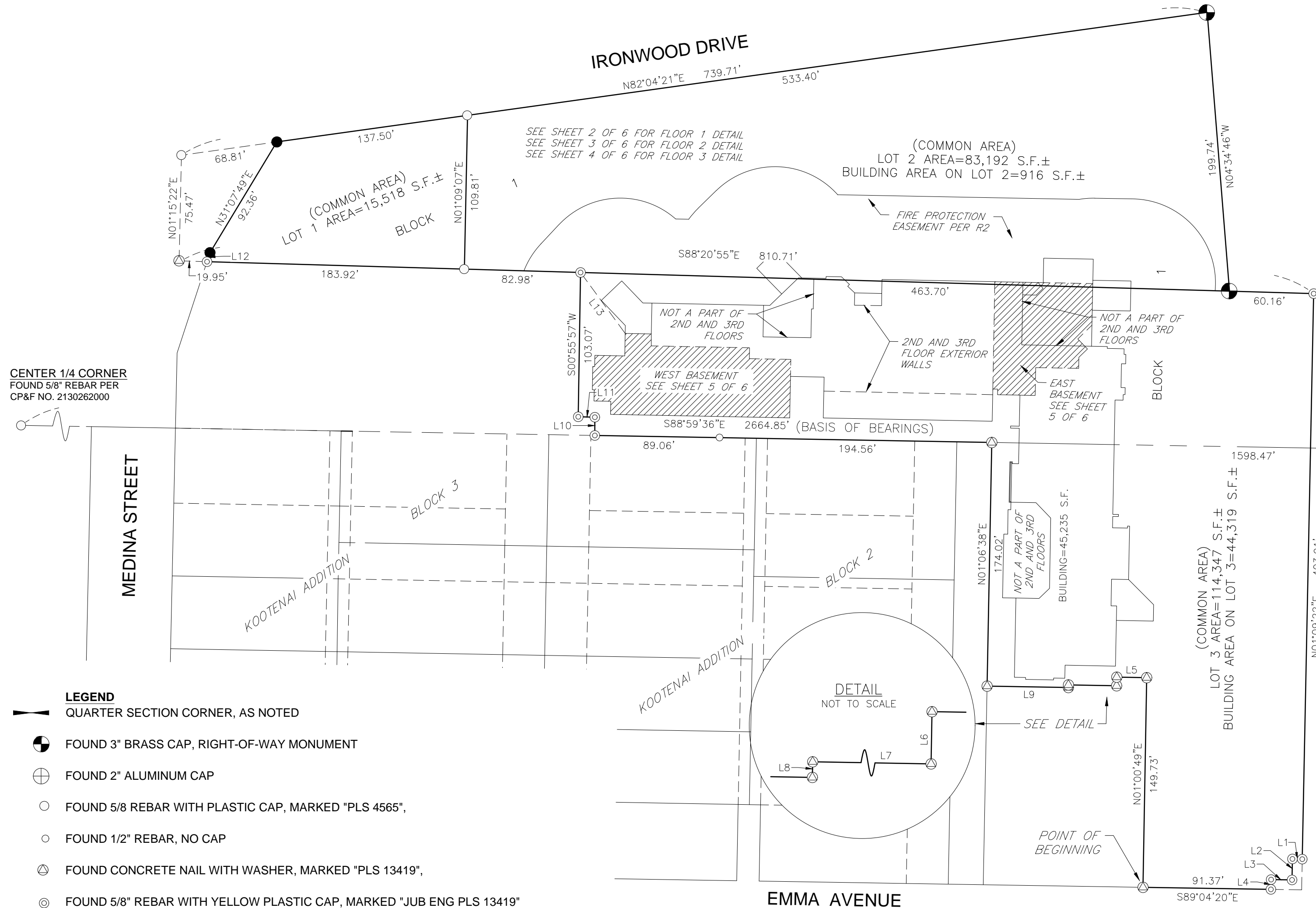
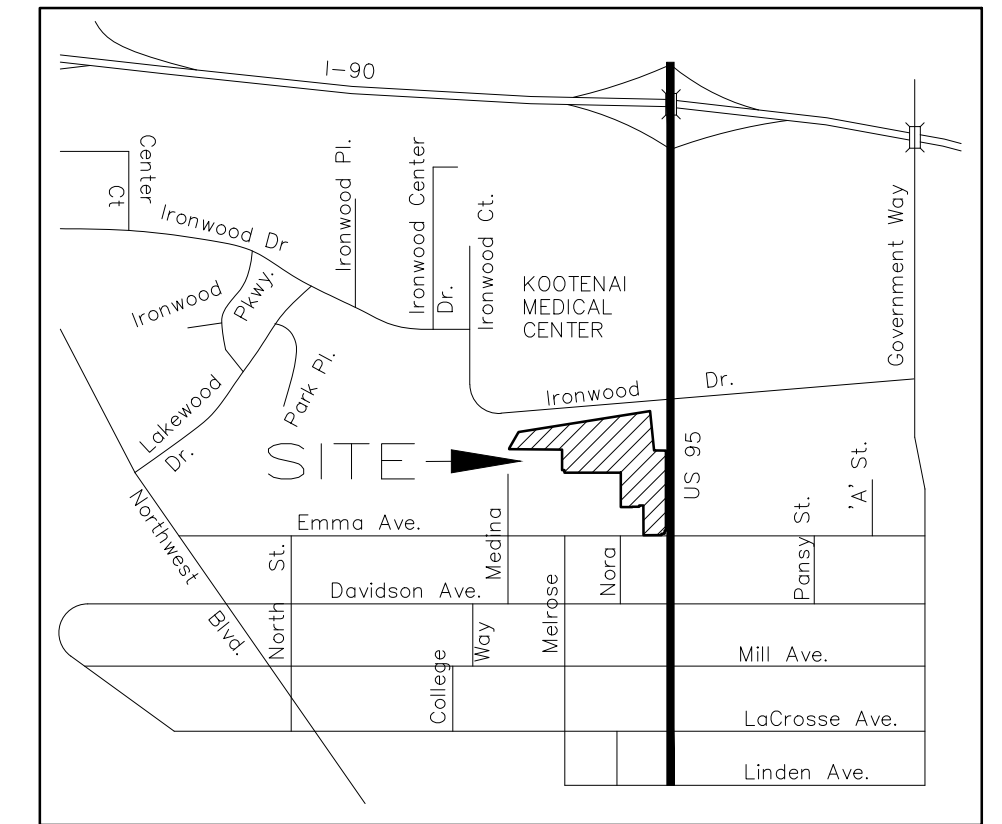
City Council approval of the final plat document

INTERLAKE CONDOMINIUMS PROJECT AMENDMENT NO. 1

INTERLAKE CONDOMINIUMS LOCATED IN THE EAST 1/2 OF SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M.,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

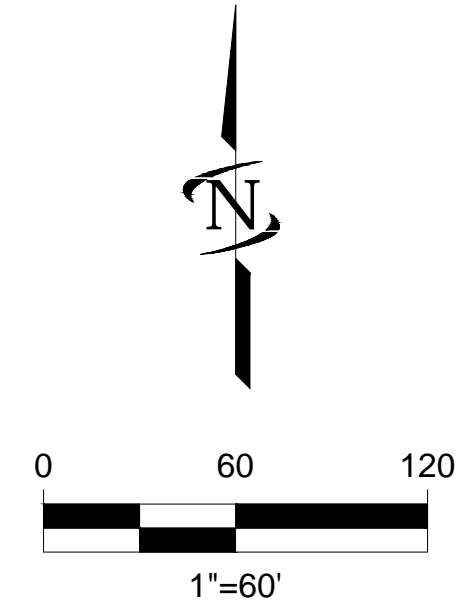
PLAT BOOK _____ PAGE _____

INSTRUMENT NO. _____



CENTER 1/4 CORNER
FOUND 5/8" REBAR PER
CP&F NO. 2130262000

1/4 CORNER
FOUND ALUMINUM CAP
IN MONUMENT BOX PER
CP&F NO. 1657187



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS S88°59'36"E PER PLAT OF INTERLAKE CONDOMINIUMS, RECORDED IN BOOK I OF PLATS, PAGES 242A-242F, RECORDS OF KOOTENAI COUNTY.

- LEGEND**
- ▬ QUARTER SECTION CORNER, AS NOTED
 - FOUND 3" BRASS CAP, RIGHT-OF-WAY MONUMENT
 - ⊕ FOUND 2" ALUMINUM CAP
 - FOUND 5/8 REBAR WITH PLASTIC CAP, MARKED "PLS 4565"
 - FOUND 1/2" REBAR, NO CAP
 - ⊗ FOUND CONCRETE NAIL WITH WASHER, MARKED "PLS 13419"
 - ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENG PLS 13419"
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENG PLS 13419"
- NOTES**
1. COMMON AREAS ARE TO BE MAINTAINED ACCORDING TO REQUIREMENTS AS SET FORTH IN THE COVENANTS.
 2. EACH UNIT HAS NON-EXCLUSIVE RIGHT OF INGRESS, EGRESS AND SUPPORT THROUGH COMMON AREAS (IDAHO CODE SECTION 55-1509).
 3. TIES FROM BUILDING TO LOT CORNER AS SHOWN ON THIS SHEET ARE TO FIRST FLOOR EXTERIOR WALL CORNERS.
 4. RESTROOMS, ELEVATORS AND STAIRS ARE PART OF OF ADJOINING COMMON AREAS.
 5. AREAS AND ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS AND BUILDING PLANS. EXACT VALUES MAY VARY FROM THE INFORMATION SHOWN.
 6. BASIS OF ELEVATION IS ASSUMED TO BE 100.00 ON TOP OF A 1/2" STEEL PIN IN THE PARKING LOT WEST OF THE PHARMACY DRIVE-THRU.

- SURVEY REFERENCES**
- R1: KOOTENAI ADDITION TO THE CITY OF COEUR D'ALENE, BOOK C OF PLATS, AT PAGE 8, RECORDED MAY 21, 1908, RECORDS OF KOOTENAI COUNTY.
 - R2: INTERLAKE ADDITION, BOOK I OF PLATS, PAGES 241, 241A-241B, RECORDED OCTOBER 16, 2000, RECORDS OF KOOTENAI COUNTY.
 - R3: INTERLAKE CONDOMINIUMS, BOOK I OF PLATS, PAGES 242A-242F, RECORDED OCTOBER 17, 2000, RECORDS OF KOOTENAI COUNTY.
 - R4: RECORD OF SURVEY BY GERMERY J. RUSSELL, PLS 13419, DATED AUGUST 13, 2012, INSTRUMENT NO. 2370291000, RECORDS OF KOOTENAI COUNTY.
 - R5: BOUNDARY LINE ADJUSTMENT / LOT AGGREGATION QUITCLAIM DEED, INSTRUMENT NO. 2368804000, RECORDED AUGUST 1, 2012, RECORDS OF KOOTENAI COUNTY.
 - R6: BOUNDARY LINE ADJUSTMENT DEED, INSTRUMENT NO. 2608540000, RECORDED AUGUST 22, 2012, RECORDS OF KOOTENAI COUNTY.
 - R7: GRANT DEED FOR RIGHT-OF-WAY PURPOSES, INSTRUMENT NO. 2576582000, RECORDS OF KOOTENAI COUNTY.
 - R8: GRANT DEED FOR RIGHT-OF-WAY PURPOSES, INSTRUMENT NO. 2603726000, RECORDS OF KOOTENAI COUNTY.
 - R9: QUITCLAIM DEED, INSTRUMENT NO. 2368809000, RECORDED AUGUST 1, 2012, RECORDS OF KOOTENAI COUNTY.
 - R10: QUITCLAIM DEED, INSTRUMENT NO. 2368805000, RECORDED AUGUST 1, 2012, RECORDS OF KOOTENAI COUNTY.
 - R11: RECORD OF SURVEY BY GERMERY J. RUSSELL, PLS 13419, DATED NOVEMBER 29, 2017, INSTRUMENT NO. 2622380000, RECORDS OF KOOTENAI COUNTY.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°50'58"E	7.00'
L2	N1°09'02"E	15.00'
L3	S89°04'20"E	15.00'
L4	N0°55'40"E	7.00'
L5	N88°59'11"W	21.39'
L6	N1°00'49"E	6.19'
L7	S88°59'11"E	34.43'
L8	N1°00'49"E	1.86'
L9	S88°59'11"E	58.05'
L10	S0°01'53"E	13.05'
L11	S88°29'38"E	11.85'
L12	S18°09'58"W	6.79'
L13	S36°12'35"E	53.97'



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J-U-B ENGINEERS, INC.

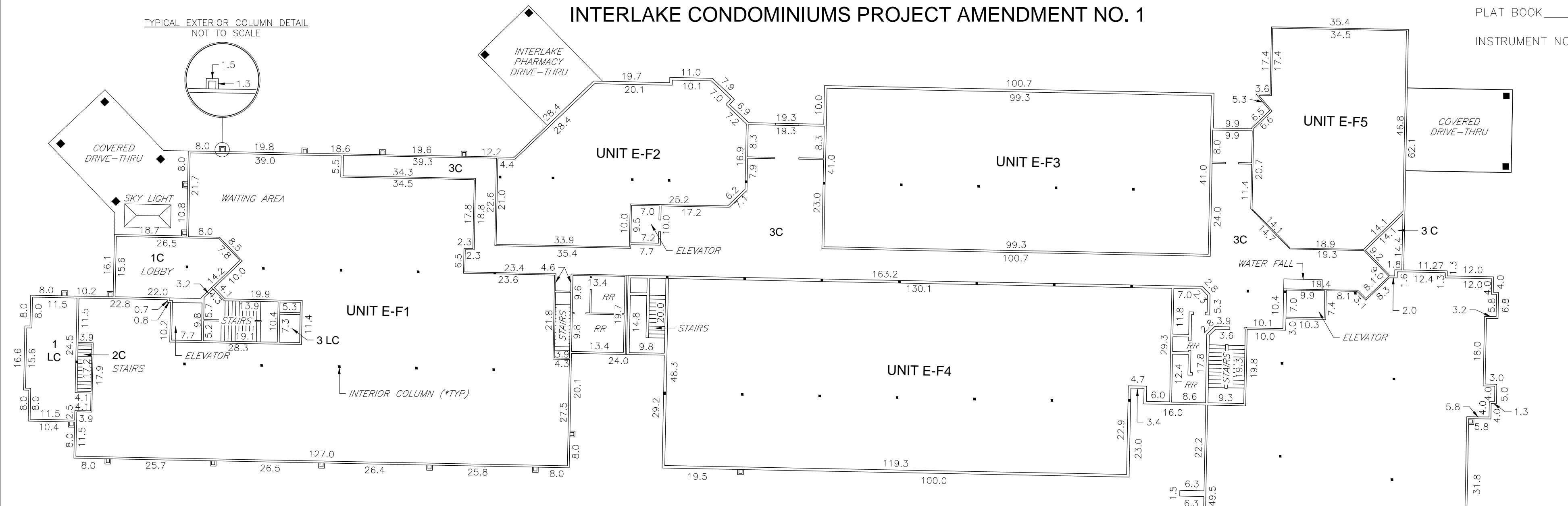
7825 Meadowlark Way
Coeur d'Alene, ID 83815
p | 208 762 8787 w | www.jub.com

Dwg Name: 20-17-045_V-101
Date: December 8, 2017
Dr: DFG/BLC | Ch: GJR | Sheet 1 of 6

INTERLAKE CONDOMINIUMS PROJECT AMENDMENT NO. 1

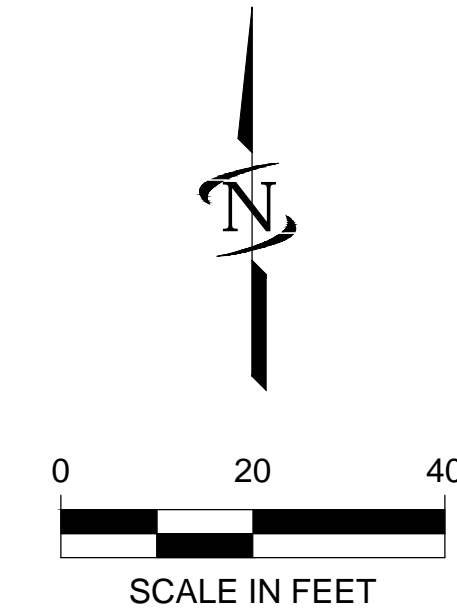
PLAT BOOK _____ PAGE _____

INSTRUMENT NO. _____

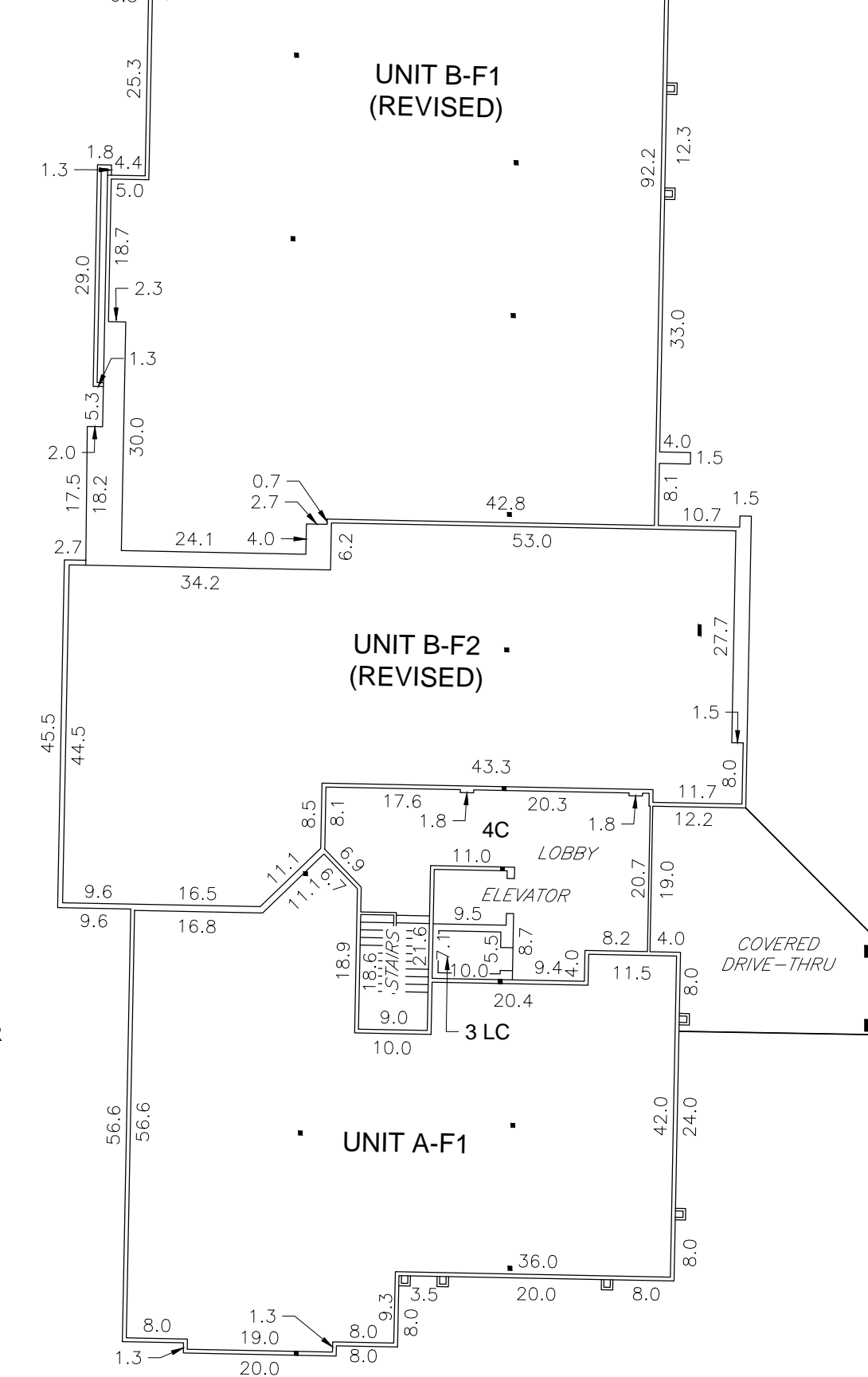


FIRST FLOOR

LIMITED COMMON	COMMON	UNIT NUMBER	AREA	FLOOR ELEVATION	CEILING ELEVATION
1 LC			402.70	100.86	109.53
2 LC			71.35	100.86	109.53
3 LC			54.67	100.86	109.53
	1 C		733.51	100.86	109.53
	2 C		45.09	100.86	109.53
	3 C		4826.31	100.86	109.53
	4 C		929.97	100.86	109.53
		UNIT A-F1	3332.33	100.86	109.53
		UNIT B-F1 (REVISED)	8363.02	100.86	109.53
		UNIT B-F2 (REVISED)	3301.78	100.86	109.53
		UNIT E-F1	7301.19	100.86	109.53
		UNIT E-F2	2036.69	100.86	109.53
		UNIT E-F3	4072.67	100.86	109.53
		UNIT E-F4	6064.51	100.86	109.53
		UNIT E-F5	1427.59	100.86	109.53



LEGEND
 C COMMON AREA
 LC LIMITED COMMON AREA
 RR RESTROOM (COMMON AREA)
 UNIT A-F1 UNIT DESIGNATION-FIRST FLOOR



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J-U-B ENGINEERS, INC.

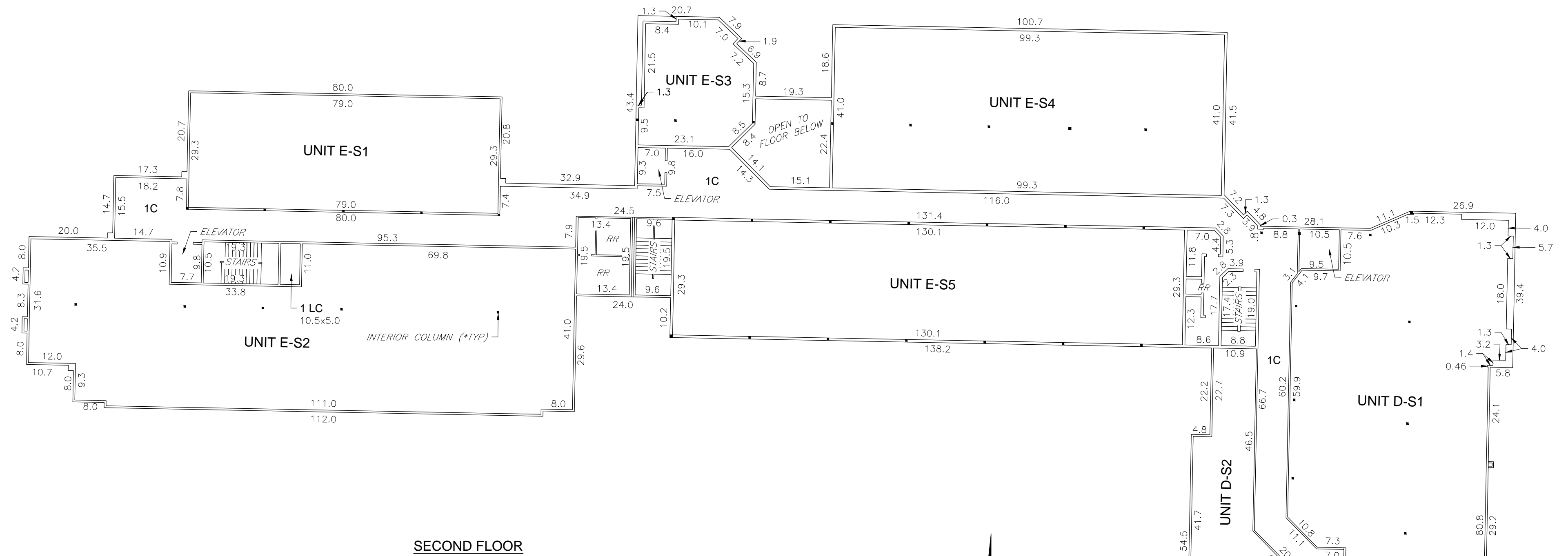
7825 Meadowlark Way
 Coeur d'Alene, ID 83815
 p | 208 762 8787 w | www.jub.com

Dwg Name: 20-17-045_V-102
 Date: December 7, 2017
 Dr: DFG/PJH | Ch: GJR | Sheet 2 of 6

INTERLAKE CONDOMINIUMS PROJECT AMENDMENT NO. 1

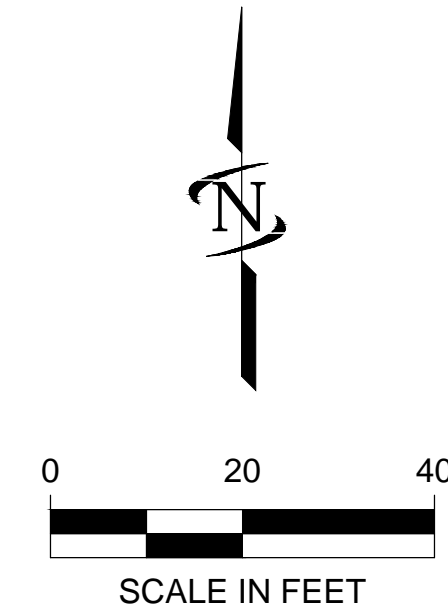
PLAT BOOK _____ PAGE _____

INSTRUMENT NO. _____



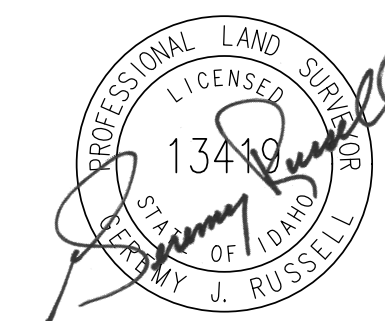
SECOND FLOOR

LIMITED COMMON	COMMON	UNIT NUMBER	AREA	FLOOR ELEVATION	CEILING ELEVATION
1 LC			51.87	113.63	122.30
2 LC			150.33	113.63	122.30
3 LC			71.30	113.63	122.30
	1 C		5984.59	113.63	122.30
		UNIT A-S1	2967.92	113.63	122.30
		UNIT A-S2	790.98	113.63	122.30
		UNIT E-S1	2310.71	113.63	122.30
		UNIT E-S2	5360.83	113.63	122.30
		UNIT E-S3	829.68	113.63	122.30
		UNIT E-S4	4072.67	113.63	122.30
		UNIT E-S5	3815.78	113.63	122.30
		UNIT D-S1	6577.54	113.63	122.30
		UNIT D-S2	1298.90	113.63	122.30



- LEGEND**
- C COMMON AREA
 - LC LIMITED COMMON AREA
 - RR RESTROOM (COMMON AREA)
 - UNIT A-S1 UNIT DESIGNATION-SECOND FLOOR

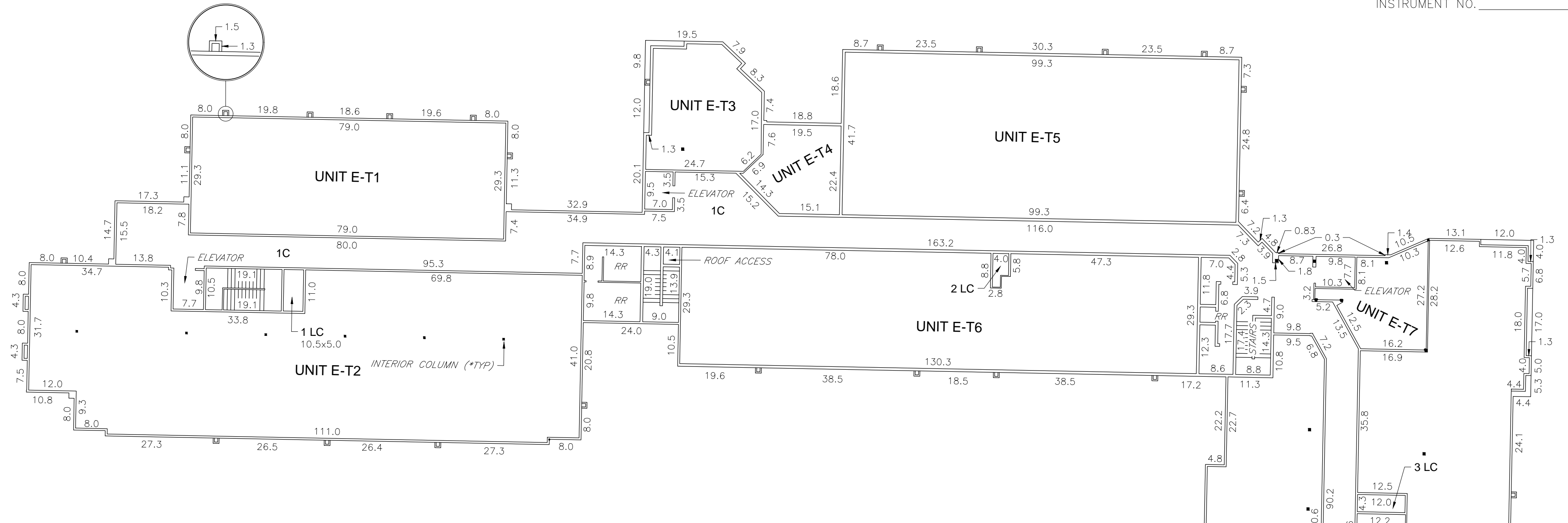
TYPICAL EXTERIOR COLUMN DETAIL NOT TO SCALE



<p>JUB J-U-B ENGINEERS, INC.</p>	7825 Meadowlark Way Coeur d'Alene, ID 83815 p 208 762 8787 w www.jub.com	
	Dwg Name: 20-17-045_V-103	
	Date: December 7, 2017	
	Dr: DFG/PJH	Ch: GJR

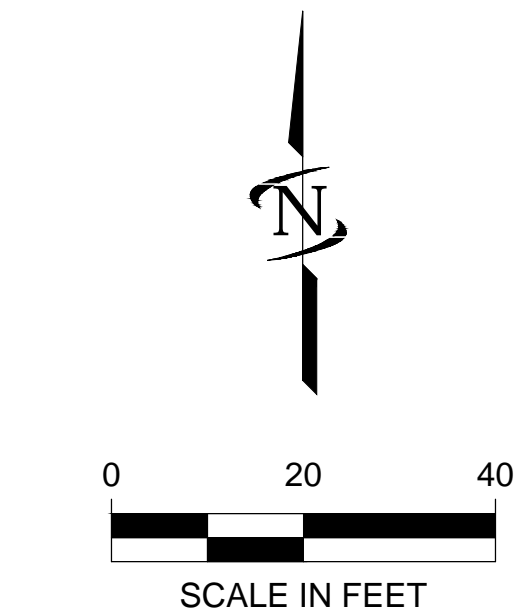
INTERLAKE CONDOMINIUMS PROJECT AMENDMENT NO. 1

TYPICAL EXTERIOR COLUMN DETAIL
NOT TO SCALE

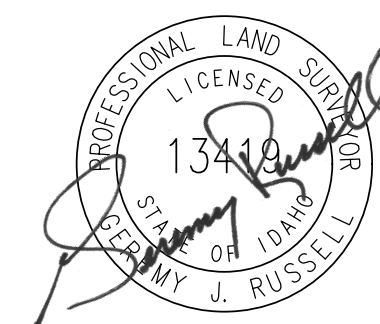


THIRD FLOOR

LIMITED COMMON	COMMON	UNIT NUMBER	AREA	FLOOR ELEVATION	CEILING ELEVATION
1 LC			51.84	126.30	134.97
2 LC			28.00	126.30	134.97
3 LC			52.15	126.30	134.97
4 LC			35.66	126.30	134.97
5 LC			70.41	126.30	134.97
	1 C		6342.06	126.30	134.97
		UNIT E-T1	2310.75	126.30	134.97
		UNIT E-T2	5363.23	126.30	134.97
		UNIT E-T3	808.01	126.30	134.97
		UNIT E-T4	455.94	126.30	134.97
		UNIT E-T5	4072.67	126.30	134.97
		UNIT E-T6	3785.05	126.30	134.97
		UNIT E-T7	488.53	126.30	134.97
		UNIT A-T1	5805.04	126.30	134.97
		UNIT A-T2	3324.85	126.30	134.97
		UNIT A-T3	2216.38	126.30	134.97



LEGEND
 C COMMON AREA
 LC LIMITED COMMON AREA
 RR RESTROOM (COMMON AREA)
 UNIT A-T1 UNIT DESIGNATION-THIRD FLOOR



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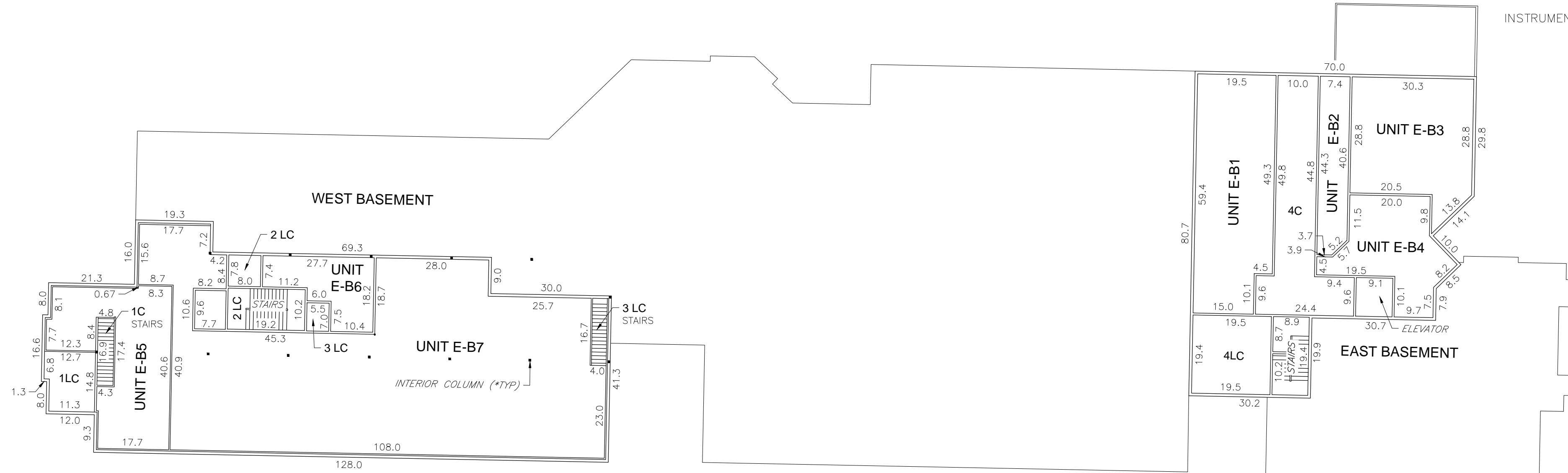
7825 Meadowlark Way
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Dwg Name: 20-17-045_V-104
 Date: December 7, 2017
 Dr: DFG/PJH Ch: GJR Sheet 4 of 6

INTERLAKE CONDOMINIUMS PROJECT AMENDMENT NO. 1

PLAT BOOK _____ PAGE _____

INSTRUMENT NO. _____

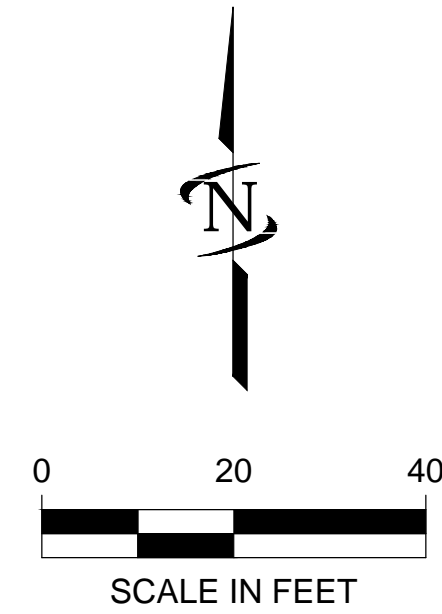


WEST BASEMENT

LIMITED COMMON	COMMON	UNIT NUMBER	AREA	FLOOR ELEVATION	CEILING ELEVATION
1 LC			177.24	90.04	99.54
2 LC			62.00	90.04	99.54
3 LC			38.48	90.04	99.54
	1 C		69.00	90.04	99.54
	2 C		273.19	90.04	99.54
	3 C		72.22	90.04	99.54
		UNIT E-B5	838.52	90.04	99.54
		UNIT E-B6	346.67	90.04	99.54
		UNIT E-B7	4323.46	90.04	99.54


EAST BASEMENT

LIMITED COMMON	COMMON	UNIT NUMBER	AREA	FLOOR ELEVATION	CEILING ELEVATION
4 LC			378.62	89.86	98.46
	4 C		1001.75	89.86	98.46
		UNIT E-B1	1113.24	89.86	98.46
		UNIT E-B2	321.90	89.86	98.46
		UNIT E-B3	919.74	89.86	98.46
		UNIT E-B4	586.08	89.86	98.46



- LEGEND**
- C COMMON AREA
 - LC LIMITED COMMON AREA
 - RR RESTROOM (COMMON AREA)
 - UNIT A-B1 UNIT DESIGNATION-BASEMENT FLOOR



 J-U-B ENGINEERS, INC.	7825 Meadowlark Way Coeur d'Alene, ID 83815 p 208 762 8787 w www.jub.com
	Dwg Name: 20-17-045_V-105
	Date: December 7, 2017
	Dr: DFG/PJH Ch: GJR Sheet 5 of 6

INTERLAKE CONDOMINIUMS PROJECT AMENDMENT NO. 1

PLAT BOOK _____ PAGE _____

INSTRUMENT NO. _____

CERTIFICATE OF OWNERS

THIS IS TO CERTIFY GLACIER 700, LLC, AND IDAHO LIMITED LIABILITY COMPANY AND KOOTENAI HOSPITAL DISTRICT, A MUNICIPAL CORPORATION ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED, BEING LOCATED IN THE EAST 1/2 OF SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

UNITS A, B, D, AND E OF INTERLAKE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED ON OCTOBER 17, 2000 AS INSTRUMENT NO. 1653000, AND FIRST AMENDMENT RECORDED AUGUST 1, 2012, AS INSTRUMENT NO. 2368807000, RECORDS OF KOOTENAI COUNTY, IDAHO AND AS SHOWN ON THE OFFICIAL PLAT THEREOF FILED IN BOOK "I" OF PLATS AT PAGE 242, ET. SEQ., RECORDS OF KOOTENAI COUNTY, IDAHO.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS OF SAID CONDOMINIUM AS SET FORTH AND DEFINED IN SAID DECLARATION, SAID UNDIVIDED INTEREST INCLUDING A FEE, AS TO A PORTION OF THE COMMON AREAS, AND A LEASEHOLD ESTATE AS TO A PORTION OF THE COMMON AREAS OF SAID CONDOMINIUM, CREATED BY THAT CERTAIN LEASE AGREEMENT, A MEMORANDUM OF WHICH WAS RECORDED ON NOVEMBER 8, 1990, AS INSTRUMENT NO. 1200544, RECORDS OF KOOTENAI COUNTY, IDAHO, AND AS AMENDED BY FIRST AMENDMENT TO GROUND LEASE AGREEMENT RECORDED ON AUGUST 30, 1994, AS INSTRUMENT NO. 1368316 AND AS AMENDED BE SECOND AMENDMENT TO GROUND LEASE AGREEMENT RECORDED ON OCTOBER 16, 2000, AS INSTRUMENT NO. 1652870, RECORDS OF KOOTENAI COUNTY, IDAHO.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO GLACIER 1919 LINCOLN WAY, LLC. BY QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 2368809000, RECORDS OF KOOTENAI COUNTY, IDAHO.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF COEUR D'ALENE BY GRANT DEED RECORDED AS INSTRUMENT NO. 2576582000, RECORDS OF KOOTENAI COUNTY, IDAHO.

AND ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF COEUR D'ALENE BY GRANT DEED RECORDED AS INSTRUMENT NO. 2603726000, RECORDS OF KOOTENAI COUNTY, IDAHO.

AND ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO MELROSE PROPERTIES, LLC BY BOUNDARY LINE ADJUSTMENT DEED RECORDED AS INSTRUMENT NO. 2608540000, RECORDS OF KOOTENAI COUNTY, IDAHO.

ALSO DESCRIBED AS FOLLOWS:

THAT PORTION OF INTERLAKE CONDOMINIUMS BEING SITUATED IN THE E1/2 OF SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF INTERLAKE CONDOMINIUMS ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK I OF PLATS AT PAGE 242, 242A-242B, RECORDS OF KOOTENAI COUNTY, IDAHO (FROM WHICH THE SOUTHEAST CORNER OF SAID SAID LOT 3, BEARS SOUTH 89°04'20" EAST, A DISTANCE OF 227.45 FEET); THENCE CONTINUING SOUTH 89°04'20" EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 114.11 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, DATED AUGUST 1, 2012, RECORDED AS INSTRUMENT NO. 2368809000, RECORDS OF KOOTENAI COUNTY, IDAHO, SAID POINT BEING THE POINT OF BEGINNING ;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING SIX (6) COURSES:

- 1. NORTH 01°00'49" EAST, 149.73 FEET;
2. NORTH 88°59'11" WEST, 21.39 FEET;
3. SOUTH 01°00'49" WEST, 6.19 FEET;
4. NORTH 88°59'11" WEST, 34.43 FEET;
5. SOUTH 01°00'49" WEST, 1.86 FEET;
6. NORTH 88°59'11" WEST, 58.05 FEET, MORE OR LESS, TO A POINT ON THE BOUNDARY OF SAID LOT 3;

THENCE NORTH 01°06'38" EAST ALONG THE BOUNDARY OF SAID LOT 3, A DISTANCE OF 174.02 FEET, MORE OR LESS, TO AN INTERIOR ANGLE POINT OF SAID LOT 3;

THENCE NORTH 88°59'36" WEST CONTINUING ALONG THE BOUNDARY OF SAID LOT 3, A DISTANCE OF 283.62 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOUNDARY LINE ADJUSTMENT DEED, DATED AUGUST 22, 2017, RECORDED AS INSTRUMENT NO. 2608540000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1. NORTH 00°01'53" WEST, 13.05 FEET;
2. NORTH 88°29'38" WEST, 11.85 FEET;
3. NORTH 00°55'57" EAST, 103.07 FEET;
4. NORTH 88°20'55" WEST, 266.90 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT OF DEED FOR RIGHT-OF-WAY PURPOSES, DATED JULY 21, 2017, RECORDED AS INSTRUMENT NO. 2603726000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE NORTH 18°09'58" EAST ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 6.79 FEET;

THENCE NORTH 31°07'49" EAST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 92.36 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IRONWOOD DRIVE;

THENCE NORTH 82°04'21" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 670.90 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 95 HIGHWAY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1. SOUTH 04°34'46" EAST, 199.74 FEET;
2. SOUTH 88°20'55" EAST, 60.16 FEET;
3. SOUTH 01°09'22" WEST, 403.91 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED GRANT OF DEED FOR RIGHT-OF-WAY PURPOSES, DATED JULY DECEMBER 21, 2016, RECORDED INSTRUMENT NO. 2576582000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG SAID BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1. NORTH 88°50'58" WEST, 7.00 FEET;
2. SOUTH 01°09'02" WEST, 15.00 FEET;
3. NORTH 89°04'20" WEST, 15.00 FEET;
4. SOUTH 00°55'40" WEST, 7.00 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EMMA AVENUE;

THENCE NORTH 89°04'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.37 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO: EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND/OR APPEARING ON ABOVE DESCRIBED TRACT.

CONTAINING: 4.89 ACRES, MORE OR LESS.

THE PURPOSE OF THIS AMENDMENT IS TO MEMORIALIZE THE BOUNDARIES OF THE LAND TO BE INCLUDED IN THIS CONDOMINIUM PROJECT AND CHANGES MADE TO UNITS B-F1, B-F2, AND A-S1 ALONG WITH COMMON AREAS ON THE SECOND FLOOR. ALL OTHER OTHER UNITS AND COMMON AREAS REMAIN THE SAME AS WERE ORIGINALLY PLATTED.

WATER AND SEWER SERVICES ARE PROVIDED BY THE CITY OF COEUR D'ALENE.

THIS PLAT IS SUBJECT TO THE CONDOMINIUM DECLARATION AND CC&R'S RECORDED UNDER INSTRUMENT NO. _____ .

GLACIER 700, LLC
STEPHEN F. MEYER, MEMBER

KOOTENAI HOSPITAL DISTRICT
JON NESS, CEO

ACKNOWLEDGEMENT

THE STATE OF IDAHO)

) SS.

COUNTY OF KOOTENAI)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20___, STEPHEN F. MEYER, MEMBER FOR GLACIER 700, LLC. WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

ACKNOWLEDGEMENT

THE STATE OF IDAHO)

) SS.

COUNTY OF KOOTENAI)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20___, JON NESS, CEO OF KOOTENAI HOSPITAL DISTRICT WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO. AT THE REQUEST OF JUB ENGINEER'S, INC. DATED THIS _____ DAY OF _____, 20___, AT _____ O'CLOCK _____ M., AND WAS DULY RECORDED IN PLAT BOOK _____, PAGES _____, INSTRUMENT NUMBER _____.

FEE \$ _____.

DEPUTY: _____

FOR: JIM BRANNON, CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNER'S CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____, DATED THIS _____ DAY OF _____, 20___.

KOOTENAI COUNTY TREASURER

CITY COUNCIL APPROVAL

THE PLAT IS HEREBY ACCEPTED AND APPROVED BY CITY COUNCIL OF COEUR D'ALENE, IDAHO THIS _____ DAY OF _____, 20___.

COEUR D'ALENE CITY CLERK

CITY ENGINEER'S CERTIFICATE

I HEREBY ATTEST THAT THE CITY OF COEUR D'ALENE'S REQUIREMENTS FOR PUBLIC UTILITIES AND ROADWAYS HAVE BEEN MET. DATED THIS _____ DAY OF _____, 20___.

CITY ENGINEER

PANHANDLE HEALTH DISTRICT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF COEUR D'ALENE AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS ME BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BE THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE

DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20___, I HAVE EXAMINED THIS PLAT OF INTERLAKE CONDOMINIUMS PROJECT AMENDMENT NO. 1 AND APPROVED THE SAME FOR FILING.



SURVEYOR'S CERTIFICATE

I, GEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AN ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



LENDER CONSENT

THE UNDERSIGNED, AS A LIENHOLDER FOR SOME OF THE CONDOMINIUMS IN THE PROJECT, HEREBY ACKNOWLEDGES, CONSENTS AND AGREES TO THE RECORDATION THIS PLAT.

DATED THIS _____ DAY OF _____, 20___ . SPOKANE TEACHERS CREDIT UNION

BY: _____ NAME: _____ ITS: _____

ACKNOWLEDGEMENT

THE STATE OF WASHINGTON)

) SS.

COUNTY OF _____)

ON THIS DAY _____ DAY OF _____, 20___, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR THE STATE, OF WASHINGTON, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO BE A _____ OF THE SPOKANE TEACHERS CREDIT UNION AND ACKNOWLEDGED TO ME THAT HE OR SHE

EXECUTED THE SAME IN SUCH ENTITY'S NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST-ABOVE WRITTEN.

NOTARY PUBLIC FOR WASHINGTON
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

JUB logo and contact information: 7825 Meadowlark Way, Coeur d'Alene, ID 83815, p | 208 762 8787 w | www.jub.com. Includes a table with Dwg Name, Date, and Sheet information.

RESOLUTION NO. 17-073

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 FINAL PLAT, AND ACCEPTANCE OF IMPROVEMENTS, A MAINTENANCE/WARRANTY AGREEMENT, AND SECURITY FOR THE TRAILS 2ND ADDITION [S-5-14]; AND APPROVAL OF FINAL PLAT AND SUBDIVISION IMPROVEMENT AGREEMENT, AND ACCEPTANCE OF SECURITY FOR PARK DRIVE [S-3-17].

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

- A) Approval of Final Plat, and Acceptance of Improvements, a Maintenance/Warranty Agreement, and Security for The Trails 2nd Addition [S-5-14];
- B) Approval of Final Plat and Subdivision Improvement Agreement, and Acceptance of Security for Park Drive [S-3-17];

AND

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

NOW, THEREFORE,

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

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

DATED this 19th day of December, 2017.

Steve Widmyer, Mayor

ATTEST

Renata McLeod, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER EVANS Voted _____

COUNCIL MEMBER MILLER Voted _____

COUNCIL MEMBER MCEVERS Voted _____

COUNCIL MEMBER ENGLISH Voted _____

COUNCIL MEMBER GOOKIN Voted _____

COUNCIL MEMBER EDINGER Voted _____

_____ was absent. Motion _____.

CITY COUNCIL STAFF REPORT

DATE: December 19, 2017
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: **The Trails 2nd Addition: Final Plat Approval, Acceptance of Improvements, Maintenance/Warranty Agreement and Security Approval**

DECISION POINT

Staff is requesting the following:

1. Approval of the final plat document, a fifty four (54) lot residential development.
2. Acceptance of the installed public infrastructure improvements.
3. Approval of the Maintenance/Warranty Agreement and Security.

HISTORY

- a. Applicant: Mellissa Wells
Coeur Development, LLC
1859 N. Lakewood Drive, Suite 200
Spokane, WA 99201
- b. Location: West of the Trails & Trails 1st Addition, south of the Landings at Waterford
5th & 7th Addition and northeast of the Centennial Trail.
- c. Previous Action:
 1. Final plat approval, The Trails (initial phase) – December 2015.
 2. Final plat approval, The Trails 1st Addition – May 2016.

FINANCIAL ANALYSIS

The developer is installing the required warranty bond (10%) to cover any maintenance issues that may arise during the one (1) year warranty period that will commence upon this approval, and terminate, on December 19, 2018. The amount of the security provided is \$77,389.47.

PERFORMANCE ANALYSIS

The developer has installed all required public infrastructure. The responsible City departments have approved the installations and found them ready to accept. Acceptance of the installed improvements will allow the issuance of all available building permits for this phase of the development, and, Certificate of Occupancy issuance upon completion. The City maintenance would be required to start after the one (1) year warranty period expires on December 19, 2018.

DECISION POINT RECOMMENDATION

1. Approve the final plat document.
2. Accept the installed public infrastructure improvements.
3. Approve the Maintenance/Warranty Agreement and accompanying Security.

AGREEMENT FOR MAINTENANCE/WARRANTY OF SUBDIVISION WORK

The Trails 2nd Addition

THIS AGREEMENT made this 19th day of December, 2017 between Coeur Development, LLC, whose address is 1859 N. Lakewood Drive, Suite 200, Coeur d'Alene, ID 83814, with Mellissa Wells, Manager, hereinafter referred to as the "**Developer**," and the city of Coeur d'Alene, a municipal corporation and political subdivision of the state of Idaho, whose address is City Hall, 710 E. Mullan Avenue, Coeur d'Alene, ID 83814, hereinafter referred to as the "**City**";

WHEREAS, the City has approved the final subdivision plat of The Trails 2nd Addition, a fifty four (54) lot, residential development in Coeur d'Alene, situated in the Southwest ¼ of Section 28, Township 51 North, Range 4 West, B.M., Kootenai County, Idaho; and

WHEREAS, the Developer completed the installation of certain public improvements in the noted subdivision as required by Title 16 of the Coeur d'Alene Municipal Code and is required to warrant and maintain the improvements for one year; NOW, THEREFORE,

IT IS AGREED AS FOLLOWS:

The Developer agrees to maintain and warrant for a period of one year from the approval date of this agreement, the public improvements listed in the attached spreadsheet, attached as Exhibit "A", and, as shown on the construction plans entitled "The Trails 2nd Addition", signed and stamped by Gabe R. Gallinger, PE, # 12184, dated May 5, 2017, incorporated herein by reference, including but not limited to: sanitary sewer system and appurtenances, potable water system and appurtenances, catch basins, stormwater drainage swales, drywells and appurtenances, concrete curb and sidewalk including ramps, asphalt paving, street luminaires, signing and monumentation as required under Title 16 of the Coeur d'Alene Municipal Code.

The Developer herewith delivers to the City, security in a form acceptable to the City, for the amount of Seventy-seven Thousand Three hundred eighty-nine and 47/100 Dollars (\$77,389.47) securing the obligation of the Developer to maintain and warrant the public subdivision improvements referred to herein. The security shall not be released until the 19th day of September, 2018. The City Inspector will conduct a final inspection prior to the release of the security to verify that all installed improvements are undamaged and free from defect. In the event that the improvements made by the Developer were not maintained or became defective during the period set forth above, the City may demand the funds represented by the security and use the proceeds to complete maintenance or repair of the improvements thereof. The Developer further agrees to be responsible for all costs of warranting and maintaining said improvements above the amount of the security given.

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

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

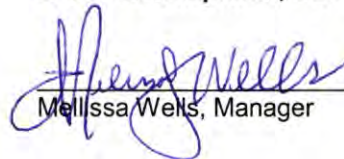
City of Coeur d'Alene

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

Coeur Development, LLC


Mellissa Wells, Manager

IRREVOCABLE STANDBY
LETTER OF CREDIT NO. 25384
DATE: DECEMBER 8, 2017
AMOUNT: \$77,389.47

City of Coeur d'Alene
710 E. Mullan Avenue
Coeur d'Alene, ID 83816
Attn: Chris Bates

Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit No. 25384 in your favor for the account of Coeur Development, LLC, 1859 N. Lakewood Dr. Suite 200, Coeur d'Alene, ID 83814 c/o Lakeside Capital Group, LLC, up to the aggregate amount of SEVENTY SEVEN THOUSAND THREE HUNDRED EIGHTY NINE 47/100 DOLLARS (\$77,389.47) U.S. currency, available by your draft(s) drawn at sight on us and presented to Washington Trust Bank on or before DECEMBER 8, 2018 covering The Trails 2nd Addition and accompanied by the following:

1. Beneficiary's signed statement certifying that: "COEUR DEVELOPMENT, LLC has failed to comply with the terms and conditions of the Agreement to perform subdivision work between COEUR DEVELOPMENT, LLC and the City of Coeur d'Alene, for The Trails 2nd Addition and that the amount drawn represents monies due the City of Coeur d'Alene."
2. Original of this Letter of Credit and any amendment(s) thereto.

It is a condition of this letter of credit that it shall be automatically extended, without amendment, for an additional period of one year from the present expiration date or each future expiration date unless, we have notified you in writing not less than sixty (60) calendar days before such expiration date, that we elect not to renew this Letter of Credit. All written notification shall be sent via Certified Mail or courier.

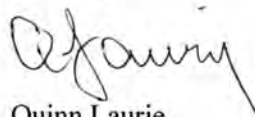
All drafts presented under the credit must contain the clause "Drawn under Washington Trust Bank Letter of Credit No. 25384".

Any and all banking charges, other than those of the issuing bank, are for the account of the beneficiary.

We hereby engage with the drawers and bona fide holders of drafts drawn under and in compliance with the terms of this Letter of Credit that the drafts will be duly honored upon presentation and delivery of documents, as specified, to Washington Trust Bank, Letters of Credit/6th Fl., 717 W. Sprague Ave., Spokane, Washington 99201, on or before DECEMBER 8, 2018.

All drawings under this credit will be governed by the Uniform Customs & Practice for Documentary Credits (2007 Revision) International Chamber of Commerce Publication No. 600.

Sincerely,



Quinn Laurie
Letters of Credit
Washington Trust Bank

EXHIBIT "A"

The Trails - 2nd Addition - Public Improvements

Maintenance/Warranty Bond Estimate

November 21, 2017

Item No.	Description & Cost Code	Quantity	Units	Unit Price	Total Price
6200 - Site Preparation/Grading					
6210 - Excavation & Grading					\$101,117.50
1	Structural Grading (road and lot areas)	22,880	CY	\$4.00	\$91,520.00
2	Road Subgrade Prep	8,725	SY	\$1.10	\$9,597.50
6250 - Sewer					
6250 - Sewer					\$129,716.00
1	8" PVC Sanitary Sewer	1,956	LF	\$27.00	\$52,812.00
2	48" Manholes	10	EA	\$2,446.00	\$24,460.00
3	8" Interior Manhole Drop	2	EA	\$1,050.00	\$2,100.00
4	Sewer Services	53	EA	\$810.00	\$42,930.00
5	Remove Exist. 8" Cleanout	2	EA	\$250.00	\$500.00
6	8" Deep PVC Sewer (>20 feet deep)	74	LF	\$81.00	\$5,994.00
7	Adjust Existing Manholes	2	EA	\$460.00	\$920.00

**The Trails - 2nd Addition - Public Improvements
Maintenance/Warranty Bond Estimate
November 21, 2017**

Item No.	Description & Cost Code	Quantity	Units	Unit Price	Total Price
6300 - Stormwater					
<u>6300 - Stormwater</u>					\$44,368.00
1	Concrete Inlets	3	EA	\$75.00	\$225.00
2	Concrete Inlets (4' wide)	7	EA	\$350.00	\$2,450.00
3	Concrete Inlets Type A (sidewalk inlet)	7	EA	\$1,100.00	\$7,700.00
4	Catch Basins	4	EA	\$1,175.00	\$4,700.00
5	Drywell Type A (Single)	3	EA	\$1,900.00	\$5,700.00
6	Drywell Type B (Double)	6	EA	\$2,500.00	\$15,000.00
7	12" PVC Storm Pipe	382	LF	\$21.50	\$8,213.00
8	Rip Rap Pad	1	EA	\$380.00	\$380.00

6350 - Water

<u>6350 - Water System</u>					\$203,462.00
1	12" PVC Water Main	1,080	LF	\$27.75	\$29,970.00
2	8" PVC Water Main	1,600	LF	\$18.75	\$30,000.00
3	12" Fittings	6	EA	\$656.00	\$3,936.00
4	8" Fittings	2	EA	\$286.00	\$572.00
5	12" Valve w/ Box	4	EA	\$1,585.00	\$6,340.00
6	8" Valve w/ Box	7	EA	\$1,134.00	\$7,938.00

**The Trails - 2nd Addition - Public Improvements
Maintenance/Warranty Bond Estimate
November 21, 2017**

Item No.	Description & Cost Code	Quantity	Units	Unit Price	Total Price
7	1" Water Services	52	EA	\$1,730.00	\$89,960.00
8	2" Irrigation Service with Backflow	1	EA	\$5,300.00	\$5,300.00
9	Fire Hydrant Assemblies	6	EA	\$3,980.00	\$23,880.00
10	Relocate Fire Hydrant Assembly	1	EA	\$300.00	\$300.00
11	Temporary Blowoff	3	EA	\$930.00	\$2,790.00
12	Irrigation Crossings (2" & 4" conduit, Exc., Back	280	LF	\$5.50	\$1,540.00
13	4" Sleeves by meters under walks	52	EA	\$18.00	\$936.00

6400 - Streets & Walkways

<u>6405 - Streets, Curbs, & Gutter</u>					\$180,161.90
1	6" Base W /3" ACP	1,351	SY	\$15.00	\$20,265.00
2	6" Base W/ 2" ACP	7,375	SY	\$11.50	\$84,812.50
3	Rolled Curb and Gutter	5,020	LF	\$14.50	\$72,790.00
4	Curb and Gutter		LF		\$0.00
5	Concrete Curb Type 'A'	74	LF	\$20.60	\$1,524.40
6	Mailbox Pad	2	EA	\$385.00	\$770.00

<u>6410 - Sidewalks</u>					\$101,303.75
1	5' Concrete Sidewalk	25,125	SF	\$3.55	\$89,193.75

**The Trails - 2nd Addition - Public Improvements
Maintenance/Warranty Bond Estimate
November 21, 2017**

Item No.	Description & Cost Code	Quantity	Units	Unit Price	Total Price
2	Pedestrian Ramps	14	EA	\$865.00	\$12,110.00

6415 - Pathways & Trails \$5,995.50

1	Asphalt Pedestrian Paths - 2" over 6"	330	SY	\$15.95	\$5,263.50
2	Asphalt Pedestrian Subgrade Prep	330	SY	\$2.00	\$732.00

6500 - Signage, Striping, Mailboxes

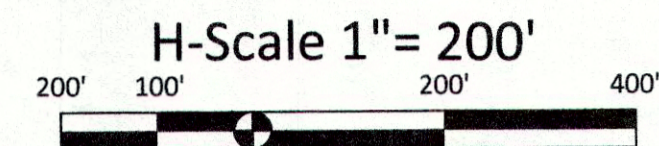
6520 - Signage \$7,770.00

1	Street and Stop Sign	4	EA	\$410.00	\$1,640.00
2	Pedestrian Xing Sign	2	EA	\$320.00	\$640.00
3	Type III Barricades	9	EA	\$610.00	\$5,490.00

Total Bid	\$773,894.65
10% multiplier	0.10
Warranty Bond Amount	\$77,389.47

THE TRAILS 2ND ADDITION

A REPLAT OF LOT 5, BLOCK 7 OF THE TRAILS 1ST ADDITION
LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



LEGEND

- FOUND 5/8" REBAR AND CAP MARKED PLS 9367, OR AS NOTED
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ◆ FOUND 1/2" REBAR AND CAP MARKED PLS 9367, OR AS NOTED
- ◇ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ⊙ FOUND 1-1/2" ALUMINUM CAP MARKED PLS 9367, OR AS NOTED
- ⊕ SET 5/8" x 24" REBAR WITH 1-1/2" ALUMINUM CAP, P.L.S. 9367
- ⊞ CALCULATED POSITION, NOTHING FOUND OR SET
- ⊙ 1/16 SECTION CORNER AS NOTED
- ⊙ CENTER SECTION CORNER AS NOTED
- ⊙ E-W 1/4 SECTION CORNER AS NOTED
- ⊙ N-S 1/4 SECTION CORNER AS NOTED
- ⊙ SECTION CORNER AS NOTED
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)

REFERENCES

- IN RECORDS OF KOOTENAI COUNTY, IDAHO:
- R-1 PLAT OF THE TRAILS, BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK L OF PLATS AT PAGES 54 & 54A-F, AS INSTRUMENT NUMBER 2527217000.
 - R-2 PLAT OF THE TRAILS 1ST ADDITION, BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK L OF PLATS AT PAGES 85 & 85A-B, AS INSTRUMENT NUMBER 2545995000.
 - R-3 PLAT OF THE LANDINGS AT WATERFORD 5TH ADD., BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK K OF PLATS AT PAGES 215 & 215A-D, AS INSTRUMENT NUMBER 2195730000.
 - R-4 PLAT OF THE LANDINGS AT WATERFORD 7TH ADD., BY DAVID SCHUMANN, PLS 4182, RECORDED IN BOOK K OF PLATS AT PAGES 368 & 368A-B, AS INSTRUMENT NUMBER 2362137000.

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103) - US SURVEY FEET. THE PROJECT COORDINATES WERE DERIVED FROM NGS OPUS SOLUTION USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000). BEARINGS SHOWN ARE GRID AND DISTANCES SHOWN ARE GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00009089. A CONVERGENCE ANGLE OF -00°48'22" SHOULD BE USED TO CONVERT GRID BEARINGS TO GEODETIC.

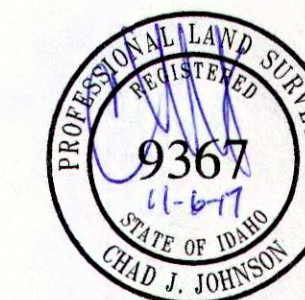
NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE SHOWN HEREON.

SURVEYOR'S CERTIFICATE

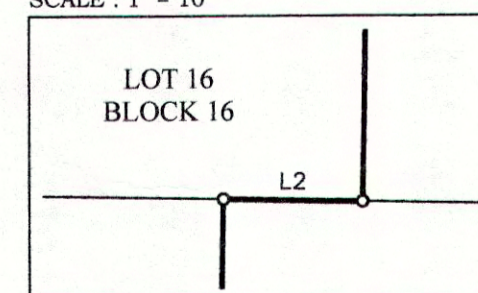
I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

Chad J. Johnson
CHAD J. JOHNSON, PLS 9367
11-6-17
DATE



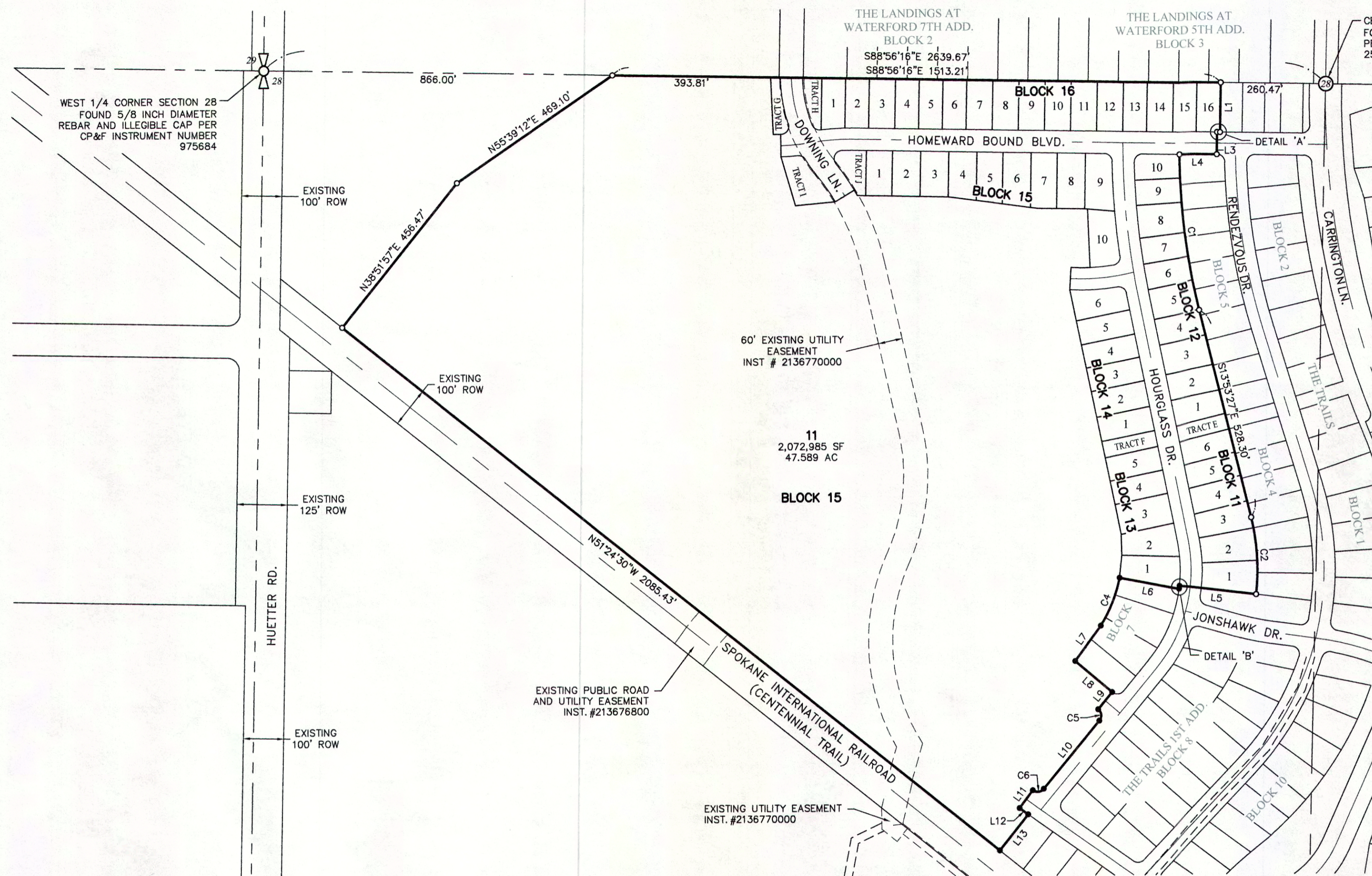
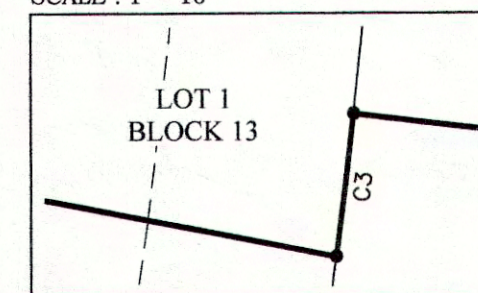
DETAIL A

SCALE: 1" = 10'



DETAIL B

SCALE: 1" = 10'



LINE	BEARING	LENGTH
L1	S1°03'44"W	122.50
L2	S88°56'16"E	7.27
L3	S1°03'44"W	55.00
L4	S88°56'16"E	93.15
L5	N83°11'05"W	191.89
L6	N79°03'05"W	150.81
L7	S36°16'06"W	107.83

LINE	BEARING	LENGTH
L8	S49°51'36"E	119.67
L9	S39°15'32"W	55.01
L10	S39°37'47"W	217.22
L11	S36°52'14"W	55.00
L12	S53°37'47"E	26.68
L13	S38°35'30"W	113.32

CURVE	RADIUS	DELTA	LENGTH	CRD. DIST.	CHORD
C1	1640.00'	13°37'25"	389.95'	389.03'	S7°04'45"E
C2	543.39'	20°10'41"	191.37'	190.38'	N3°30'03"W
C3	351.50'	1°12'51"	7.45'	7.45'	N7°04'14"E
C4	343.53'	21°25'09"	128.42'	127.68'	N21°39'29"E
C5	20.00'	89°29'23"	31.24'	28.16'	N5°06'54"W
C6	20.00'	87°14'27"	30.45'	27.60'	N83°15'01"E

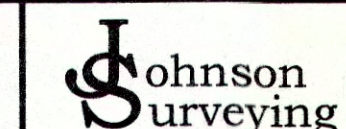
THE TRAILS 2ND ADDITION
SW 1/4 SECTION 28, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M.,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: JUN. 2017
FILE NAME: 17-011 PLAT

DRAFTED BY: BAG
CHECKED BY: CJJ

PLOT DATE: 08/08/2017
PROJECT No.: 17-011

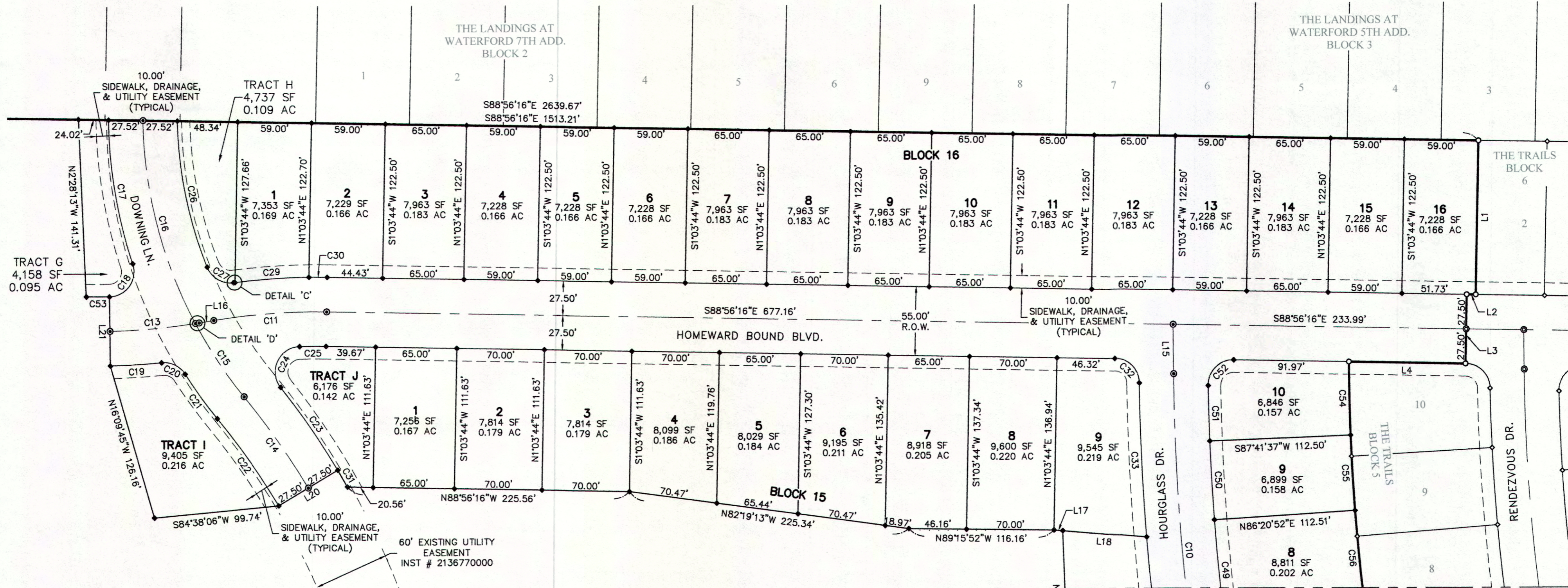
SHEET 1/4



P.O. Box 2544, Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

THE TRAILS 2ND ADDITION

A REPLAT OF LOT 5, BLOCK 7 OF THE TRAILS 1ST ADDITION
 LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



SEE SHEET 3

LEGEND

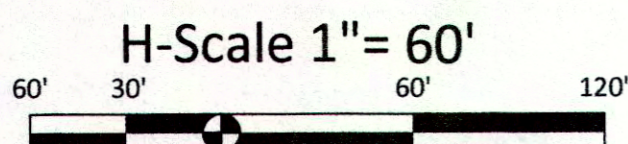
- FOUND 5/8" REBAR AND CAP MARKED PLS 9367, OR AS NOTED
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ◇ FOUND 1/2" REBAR AND CAP MARKED PLS 9367, OR AS NOTED
- ◆ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ⊙ FOUND 1-1/2" ALUMINUM CAP MARKED PLS 9367, OR AS NOTED
- ⊙ SET 5/8" x 24" REBAR WITH 1-1/2" ALUMINUM CAP, P.L.S. 9367
- CALCULATED POSITION, NOTHING FOUND OR SET
- R.O.W. RIGHT-OF-WAY

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103) - US SURVEY FEET. THE PROJECT COORDINATES WERE DERIVED FROM NGS OPUS SOLUTION USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000). BEARINGS SHOWN ARE GRID AND DISTANCES SHOWN ARE GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00009089. A CONVERGENCE ANGLE OF -00°48'22" SHOULD BE USED TO CONVERT GRID BEARINGS TO GEODETIC.

NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE SHOWN HEREON.

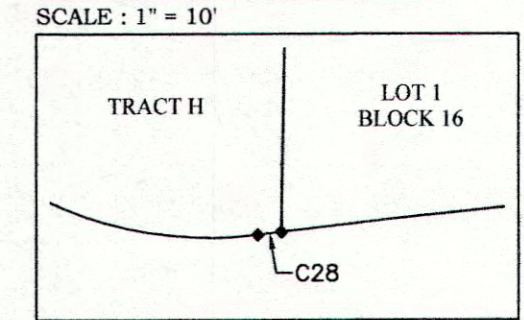


LINE	BEARING	LENGTH
L1	S1°03'44"W	122.50
L2	S88°56'16"E	7.27
L3	S1°03'44"W	55.00
L4	S88°56'16"E	93.15
L15	N0°32'22"W	39.22
L16	N80°40'00"E	11.77
L17	N85°10'55"W	7.00
L18	N85°10'55"W	67.53
L20	N59°07'47"E	55.00
L21	S0°41'00"E	55.00

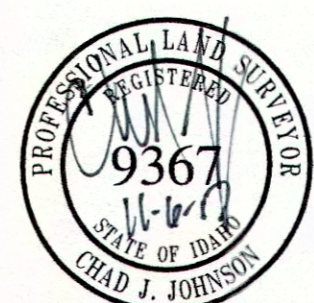
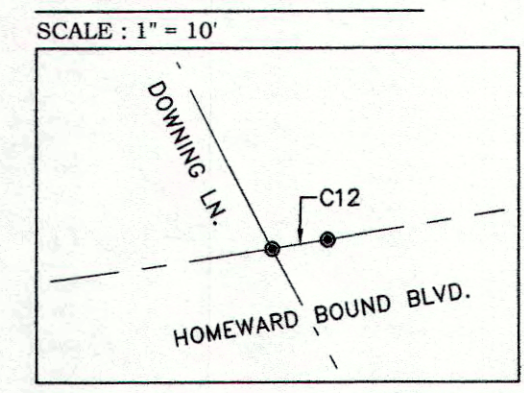
CURVE	RADIUS	DELTA	LENGTH	CRD. DIST.	CHORD
C10	1780.00'	9°05'15"	282.32'	282.03'	S5°05'00"E
C11	500.00'	10°23'44"	90.72'	90.59'	S85°51'52"W
C12	500.00'	0°20'06"	2.92'	2.92'	N80°50'03"E
C13	500.00'	7°52'05"	68.66'	68.61'	N84°56'08"E
C14	600.00'	8°31'12"	89.22'	89.14'	N35°07'49"W
C15	358.70'	11°12'34"	70.18'	70.06'	S33°32'48"E
C16	358.70'	26°54'57"	168.51'	166.96'	S14°29'03"E
C17	386.20'	17°17'18"	116.53'	116.09'	S9°31'18"E
C18	20.00'	107°00'34"	37.35'	32.16'	N35°20'20"E
C19	527.50'	4°27'22"	41.03'	41.02'	N86°39'53"E
C20	20.00'	62°54'44"	21.96'	20.87'	N64°06'26"W
C21	386.18'	6°31'04"	43.93'	43.91'	S35°54'36"E
C22	572.50'	8°31'12"	85.13'	85.05'	N35°07'49"W
C23	627.50'	7°20'18"	80.37'	80.31'	N34°32'22"W
C24	20.00'	126°42'53"	44.23'	35.75'	S25°08'56"W
C26	331.20'	20°38'24"	119.31'	118.67'	S11°31'11"E

CURVE	RADIUS	DELTA	LENGTH	CRD. DIST.	CHORD
C27	20.00'	75°15'00"	26.27'	24.42'	S59°27'53"E
C28	527.50'	0°08'04"	1.24'	1.24'	S82°58'39"W
C29	527.50'	6°26'04"	59.24'	59.21'	S86°15'43"W
C30	527.50'	1°34'59"	14.58'	14.57'	N89°43'46"W
C31	627.50'	1°24'43"	15.46'	15.46'	N30°09'52"W
C32	20.00'	88°10'46"	30.78'	27.83'	N44°50'53"W
C33	1807.50'	3°53'27"	122.75'	122.72'	S2°42'13"E
C49	1752.50'	2°40'07"	81.63'	81.62'	S5°41'19"E
C50	1752.50'	2°02'53"	62.65'	62.64'	S3°19'49"E
C51	1752.50'	1°26'53"	44.29'	44.29'	S1°34'56"E
C52	20.00'	91°55'13"	32.09'	28.75'	S45°06'07"W
C53	472.50'	2°14'50"	18.53'	18.53'	N89°58'02"E
C54	1640.00'	2°02'20"	58.36'	58.35'	S1°17'13"E
C55	1640.00'	2°05'47"	60.00'	60.00'	S3°21'16"E
C56	1640.00'	2°37'14"	75.01'	75.00'	S5°42'46"E

DETAIL C



DETAIL D

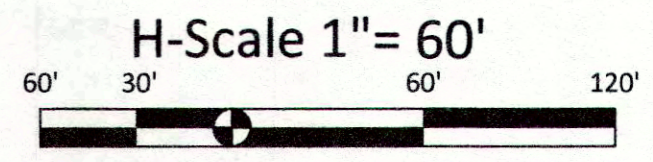
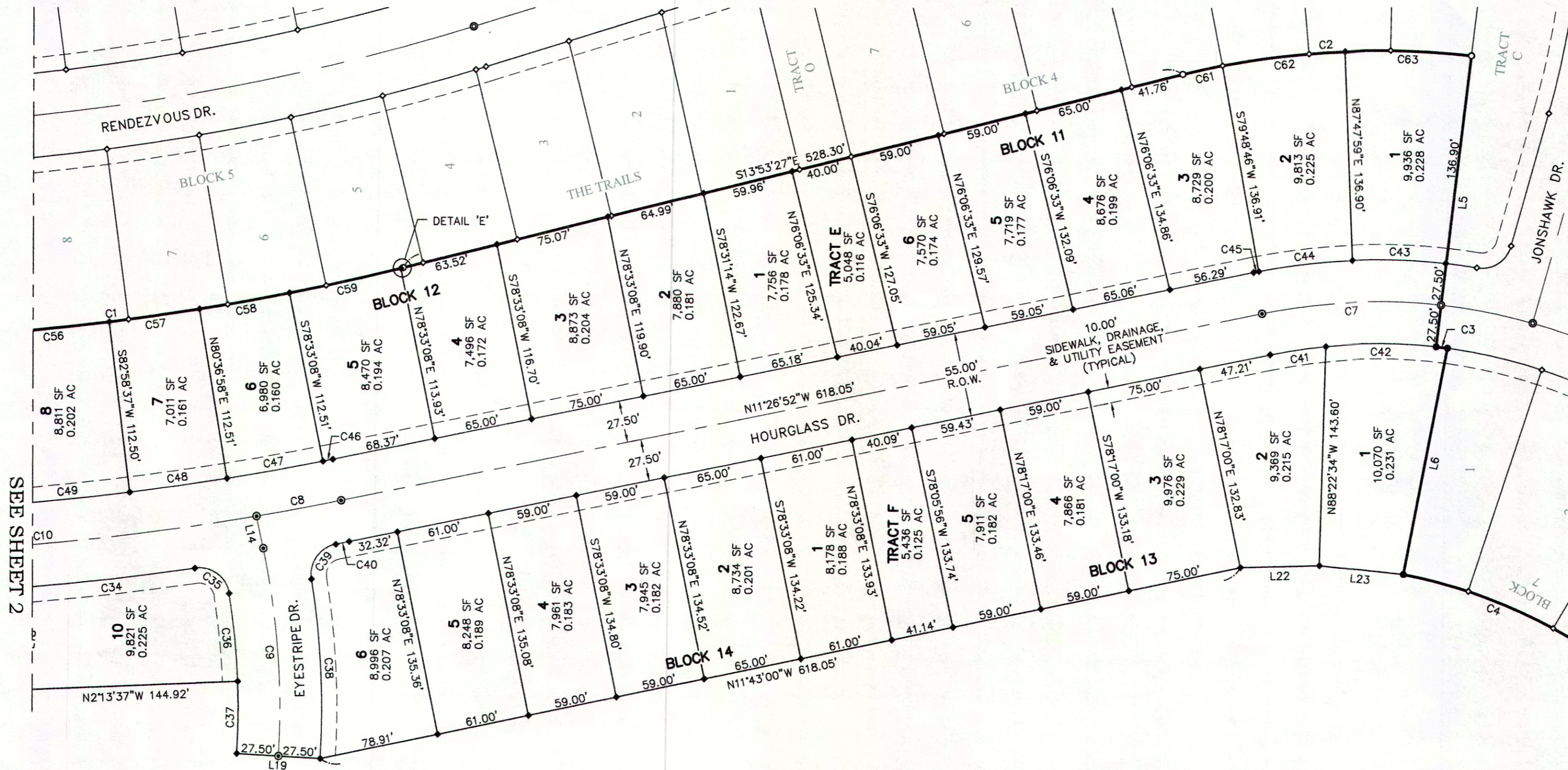


THE TRAILS 2ND ADDITION SW 1/4 SECTION 28, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: JUN. 2017	DRAFTED BY: BAG	PLOT DATE: 08/08/2017	SHEET 2/4
FILE NAME: 17-011 PLAT	CHECKED BY: CJJ	PROJECT No.: 17-011	

Johnson Surveying
 P.O. Box 2544 Post Falls, ID 83877
 208-660-2351
 johnsonsurveyingnw.com

THE TRAILS 2ND ADDITION

A REPLAT OF LOT 5, BLOCK 7 OF THE TRAILS 1ST ADDITION
 LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



LEGEND

- FOUND 5/8" REBAR AND CAP MARKED PLS 9367, OR AS NOTED
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ◆ FOUND 1/2" REBAR AND CAP MARKED PLS 9367, OR AS NOTED
- ◆ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ⊙ FOUND 1-1/2" ALUMINUM CAP MARKED PLS 9367, OR AS NOTED
- ⊙ SET 5/8" x 24" REBAR WITH 1-1/2" ALUMINUM CAP, P.L.S. 9367
- CALCULATED POSITION, NOTHING FOUND OR SET
- R.O.W. RIGHT-OF-WAY

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103) - US SURVEY FEET. THE PROJECT COORDINATES WERE DERIVED FROM NGS OPUS SOLUTION USING A REFERENCE FRAME OF NAD83 (2011) EPOCH: 2010.0000. BEARINGS SHOWN ARE GRID AND DISTANCES SHOWN ARE GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00009089. A CONVERGENCE ANGLE OF -00°48'22" SHOULD BE USED TO CONVERT GRID BEARINGS TO GEODETIC.

NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE SHOWN HEREON.

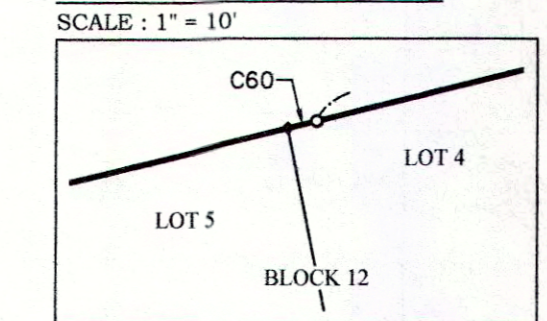
SEE SHEET 2

LINE	BEARING	LENGTH
L5	N83°11'05"W	191.89
L6	N79°03'05"W	150.81
L14	N77°48'45"E	21.57
L19	N3°30'16"E	55.00
L22	N1°27'42"W	51.88
L23	N6°17'10"E	55.85

CURVE	RADIUS	DELTA	LENGTH	CRD. DIST.	CHORD
C1	1640.00'	13°37'25"	389.95'	389.03'	S7°04'45"E
C2	543.39'	20°10'41"	191.37'	190.38'	N3°30'03"W
C3	351.50'	1°12'51"	7.45'	7.45'	N7°04'14"E
C7	379.00'	17°56'12"	118.65'	118.16'	N2°28'46"W
C8	1780.00'	1°49'14"	56.56'	56.56'	S10°32'15"E
C9	500.00'	15°41'32"	136.94'	136.51'	N85°39'30"E
C10	1780.00'	9°05'15"	282.32'	282.03'	S5°05'00"E
C34	1807.50'	3°32'03"	111.49'	111.47'	S6°24'58"E
C35	20.00'	88°56'23"	31.05'	28.02'	N36°17'12"E
C36	472.50'	7°00'58"	57.86'	57.82'	N84°15'52"E
C37	472.50'	5°43'55"	47.27'	47.25'	S89°21'41"E
C38	527.50'	12°49'21"	118.05'	117.81'	N87°05'36"E
C39	20.00'	88°09'21"	30.77'	27.83'	N55°14'24"W
C40	1807.50'	0°17'08"	9.01'	9.01'	S11°18'18"E
C41	351.50'	6°02'25"	37.06'	37.04'	N8°25'39"W
C42	351.50'	11°52'16"	72.83'	72.70'	N0°31'41"E

CURVE	RADIUS	DELTA	LENGTH	CRD. DIST.	CHORD
C43	406.50'	8°42'43"	61.81'	61.75'	N2°09'18"E
C44	406.50'	8°45'33"	62.14'	62.08'	N6°34'50"W
C45	406.50'	0°29'15"	3.46'	3.46'	N11°12'14"W
C46	1752.50'	0°13'00"	6.63'	6.63'	S11°20'22"E
C47	1752.50'	2°05'41"	64.07'	64.07'	S10°11'01"E
C48	1752.50'	2°06'48"	64.64'	64.64'	S8°04'47"E
C49	1752.50'	2°40'07"	81.63'	81.62'	S5°41'19"E
C56	1640.00'	2°37'14"	75.01'	75.00'	S5°42'46"E
C57	1640.00'	2°05'47"	60.00'	60.00'	S8°04'16"E
C58	1640.00'	2°05'49"	60.02'	60.01'	S10°10'04"E
C59	1640.00'	2°37'15"	75.02'	75.01'	S12°31'36"E
C60	1640.00'	0°03'14"	1.54'	1.54'	S13°51'50"E
C61	543.39'	2°49'29"	26.79'	26.79'	N12°10'39"W
C62	543.39'	8°33'53"	81.23'	81.15'	N6°28'58"W
C63	543.39'	8°47'19"	83.35'	83.27'	N2°11'38"E

DETAIL E



THE TRAILS 2ND ADDITION SW 1/4 SECTION 28, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: JUN. 2017	DRAFTED BY: BAG	PLOT DATE: 08/08/2017	SHEET 3
FILE NAME: 17-011 PLAT	CHECKED BY: CJJ	PROJECT No.: 17-011	4

Johnson Surveying
 P.O. Box 2544 Post Falls, ID 83877
 208-660-2351
 johnsonsurveyingnw.com

THE TRAILS 2ND ADDITION

A REPLAT OF LOT 5, BLOCK 7 OF THE TRAILS 1ST ADDITION

LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK _____ PAGE _____
INST.# _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT LAKESIDE REAL ESTATE HOLDINGS I LLC AND COEUR DEVELOPMENT LLC, IDAHO LIMITED LIABILITY COMPANIES, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HERINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "THE TRAILS 2ND ADDITION":

SAID PARCEL OF LAND BEING A REPLAT LOT 5, BLOCK 7, PER THE PLAT OF THE TRAILS 1ST ADDITION, RECORDED IN BOOK L OF PLATS AT PAGES 85 & 85A-B, AS INSTRUMENT NO. 2545995000, RECORDS OF KOOTENAI COUNTY, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO.

COMPRISING 61.590 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS OF RECORD OR APPEARING ON SAID PLAT.

ALL LOTS ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER INSTRUMENT NO. 2524354000, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE OWNER HEREBY DEDICATES THE INTERIOR ROADWAYS TO BE KNOWN AS DOWNING LANE, HOMEWARD BOUND BOULEVARD, HOURGLASS DRIVE, AND EYESTRIPE DRIVE TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE, AS SHOWN HEREON.

THE OWNER HEREBY GRANTS A 10 FOOT WIDE SIDEWALK, DRAINAGE, AND FRANCHISED UTILITY EASEMENT ADJOINING THE ABOVE MENTIONED RIGHTS-OF-WAY, TO THE CITY OF COEUR D'ALENE FOR THE PURPOSES STATED HEREON.

THE OWNER HEREBY GRANTS A BLANKET INGRESS EGRESS EASEMENT OVER THE ENTIRETY OF TRACTS E, F, G, H, I, AND J TO THE CITY OF COEUR D'ALENE FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES.

THE OWNERS SHALL DEED TO THE TRAILS HOME OWNER'S ASSOCIATION, TRACTS E, F, G, H, I, AND J AS SHOWN ON THE FACE OF THE PLAT.

TRACTS E, F, G, H, I, AND J SHALL BE DEEDED TO THE TRAILS HOME OWNER'S ASSOCIATION FOR INSTALLATION, OPERATION AND MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, PUBLIC PATHWAYS AND SIDEWALKS. SAID TRACTS CANNOT BE SOLD OR TRANSFERRED. IN ADDITION, THE STORM WATER FACILITIES CANNOT BE MODIFIED WITHOUT EXPRESS WRITTEN APPROVAL OF THE CITY OF COEUR D'ALENE ENGINEERING DEPARTMENT.

THE TRAILS HOME OWNER'S ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR LANDSCAPING, IRRIGATION AND MAINTENANCE OF TRACTS E, F, G, H, I, AND J AS WELL AS THE COMMON PUBLIC RIGHTS-OF-WAY.

SANITARY SEWER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE.

DOMESTIC WATER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE.

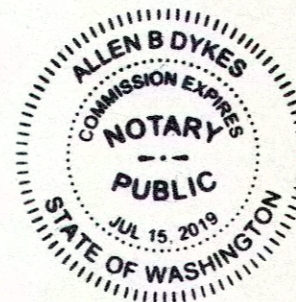
SIGNATURE: Melissa S. Wells DATE: 12/1/17
PRINT NAME: Melissa S. Wells
TITLE: Manager

NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF Washington)
COUNTY OF Spokane) s.s.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 1 DAY OF December, IN THE YEAR OF 2017, BY MELISSA S. WELLS, AS THE MANAGER OF LAKESIDE REAL ESTATE HOLDINGS I LLC AND COEUR DEVELOPMENT LLC, BOTH IDAHO LIMITED LIABILITY COMPANIES.

NOTARY PUBLIC: Allen B. Dykes
MY COMMISSION EXPIRES: 07/15/2019



CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF COEUR D'ALENE, IDAHO, THIS _____ DAY OF _____, 20____.

CITY OF COEUR D'ALENE, CLERK

CITY ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED AND ACCEPTED, THIS _____ DAY OF _____, 20____.

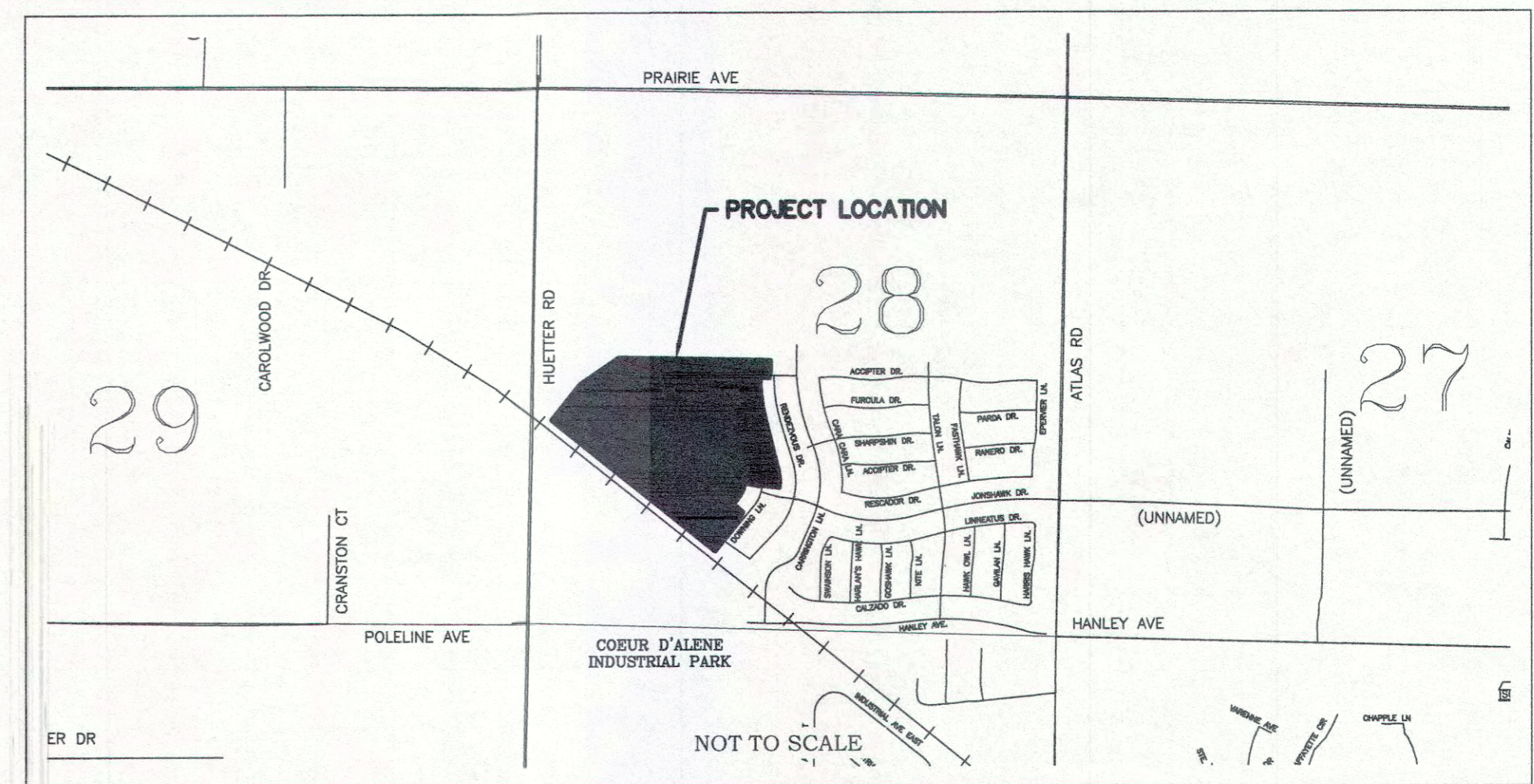
CITY OF COEUR D'ALENE, ENGINEER

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS 5th DAY OF December, 2017, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH

December 31, 2017
KOOTENAI COUNTY TREASURER Cheryl Depuy

VICINITY MAP



HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY THE QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING (CITY OF COEUR D'ALENE) AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE: Jim Brannon DATE: 12/4/17

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS _____ DAY OF _____, 20____ AT _____ M. AND DULY RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AND UNDER INSTRUMENT NO. _____ AT THE REQUEST OF _____

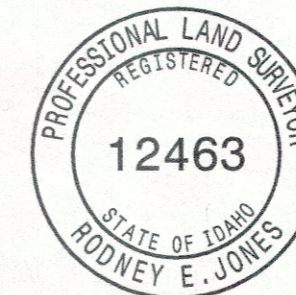
JIM BRANNON, KOOTENAI COUNTY RECORDER

FEE PAID

COUNTY SURVEYOR'S CERTIFICATE

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

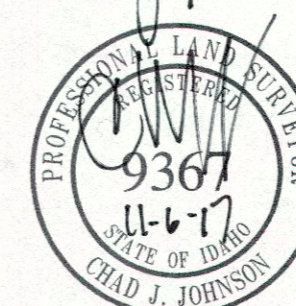
RODNEY E. JONES PLS 12463
KOOTENAI COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

Chad J. Johnson DATE: 11-6-17
CHAD J. JOHNSON PLS 9367



PLAT OF THE TRAILS 2ND ADDITION SW 1/4 SECTION 28, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: JUN. 2017	DRAFTED BY: BAG	PLOT DATE: 08/08/2017	SHEET 4/4
FILE NAME: 17-011 PLAT	CHECKED BY: C.JJ	PROJECT No.: 17-011	

J Johnson
Surveying

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

CITY COUNCIL STAFF REPORT

DATE: December 19, 2017
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: **Park Drive Addition: Final Plat, Subdivision Improvement Agreement and Security Approval**

DECISION POINT

Staff is requesting the following:

1. Approval of the final plat document, a ten (10) lot residential development.
2. Approval of the subdivision improvement agreement and accompanying security.

HISTORY

- a. Applicant: Scott Hoskins, Chairman of the Board
Ignite CDA
105 N. 1st Street
Coeur d'Alene, Idaho 83814
- b. Location: East of Park Drive, North of W. Garden Avenue, South of W. River Avenue.
- c. Previous Action:
 1. Preliminary plat approval, October 2017.

FINANCIAL ANALYSIS

The developer is furnishing security in the amount of \$141,715.00 which covers the outstanding cost of the uninstalled infrastructure installations that are required for this development.

PERFORMANCE ANALYSIS

The developer has completed the necessary subdivision agreement and is bonding for the outstanding infrastructure items (Storm water drainage facilities, signs, concrete sidewalk, concrete pedestrian ramps, roadway construction (including but not limited to excavation, structural fill placement, base course, and asphalt paving), monument installation and landscaping) in order to receive final plat approval. The installation of the agreement and security enables the developer to receive final plat approval and sell platted lots, however, occupancies will not be allowed until all infrastructure installation has been completed, and, the improvements accepted by the City. The developer has stated that all infrastructure installations will be complete by December 19, 2020.

DECISION POINT RECOMMENDATION

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

EXHIBIT A

Exhibit "A"

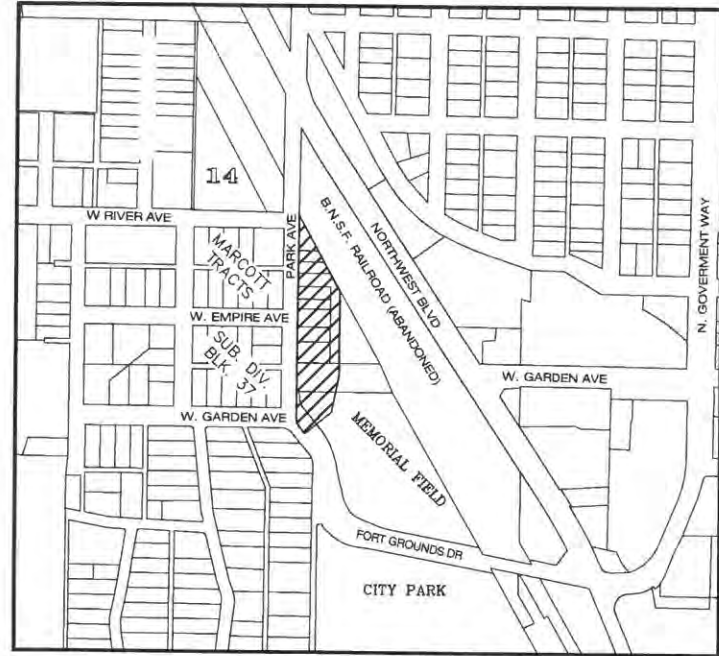
Ignite CDA Park Dr. Subdivision											
2018 Construction Items										(Total Paid to Date - Contract Qty)	
11/29/2017										Difference	
Pay Item	Description	Pay Unit	Total Est. Contract Quantities	Unit Price	Quantities	Amount	Quantities	Amount			
201.4.1.C.1	Removal of Obstructions	LS	1.00	\$ 7,500.00	0.00	\$ -	(1.00)	\$ (7,500.00)			
202.4.5.A.1	Unsuitable Material Excavation	CY	100.00	\$ 50.00	0.00	\$ -	(100.00)	\$ (5,000.00)			
404.4.1.C.1	Water Improvements	LS	1.00	\$ 30.00	1.00	\$ 30.00	0.00	\$ -			
501.4.1.A.1	4" Gravity Sewer Pipe, ASTM 3034 SDR35 PVC	LF	75.00	\$ 50.00	56.00	\$ 2,800.00	(19.00)	\$ (950.00)			
501.4.1.A.1a	8" Gravity Sewer Pipe, ASTM 3034 SDR35 PVC	LF	190.00	\$ 50.00	190.00	\$ 9,500.00	0.00	\$ -			
502.4.1.A.1	Sanitary Sewer Manhole, 48"	EA	3.00	\$ 3,500.00	3.00	\$ 10,500.00	0.00	\$ -			
601.4.1.A.5	6" Storm Drain, ASTM 3034 SDR35 PVC	LF	30.00	\$ 75.00	0.00	\$ -	(30.00)	\$ (2,250.00)			
602.4.1.F.1	Catch Basin, Type 1	EA	1.00	\$ 2,300.00	0.00	\$ -	(1.00)	\$ (2,300.00)			
706.4.1.A.3	6" Vertical Curb (No Gutter)	LF	200.00	\$ 30.00	0.00	\$ -	(200.00)	\$ (6,000.00)			
706.4.1.A.5	Standard 6-inch Vertical Curb & Gutter	LF	10.00	\$ 60.00	0.00	\$ -	(10.00)	\$ (600.00)			
706.4.1.E.1	Concrete Sidewalks, 4" Thickness	SY	360.00	\$ 60.00	0.00	\$ -	(360.00)	\$ (21,600.00)			
706.4.1.F.1	Concrete Driveway Approach	SY	45.00	\$ 70.00	0.00	\$ -	(45.00)	\$ (3,150.00)			
706.4.1.H.1	Install Pedestrian Ramp w/ Detectable Warning Domes	EA	1.00	\$ 3,200.00	0.00	\$ -	(1.00)	\$ (3,200.00)			
802.4.1.B.1	Install Crushed Aggregate for Base, Type 1	TON	400.00	\$ 33.00	0.00	\$ -	(400.00)	\$ (13,200.00)			
810.4.1.A.1a	Install SP-2 Plant Mix Pavement, 2" Thick - Alleyway	TON	200.00	\$ 100.00	0.00	\$ -	(200.00)	\$ (20,000.00)			
1001.4.1.A.1	Sediment Control	LS	1.00	\$ 750.00	0.00	\$ -	(1.00)	\$ (750.00)			
1103.4.1.A.1	Provide Construction Traffic Control	LS	1.00	\$ 2,500.00	1.00	\$ 2,500.00	0.00	\$ -			
2010.4.1.A.1	Mobilization	LS	1.00	\$ 29,524.00	0.81	\$ 23,847.42	(0.19)	\$ (5,676.58)			
					Total Remaining C/R Contract Amount		\$ (92,176.58)				
					Set Interior Monuments		\$ (2,300.00)				
					Total 2018 Construction Cost		\$ (94,476.58)				

X 150% **\$ 141,715**

EXHIBIT "B"

PARK DRIVE ADDITION A PORTION OF LOTS 39 AND 48, FORT SHERMAN ABANDONED MILITARY RESERVATION, & A PORTION OF LOT 72, SHERMAN PARK, IN THE EAST HALF OF SECTION 14, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. _____
BOOK _____ PAGE _____



VICINITY MAP
SCALE: 1"=400'

- LEGEND**
- SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318"
 - ⊙ WILL SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318" WITHIN ONE YEAR PER CITY OF COEUR D'ALENE CODE 16.45.050 & STATE OF IDAHO CODE 50-1332
 - FOUND MONUMENT, AS NOTED
 - ⊠ FOUND 5/8" REBAR WITH CAP MARKED "ESC PLS 4194"
 - ⊕ FOUND 1/2" INSIDE DIAMETER IRON PIPE
 - ⊕ FOUND 3/4" INSIDE DIAMETER IRON PIPE
 - ⊕ FOUND 3-1/4" ALUMINUM CAP BLM MONUMENT
 - ⊕ FOUND 5/8" REBAR WITH CAP MARKED "WELCH COMER PLS 12318"

- NOTES**
1. CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 401044, EFFECTIVE NOVEMBER 30, 2017 AT 3:36 PM, WAS RELIED UPON FOR PROPERTY DESCRIPTIONS.
 2. ALL DISTANCES SHOWN ARE GROUND VALUES.
 3. SEE SHEET 2 FOR BUILDING ENVELOPES AND SETBACK LINES.

BASIS OF BEARING

GRID BEARING OF SOUTH 89°01'05" EAST BETWEEN FOUND MONUMENTS ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, BASED ON THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, 2011 ADJUSTMENT.

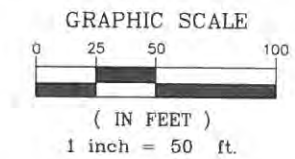
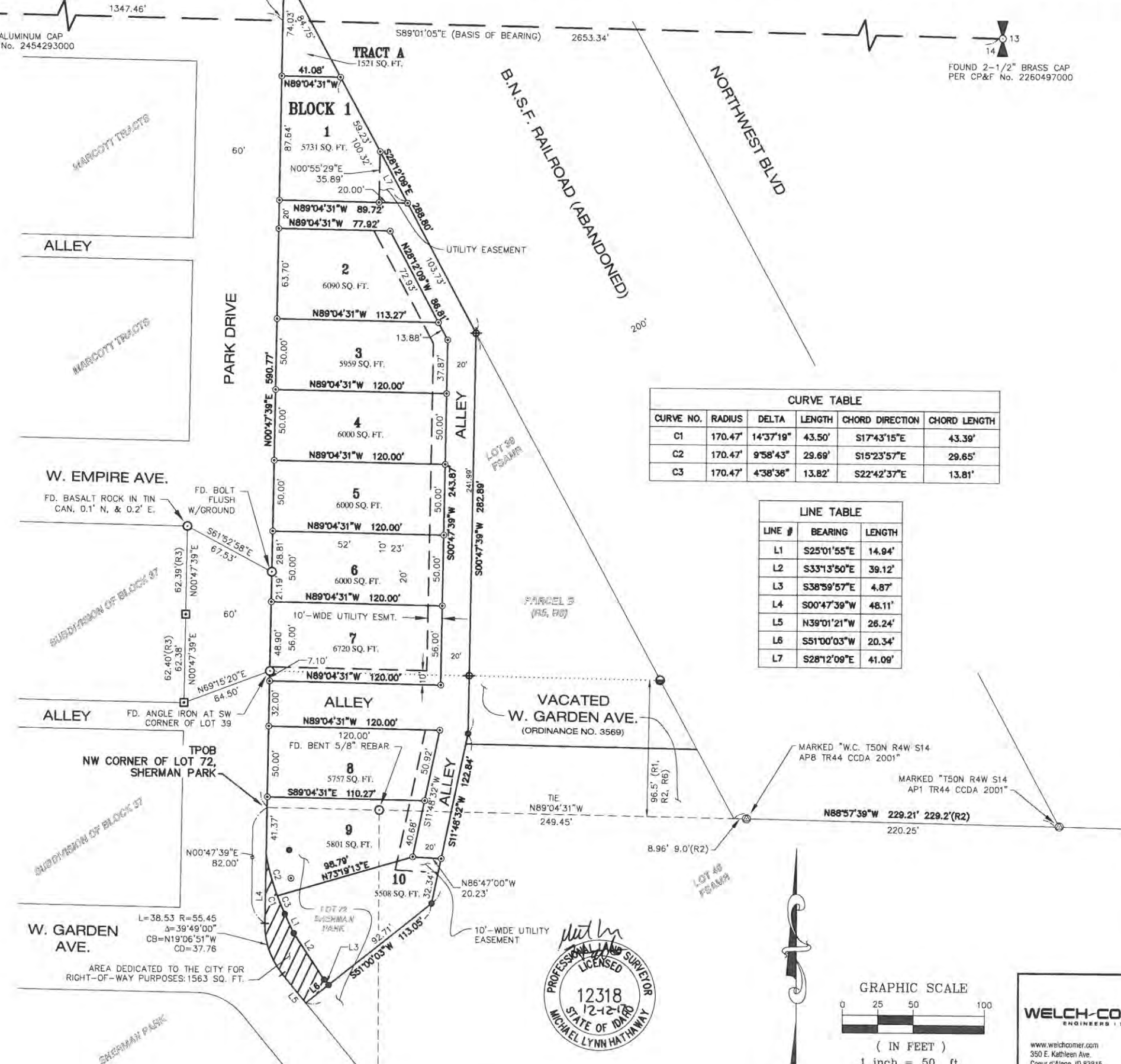
- REFERENCES**
- (R1) PLAT OF FORT SHERMAN ABANDONED MILITARY RESERVATION, BOOK B, PAGE 153, RECORDS OF KOOTENAI COUNTY.
 - (R2) DEPENDENT RESURVEY AND METES-AND-BOUNDS SURVEY OF A PORTION OF THE FORT SHERMAN ABANDONED MILITARY RESERVATION BY THE BUREAU OF LAND MANAGEMENT RECORDED IN VOL. 470 AT PAGES 1-25, BLM RECORDS.
 - (R3) RECORD OF SURVEY, BOOK 28 AT PAGE 438, RECORDS OF KOOTENAI COUNTY.
 - (R4) QUITCLAIM DEED, INSTRUMENT NO. 259547000, RECORDS OF KOOTENAI COUNTY.
 - (R5) QUITCLAIM DEED, INSTRUMENT NO. 259548000, RECORDS OF KOOTENAI COUNTY.
 - (R6) RECORD OF SURVEY, BOOK 29 AT PAGE 416, RECORDS OF KOOTENAI COUNTY.
 - (R7) QUITCLAIM DEED, INSTRUMENT NO. 2622618000, RECORDS OF KOOTENAI COUNTY.
 - (R8) QUITCLAIM DEED, INSTRUMENT NO. 2622619000, RECORDS OF KOOTENAI COUNTY.

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	170.47'	14°37'19"	43.50'	S17°43'15"E	43.39'
C2	170.47'	9°58'43"	29.69'	S15°23'57"E	29.65'
C3	170.47'	4°38'36"	13.82'	S22°42'37"E	13.81'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S25°01'55"E	14.94'
L2	S33°13'50"E	39.12'
L3	S38°59'57"E	4.87'
L4	S00°47'39"W	48.11'
L5	N39°01'21"W	26.24'
L6	S51°00'03"W	20.34'
L7	S28°12'09"E	41.09'



WELCH-COMER
ENGINEERS | SURVEYORS

www.welchcomer.com
350 E. Kathleen Ave.
Coeur d'Alene, ID 83815

208-664-9382
(toll free) 877-815-5672
(fax) 208-664-5946

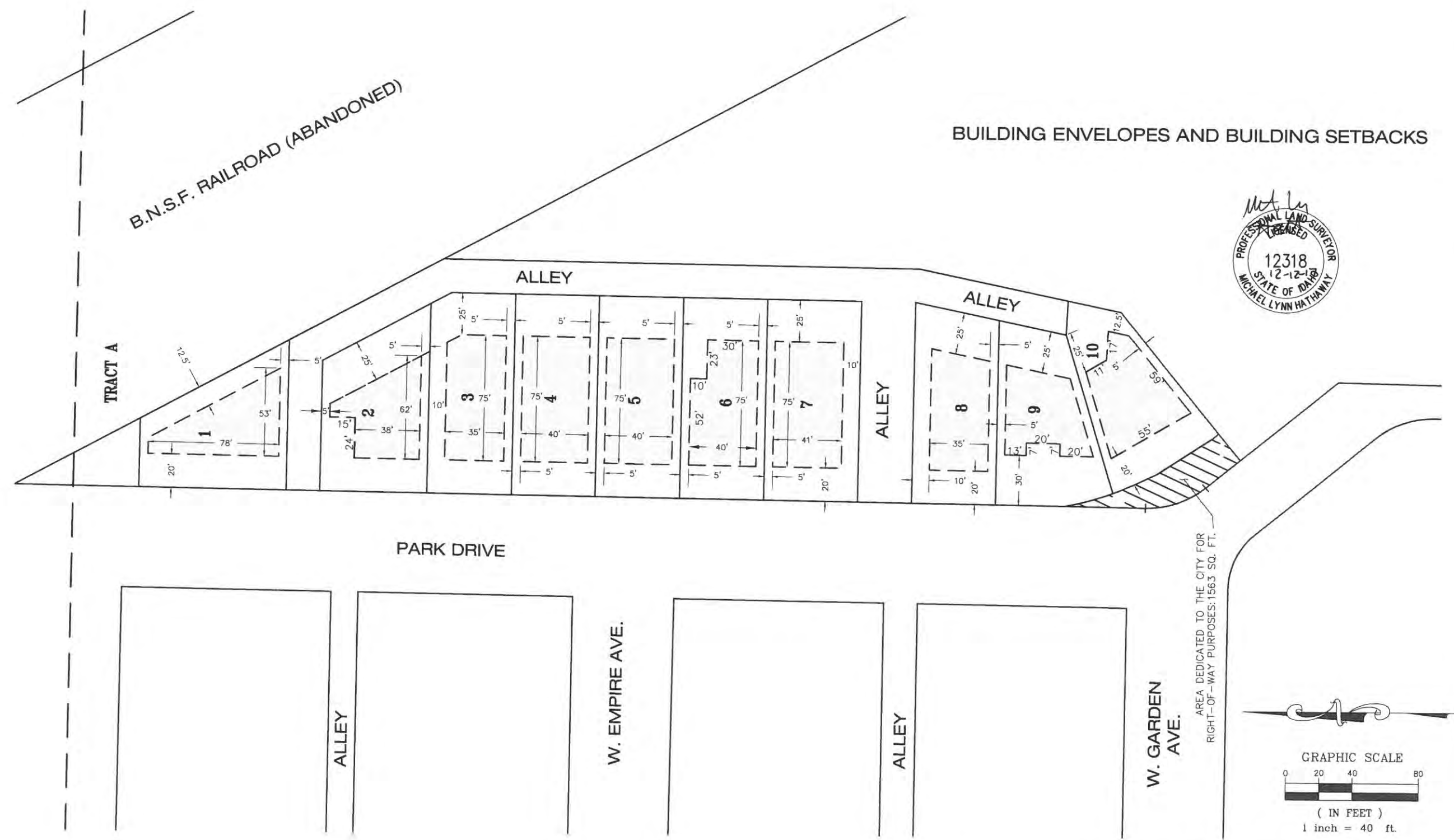
**PLAT OF
PARK DRIVE ADDITION**


IN THE E. 1/2 OF SEC. 14,
T.50N., R.4W., B.M.,
CDA, KOOTENAI COUNTY, IDAHO

PROJECT NO. 41284
DESIGNED BY: KAF
DRAWN BY: KAF
CHECKED BY: MLH
DWG NAME: 41284PLT.DWG
DATE: 12-8-2017
SCALE: 1" = 50'
SHEET NO. _____

PARK DRIVE ADDITION
 A PORTION OF LOTS 39 AND 48, FORT SHERMAN ABANDONED MILITARY RESERVATION, & A
 PORTION OF LOT 72, SHERMAN PARK, IN THE EAST HALF OF SECTION 14, TOWNSHIP 50 NORTH,
 RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BUILDING ENVELOPES AND BUILDING SETBACKS



 <small>www.welchcomer.com 208-664-9382 350 E. Kathleen Ave. (toll free) 877-815-5672 Coeur d'Alene, ID 83815 (fax) 208-664-5946</small>	PLAT OF PARK DRIVE ADDITION IN THE E. 1/2 OF SEC. 14, T.50N., R.4W., B.M., CDA, KOOTENAI COUNTY, IDAHO	PROJECT NO. 41284 DESIGNED BY..... DRAWN BY: KAF CHECKED BY: MLH DWG NAME: 41284PLT.DWG DATE: 12-8-2017 SCALE: 1" = 40' SHEET NO.:
	2 OF 3	
	Exhibit B	

PARK DRIVE ADDITION

A PORTION OF LOTS 39 AND 48, FORT SHERMAN ABANDONED MILITARY RESERVATION, & A PORTION OF LOT 72, SHERMAN PARK, IN THE EAST HALF OF SECTION 14, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT IGNITE CDA, THE URBAN RENEWAL AGENCY OF THE CITY OF COEUR D'ALENE, IDAHO, ALSO SHOWN OF RECORD AS LAKE CITY DEVELOPMENT CORPORATION, AN URBAN RENEWAL AGENCY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED ON THIS CERTIFICATION, AND HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS PARK DRIVE ADDITION, BEING LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 72 OF SHERMAN PARK SUBDIVISION;

1. THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF PARK DRIVE, NORTH 00°47'39" EAST, 590.77 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED BURLINGTON NORTHERN SANTA FE RAILROAD;
2. THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 28°12'09" EAST, 288.80 FEET;
3. THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 00°47'39" WEST, 282.89 FEET;
4. THENCE SOUTH 11°48'32" WEST, 122.84 FEET;
5. THENCE SOUTH 51°00'03" WEST, 113.05 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 72;
6. THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 39°01'21" WEST, 26.24 FEET TO THE BEGINNING OF A 55.45-FOOT RADIUS CURVE TO THE RIGHT;
7. THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°49'00", AN ARC LENGTH OF 38.53 FEET (THE CHORD BEARS NORTH 19°06'51" WEST, 37.76 FEET);
8. THENCE NORTH 00°47'39" EAST, 82.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 77,469 SQUARE FEET (1.778 ACRES), MORE OR LESS.

THE OWNER FURTHER CERTIFIES:

1. SEWER SERVICE IS PROVIDED BY CITY OF COEUR D'ALENE.
2. WATER SERVICE IS PROVIDED BY CITY OF COEUR D'ALENE.
3. TRACT A IS RESERVED AS AN UNBUILDABLE OPEN SPACE LOT.
4. HOUSING WILL BE LIMITED TO SINGLE-FAMILY DETACHED HOUSING.
5. BUILDING SETBACKS, WHICH INCLUDE SETBACKS FOR PORCHES, ARE INDICATED ON SHEET 2.
6. ACCESSORY DWELLING UNITS ARE RESTRICTED WITHIN THIS SUBDIVISION.
7. THE ALLEY, AS SHOWN HERON, AND THE AREA ADJACENT TO LOTS 9 AND 10 IDENTIFIED AS "AREA DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES", ARE HEREBY DEDICATED TO THE CITY OF COEUR D'ALENE.
8. LOT CONSOLIDATIONS WITHIN THIS SUBDIVISION ARE RESTRICTED.

BE IT FURTHER KNOWN THAT:

1. THE 10-FOOT WIDE UTILITY EASEMENT IN THE BACK OF LOTS 2 THROUGH 10 AND THE UTILITY EASEMENT ON LOT 1 ARE HEREBY GRANTED TO THE CITY OF COEUR D'ALENE AND THE FRANCHISE UTILITY COMPANIES FOR THE INSTALLATION, IMPROVEMENT, OPERATION, AND MAINTENANCE OF THE PUBLIC AND FRANCHISED UTILITIES.

SCOTT HOSKINS, CHAIRMAN OF THE BOARD, IGNITE CDA

ACKNOWLEDGEMENT

STATE OF IDAHO)
) S.S.
COUNTY OF KOOTENAI)

ON THIS _____ DAY OF _____, IN THE YEAR OF 201____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED SCOTT HOSKINS, KNOWN TO ME TO BE THE CHAIRMAN OF THE BOARD OF IGNITE CDA, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE VOLUNTARILY EXECUTED THE SAME, AND THAT HE DULY AUTHORIZED THIS INSTRUMENT ON BEHALF OF IGNITE CDA.

NOTARY PUBLIC

RESIDING AT: _____

MY COMMISSION EXPIRES ON: _____

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY CITY COUNCIL OF COEUR D'ALENE, IDAHO THIS _____ DAY OF _____, 201____.

COEUR D'ALENE CITY CLERK

CITY ENGINEER'S CERTIFICATE

I HEREBY ATTEST THAT THE CITY OF COEUR D'ALENE'S REQUIREMENTS FOR PUBLIC UTILITIES AND ROADWAYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 201____.

CITY ENGINEER

COUNTY RECORDER'S CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO. AT THE REQUEST OF _____

DATED THIS _____ DAY OF _____, 201____, AT _____ O'CLOCK

_____ M., AND WAS DULY RECORDED IN PLAT BOOK _____, PAGE _____, INSTRUMENT No. _____

FEE \$ _____

KOOTENAI COUNTY RECORDER

PANHANDLE HEALTH DISTRICT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF COEUR D'ALENE AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID

THROUGH _____

DATED THIS _____ DAY OF _____, 201____.

KOOTENAI COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HAVE EXAMINED AND CHECKED THIS PLAT, AND THE COMPUTATIONS OF SAID PLAT, AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET AND SATISFIED.

DATED THIS _____ DAY OF _____, 201____.

KOOTENAI COUNTY SURVEYOR



SURVEYORS CERTIFICATE

I, MICHAEL LYNN HATHAWAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NUMBER 12318, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS IN CONFORMANCE WITH STATE OF IDAHO CODES. I ALSO CERTIFY THAT THE INTERIOR MONUMENTS FOR THE SUBDIVISION WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE IN ACCORDANCE WITH IDAHO STATE CODE 50-1303.

MICHAEL LYNN HATHAWAY PLS NO. 12318



WELCH-COMER ENGINEERS & SURVEYORS	PARK DRIVE ADDITION	PROJECT NO. 41267
		DESIGNED BY: MLH
www.welchcomer.com 350 E. Kathleen Ave. Coeur d'Alene, ID 83815	IN THE E 1/2 OF SECTION 14 T. 50N., R. 4W., B.M., CDA, KOOTENAI COUNTY, IDAHO	DRAWN BY: JNM
		CHECKED BY: MLH
208-664-9382 (toll free) 877-815-5672 (fax) 208-664-5946		DWG NAME: 41284PLT.DWG
		DATE: 12-6-17
		SCALE:
		SHEET NO:

3 OF 3

CITY COUNCIL STAFF REPORT

DATE: December 6, 2017
FROM: Mike Gridley – City Attorney
SUBJECT: Agreement with ignite CDA for Park Drive Addition Subdivision Improvements

=====

DECISION POINT:

Should the City Council approve an agreement with ignite CDA to secure the cost of the public improvements required by the Park Drive Addition Subdivision?

HISTORY:

Ignite CDA is developing the Park Drive Addition Subdivision and is required by city code to install public improvements. Ignite CDA will be unable to complete the improvements prior to the sale of lots in the subdivision so it is proposing to set aside the money now to complete the improvements at a future date. The agreement is acceptable to the City Engineer and City Attorney.

FINANCIAL ANALYSIS:

Ignite CDA agrees to set aside \$141,715 to pay for the public improvements to be installed no later than three years after council approves the final plat. There is no cost to the City.

PERFORMANCE ANALYSIS:

City code allows developers to provide security for the future construction of required public improvements. This agreement ensures that money is set aside to pay for the completion of the public improvements in this subdivision.

DECISION POINT/RECOMMENDATION:

City council should approve the Agreement to Secure Public Improvements with ignite CDA.

AGREEMENT TO SECURE PUBLIC IMPROVEMENTS

Ignite CDA hereby agrees to install the public improvements, as described in Exhibit A, that are required by City of Coeur d’Alene Municipal Code 16.40, for the Park Drive Addition Subdivision, no later than three years from the date City Council approves the final plat for the subdivision. Ignite CDA further agrees to set aside a sum equal to one hundred and fifty per cent of the estimated construction costs of the improvements as determined by the City Engineer in the amount of One Hundred Forty-One Thousand Seven Hundred and Fifteen Dollars (\$141,715) until such time as the construction of the public improvements is completed. The legal description of the Park Drive Addition Subdivision is attached as Exhibit B.

SIGNED this ____ day of _____, 201_.

Ignite CDA, Inc.

Scott Hoskins, Chairman

STATE OF IDAHO)
) ss.
County of Kootenai)

On this ___ day of _____, 201_, before me, a Notary for the State of Idaho, personally appeared Scott Hoskins known or identified to me to be Chairman of the Urban Renewal Agency that executed this instrument or the person who executed this instrument on behalf of said Urban Renewal Agency, and acknowledged to me that such Urban Renewal Agency executed the same.

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

Name: _____
Notary Public for Idaho
Residing at _____, Idaho
My commission expires:

ANNOUNCEMENTS

Memo to Council

DATE: December 12, 2017

RE: Appointments to Boards/Commissions/Committees

The following appointments are presented for your consideration for the December 19th Council Meeting:

RICHARD COLBURN	International Board of Appeals (1 year term)
TOM MESSINA	International Board of Appeals (2 year term)
SCOTT RAZOR	International Board of Appeals (2 year term)
STEVE JAMES	International Board of Appeals (3 year term)
KRIS PEREIRA	International Board of Appeals (3 year term)
JUSTIN MILLER (Alternate)	International Board of Appeals (3 year term)

Copies of the data sheets have been placed by your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Renata McLeod, Municipal Services Director
Ted Lantzy, Interim Building Superintendent

OTHER BUSINESS





**CITY COUNCIL
STAFF REPORT**

DATE: December 19, 2017

FROM: James Remitz, Capital Program Manager

SUBJECT: Professional Services Agreement with HDR Engineering for Facility Plan
=====

DECISION POINT:

The City Council may desire to approve and authorize the Mayor to execute the attached agreement for professional services with HDR Engineering, Inc. for preparation of a comprehensive Facility Plan for the City of Coeur d'Alene Advanced Wastewater Treatment Facility (AWTF), for a total cost not to exceed \$ 350,000.00.

HISTORY:

The Facility Plan is a planning document that provides the City with a long-term master plan for ultimate expansion of the facilities, while identifying a program for immediate upgrade of the plant for permit compliance and to meet near-term capacity requirements. Completion of an approved Facility Plan also allows the City to pursue various funding options including the low-interest State Revolving Loan program administered by the Idaho Department of Environmental Quality. It is anticipated that the recommended plan will satisfy the City's wastewater treatment management needs for the next 10 to 20 years.

In accordance with Idaho Statute 67-2320, the Wastewater Department received responses to a Request for Qualifications for performance of a comprehensive Facility Plan for the City's Advanced Wastewater Treatment Facility on November 13, 2017. The responses were scored by an evaluation committee resulting in selection of the top-ranked firm, HDR Engineering. Subsequent negotiations with HDR Engineering have resulted in the attached scope of services and fee proposal for performance of the Facility Plan.

HDR Engineering has a long history of providing planning and design services for the City's AWTF. They performed both the 2000 Facility Plan and the 2009 Amendment to the 2000 Facility Plan, and are well-qualified to perform this comprehensive Facility Plan.

FINANCIAL ANALYSIS:

Sufficient funding for this project is provided in the Wastewater Operating Fund of the Fiscal Year 2017-2018 City Financial Plan.

PERFORMANCE ANALYSIS:

The community's wastewater must be collected and treated according to the discharge permit that protects the water quality of the Spokane River. HDR Engineering has been instrumental in providing the planning and design services that allows the utility to operate in compliance with U.S. Environmental Protection Agency and Idaho Department of Environmental Quality requirements. This comprehensive Facility Plan is essential in the planning process that will ensure the continued cost effective management and operation of the wastewater treatment facility.

DECISION POINT/RECOMMENDATION:

Wastewater staff recommends that, pending legal review, the City Council approve and authorize the Mayor to execute the attached agreement for services with HDR Engineering, Inc. for preparation of a comprehensive Facility Plan for a total cost not to exceed \$ 350,000.

Attachments:

- Proposed Agreement
- Exhibit "A" - Scope of Services with Fee Proposal

RESOLUTION NO. 17-074

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH HDR ENGINEERING, INC., FOR THE WASTEWATER TREATMENT FACILITY PLAN.

WHEREAS, the Wastewater Superintendent of the City of Coeur d'Alene has recommended that the City of Coeur d'Alene enter into a Professional Services Agreement with HDR Engineering, Inc., for the Wastewater Treatment Facility Plan, pursuant to terms and conditions set forth in an agreement, a copy of which is attached hereto as Exhibit "1" and by reference made a part hereof; and

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

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into a Professional Services Agreement with HDR Engineering, Inc., for the Wastewater Treatment Facility Plan, in substantially the form attached hereto as Exhibit "1" and incorporated herein by reference, with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreement to the extent the substantive provisions of the agreement remain intact.

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

DATED this 19th day of December, 2017.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER GOOKIN Voted _____

COUNCIL MEMBER MCEVERS Voted _____

COUNCIL MEMBER MILLER Voted _____

COUNCIL MEMBER EDINGER Voted _____

COUNCIL MEMBER EVANS Voted _____

COUNCIL MEMBER ENGLISH Voted _____

_____ was absent. Motion _____.

PROFESSIONAL SERVICES AGREEMENT

between

CITY OF COEUR D'ALENE

and

HDR Engineering, Inc.

For

Wastewater Treatment Facility Plan

THIS Agreement is made and entered into this 19th day of December, 2017, between the CITY OF COEUR D'ALENE, Kootenai County, Idaho, a municipal corporation organized and existing under the laws of the state of Idaho, hereinafter referred to as the "City," and HDR Engineering Inc., a corporation duly organized and existing in the state of Nebraska, with its principal place of business at 412 E. Parkcenter Blvd., Suite 100, Boise, Idaho 83706, hereinafter referred to as the "Consultant."

WITNESSETH:

Section 1. Definitions. In this agreement:

- A. The term "City" means the city of Coeur d'Alene, 710 Mullan Avenue, Coeur d'Alene, Idaho 83814.
- B. The term "Consultant" means HDR Engineering, Inc., 412 E. Parkcenter Blvd., Boise, Idaho 83706.
- C. The term "Mayor" means the mayor of the city of Coeur d'Alene or his authorized representative.

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

Section 3. Scope of Services.

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

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

Section 4. Personnel.

- A. The Consultant represents that it has or will secure at its own expense all personnel required to perform its services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
- B. All of the services required hereunder will be performed by the Consultant or under his direct supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.
- C. The Consultant agrees to maintain Worker's Compensation coverage on all employees, including employees of subcontractors, during the term of this Agreement as required by Idaho Code Section 72-101 through 72-806. Should the Consultant fail to maintain such insurance during the entire term hereof, the Consultant shall indemnify the City against any loss resulting to the City from such failure, either by way of compensation or additional premium liability. The Consultant shall furnish to the City, prior to commencement of the work, such evidence as the City may require guaranteeing contributions which will come due under the Employment Security Law including, at the option of the City, a surety bond in an amount sufficient to make such payments.

Section 5. Time of Performance. The services of the Consultant shall commence upon execution of this Agreement by the Mayor and shall be completed on or before December 31, 2018. The period of performance may be extended for additional periods only by the mutual written agreement of the parties.

Section 6. Compensation.

- A. Subject to the provisions of this Agreement, the City shall pay the Consultant the total sum as set forth in Exhibit "A" attached hereto and incorporated herein by reference for services required by this agreement.
- B. Except as otherwise provided in this Agreement, the City shall not provide any additional compensation, payment, use of facilities, service or other thing of value to the Consultant in connection with performance of agreement duties. The parties understand and agree that, except as otherwise provided in this Section, administrative overhead and other indirect or direct costs the Consultant may incur in the performance of its obligations under this Agreement have already been included in computation of the Consultant's fee and may not be charged to the City.

- C. Total compensation for all services and expenses for the term of this agreement shall not exceed \$ 350,000.00.

Section 7. Method and Time of Payment.

- A. The City will pay to the Consultant an amount not to exceed / the amount set forth in Section 6 / Exhibit "A" which shall constitute the full and complete compensation for the Consultant's professional services. Monthly progress payments must be submitted by the 10th of the month for work done in the previous calendar month. Partial payment shall be made by the end of each calendar month for the work completed in the previous calendar month. Final payment shall be made thirty (30) days after completion of all work and acceptance by the City Council.

Section 8. Termination of Agreement for Cause. If, through any cause within Consultant's reasonable control, the Consultant shall fail to fulfill in a timely and proper manner his obligations under this Agreement, or if the Consultant shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall, after providing Consultant reasonable time to remedy the deficiency, thereupon have the right to terminate this Agreement by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In that event, all finished or unfinished hard copy documents, data, studies, surveys, and reports or other material prepared by the Consultant under this agreement shall at the option of the City become its property, and the Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and materials. Equitable compensation shall not exceed the amount reasonably billed for work actually done and expenses reasonably incurred.

Section 9. Termination for Convenience of City. The City may terminate this Agreement at any time by giving thirty (30) days written notice to the Consultant of such termination and specifying the effective date of such termination. In that event, all finished or unfinished documents and other materials as described in Section 8 above shall, at the option of the City, become its property. The Consultant shall be entitled to receive compensation not to exceed the amount reasonably billed for work actually done and expenses reasonably incurred as of the effective date of the termination.

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

Section 11. Equal Employment Opportunity.

- A. The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin, sexual

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

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

Section 12. Interest of Members of City and Others. No officer, member, or employee of the City and no member of its governing body, and no other public official of the governing body shall participate in any decision relating to this Agreement which affects his personal interest or the interest of any corporation, partnership, or association in which he is, directly or indirectly, interested or has any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.

Section 13. Assignability.

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

Section 14. Interest of Consultant. The Consultant covenants that he presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with

the performance of services required to be performed under this Agreement. The Consultant further covenants that, in the performance of this Agreement, no person having any such interest, shall be employed.

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

Section 16. Publication, Reproduction and Use of Materials. No material produced, in whole or in part, under this Agreement shall be subject to copyright in the United States or in any other country. The City shall have unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other materials prepared under this Agreement. Consultant shall provide copies of such work products to the City upon request. City may make and retain copies of Documents for information and reference in connection with use on the Project by the City. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modification without written verification or adaptation by the Consultant, as appropriate for the specific purpose intended, will be at the City's sole risk and without liability or legal exposure to the Consultant and Consultant's sub-consultants. To the extent allowed by law, the City shall indemnify and hold harmless the Consultant and Consultant's sub-consultants from all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting therefrom.

Section 17. Audits and Inspection. Consultant shall provide access for the City and any duly authorized representatives to any books, documents, papers, and records of the consultant that are directly pertinent to this specific agreement for the purpose of making audit, examination, excerpts, and transcriptions. Consultant shall retain all records pertinent to the project for three years after final payment and all other pending matters are closed.

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

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

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

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

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

Section 23. City Held Harmless.

- A. The Consultant shall save, hold harmless, indemnify, and defend the City, its officers, agents and employees from and against any and all damages or liability arising out of the acts, errors, omissions, or negligence, including costs and expenses, for or on account of any and all legal actions or claims of any character resulting from injuries or damages sustained by any person or persons or property arising from Consultant's performance of this Agreement and not arising from Consultant's professional services. To this end, Consultant shall maintain general liability insurance in at least the amount set forth in Section 25A.
- B. The Consultant shall save, hold harmless, and indemnify the City, its officers, agents, and employees from and against damages or liability arising out of the Consultant's negligent acts, errors, or omissions, including costs and expenses for or on account of any and all legal actions or claims of any character resulting from injuries or damages sustained by persons or property to the extent arising from Consultant's negligent performance of this Agreement, including but not limited to Consultant's professional services. To this end, Consultant shall maintain Errors and Omissions insurance in at least the amounts set forth in Section 25B.

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

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

- A. Consultant shall maintain general liability insurance naming the City, its entities, and its representatives as additional insureds in the amount of at least \$500,000.00 for property damage or personal injury, death or loss as a result of any one occurrence or accident regardless of the number of persons injured or the number of claimants, it being the intention that the minimum limits shall be those provided for by Idaho Code 6-924.
- B. In performance of professional services, the Consultant will use that degree of care

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

- C. The Consultant shall obtain and maintain auto liability insurance in the amount of \$500,000.00 for the duration of the project.
- D. Prior to work under this Agreement, the Consultant shall furnish to the City certificates of the insurance coverages required herein, which certificates must be approved by the City Attorney. Certificates shall provide cancellation notice information that assures at least thirty (30) days' notice prior to cancellation of the policy for any reason in which case the Consultant shall promptly notify the City.

Section 26. Non – Discrimination. During the performance of this contract, the Consultant, for itself, its assignees and successors in interest (hereinafter referred to as the “Consultant”) agrees as follows:

- A. The Consultant shall comply with the Regulations relative to non-discrimination in federally assisted programs of United States Department of Transportation (USDOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract. In addition, the Consultant shall comply with the requirements of Title 9, Chapter 9.56, Coeur d’Alene City Code.
- B. The Consultant, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, sexual orientation, and/or gender identity/expression, in the selection and retention of sub-consultants, including procurement of materials and leases of equipment. The Consultant shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations or discrimination prohibited by Title 9, Chapter 9.56, Coeur d’Alene City Code.
- C. In all solicitations either by competitive bidding or negotiations made by the Consultant for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the Consultant of the Consultant’s obligations under this contract and the Regulations and City Code relative to non-discrimination on the grounds of race, color, sexual orientation and/or gender identity/expression, national origin, sexual orientation, and/or gender identity/expression.

- D. The Consultant shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the contracting agency or the appropriate federal agency to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish this information, the Consultant shall so certify to ITD or the USDOT as appropriate, and shall set forth what efforts it has made to obtain the information.
- E. In the event of the Consultant's non-compliance with the non-discrimination provisions of this contract, the contracting agency shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including, but not limited to:
- Withholding of payments to the Consultant under the contract until the Consultant complies, and/or;
 - Cancellation, termination, or suspension of the contract, in whole or in part.

The Consultant shall include the provisions of paragraphs (A) through (E) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Consultant shall take such action with respect to any sub-consultant or procurement as the contracting agency or USDOT may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, however, that in the event a Consultant becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the Consultant may request ITD enter into such litigation to protect the interests of the state and, in addition, the Consultant may request the USDOT enter into such litigation to protect the interests of the United States.

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

CITY OF COEUR D'ALENE

HDR Engineering, Inc.

Steve Widmyer, Mayor

Kate Eldridge, Vice President

ATTEST:

ATTEST:

Renata McLeod, City Clerk

EXHIBIT A SCOPE OF SERVICES

Wastewater Treatment Facility Plan

The objective of this project is to prepare a wastewater facility plan that meets the requirements of Idaho Department of Environmental Quality (IDEQ) regulations (Idaho Administrative Code IDAPA 58.01.16) and addresses the capacity and condition of the various plant processes and components, as well as key operational, maintenance and infrastructure issues identified by the City. Since a number of studies and reports have been completed on different subsections and processes of the plant in recent years, it is desired that a comprehensive facility plan compile and synthesize the existing data as well as evaluate other components not recently reviewed.

The 2012 Update to the 2009 Wastewater Facilities Plan Amendment incorporated the findings from the low phosphorus pilot studies into the phased implementation of the liquid stream treatment improvements for tertiary membrane treatment that are currently being constructed. The 2018 Facility Plan will provide the City with a long-term master plan for ultimate expansion of the facilities, while identifying a program for immediate upgrade of the plant for permit compliance and to meet near-term capacity requirements. Completion of an approved Facility Plan also allows the City to pursue various funding options including the low-interest State Revolving Loan program administered by the Idaho Department of Environmental Quality. It is anticipated that the recommended plan will satisfy the City's wastewater management needs for the next 10 to 20 years.

Scope of Work

TASKS	
100	Flow and Wasteload Projections
200	Water Quality and Regulatory Requirements
300	Existing Resources
400	Treatment Alternatives Evaluation
500	Site Master Planning
600	Recommended Plan and Implementation
700	Environmental Assessment
800	Project Reports
900	Public/Council Involvement
1000	Project Management

TASK 100: FLOW AND WASTELOAD PROJECTIONS

101 Update Flow and Wasteload Projections

The purpose of Task 100 is to update wastewater flow and wasteload projections. The analysis of existing flow and wasteload conditions will be based upon the 2017 Annual Report submitted to EPA and Idaho DEQ, as required in the NPDES discharge permit. Service area definition and the basis of the planning area are assumed to remain the same as used in the 2012 Facility Plan Update, unless otherwise directed by the City. Demographics and land use projections will be updated accordingly.

Update to reflect the more recent influent and effluent flow and wasteload characteristics with special attention to Phosphorus and Ammonia loadings, and also PCBs and TCDD.

Updated flow and wasteload projections will be documented in Chapter 2 of the Facility Plan.

102 Workshop No. 1 Project Kickoff

Conduct Workshop No. 1 and address the following topics:

- Identify Project Issues
- City Goals and Objectives
- Costs and Nonmonetary Evaluation Criteria

103 Workshop No. 2 Basis of Planning

Conduct Workshop No. 2 and address the following topics:

- Service Population, Flow and Loading Analysis
- Historical Treatment Performance
- Design and Sizing Criteria
- Reliability and Redundancy Requirements
- Plant Hydraulics:

Deliverables:

- Draft and final Chapter 2: Flow and Wasteload Projections

City Involvement:

- Provide recent updates to comprehensive plans, service or planning area maps, population projections, etc.
- Provide input from Collection System Plan
- Provide plant flow and wasteload data for analysis
- Participate in Workshops No. 1 and No. 2
- Provide review of draft Chapter 2 and provide written comments

TASK 200: WATER QUALITY AND REGULATORY REQUIREMENTS

201 Water Quality and Regulatory Requirements

The purpose of Task 200 is to identify water quality and regulatory requirements driving treatment, effluent management or biosolids management decisions.

- Identify emerging regulatory challenges and link to facilities planning considerations
 - Continued attention to Phosphorus and Ammonia
 - Pending Idaho adoption of Revised 2013 Federal Ammonia Criteria
 - Spokane River Toxics requirements (PCBs, TCDD)
 - 2016 Idaho Toxics Rulemaking for Human Health Criteria (104 parameters including Arsenic, Mercury, Bisphthlates, PCBs, etc)
- Focus on preparation for the NPDES discharge permit renewal in 2019
 - Focus on reasonable/extended Compliance Schedule requirements and extension for any potential new requirements in order to buffer any economic impacts on City

Identify current permit conditions that need to be changed or updated. Develop a spectrum of probable and worst case regulatory scenarios that could effect the scope and extent of the treatment facilities. Identify the likely timeframe in which these scenarios would necessitate treatment modifications.

202 Workshop No. 3

Conduct Workshop No. 3 Future Wastewater Management and address the following topics:

- Convene the Expert Advisory Panel No. 1
 - Wastewater as a Resource
 - Recycled Water Reuse, Biogas Utilization Green Energy, etc.
 - Resiliency Considerations
 - Asset Management
 - Renewal and Replacement to Maintain Asset Value
- Regulatory Issues
 - Key Parameters: Phosphorus, Ammonia, PCBs, etc.
 - Input to 2019 NPDES Discharge Permit Renewal

Deliverables:

- Draft and final Chapter 3: Regulatory and Permitting Review

City Involvement:

- Provide recent updates on Spokane River Toxics Task Force activities and reports that may influence Coeur d'Alene discharge requirements.

- Participate in Workshop No. 3
- Provide review of draft Chapter 3 and provide written comments

TASK 300: EXISTING RESOURCES

301 Existing Facility Assessment

The purpose of Task 300 is to define the capacity, condition and limitations of the Coeur d'Alene treatment plant and compost facility. Review current operational procedures, define training needs, and identify opportunities for optimization of existing operations.

Assess the performance and capacity of the existing treatment facilities. Meet with Operations Staff to review operating data and to gain input regarding process performance over last 3-5 years. Jointly with City staff, perform an assessment as to the condition of major process equipment in the liquid and solids treatment systems, and major electrical and control system equipment. Develop a prioritized list of equipment recommended for upgrade, replacement or abandonment. Coordinate this list with the City's equipment repair and replacement database and budget. Review the adequacy of site utilities such as electrical power, natural gas, City water and plant water. Identify issues, constraints, and limitations. In conjunction with the condition assessment, determine redundancy and reliability features for each major unit process or critical equipment item.

302 Workshop No. 4

Conduct Workshop No. 4 Liquid Stream Treatment and address the following topics:

- Preliminary Treatment including Grit Removal
- Primary Treatment
- Secondary Treatment w/TFSC and IFAS
- Tertiary Membrane Treatment for Low Phosphorus and Ammonia
 - Reclaimed Water Production
- Disinfection including UV Evaluation
- Effluent Outfall maintenance and capacity modifications

303 Workshop No. 5

Conduct Workshop No. 5 Solids Stream Treatment and address the following topics:

- Sludge Thickening
- Anaerobic Digestion
 - Biogas Utilization
- Dewatering including Addition of Centrifuge No. 2
 - Review Dewatered Solids Loadout
- Biosolids Management Plan
- Odor Control

304 Workshop No. 6

Conduct Workshop No. 6 and address the following topics:

- Centrate Dewatering Return Management/
- Power, Utility Water,
- Chemical Systems (Alum, Ferric, Polymer, Sodium Hydroxide, Citric, Hypochlorite, etc)
 - Optimization of Chemicals and Addition Points
 - Corrosion and Equipment Issues (Permeate and Backpulse Pumps, etc)

Deliverables:

- Draft and final Chapter 4: Existing Resources

City Involvement:

- Provide Compost Facility assessment
- Participate in existing facility evaluations and condition assessment in collaboration with the facility planning team.
- Participate in Workshops No. 4, 5, and 6
- Provide review of draft Chapter 4 and provide written comments

TASK 400: TREATMENT ALTERNATIVES EVALUATION

401 Alternatives Evaluation

The purpose of Task 400 is to update treatment process alternatives analysis, focused on future projections and the potential for changed receiving water conditions in the Spokane River driving new and future requirements. Establish criteria for developing, comparing, evaluating and screening, treatment process alternatives. This process will use criteria developed for similar treatment facilities as a guide, and will consider such factors as facility sizing criteria, level of technology development, solids stream impacts on liquid stream treatment, level of redundancy, level of automation, and anticipated level of staffing.

Consider Biosolids Management Plan alternatives to the existing composting operation.

Incorporate considerations from Task 500 Site Master Planning.

402 Workshop No. 8 Alternatives Analysis

Conduct Workshop No. 8 Alternatives Analysis and address the following topics:

- Merge Liquid, Solids, and Sidestream Options for “Whole Plant” Alternatives
 - Review Preliminary Cost Estimates
 - Evaluation of Nonmonetary Criteria
- Convene the Expert Advisory Panel No. 2

- Review and Feedback on Alternatives

Deliverables:

- Conduct Workshop No. 8
- Draft and final versions of Chapter 5 Alternatives Evaluation

City Involvement

- Participate in treatment process alternative workshops
- Review draft Alternatives Evaluation chapter and provide written comments
- Select preferred alternative(s)

TASK 500 – SITE MASTER PLANNING

501 Site Planning

Update the wastewater treatment plant site master plan to reflect updated considerations of liquid stream treatment processes and additional solids processing capacity adequate for future loadings. Update the long-term vision for development of the site from a wastewater treatment standpoint, including review of the impact of alternative treatment process selections on plant space requirements. Define a long-term treatment plant site master plan and a phased approach for implementation for the preferred treatment process system.

Focus on sustaining current site and compatibility with surrounding neighborhood. Assess visual aesthetics, architecture, perimeter landscaping, odor control, etc. Investigate beneficial use opportunities for wastewater as a resource, including recycle water, biosolids amendments, green energy use, etc. Provide input to City for consideration and decision making

Based on input from City staff, identify and review updated development plans or planning efforts that interface with development of the City's treatment plant, including University of Idaho and North Idaho College campus plans, Centennial Trail, etc.

Identify key neighborhood or aesthetic issues impacting site planning, design and operation of the treatment plant. Issues include odor, noise, site access, traffic, safety, visual aesthetics, lighting, site buffers, setbacks, public access along the Spokane River, local development plans, etc.

Develop 2 alternative site layouts for the treatment plant to accommodate ultimate build-out of the service area. The layouts will identify the location and phasing of facilities needed within the next 20 years. Meet with City staff to review the concepts and develop a recommended plan.

Incorporate the results of the site master planning in Task 400 Alternatives Evaluation.

502 Workshop No. 7 Treatment Plant/Community Interface

Conduct Workshop No. 7 and address the following topics:

- Neighborhood Interface
 - Visual Aesthetics, Architecture, Odor Control
- Site and Building Space Planning & Use of Existing Land
 - Operations Center
- Recycled Water Opportunities
- Transportation Corridors & Plant Access

Deliverables:

- Conduct Workshop No. 7
- Draft and final site plan alternatives
- Draft and final versions of Chapter 6 Site Master Plan

City Involvement

- Participate in Workshop No 7
- Review draft Chapter 6 Site Master Plan and provide written comments
- Select preferred site master alternative(s)

TASK 600 – RECOMMENDED PLAN AND IMPLEMENTATION

601 Recommend Plan

Define a phased approach for meeting treatment needs over the planning period. Focus on the specific recommendations from the Alternatives Analysis and Site Planning. Develop “Whole Plant” alternatives that package individual unit processes into comprehensive alternatives for evaluation.

602 Workshop No. 9 Recommended Plan

Conduct Workshop No. 9 Recommended Plan and address the following topics:

- Updated Alternatives Analysis
- Draft Capital Improvement Program
 - Coordinate with Rate Study Analysis
- Present Draft Plan to City Council or Public Works Committee as appropriate

603 Implementation Plan

Develop a revised implementation plan for near-term and long-term treatment plant improvements. Develop an implementation plan including preparation of estimated

capital costs and estimated O&M costs for the selected plant improvements. Prepare the following for the selected plant improvements:

- Capital Improvement Program (CIP) requirements for an extended 20-year planning period
- Prioritized CIP program for next five years including budgets and schedules
- Implementation action items such as land acquisition, permitting, and coordination with other City, regional or local planning efforts
- Identify early action items such as site master planning interface with surrounding land uses, neighborhood/site enhancement activities, and effluent management options (i.e. reuse).
- Identify conditions that would trigger the next expansion phase or updating the Facility Plan

Deliverables:

- Conduct Workshop No. 9
- Draft and final Chapter 7 Recommended Plan

City Involvement:

- Provide Compost Facility improvement recommendations and capital and operating costs
- Participate in Workshop No. 9
- Review draft Chapter 7 Recommended Plan and provide written comments.

TASK 700 – ENVIRONMENTAL ASSESSMENT

701 Environmental Assessment

An update to the Environmental Assessment may be necessary to satisfy Idaho DEQ review requirements and qualify the City for funding assistance through the State Revolving Loan (SRF) program. This task assumes that the Recommended Plan will remain physically within the boundaries of the existing plant site and that much, if not all, of the content from *Chapter 9.0 2012 Update to the 2009 Wastewater Facilities Plan Amendment* can be updated and incorporated into the 2018 Facility Plan. The scope of work and budget are based on the assumption that the environmental assessment will rely on existing available information and that no new environmental studies (water and air quality, biological resources, cultural resources and archeology, etc) will need to be undertaken to satisfy IDEQ review requirement for the Facility Plan.

A meeting will be conducted with Idaho Department of Environmental Quality to brief Idaho DEQ staff and submit the Draft Facility Plan for review.

Deliverables:

- Meeting with IDEQ staff
- Draft and final Chapter 8 Environmental Assessment

City Involvement:

- Participate in review meeting with IDEQ staff
- Review draft Chapter 8 Environmental Assessment and provide written comments.

TASK 800: PROJECT REPORTS

Objectives:

Prepare 2018 Wastewater Treatment Facility Plan incorporating the most recent treatment facilities analysis. Compile all draft chapters into a Facility Plan comprised of the final versions of chapters from analysis conducted in this contract integrated with materials from previous planning efforts which remain relevant.

Prepare Chapter 1 Executive Summary. Update to reflect the 2018 Facility Plan analysis, findings and recommendations.

Deliverables:

- Draft Chapter 1 Executive Summary
- Draft Facility Plan
- Conduct review meeting on draft Facility Plan
- Final Facility Plan Update

City Involvement:

- Participate in review meeting on Draft Facility Plan
- Review draft Facility Plan Update and provide written comments.

TASK 900 – PUBLIC/COUNCIL INVOLVEMENT

Objectives:

Assist the City in gaining Public/Council support for adoption of the 2018 Facility Plan. Obtain direction from City Council for key policy and fiscal issues. Conduct briefings for the Public/Council as directed by City staff and at times appropriate according to level of development of the Facility Plan.

Deliverables:

- Conduct 2 wastewater treatment presentations or workshops with Public/Council
- Presentation materials

City Involvement:

- Participate in workshops

TASK 1000: PROJECT MANAGEMENT**Objectives:**

Plan and execute the facility plan development in accordance with the schedule, budget, and quality expectations established. Communicate with the City's project manager in the course of the work to review project status and action items on a regular basis.

Monitor project progress including work completed, work remaining, budget expended, schedule, estimated cost of work remaining, and estimated cost at completion. Manage activities and budget. Provide quality control review of all work activities and project deliverables. Prepare and submit monthly narrative report and invoice.

Deliverables:

- Prepare Project Management Plan
- Monthly narrative report and invoice.

City Involvement:

- Participate in telecoms and meetings
- Review narrative reports and approve invoice
- Review and approve modifications to approach, schedule, and deliverables as appropriate

SCHEDULE

Based on an anticipated Notice to Proceed date of January 2018, the project schedule is as follows:

Task	Description	Schedule
100	Flow and Wasteload Projections	January 2018
200	Water Quality and Regulatory Requirements	February 2018
300	Existing Resources	March – June 2018
400	Treatment Alternatives Evaluation	July – August 2018
500	Site Master Planning	March – June 2018
600	Recommended Plan and Implementation	September 2018
700	Environmental Assessment	September 2018
800	Project Reports	September – December 2018
900	Public/Council Involvement	September – December 2018
1100	Project Management	January – December 2018

COMPENSATION SCHEDULE

Wastewater Facility Plan

Task No./Description	Labor, \$	Direct Costs,\$	Subconsultants	Total
Task 100 Flow and Wasteload Projections	\$17,640	\$1,900	\$0	\$19,540
Task 200 Water Quality and Regulatory Requirements	\$15,160	\$1,700	\$12,200	\$29,060
Task 300 Existing Resources	\$96,816	\$700	\$0	\$97,516
Task 400 Treatment Alternatives Evaluation	\$89,420	\$300	\$12,200	\$101,920
Task 500 Site Master Planning	\$2,800	\$400	\$35,000	\$38,200
Task 600 Recommended Plan and Implementation	\$20,420	\$400	\$0	\$20,820
Task 700 Environmental Assessment	\$8,800	\$400	\$0	\$9,200
Task 800 Project Reports	\$18,400	\$1,000	\$0	\$19,400
Task 900 Public/Council Involvement	\$6,320	\$800	\$0	\$7,120
Task 1000 Project Management	\$7,296	\$0	\$0	\$7,296
Totals	\$283,072	\$7,600	\$59,400	\$350,000

CITY COUNCIL STAFF REPORT

DATE: December 18, 2017
FROM: Mike Gridley – City Attorney
SUBJECT: Approval of Recreation or Public Purposes Lease with the United States of America

=====

DECISION POINT:

Should the City Council approve a Recreation or Public Purposes Lease with the United States of America, acting through the Bureau of Land Management (BLM), for approximately 28.69 acres of land along Northwest Boulevard between Garden Avenue and Riverstone in Coeur d’Alene?

HISTORY:

The land subject to this lease is owned by the federal government but has been used by BNSF Railway or its predecessors for over 100 years. When the railroad abandoned its spur line to Coeur d’Alene the rail property between Garden Avenue and Riverstone reverted to control by BLM. The land is 28.69 acres in size and has no structures on it except for the large blue warehouse building that is now owned by the City.

In 2013 the City Council approved an application to lease the land for public recreation. A copy of the application is attached. Since 2013 many people have worked on the Four Corners/BLM Corridor Master Plan (“the Plan”) that was required by the lease application procedure. The Plan is incorporated into the lease and the City is required to develop the land in accordance with the Plan. Deviation from the Plan will require approval from BLM. A copy of the proposed Lease and Master Plan is attached.

FINANCIAL ANALYSIS:

There is no lease payment required since the land will be used for public recreation. The City will need to fund the improvements proposed in the Plan, however there is no deadline or date that the improvements must be completed by. The City will need to maintain the land but that will be limited to mowing and weed control until the Plan improvements are constructed.

PERFORMANCE ANALYSIS:

The lease term is for twenty years and may be renewed. During the lease term the City will likely make a request to the federal government that the land be given to the City through an Act of Congress.

DECISION POINT/RECOMMENDATION:

City Council should approve the Recreation or Public Purposes Lease with the United States of America.

mailed 1/17/13 w/ check # 304200
to CDA office

Form 2740-1
(February 2010)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
APPLICATION FOR LAND FOR
RECREATION OR PUBLIC PURPOSES

(Act of June 14, 1926, as amended; 43 U.S.C. 869; 869-4)

FORM APPROVED
OMB NO. 1004-0012
Expires: January 31, 2013

Date: 01/02/2013
Serial Number (BLM use only)

Home phone (include area code)
208-769-2251

Business phone (include area code)
208-769-2251

1a. Applicant's name
City of Coeur d'Alene

b. Address (include zip code)
710 E. Mullan Ave., Coeur d'Alene, Idaho

2. Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
Ft. Sherman abandoned	11 and 14 Tract 44	50 North	4 West	Boise Meridian, Idaho

County of Kootenai

State of Idaho

Containing (acres) 28.69

3a. This application is for: Lease Purchase (If lease, indicate year 2013)

b. Proposed use is Public Recreation Other Public Purposes

4. Describe the proposed use of the land. The description must specifically identify an established or definitely proposed project. Attach a detailed plan and schedule for development, a management plan which includes a description of how any revenues will be used, and any known environmental or cultural concerns specific to the land.

- This is a linear corridor that will be used for trails, parks and educational purposes. The use of the land will include:
- 1) extension of the Centennial Trail;
 - 2) open public park space, including a dog park and arboretum;
 - 3) accumulation to adjoining existing public park space for additional recreational use;
 - 4) educational purposes for NIC and other public institutions of higher learning.

The community master planning of the land will begin immediately and will involve all relevant individuals and institutions. Once the master planning is completed, the first priority will be to extend the Centennial Trail so as to improve safety for pedestrians and cyclists along Northwest Boulevard. Further development will occur within the next 5 years according to community priorities and funding.

The property will be managed and maintained by the City of Coeur d'Alene. There are no plans for generating revenues from the land.

There are no known environmental concerns. Previous studies have identified possible Native American sites on the land that may need to be evaluated by cultural and historical experts.

5. If applicant is State or Political subdivision thereof, cite your statutory or other authority to hold land for these purposes.
The City of Coeur d'Alene is incorporated as a municipal corporation under the laws of the state of Idaho.

6. Attach a copy of your authority for filing this application and to perform all acts incident thereto.

7. If land described in this application has not been classified for recreation and/or public purposes pursuant to the Recreation and Public Purposes Act, consider this application as a petition for such classification.

(Continued on page 2)

8. Are all activities, facilities, services, financial aid, or other benefits as a result of your proposed development provided without regard to race, color, religion, national origin, sex, or age? Yes No (If "no," describe the situation or activity and your plans for achieving compliance.)

9. Are all activities, facilities, and services constructed or provided as a result of your proposed development accessible to and usable by persons with disabilities? Yes No (If "no," describe the situation or activity and the reasons for nonaccessibility).

Applicant's Signature



Date

1/31/13

Title 18 U.S.C. Section 1001 and Title 43 U.S.C. Section 1212, make it a crime for any person knowingly and willfully to make to any department or agency of the United States any false, fictitious, or fraudulent statements or representation as to any matter within its jurisdiction.

GENERAL INSTRUCTIONS

1. Type or print plainly in ink.
2. Submit application and related plans to the BLM District or Resource Area Office in which the land is located.
3. Study controlling regulations in 43 CFR 2740 (*Sales*) and 43 CFR 2912 (*Leases*).
4. If applicant is non-governmental association or corporation, attach a copy of your charter, articles of incorporation or other creating authority. If this information has been previously filed with any BLM office, refer to previous filing by date, place, and case serial number.
5. If applicant is non-governmental association or corporation, attach a copy of your authority to operate in the State where the lands applied for are located. If previously filed with any BLM office, refer to previous filing by date, place, and case serial number.

SPECIFIC INSTRUCTIONS

(Items not listed are self-explanatory)

Item

Item

2. If land is surveyed, give complete legal description. If land is unsurveyed, description should be by metes and bounds connected, if feasible, by course and distance with a corner of public land survey. If possible, approximate legal subdivisions of unsurveyed lands should be stated. Acreage applied for must not exceed that specified by regulations.
- 3a. Generally, title to lands will not be granted upon initial approval of an application. In order to assure proper development or use plans, the general practice will be to issue a lease or lease with option to purchase after development is essentially completed. In any case, term of lease may not exceed 20 years for non-profit organizations or 25 years for governmental agencies, instrumentalities or political subdivisions.
4. Leases and patents under this act are conditioned upon continuing public enjoyment of the purposes for which the land is classified. The plan of development, use, and maintenance must show, at a minimum:
 - a. A need for proposed development by citing population trends, shortage of facilities in area, etc.
 - b. That the land will benefit an existing or definitely proposed public project authorized by proper authority.
 - c. Type and general location of all proposed improvements, including public access (*roads, trails, etc.*). This showing may take the form of inventory lists, maps, plats, drawings, or

- d. blueprints in any combination available and necessary to describe the finished project. Site designs should be provided for intensive use sites and general information about improvements existing or planned on lands within the overall project.
 - d. An estimate of the construction costs, how the proposed project will be financed, including a list of financial sources, and an estimated timetable for actual construction of all improvements and facilities.
 - e. A plan of management to include operating rules, proposed source and disposition of revenues arising from the proposed operation, personnel requirements, etc.
 - f. A specific maintenance plan to include, for example, sewage and garbage disposal, road maintenance, upkeep and repair of grounds and physical facilities, etc.
 - g. Applications for solid waste disposal sites must comply with guidelines established by the Environmental Protection Agency (40 CFR 258) and must include a detailed physical description of the site including a map, description of ground water situation, soil characteristics and management plan.
6. This may consist of a copy of a delegation of authority, resolution or other evidence of authority from the governing board of the applicant's organization, copy of the by-laws of the organization, or the like.

NOTICES

The Privacy Act of 1974 and the regulation in 43 CFR 2.48 (d) provide that you be furnished the following information in connection with information required by this application for a Land Use Authorization.

AUTHORITY: 43 U.S.C. 869 et seq.; 43 CFR Part 2740

PRINCIPAL PURPOSE: The information is to be used to process your application.

ROUTINE USES: (1) The adjudication of the applicant's request for a Land Use Authorization. (2) Documentation for public information. (3) Transfer to appropriate Federal agencies when concurrence is required prior to granting a right in use of public lands or resources. (4) (5) Information from the record and/or the record will be transferred to appropriate Federal, State, local or foreign agencies, when relevant to civil, criminal or regulatory investigations or prosecutions.

EFFECT OF NOT PROVIDING INFORMATION: Disclosure of the information is mandatory for processing of the application. If all the information is not provided, the application may be rejected.

The Paperwork Reduction Act of 1995 requires us to inform you that:

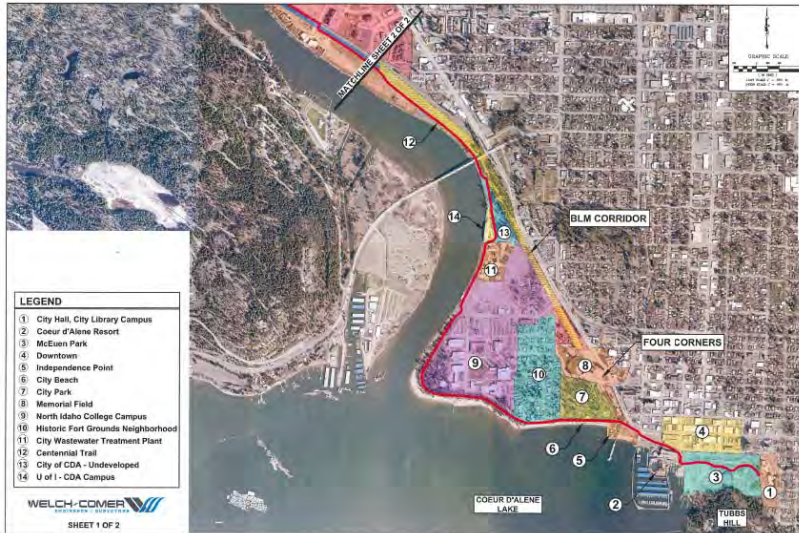
BLM collects this information to process your request for Federal lands under the provisions of June 14, 1926 (43 U.S.C. 869 as amended), Recreation and Public Purposes Act.

Information will be used to illustrate whether the applicant meets requirements of regulations found in 43 CFR Subpart 2740. Response to this request is mandatory, see regulations found in 43 CFR Subpart 2741.4.

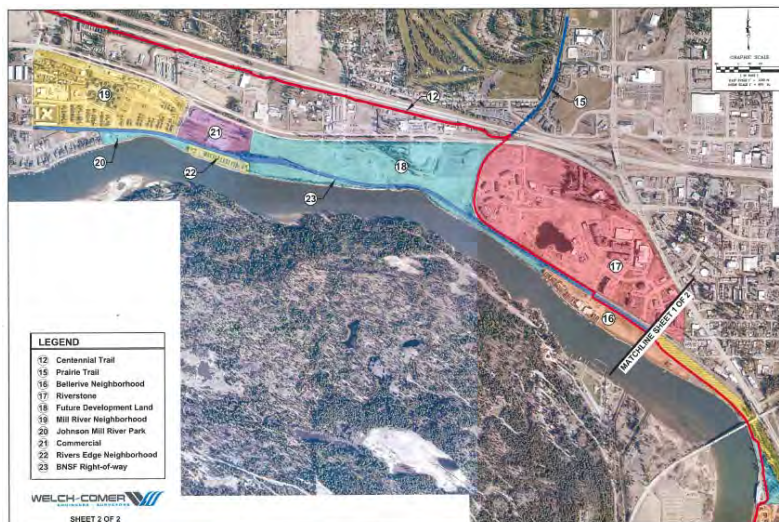
BLM would like you to know that you do not have to respond to this or any other Federal agency-sponsored information collection unless it displays a currently valid OMB control number.

BURDEN HOURS STATEMENT: Public reporting burden for this form is estimated to average 40 hours per response, including the time for reviewing instructions, gathering, and maintaining data and completing and reviewing the form. Direct comments regarding the burden estimate or any other aspect of this form to the U.S. Department of the Interior, Bureau of Land Management (1004-0012), Bureau Information Collection Clearance Officer (WO-630), 1849 C Street, N.W., Mail Stop 401 LS, Washington, D.C. 20240.

BLM CORRIDOR



SPOKANE RIVER CORRIDOR



RESOLUTION NO. 17-075

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ENTERING INTO A RECREATION OR PUBLIC PURPOSES LEASE FOR BLM CORRIDOR PROPERTY DESCRIBED AS T. 50 N., R. 4 W., B.M., TRACT 44, WITH THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT.

WHEREAS, the City Attorney of the City of Coeur d'Alene has recommended that the City of Coeur d'Alene enter into a lease agreement with the United States Department of Interior, Bureau of Land Management, a copy of which lease agreement is attached hereto marked Exhibit "A" and by reference made a part hereof; and

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

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into a Recreation or Public Purposes Lease with the United States Department of Interior, Bureau of Land Management, in substantially the form attached hereto as Exhibit "A" and incorporated herein by reference, with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said lease to the extent the substantive provisions of the lease remain intact.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute such Lease Agreement on behalf of the City.

DATED this 19th day of December, 2017.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER MCEVERS Voted _____

COUNCIL MEMBER MILLER Voted _____

COUNCIL MEMBER EVANS Voted _____

COUNCIL MEMBER ENGLISH Voted _____

COUNCIL MEMBER GOOKIN Voted _____

COUNCIL MEMBER EDINGER Voted _____

_____ was absent. Motion _____.

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Serial Number

RECREATION OR PUBLIC PURPOSES LEASE

IDI-37475

Act of June 14, 1926, as amended (43 U.S.C. 869 *et. seq.*)

This lease entered into on this _____ day of _____, 20 17, by the United States of America, the lessor, through the authorized officer of the Bureau of Land Management, and

City of Coeur d'Alene

_____ hereinafter called the lessee, pursuant and subject to the terms and provisions of the Recreation and Public Purposes Act and to all reasonable regulations of the Secretary of the Interior now or hereafter in force when not inconsistent with any express and specific provisions herein, which are made a part hereof,

WITNESSETH:

Sec. 1. The lessor, in consideration of the rents to be paid and the conditions to be observed as hereinafter set forth, does hereby grant and lease to the lessee the right and privilege of using for the purposes hereinafter set forth in the following-described lands:

T. 50 N., R. 4 W., tract 44.

containing **28.69** acres, together with the right to construct and maintain thereon all buildings or other improvements necessary for such use for a period of **20** years, the rental to be \$ **0.00** per annum. If, at the expiration date of the lease the authorized officer shall determine that the lease may be renewed, the lessee herein will be accorded the privilege of renewal upon such terms as may be fixed by the lessor. The lessee may use the premises for

A City Park

Sec. 2. There are reserved to the United States all mineral deposits in said lands, together with the right to mine and remove the same under applicable laws and regulations to be established by the Secretary of the Interior.

Sec. 3. The lessor reserves the right of entry, or use, by

(a) any authorized person, upon the leased area and into the buildings constructed thereon for the purpose of inspection;

(b) Federal agents and game wardens upon the leased area on official business;

(c) the United States, its permittees and licensees, to mine and remove the mineral deposits referred to in Sec. 2, above.

Sec. 4. In consideration of the foregoing, the lessee hereby agrees:

(a) To improve and manage the leased area in accordance with the plan of development and management designated as

City Park

and approved by an authorized officer on or any modification thereof hereinafter approved by an authorized officer, and to maintain all improvements, during the term of this lease, in a reasonably good state of repair.

(b) To pay the lessor the annual rental above set forth in advance during the continuance of this lease.

(Continued on page 2)

(c) Not to allow the use of the lands for unlawful purposes or for any purpose not specified in this lease unless consented to under its terms: not to prohibit or restrict, directly or indirectly, or permit its agents, employees, contractors (including, without limitation, lessees, sub-lessees, and permittees), to prohibit or restrict the use of any part of the leased premises or any of the facilities thereon by any person because of such person's race, creed, color, sex, or national origin.

(d) Not to assign this lease or to change the use of the land without first receiving the consent of the authorized officer of the Bureau of Land Management.

(e) That this lease may be terminated after due notice to the lessee upon a finding by the authorized officer that the lessee had failed to comply with the terms of the lease; or has failed to use the leased lands for the purposes specified in this lease for a period of **Three** consecutive years; or that all or part of the lands is being devoted to some other use not consented to by the authorized officer; or that the lessee has not complied with his development and management plans referred to in subsection 4(a).

(f) That upon the termination of this lease by expiration, surrender, or cancellation thereof, the lessee, shall surrender possession of the premises to the United States in good condition and shall comply with such provisions and conditions respecting the removal of the improvements of and equipment on the property as may be made by an authorized officer.

(g) To take such reasonable steps as may be needed to protect the surface of the leased area and the natural resources and improvements thereon.

(h) Not to cut timber on the leased area without prior permission of, or in violation of the provisions and conditions made by an authorized officer.

(i) That nothing contained in this lease shall restrict the acquisition, granting, or use of permits or rights-of-way under existing laws by an authorized Federal officer.

Sec. 5. *Equal Opportunity Clause.* Lessee will comply with all provisions of Executive Order No. 11246 of September 24, 1965, as amended, and the rules, regulations, and relevant orders of the Secretary of Labor. Neither lessee nor lessee's subcontractors shall maintain segregated facilities.

Sec. 6. *Equal Access Clause.* Lessee shall comply with all provisions of the American Disabilities Act of July 26, 1990 the Architectural Barriers Act of 1968 and Section 504 of the Rehabilitation Act of 1973, as amended. These Acts require that programs and public facilities constructed or renovated be accessible to and usable by persons with disabilities.

Sec. 7. The lessee may surrender this lease or any part thereof by filing a written relinquishment in the appropriate BLM office. The relinquishment shall be subject to the payment of all accrued rentals and to the continued obligation of the lessee to place the lands in condition for relinquishment in accordance with the applicable lease terms in subsections 4(f) and 4(g) and the appropriate regulations.

Sec. 8. The lessee further agrees to comply with and be bound by those additional terms and conditions identified as

See attached terms and conditions and plan of development.

and which are made a part hereof.

Sec. 9. No Member of, or Delegate to, the Congress, or Resident Commissioner, after his election or appointment, and either before or after he has qualified, and during his continuance in office, and no officer, agent, or employee of the Department of the Interior, except as otherwise provided in 43 CFR, Part 7, shall be admitted to any share or part of this lease, or derive any benefit that may arise there from, and the provisions of Title 18 U.S.C. Sections 431—433, relating to contracts, enter into and form a part of this lease, so far as the same may be applicable.

FOR EXECUTION BY LESSEE

IN WITNESS WHEREOF:

THE UNITED STATES OF AMERICA

(Signature of Lessee's Authorized Officer)

By _____
(Authorized Officer)

(Signature of Witness)

Field Manager _____
(Title)

(Date)

(Date)

This form does not constitute an information collection as defined by 44 U.S.C. 3502 and therefore does not require OMB approval.

**Stipulations for the Recreation and Public Purpose Lease
IDI-37475, City of Coeur d'Alene**

Sub-leasing is not allowed within the Corridor.

The lease is for City park purposes only. See attached Plan of Development dated November 2015.

Before any changes of the intended use can occur within the Corridor, the City must file a new application with the BLM. Which then must be approved by the Coeur d'Alene Field Manager.

Merchantable timber within the Corridor will be reserved to the United States. Timber within the Corridor will not be cut until a cruise is done by a BLM Forester and a purchase price for the timber is paid.

The "Blue Building" located within the Corridor may be used for Park and Recreation purposes only. If it is not used for this purpose then it will be removed from the corridor. No other uses will be authorized.



City of
Coeur d'Alene
IDAHO



CITY OF COEUR D'ALENE
FOUR CORNERS/BLM CORRIDOR MASTER PLAN

FOUR CORNERS/BLM CORRIDOR MASTER PLAN

PROJECT NO. 41181

SUBMITTED TO THE:

CITY OF COEUR D'ALENE



NOVEMBER 2015

PREPARED BY:



350 E. Kathleen Avenue • Coeur d'Alene, Idaho 83815
(208) 664-9382 • (208) 664-5946 Fax

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Acknowledgements

City Council

Mayor Steve Widmyer
Council Members:
Dan Gookin
Amy Evans
Loren R. Edinger
Kiki Miller
Steve Adams
Woody McEvers
Renata McLeod, City Clerk

ignite CDA Board

Chairman Denny Davis
Board Commissioners:
Dave Patzer
Rob Colwell
Justin Druffel
Steve Widmyer
Brad Jordan
Deanna Goodlander
Scott Hoskins
Mic Armon
Tony Berns, Executive Director

Steering Committee

Mayor Widmyer
Council Member Evans
Scott Cranston, Parks and Recreation Commission Chairman
Dave Patzer, ignite CDA and Parks and Recreation Commission
Steve Anthony, City of Coeur d'Alene
Bill Greenwood, City of Coeur d'Alene
Tony Berns, ignite CDA Executive Director
Mark Browning, North Idaho College
Janna Paronto, Bureau of Land Management
Michael Teague, Community Member

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Lina Turner

Miller Stauffer

Dick Stauffer, AIA
Mike Walker, NCARB

Executive Summary

The City of Coeur d'Alene (City) has an opportunity to establish a long-term lease with the Bureau of Land Management (BLM) for 29 acres of abandoned railroad corridor that can connect, in a primarily non-motorized manner, popular public and private land uses. The BLM requires the City to submit a proposed "Plan of Development" detailing the proposed land uses within the corridor. The City's Four Corners area located at the southern end of the BLM property has been a City focused redevelopment area for the existing public facilities and uses. The City decided to combine the BLM Plan of Development with the Four Corners planning area into a single Four Corners/BLM Corridor Master Planning effort. The purpose of this effort is to satisfy BLM requirements and establish a long range plan of action for the BLM Land and the Four Corners area.

The City's primary objectives for the master plan included:

- Engaging the community in the process to ensure the master planned improvements reflect the community's vision and values.
- Developing land uses and improvements within the BLM Corridor that will satisfy the BLM criteria for a recreational purposes lease.
- Updating the previous Four Corners Concept Plan to address recent changes to the City's street network and current community desired Four Corners uses.
- Developing an actionable funding and implementation plan, realizing the long implementation time frame.

The public engagement process was developed in a manner to allow groups and individuals multiple opportunities and avenues to provide input through public and small group meetings, the City website, and email and written correspondence. Mayor Widmyer appointed a steering committee to guide the process to ensure continuity with City policy, community vision and previous City planning efforts. More than 40 meetings were conducted that generated over 200 comments and the website generated another 100 comments.

The result of these efforts is a master plan that reflects the community's desired uses and improvements for the Four Corners Area and the BLM Corridor (that satisfy the BLM criteria for a recreational purposes lease). The proposed uses will help the City meet the recreational needs of a growing population by adding new recreational opportunities and supplementing overburdened existing facilities. The proposed uses will also create a highly desirable non-motorized link between special public and private existing and future land uses.

The City succeeded in conducting an open and inclusive public engagement process to develop uses that reflect the community's desires and worked diligently to balance the occasional competing public desired use for specific planning areas. The City intends to continue working toward satisfying the BLM Lease requirements and implementing the master plan improvements.

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Chapter 1 Introduction

Background

The City of Coeur d'Alene (City) has long recognized the community value of acquiring the Burlington Northern Santa Fe Railroad (BNSF) right of way (ROW) within the City. In 2005, the City facilitated the ROW abandonment from Mullan Road to the east terminus at the Coeur d'Alene Resort Golf Course. This abandonment allowed the popular downtown City Library to be constructed. In 2011, the City facilitated abandonment of Mullan Road west to Riverstone (a mixed used commercial/residential development) segment (which included the portion reverting to the Bureau of Land Management (BLM)), creating a continuous public land link between several significant public and private land uses (See Figure 2). In 2015 the City, in partnership with Ignite CDA (formerly Lake City Development Corporation), purchased the remaining BNSF ROW from Riverstone west to the City limits at Huetter Road expanding these linkages (See Figure 3).

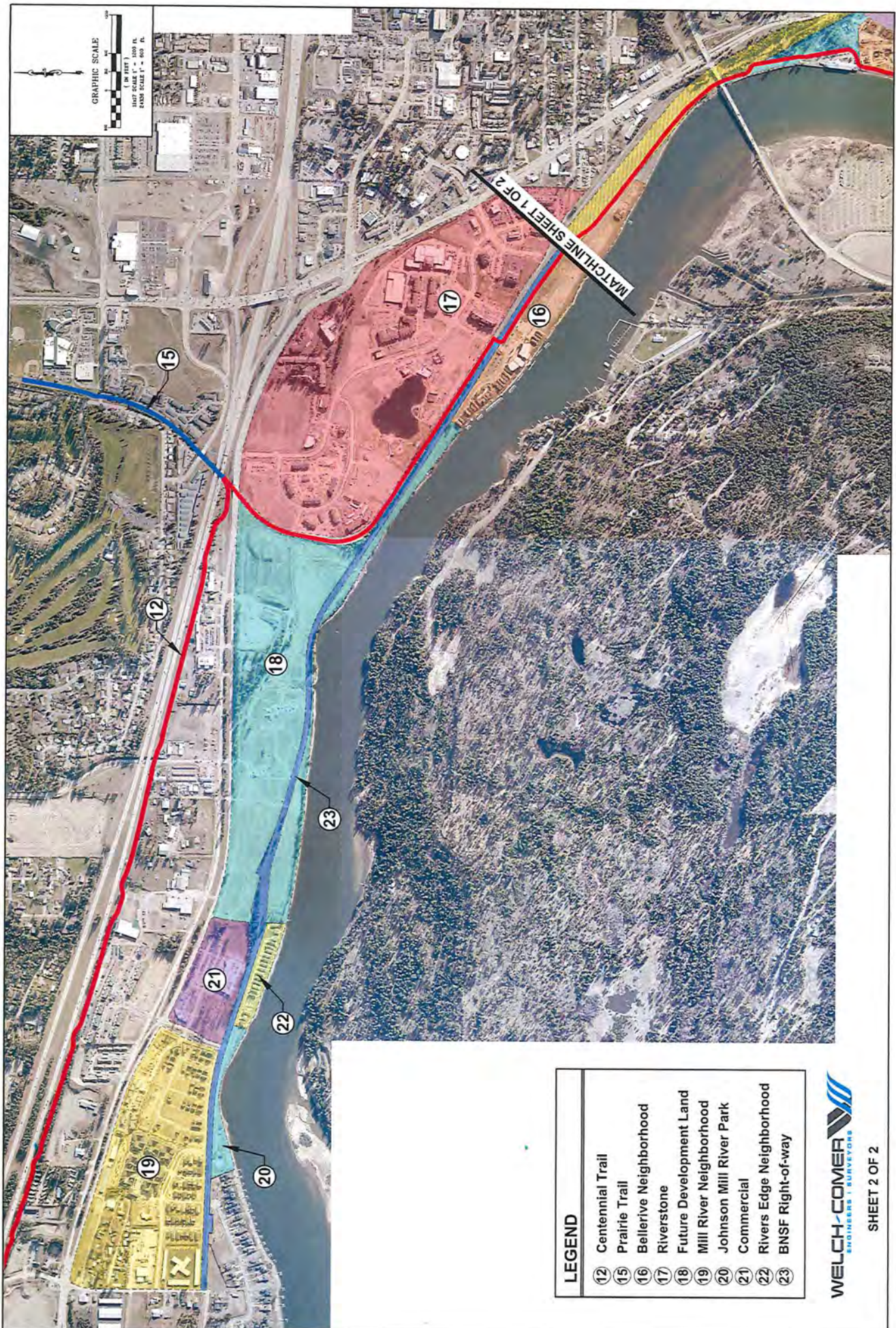
After the 2011 BNSF ROW abandonment, the City initiated an effort to exchange a parcel of City-owned land for the BNSF ROW that had reverted to the BLM (BLM Parcel, See Appendix A for legal description). Ultimately, the exchange did not reach fruition primarily because the City-offered land would create a long term BLM operation expense. The City then applied for a BLM Parcel lease, which triggered the need for a BLM required Plan of Development. Recognizing the BLM Plan of Development presented a significant community input opportunity, the City expanded the Plan of Development limits to include the entire 2011 BNSF ROW abandoned segment from the intersection of Mullan Road and NW Boulevard (Four Corners) north to Riverstone and named the effort the "Four Corners/BLM Corridor Master Plan."



Figure 1 A historic view of the planning areas.







LEGEND	
12	Centennial Trail
15	Prairie Trail
16	Bellerive Neighborhood
17	Riverstone
18	Future Development Land
19	Mill River Neighborhood
20	Johnson Mill River Park
21	Commercial
22	Rivers Edge Neighborhood
23	BNSF Right-of-way

WELCH-COMER
ENGINEERS | SURVEYORS

SHEET 2 OF 2

Project Purpose

The purpose of the Four Corners/BLM Corridor Master Plan (Master Plan) is summarized in four parts:

1. Conduct extensive community outreach to solicit ideas, present options, and develop a community driven master plan.
2. Identify and conceptually develop community desired uses for the BLM Corridor that will satisfy the BLM criteria for a recreational purposes lease.
3. Update the previous Four Corners Concept plan to address current community desired Four Corners uses that will be compatible with and complement the BLM parcel uses and the recently completed \$19 Million McEuen Park project.
4. Develop an actionable funding and implementation plan based on opinions of cost for the proposed improvements.

The Master Plan will be used by the BLM to evaluate the proposed uses for compliance with BLM regulations and by the City to efficiently complete proposed improvements over a 10 to 15 year development time. The long development period requires a Master Plan to ensure a continuity of development

A Growing Community

The planning areas are located in the southwest corner of the City (population 44,137) which is the largest City in North Idaho and considered the regional center for commerce, health care, arts, entertainment and recreation. The City's population increased an estimated 8.6% between 2010 and 2014, exceeding the state's growth rate of 2.9% for the same period (US Census Bureau). Coeur d'Alene is bordered by Lake Coeur d'Alene to the south, the Spokane River to the west and south, the Bitterroot Mountains to the east, and neighboring towns of Dalton Gardens (population 2,335) and Hayden (population 12,294) to the north and Post Falls (population 27,574) to the west.

While the City's residential and commercial growth slowed during the recession, the City is currently experiencing a strong residential growth recovery, particularly with multi-family housing within 1.5 miles of the corridor's west end. The nearby multi-family housing will create a high demand for non-motorized connections to public and commercial areas and increase the demand for outdoor recreation areas.

Planning Areas

The Master Plan includes two "planning areas" defined by geographic location and land ownership; the "Four Corners" area and the "BLM Corridor." These two areas are further divided into sub-areas based on proposed functional use.

Four Corners

Four Corners is located at the intersection of Northwest Boulevard and Government Way (East)/Mullan Road (West) and is surrounded by City Beach and Park, Independence Point, the Fort Grounds Neighborhood and the Kootenai County Courthouse Campus. It includes the following planning sub-areas with land ownership in parenthesis (see Figure 4):

1. Independence Point/City Park Parking Lot (City)
2. Memorial Field/Mullan Road (City)

BLM Corridor

The BLM Corridor extends from the Garden Avenue ROW northwest approximately one mile to Riverstone and includes the following sub-areas with land ownership in parenthesis.

3. Active Recreation Park (BLM, City, Ignite CDA)
4. River Ave to Hubbard Ave (BLM)
5. Dog Park, Bike Park and Outdoor Classroom (BLM), and Harbor Center Marina (City)
6. LaCrosse Park (BLM)

The BLM Corridor is bordered by the “Education Corridor” (a collaborative college/university campus including North Idaho College, University of Idaho and Lewis Clark State College), the Spokane River, Bellerive Neighborhood and Riverstone.



Figure 4 Four Corners Planning Sub Areas.

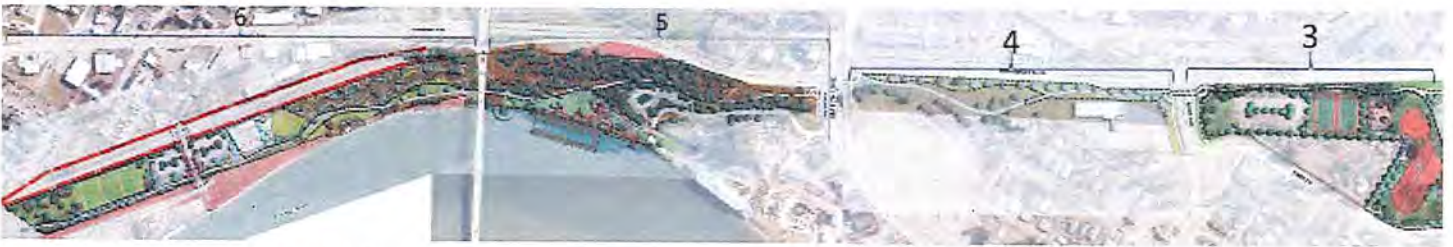


Figure 5 BLM Corridor Planning Sub Areas.

All of the planning areas are adjacent to the City’s primary western entrance and transportation corridor, Northwest Boulevard. The Four Corners/BLM Corridor land is an extremely high value land asset because it provides outstanding opportunities to create critical non-motorized linkages between existing, and developing, popular public and private land uses and it provides the opportunity for expanded outdoor recreation. The Four Corners/BLM Corridor Master Plan land will become key features in the City’s urban fabric.

Community Vision

The community vision for the Four Corners/BLM Corridor is derived from the planning process outlined in this report and previous City planning and visioning efforts including the City Comprehensive Plan, 2006 Parks Master Plan, 2005 Four Corners Study, 2011 Education Corridor Master Plan and 2014 CDA 2030 Plan.

Four Corners-Community Vision

The community's vision for the Master Plan planning area is to better connect City Park and Memorial Field by modifying Mullan Road (which divides these areas) from vehicle focused to pedestrian focused, adding uses currently underserved or not served at all in the City Park system and preserving and sensitively upgrading Memorial Field and the Spokane Railroad Battery Building (currently occupied by the Human Rights Education Institute (HREI)) while celebrating their historical character.

BLM Land-Community Vision

The community recognizes that the BLM Corridor presents a special opportunity for the community to shape the changes to a relatively undeveloped property. The community's broad vision for the BLM parcel is to take advantage of the unique land characteristic and provide unique recreational opportunities that are not currently found in the City Park system and add underserved recreational needs. The community's vision for the BLM Corridor areas with mature forest is to create outdoor recreation uses that preserve the forest and create environmental and historical educational opportunities in this area since it borders the Spokane River and historic sites.

In the BLM Corridor areas that were once highly developed with railroad and lumber mill infrastructure and are now "blank slate" areas with limited vegetation, the community vision is to reclaim these former industrial areas and create a more structured and highly developed outdoor recreation area.



Figure 6 Mullan Road/Government Way & Northwest Boulevard Create the "Four Corners".



Figure 7 The Forested Area in this Photo is Primarily BLM Corridor.



Figure 8 Excerpt from BLM Survey.

Planning Process

The City's primary objective in the planning process was to ensure the Master Plan reflected the community values and vision, while being influenced and shaped by related previous community planning and visioning processes (City Comprehensive Plan, 2006 Parks Master Plan, 2005 Four Corners Study, 2011 Education Corridor Master Plan, and the 2014 CDA 2030) as well as City and BLM policies and regulations. In order to meet this objective, the City followed the planning process graphically presented in Figure 9.

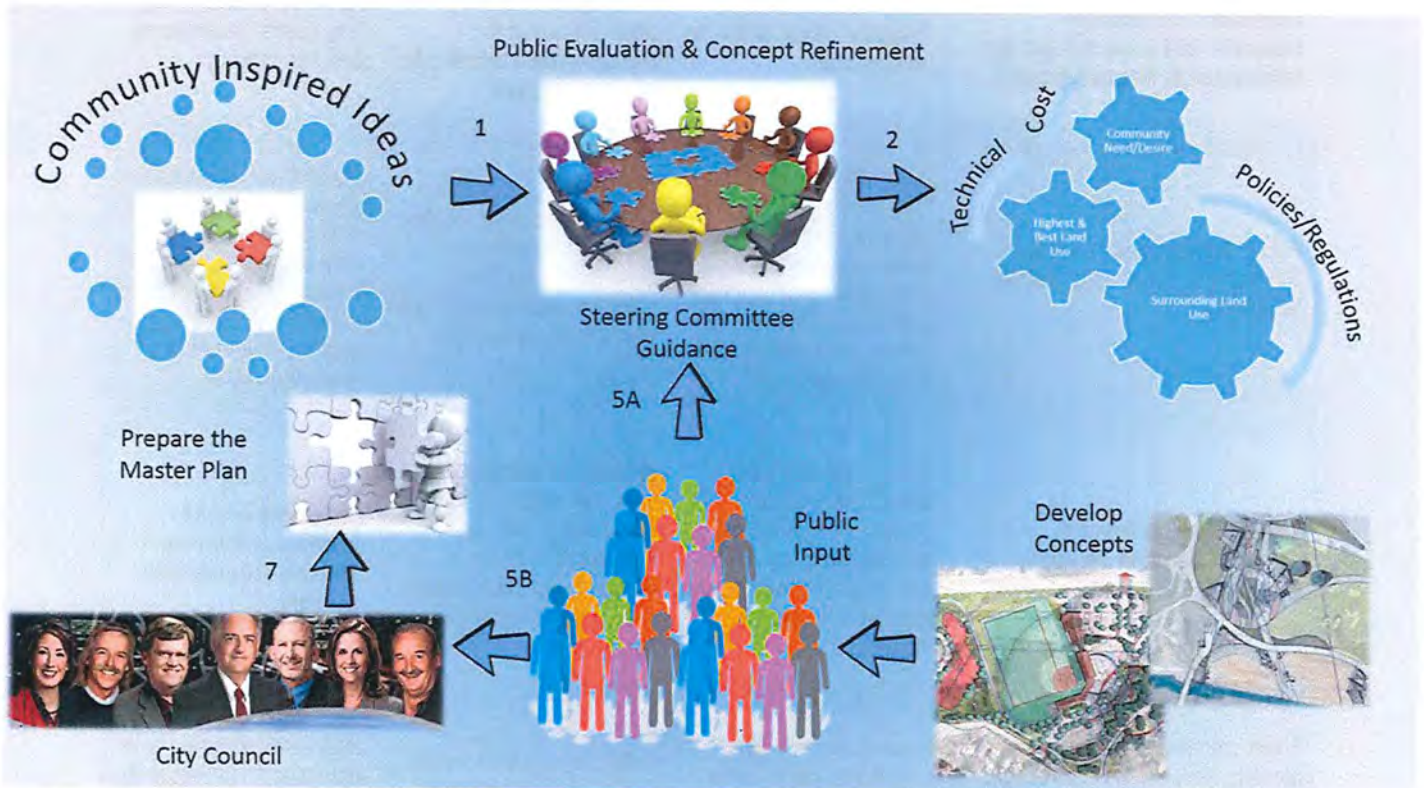


Figure 9 Planning Process Graphic Presentation.

Public Input

In order to capture the community values and vision, the City provided both multiple public input opportunities and a variety of input formats. Table 1 summarizes the community input opportunity, objective, format and general meeting outcomes:



Table 1 Community Input

Opportunity	Objective	Format	Outcome
Initial Community Outreach at Parks & Recreation Hosted Workshops June 2013 to January 2014	Publicize the project and solicit ideas.	Public presentation of planning areas with no pre-conceived ideas presented.	Bulleted list of community brainstorming ideas (See Appendix B)
Focused Small Group Meetings September 2014 through November 2014 (see side bar on following page for small groups)	Provide opportunity for “singular” issue groups to provide input.	Individual small group meetings with broad planning concepts presented then listening to small group input	Summary of small group “key points” of emphasis (See Appendix C)
Public Workshops #1 and #2 December 3, 2014 and February 25, 2015	Present collected Ideas and desires that had been organized in the planning areas. Workshop #1 presented initial concepts. Workshop #2 presented refined concepts based on public input	Short public presentation followed by a multi-station open house where the community can view concepts in details and talk with designers and City staff	City staff and consultants received direct feedback and comment sheets were provided for written feedback. Comments and written input provided insight on community vision and values.
Website Presentation with Comment December 4, 2015, February 25, 2015	Allow those that can't attend meetings to provide input and provide an opportunity for those that do attend meetings to provide additional input.	Presented Preliminary Concepts with “Big Idea” questions to stimulate community responses. Updated with each concept revision with comment opportunity.	Written responses to questions and written comments to presented concepts.
Parks and Recreation Commission Meeting November 17, 2014 and April 15, 2015	Present concepts and community input, solicit committee's direction	Public committee meeting. Public comment allowed.	Input and direction from commission charged with managing City Parks and Recreation as well as public input.
City Council Workshop July 9, 2015	Present concepts and community input, P&R Commission comments, solicit City Council direction	Public Council Workshop. No public comment	Broader input from City leadership on topics such as impacts on adjoining land, traffic circulation, funding.

The City also wanted to ensure that the Master Plan would be shaped by City leadership (vision, policy and funding), City partners from education (vision and needs), urban renewal (vision and funding) and BLM (vision and regulations), City Staff (institutional knowledge and continuity), and community input. Mayor Widmyer appointed a steering committee to guide the process and provide the Consultant Team with direction.

In order to familiarize the Steering Committee with the Planning Areas existing conditions, using adjacencies and influencing elements the Consulting Team and Steering Committee completed a physical tour of the Planning Areas. The committee used maps identifying the study zones and elements to orient themselves (see Figure 10). The Consultant Team also conducted numerous meetings with “small groups.” The small groups were identified

Small Groups Meetings

- Kootenai County
- Fort Grounds & CDA North HOAs
- Bellerive, Riverstone and Mill River HOAs
- Disability Action Center
- Coeur d'Alene Tribe, Idaho Department of Lands, Army Corps of Engineers and Idaho Department of Environmental Quality
- Human Rights Education Institute, Museum of North Idaho and Coeur d'Alene Carousel Foundation
- University of Idaho and BLM
- North Idaho Centennial Trail Foundation
- Skate Park and BMX Representatives

because of their particular focused interest on a part of the project, their proximity to the planning areas, or as key partners in the project. The objective of meeting with the small groups was to have the opportunity to capture their ideas and thoughts and discuss them in greater detail than a public meeting would permit.

Steering Committee Members

- Mayor Steve Widmyer
- Councilmember Amy Evans
- Scott Cranston, Parks and Recreation Commission Chairman
- Dave Patzer, Ignite CDA and Parks and Recreation Commission Member
- Steve Anthony, Parks and Recreation Director
- Bill Greenwood, Parks and Recreation Superintendent
- Tony Berns, Ignite CDA Executive Director
- Mark Browning, North Idaho College
- Janna Paronto, Bureau of Land Management
- Michael Teague, Community Member

Analysis

Using the data from the initial public outreach, small group meetings, previous City Planning and Visioning documents, BLM guidance and direction from the Steering Committee, the Team initiated the analysis effort to locate proposed uses in the planning areas using the criteria shown in Figure 11. The results of the analysis was developed of conceptual uses organized throughout the planning area, which are presented in the following chapter.



Figure 10 Example of Maps Used on Steering Committee Walk Tour.

Traffic analysis was completed on Mullan Road to determine the impacts of narrowing or closing the road and modifying the intersection of Park Avenue/Garden Avenue. The Education Corridor roadway improvements at Hubbard and River Avenues appeared to dramatically reduce the Mullan Road traffic demand. The traffic analysis was intended to quantify the impact.

The River Avenue connection to Northwest Boulevard has decreased traffic on Mullan Avenue by nearly 40% for westbound and over 50% for eastbound traffic. Today, the existing two eastbound through lanes and the two-way left turn lane are unnecessary for the existing traffic volumes. Reducing the number of through lanes and removing the two-way left turn lane has little to no impact on traffic operations.

Closing Mullan Avenue permanently or seasonally requires that traffic using Mullan Avenue for access onto or off of Northwest Boulevard must use River Avenue. It was found that the Northwest Boulevard/River Avenue intersection operates well with the addition of the Mullan Avenue traffic. Additionally, the permanent or seasonal closure of Mullan Avenue has no impact on traffic volumes on Garden Avenue.



Figure 11 Graphical Representation of the Analysis Criteria and Process.

	Westbound Gov't Way				Eastbound Mullan			
	Left	Through	Right	Total	Left	Through	Right	Total
2010	84	119	34	237	340	217	118	675
2014	54	55	41	150	104	103	109	316
Difference (#)	30	64	-7	87	236	114	9	359
Difference (%)				36%				53%

The traffic analysis indicates that the existing northbound left-turn lane at the Garden Avenue/Park Avenue intersection was not needed and removing it would have no impact to traffic operations. Possibly, traffic at this intersection was also reduced since the connection of River Avenue to Northwest Boulevard, making this left turn unnecessary.



Figure 12 Mullan Road's Five Lane Configuration Is No Longer Necessary for Current Traffic Demands

Chapter 2 Concept Development

Preliminary Concepts

The concept development process was intentionally started after the initial public input process and after the majority of the small group meetings were complete. A status report was made to the City Council at the September 16, 2014 meeting along with a presentation of the proposed planning sub-areas and study elements within the planning areas (see Figure 13). Following the Council meeting, several Steering Committee meetings were completed to review the public input, evaluate and refine preliminary concept plans (See Figures 14 and 15) and develop a complete set of preliminary concepts for presentation to the City Parks and Recreation Commission. The November 17, 2014 Commission meeting objective was to confirm the proposed concepts, whose origins were from initial public input and small group meetings, were consistent with the City's Parks and Recreation Values, Visions and Goals.

Examples of the "loose concepts" presented to Parks and Recreation Commission are shown in Figures 16 and 17.



Figure 13 Early Planning Sub-Area Graphic with Planning Elements



Figure 14 Four Corners Early Concept Plan Presented Broad Planning Concepts for the Steering Committee such as "Should Mullan Road be Closed or Remain Open."



Figure 15 Harbor Center Early Concept Plan Demonstrating the "wide open" Outdoor Recreation Potential of the BLM Corridor.



Figure 16 Study Zones

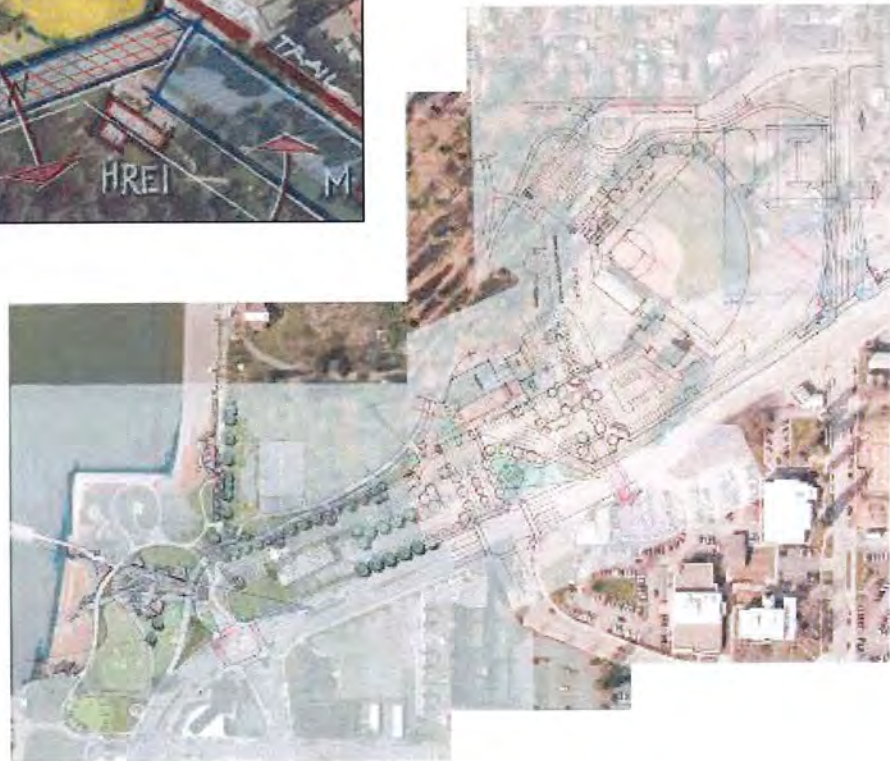


Figure 17 Early Sketches were intentionally "loose" in Order to demonstrate there are no Pre-conceived Set in Stone Ideas.

Community Dialogue

After the City Council and Parks and Recreation Commission meeting, the next step was to present the concepts to the community in two workshop formats which consisted of a brief presentation and then an open house format with planning sub-area "stations" that were staffed by members of the Team, Steering Committee members and City staff. This meeting format was extremely successful and allowed an open dialogue and exchange of ideas, concept design philosophy, and comments between the City and community members. Community members could also provide written comments that were collected and categorized by subarea (see Appendix C).

The December 3, 2014 presentation in Workshop #1 presented “big picture” questions (see Figure 17) to the audience so the community could consider them as they toured the planning sub-area stations during the open house. The purpose of this approach was to stimulate conversation about a substantive change to the area (such as closing Mullan Road to traffic) during the open house portion of the workshop. Annotated conceptual designs were presented at the planning sub-area stations (see Figure 18).

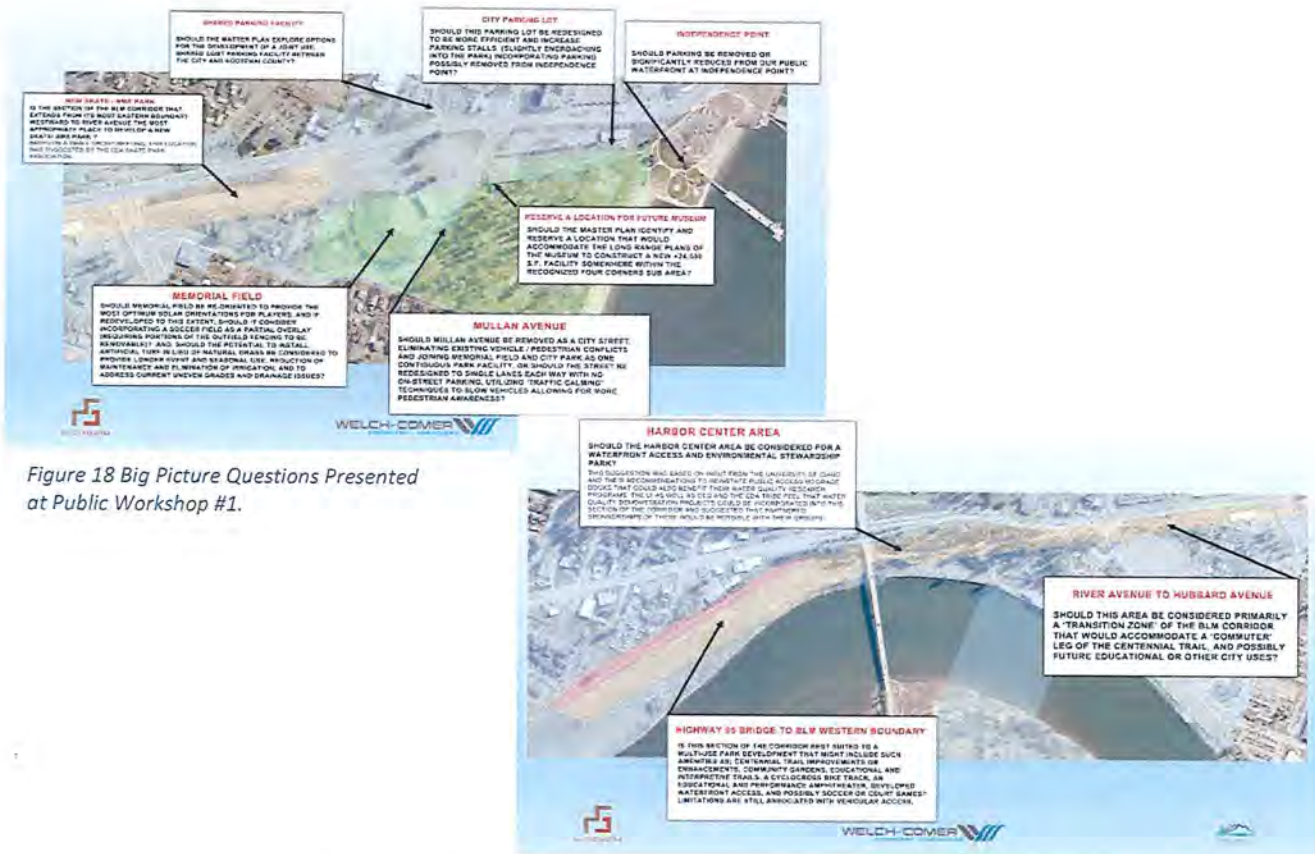


Figure 18 Big Picture Questions Presented at Public Workshop #1.

A City Four Corners/BLM Corridor webpage was also created to host the concept designs with the opportunity to receive public comment. Received website comments were reviewed, categorized by subarea and are included in Appendix D.

Community input collected from Workshop #1 along with Steering Committee guidance was used to further refine the concepts to present to the community in Workshop #2. The February 25, 2015 workshop presentation consisted of a review of the master planning process (see Figure 8 in Chapter 1), the sources driving the concepts and the “big changes” from Workshop #1 (see Workshop #2 Sidebar on the following page). Updated concepts were presented at the open house stations and community input was collected (see Appendix E).

The City Four Corners/BLM Corridor webpage was updated with current concepts and comments were collected for the following 3 weeks (see Appendix F).



Figure 19 Concept Boards Were Used at Individual Stations to Allow Team Members to Interact and Directly Discuss with Community Members the Thoughts behind the Concepts and Solicit their Input.



Final Concepts

Using all of the available data sources, the master planning process then moved into the final concept selection. The Team and Steering Committee met frequently to refine the community ideas, balance needs, and develop a consensus on the final concept selections, which are presented by planning sub-area in the following pages. The information presented in the following pages includes:

- Land Ownership – The planning areas include both City and BLM Property and these areas are defined in the graphics and text, where appropriate.
- Proposed Land Use – The intended use of the City and BLM Properties
- Description – Topography, vegetation, current land use and adjacent uses.
- Statement of Need – The basis for the selected uses for the City and BLM Properties

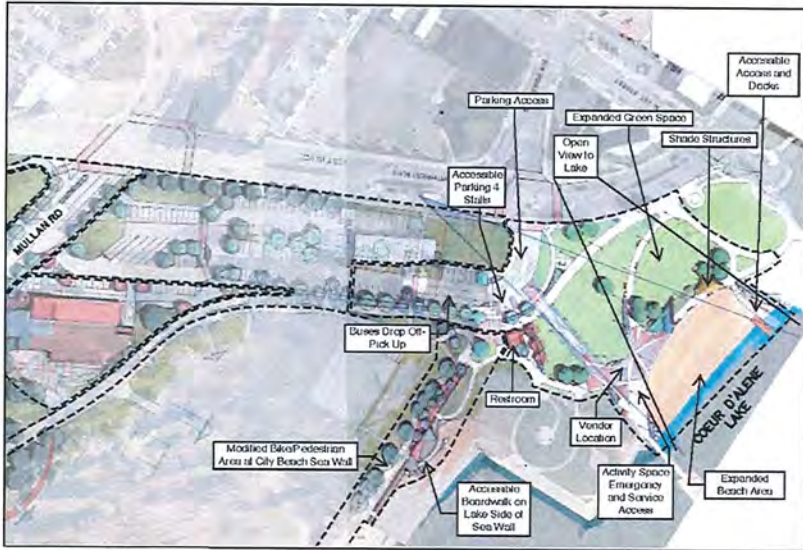
Workshop #2 – Summary of “Big Changes”

- Two Options Presented for Independence Point
- Removed the dog park at Mullan Road and added the worker’s memorial in its place.
- Mullan Road “Open” Option is the selected option.
- Added Futsal/Pickleball Courts and bouldering area to the “Active Recreation Park.”
- Added a dedicated walking path through the bike park.
- Relocated the stormwater demonstration project areas and outdoor classroom. Reduced dock slips.
- Added dedicated pickle ball courts at “Lacrosse Park.”
- Replaced the community garden with a native plant arboretum at “Lacrosse Park.”

1 Independence Point, City Parking Lot & Waterfront Promenade



Existing Conditions



Conceptual Uses



Promenade Concept



Existing City Beach & Promenade

This area includes City Property only

Proposed Land Use: Outdoor Recreation and Municipal

Description: This planning sub-area is an intensively used City facility because it includes Lake Coeur d'Alene waterfront, City Park, is bordered by Northwest Boulevard, the western entrance to downtown and the Centennial Trail, a 23 mile long recreational trail that passes through the park. Independence Point includes parking, open space, a waterfront beach and City Docks that support commercial vendors. The City parking lot has 95 car parking spaces, but no oversized (RV) vehicle spaces. Ingress is from Northwest Boulevard and egress is to Mullan Road, which is not intuitive. The Historic Spokane Railway Battery Building is located in the area and is now used by the Human Rights Education Institute. The Museum of North Idaho is located in this area as well.

Statement of Need: Independence Point parking lot provides the opportunity to be converted into needed pedestrian open space, enhanced beach access for swimmers, sunbathers, kayak launch and access to the water for the physically impaired. Converting it to open space would also strengthen the connection to McEuen Park. However, these changes would eliminate or reduce existing waterfront car parking which is considered an important need by some community members. City Park has been described as a park that 'is loved to death' as it regularly sees thousands of users a day during the summer months. The seawall area needs to be enlarged to provide additional pedestrian space and the city parking lot needs to be reconfigured to create a more efficient layout and expanded to the underused abandoned BNSF ROW. Additionally, RV/School Bus spaces need to be created to provide parking for those vehicles.

This area includes City Property Only

Proposed Land Use: Outdoor Recreation and Municipal

Description: Memorial Field is located adjacent to City Park and Northwest Boulevard at the “Four Corners” intersection, which makes it highly visible and accessible. The field is one of the City’s great community treasures because of the grandstand’s architectural design, its premier softball venue status and longevity which has resulted in multiple generations having fond memories playing softball at the field. The five lane Mullan Road, the traditional vehicle access to North Idaho College (NIC), both “serves and severs” City Park and Memorial Field and creates a significant pedestrian–vehicle conflict. Improvements to River Ave. and Hubbard Ave. provide more convenient access to NIC and Mullan Road traffic has decreased 50%. The abandoned BNSF ROW is now a temporary gravel parking lot and the Memorial Field parking lot is beyond its useful life.

Statement of Need: The re–alignment and narrowing of Mullan Road is necessary to create a pedestrian priority atmosphere since the traffic priority is no longer necessary. The option of closing Mullan Road, using retractable bollards, for the entire summer or just during peak usage events will allow the free flow of pedestrians from Memorial Field and the parking to City Park. Re–orientation of Memorial Field, grandstand remodeling (including accessible restrooms), parking lot improvement and expansion is needed to allow the field to continue to serve the community for another 100 years with more uses including soccer and concerts over a longer season with the proposed artificial turf. A commuter trail would start in this location because Northwest Boulevard has no bike lanes and a large population to the west could use the commuter trail as a direct route to City Park and downtown in lieu of the meandering, longer Centennial Trail Route.



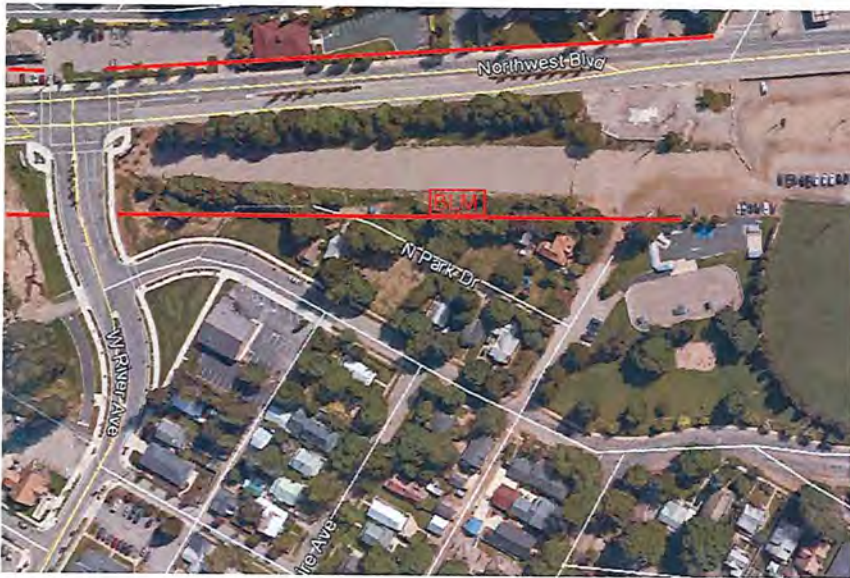
Existing Conditions



Conceptual Uses



Four Corners Looking South



Existing Conditions



Conceptual Uses



South end of BLM Corridor Looking North

3

Active Recreation Park

This Area Includes BLM and City Property

Proposed Land Use: Outdoor Recreation

Description: The proposed Active Recreation Park is located north of Memorial Field and is adjacent to an existing skate park and small neighborhood park, both on City Property, and adjacent to Northwest Boulevard. A short driveway, in the Garden Avenue ROW, accesses a six space parking lot. The BLM Parcel is flat with a short slope up to NW Boulevard and is vacant with graveled, treed, and brush areas.

Statement of Need: The existing skate park is beyond its useful life and does not have modern skate park features. Its capacity can't safely accommodate the growing number of users and the broader age demographic found in the Coeur d'Alene area. The skate park users and supporters have been very active in this planning process and with the City to support development of a larger, modern skate park. The proposed skate park, located on both the City and BLM parcels, would be supported by a restroom facility and picnic shelter which provides greater opportunities for "skater families" and skate events.

The existing neighborhood park is also beyond its useful life and needs replacing and updating. The replacement park will support families using the skate park, Memorial Field and the neighborhood.

This area provides the opportunity to create outdoor recreation activities not currently provided in the City; two Futsal Courts (which can also be basketball, pickleball and tennis courts) and a bouldering and ropes course. The City is attempting to provide a diversity of outdoor recreation opportunities to meet the needs of a broader demographic and the proximity of this BLM/City Parcel to Memorial Field and City Park provides a logical location.

The additional facilities will need the support of a parking facility, which is located at the north end of the planning sub-area.

This Area Includes BLM Property only

Proposed Land Use: Outdoor Recreation and Municipal/Educational

Description: The BLM Parcel between River and Hubbard Avenues is vacant, with the exception of the building owned by the Museum of North Idaho, which will be transferred to the City in 2016 and used in a manner consistent with a BLM recreational purpose lease. The old alignment of the Centennial Trail meanders through the parcel, but is lightly used. The parcel is relatively flat and sparsely vegetated with primarily noxious weeds and some gravel areas. Lightly developed (temporary parking) NIC property adjoins the BLM parcel and NIC has discussed a number of future development options including an athletic event center, student housing and administration. Northwest Boulevard parallels this parcel and presents considerable traffic noise.

Statement of Need: The primary need for this area is to support the commuter trail, which could be buffered from Northwest Boulevard traffic with intensely developed structured landscaping. A few shaded bench structures would be provided along the commuter trail to provide resting locations for walkers (which is a frequent request to the City). The remainder of the area would be weed treated and planted with native grasses.

This area also presents the opportunity to transition from the more intensely developed recreation areas to the south to the more open space recreation areas to the north. A transition between Northwest Boulevard to the future college, City parking facilities or structures can also occur on the parcel.

While no formal plans currently exist, this portion of the BLM parcel can logically support future educational or City buildings or parking either located entirely or partially on the parcel.



Existing Conditions



Conceptual Uses



BLM Corridor Looking South



BLM Corridor Looking North

5A Hubbard Ave. to Harbor Center



Existing Conditions



Conceptual Uses

City & BLM Parcel Looking North



City & BLM Parcel Looking South



This Area Includes BLM and City Property

Proposed Land Use: Outdoor Recreation and Outdoor Education

Description: This area is primarily covered with pine trees, very heavily in some areas with a variety of ages and nicely spaced with mature trees in other areas. Lower vegetation is brush and some noxious weeds. The abandoned railroad bed is graveled. The BLM parcel is primarily flat and the City parcel includes flat areas, a small ridge and then slopes to the Spokane River edge, supported by a structured wall. The area is paralleled by Northwest Boulevard and a private parcel to the east and City property to the west, which has the City wastewater treatment plant, a parking lot, a Spokane River Front building leased to the University of Idaho for their Coeur d'Alene campus and an access driveway. The Centennial Trail crosses through the City property.

Statement of Need: The trees, topography and proximity of the parcel to the U of I Campus, Spokane River, City stormwater and wastewater facilities, and historic sites drove the desired uses in this area that will meet the needs of several underserved outdoor pursuits: biking, walking trails, Dog Park and education.

After selective and sensitive tree removal (under BLM guidance and in accordance with the City's stringent tree removal policy), the parcel will support a unique bike park for mountain, bmx and cyclocross bicyclists. This same area will support a separate designated natural walking trail, with compacted gravel to make it accessible to a variety of users.

An outdoor structured classroom with tiered seating and overhead shelter will facilitate teaching and discussion about stormwater, wastewater, the Spokane River, nearby Native American sites, and prior industrial uses of the area. The City's stormwater system that surfaces in this area can be used to demonstrate different treatment options and the U of I students can conduct on-going research.

This Area Includes BLM and City Property

Proposed Land Use: Outdoor Recreation

Description: The Spokane River borders the City's parcel to the west along a structural "seawall" that supports the land and a small existing waterfront boardwalk. The U of I access driveway crosses the area to the south and the US-95 Spokane River Bridge passes over the area to the north. The land area generally slopes east to west terminating at the seawall approximately 10 feet above the Spokane River. Currently, there is no access to the Spokane River at this location. The Centennial Trail passes through the City Parcel and slopes up from the seawall area to beneath the US-95 bridge.

Statement of Need: A primary goal of the Community (as stated in the City Comprehensive Plan and CDA 2030 Vision plan) is to preserve and expand access to the water bodies surrounding the City. This location provides an excellent opportunity to create water access considering a commercial marina was located here until the mid-1990's. The proposed marina facility would be a day use facility and allow boaters to access the upland facilities that would include bathrooms and multiple small family size shaded picnic areas. There are limited locations on the Spokane River and Lake Coeur d'Alene where boaters can have a shoreline picnic and access restrooms, so this location will fill a large community need. Group picnic shelters at this location will also meet an increasing demand on City facilities and these would be waterfront, adding to their appeal. The existing small boardwalk would be expanded to allow boaters, trail users and others to take in beautiful Spokane River views. The parking lot would serve multiple uses at this location including the Centennial Trail, Dog Park, Bike Park and picnic shelters.



Existing Conditions



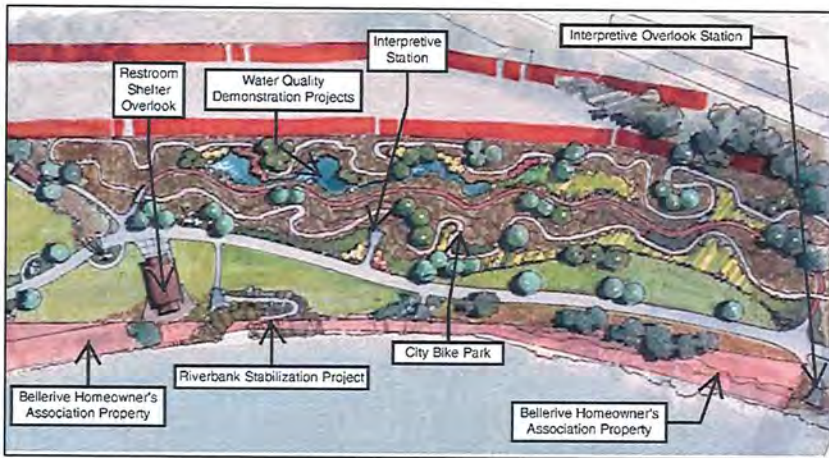
Conceptual Uses



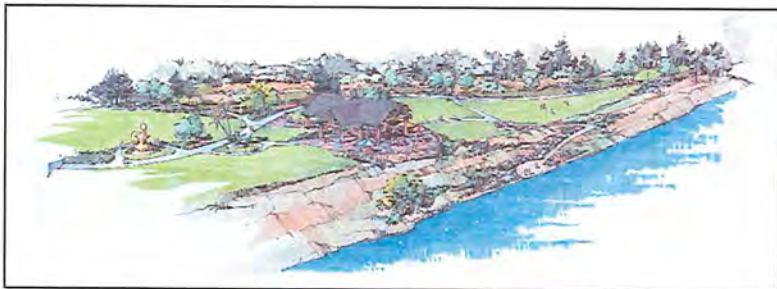
City & BLM Parcel Looking East



Existing Conditions



Conceptual Uses



Picnic Shelter/Restrooms & Centennial Trail Sculpture Park

6A

US-95 to Lacrosse Park

This Area Includes BLM Property only

Proposed Land Use: Outdoor Recreation

Description: This segment of the BLM parcel is the most historically disturbed area having been part of a lumber mill complex, as well as a railroad corridor. The area is bordered by a Union Pacific (UP) parcel to the east, and private property to the west, which separates the BLM parcel from the Spokane River. The area is primarily vegetated with noxious weeds and the topography is generally flat north and south, with a small lower bench to the west and a steep drop into the UP parcel historic rail bed. The parcel is vacant with the exception of the Centennial Trail which is located near the west parcel edge.

Statement of Need: The size and location of this portion of the BLM parcel provides the City with an opportunity to meet the outdoor recreational needs of a growing population on the west edge of the City. Much of the growth in this area of the City is multi-family housing, which makes City provided outdoor recreation all the more valuable and necessary. Since the parcel has limited mature vegetation, it provided a "blank slate" opportunity to provide and organize outdoor recreation in a structured "classical park" configuration on the north end (see the following page) and continuing the bike park walking trails from the treed portion of sub-area 5 into the more open area of sub-area 6, which provides views of the Spokane River to the South. City easements across the private parcel to the south will allow limited pedestrian access to the river. The shoreline in this area is steep with localized areas of erosion. The pedestrian access will need to be carefully designed and the erosion areas repaired. This area also presents the opportunity to construct a waterfront group picnic shelter with restrooms (which would also serve Centennial Trail users). The City does not have any dedicated waterfront group picnic shelters and this would meet the community's need for that type of facility.

This Area Includes BLM Property only

Proposed Land Use: Outdoor Recreation

Description: Sub-Area 6B's existing condition is the same as 6A. The UP parcel lies between this area and the City's existing Lacrosse Street, which is intended to provide access to this portion of the BLM Parcel. The existing land uses to the east, beyond the UP parcel, is primarily commercial, including an RV Campground, and to the west is residential. The residential area will limit views to the Spokane River, but dedicated pedestrian access easements from Bellerive Drive to the waterfront boardwalk provide opportunities to access the River.

Statement of Need: Increasing multi-family and single family housing to the northwest is creating a need for active recreation areas closer to these housing areas. Riverstone Park, located approximately 1/2 mile to the northwest currently has open space, amphitheater, walking trails, and small playground and picnic shelters. Additional structured sports areas are necessary and the proposed large green space for micro-soccer or junior tackle football and the combination pickle ball/tennis courts will meet that need. The parking lot will support the park along with restrooms and smaller picnic shelters. The large parcel area provides enough remaining space to create a native plant arboretum as well as a sculpture park that will appeal to many park and Centennial Trail users.



Existing Conditions



Conceptual Uses



BLM Parcel Looking S.E.



BLM Parcel Looking NW

Chapter 3 Development and Improvement Plan

Proposed Improvements

The proposed improvement projects (Projects) consist of individual or a group of concepts that could be efficiently and cost effectively constructed together and could likely be funded in a single fiscal year, possibly, and most likely through multiple funding sources. The Projects are presented in the following pages by planning sub-area and provide information necessary for City planning and to satisfy the BLM Plan of Development requirements. The information includes:

- A graphic conceptual level plan of improvement
- Description of the proposed improvement
- Proposed Improvement conceptual level opinion of cost
- Possible Source of Funds
- Timetable for Development
- Maintenance Responsibility

Additionally, example pictures of proposed improvements are provided in an attempt to effectively communicate the idea along with aerial and site photos of the BLM Parcel to demonstrate existing site conditions.

Management Plan

In order to achieve the lowest annual rental cost per acre and final purchase price, the City, as authorized by the City Council, agrees to the following commitments, which will be incorporated by reference in the conveyance of the subject lands:

1. To maintain the lands open to use by the public for recreational purposes without discrimination or favor.
2. To make no more than a reasonable charge for the use of facilities on the land (whether by concession or otherwise) and to charge no more for entrance to and use of the area than is charged at other comparable installations managed by the State and local agencies. The Commission will submit to the Bureau of Land Management its schedule of charges. All charges shall be subject to review for conformance with this requirement and appropriate modification by the Secretary of the Interior or his delegate after reasonable notice and opportunity for hearing.
3. To develop and manage the lands in accordance with the approved program of utilization, submitted with this application.
4. To secure the approval of the Secretary of the Interior or his delegate of all plans of construction prior to commencing actual construction.
5. To maintain in satisfactory condition the facilities on these lands.



Vision 2030 Implementation Plan Elements

The following Vision 2030 Plan Elements are part of this Master Plan:

- Four Corners Steering Committee – Form a Four Corners Steering Committee to identify strategies and partnerships to acquire ownership and/or preserve public access to the Burlington Northern Santa Fe (BNSF) Corridor.
- RR Rights-of-Way Acquisition – Acquire railroad rights of way for major trail expansions and connections.
- Urban Stormwater Best Management Practice – Integrate innovative Stormwater Best Management Practice (BMP) Demonstration Projects into Public Works Projects, including “green” urban infrastructure.
- Public Beaches – Evaluate and recommend ways to increase access to public beaches, including ADA disabled access. Consider an off-leash water access area for dogs.
- Bike Park Facility – Develop a bike park that will include a BMX freestyle track, jumps and cyclocross.
- Renovate & Expand Skate Park – Renovate and expand the downtown skate park to accommodate modern users and competitions.
- Family Friendly Outdoor Events – Promote additional family friendly outdoor family events i.e. cross country ski trails.
- Trail Expansion and Connections – Obtain railroad rights of way for major trail expansions and connections.
- Preserve View Corridors – Support zoning which would limit building heights in order to preserve major view corridors and signature vistas in and around the lakefront and river.
- Lakefront and Riverfront Public Access – Require public access to the lake and river fronts for all new developments.
- ADA Lake Access – Develop and identify with signage, appropriate American Disability Act (ADA) access points for disabled access along the lake and river fronts.

Independence Point City Park
Parking Lot & Waterfront Promenade

1

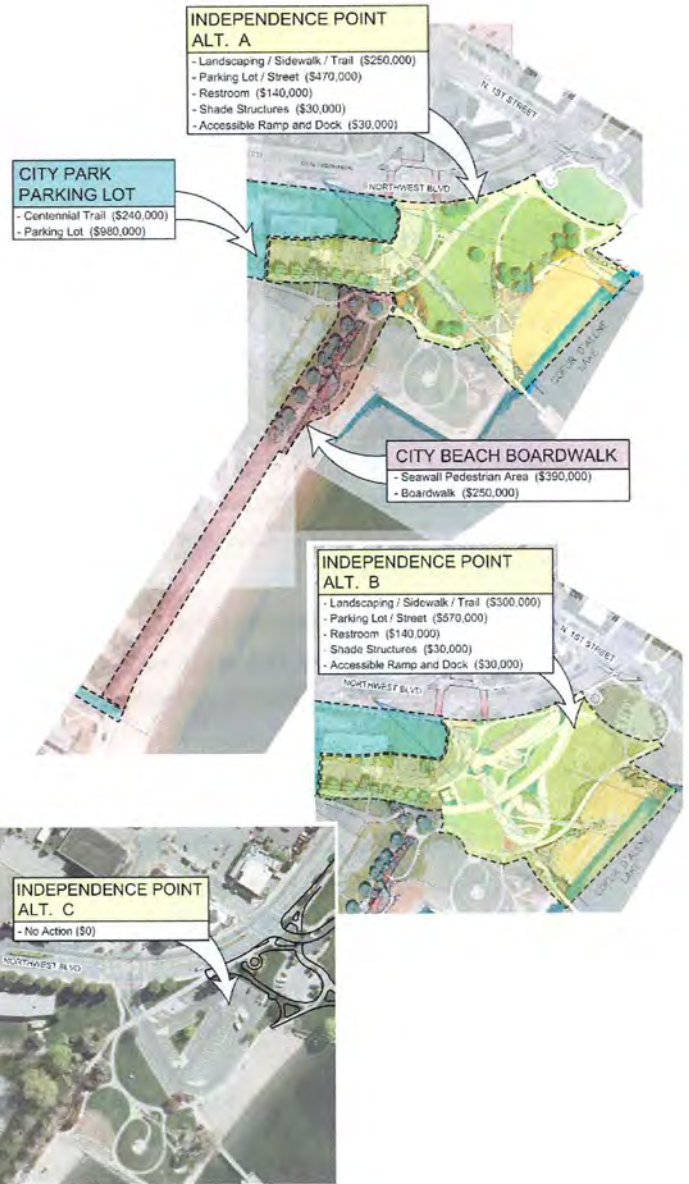
This area includes City Property only

Description of Proposed Improvements:

City Parking Lot: The City Park Parking Lot improvements will consist of demolition of the existing parking lot and construction of the new parking lot including earthwork, site grading, curbing, asphalt pavement, landscaping and lighting improvements. The Centennial Trail improvements would also be constructed at this same time.

City Beach Boardwalk: The boardwalk improvements will consist of demolition of the existing concrete sidewalk and construction of a larger pedestrian area and boardwalk including, site grading, concrete hardscaping, shade structures, benches, a boardwalk, landscaping and lighting improvements.

Independence Point: Three options are available for Independence Point varying from complete reconstruction to a dedicated pedestrian open space to leaving it as a waterfront parking lot to somewhere in between. Due to the passionate views for all of the options, the City will likely pursue a separate public input process on this project.



Proposed Project	Possible Source of Funds	Time Table	Maintenance Responsibility
City Parking Lot	City	2016	City
City Beach Boardwalk	City	2030/2031	City
Independence Point	City	TBD	City



Movable ADA Accessible Beach Walk Example



Shade Structures Example

2 Memorial Field & Mullan Road

This area includes City Property only

Description of Proposed Improvements

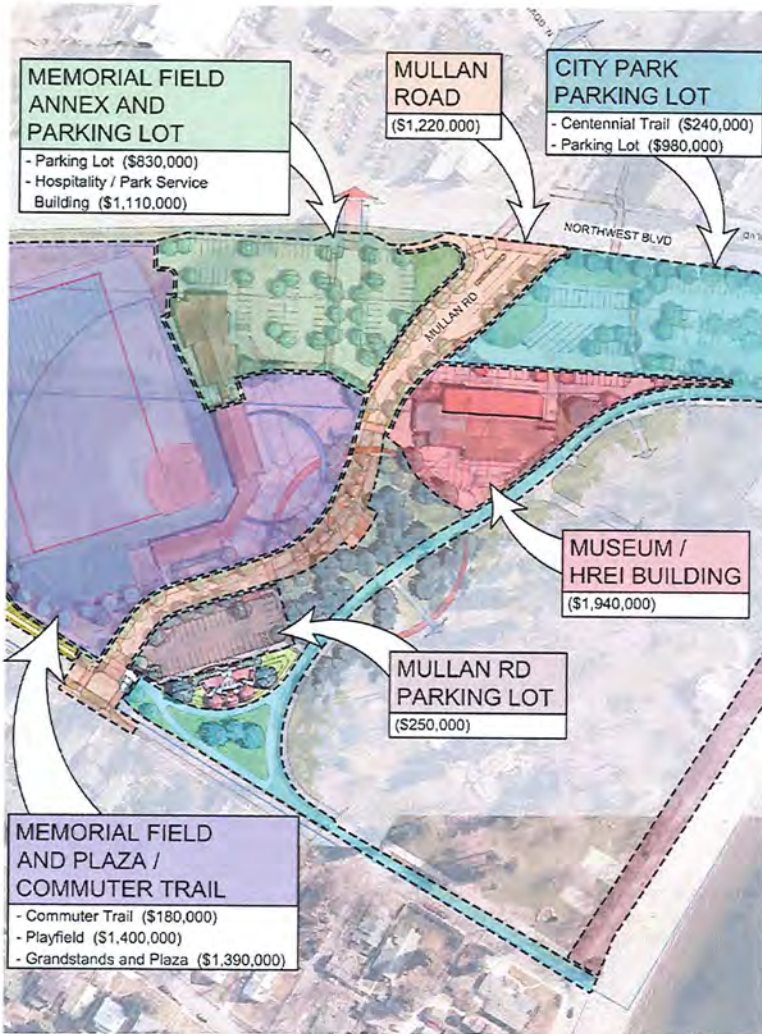
Mullan Road: The realignment and narrowing of Mullan Road to create a pedestrian friendly corridor will include demolition of the existing five lane roadway and reconstruction with a curved alignment and speed table, stormwater system changes, grading, curbs, sidewalk, pavement, lighting and landscaping. The parking lots and Memorial Plaza will include minor earthwork and grading, support utilities, hardscape and landscape surfacing and lighting.

Museum/HREI Building: The Museum/HREI Building would include a remodel of the existing historic railroad "battery building" and the addition of a new building to support the Museum/HREI. This is a very preliminary concept and its implementation would require multiple forces to come into alignment. The concept and cost estimate were presented primarily for discussion purposes.

Mullan Road Parking Lot: This parking lot is intended to serve the underused corner of City Park and the Workers Memorial and to replace on-street parking removed with the Mullan Road reconstruction. Construction would include grading, curbs, sidewalk, pavement, lighting and landscaping.

Memorial Field and Plaza/Commuter Trail: Memorial Field reconstruction would include realigning the field for better solar orientation and improved pedestrian and vehicle safety by reducing batted ball conflicts, and rehabilitating the historic grandstands, including grading and building reconstruction. The plaza would include sidewalk, shade structures, lighting and landscaping. The commuter trail would include grading and pavement.

Memorial Annex and Parking Lot: This parking lot would serve Memorial Field and include grading, curbs, sidewalk, pavement, lighting and landscaping. The Annex building would serve as a commercial opportunity to augment Memorial Field services.



Proposed Project	Possible Source of Funds	Time Table	Maintenance Responsibility
Mullan Road	City	2016	City
Museum/HREI Building	Private	TBD	Private
Mullan Road Parking Lot	City	2016	City
Memorial Field	City/Private/NIC	2020	City
Memorial Plaza	City	2016	City
Commuter Trail	City/Non-Profit	2016	Non-Profit
Memorial Annex	Private	2033	Private
Memorial Parking Lot	City	2016	City
Workers Memorial	Private	2017	City

Active Recreation Park

3

This Area Includes BLM and City Property

Proposed Land Use: Outdoor Recreation

Description of Proposed Improvements

Skate Park/Playground/Restroom: The existing skate park and playground will be demolished, and overhead site utilities buried to comply with Land and Water Conservation Funding requirements. Water and sewer services will be extended to the site from Park Drive to service the new restroom and picnic shelter. This portion will include grading, concrete, storm water management, lighting and landscaping.

Parking Lot/Futsal Courts/Boulder & Ropes Course: The parking lot would serve the Active Recreation Park and would include curbs, sidewalk, pavement, lighting and landscaping. The futsal courts, bouldering park, and ropes course would require pavement, lighting and landscaping.

All of the projects in this sub-area will require site clearing of existing turf, brush and small trees, minor earthwork and site grading. As Phase 1 and the boulder park, futsal courts and parking lot as Phase 2. Mature trees will be retained as a priority design feature. Earthwork and site grading will be completed as necessary.



Bouldering Park Example

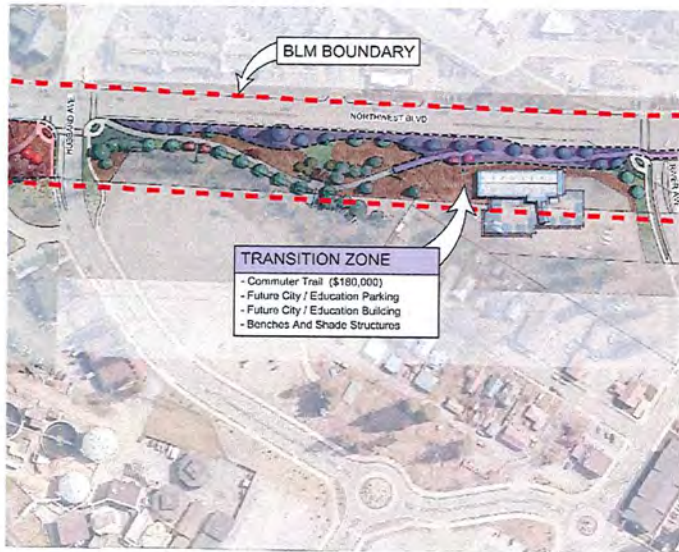


Futsal Court Example



Ropes Course Playground Example

Proposed Project	Possible Source of Funds	Time Table	Maintenance Responsibility
Parking Lot	City	2018	City
Skate Park	LWCF, non-profit, City	2018	City
Boulder Park/Ropes Course	LWCF, non-profit, City	2019	City
Playground	LWCF, non-profit, City	2018	City
Futsal Courts	LWCF, non-profit, City	2019	City
Restroom	LWCF, non-profit, City	2018	City



TRANSITION ZONE

- Commuter Trail (\$180,000)
- Future City / Education Parking
- Future City / Education Building
- Benches And Shade Structures



Commuter Trail Example



4

River Ave. to Hubbard Ave. Transition Zone

This Area Includes BLM Property Only

Description of Proposed Improvements

Commuter Trail/Benches & Shade Structures:

The Commuter Trail and Outdoor Seating/Shade Structures will require minor site grading, paving, landscaping and lighting. The old alignment of the Centennial Trail will be removed, graded and re-landscaped.

City or Education Parking Lot or Buildings:

City or Education buildings will likely involve a partnership project with the adjoining property owner North Idaho College. Buildings will require earthwork, utility extensions, parking lots, and access roads.

Proposed Project	Possible Source of Funds	Time Table	Maintenance Responsibility
Commuter Trail	IDPR Recreational Trails Program, City, Non-profit	2021	City
Future City / Education Parking	City, Education Partners	TBD	Education Partners
Future City / Education Building	City, Education Partners	TBD	Education Partners
Benches and Shade Structures	IDPR Recreational Trails Program, City, Non-profit	2021	City

This Area Includes BLM and City Property

Description of Proposed Improvements

Parking Lot (City and BLM Property):

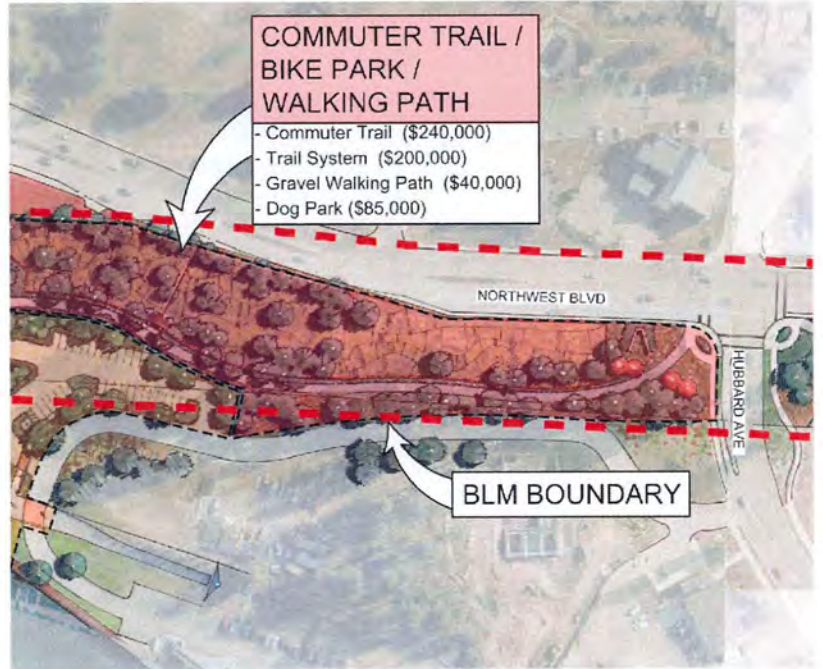
The parking lot project will consist of site grading, stormwater treatment, curbs, pavement, landscaping and lighting. The parking lot will service the dog park, outdoor classroom and act as a Commuter and Centennial Trail trailhead, so it will have accessible parking spaces and routes to these facilities.

Dog Park, Commuter, Bike and Walking Trails:

The dog park will retain the majority of mature trees and will require minor grading of the rail bed, perimeter fencing and security lighting. The biking and walking trails will require earthwork, crushed gravel surfacing, benches, signage and small bridges.

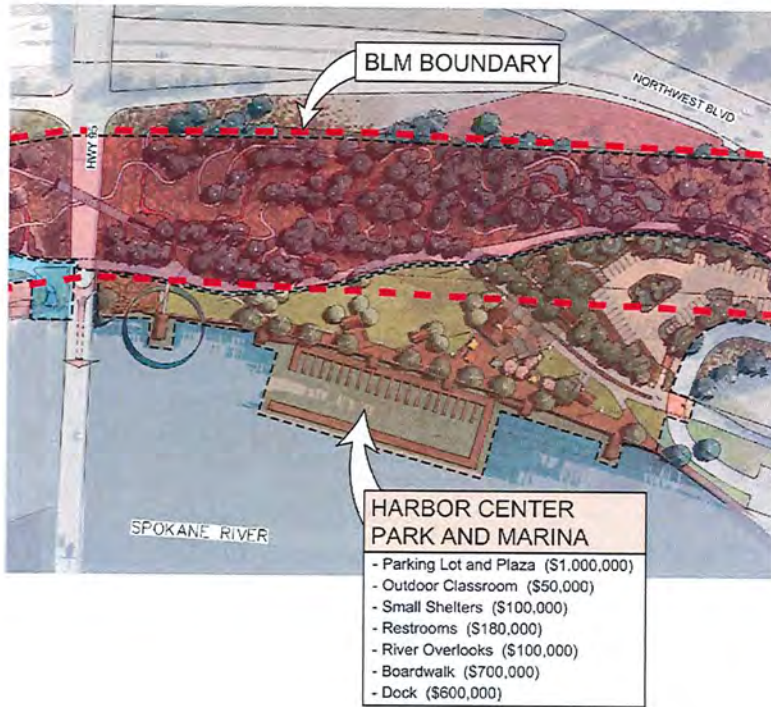
The area will also including an area dedicated for stormwater demonstration projects and research, since the City has an outfall this this area. The commuter trail will include minor grading and paving. The outdoor classroom will be at the top of the ridge and will include select removal of dense <4" diameter trees, minor earthwork to create terraced seating areas, hardscape permeable pavers, shade structure(s), educational signage, and lighting. Wayfinding signage is included in each project.

Proposed Project	Possible Source of Funds	Time Table	Maintenance Responsibility
Commuter Trail	IDPR Recreational Trails Program, City, Non-profit	2017	City
Trail System	City, Non-profit	2024/ 2025	City
Stormwater Demonstration	CDA Tribe, U of I	2017	U of I
Gravel Walking Path	City	2024/ 2025	City
Pickleball Courts	City, Non-profit	2023	City
Dog Park	CDA Dog Park Assoc.	2017/ 2018	City



Stormwater Demonstration Project Example





5B Harbor Center to US-95

This Area Includes BLM and City Property

Description of Proposed Improvements

Public Dock: The public dock will include wood dock construction, lighting and signage. It is intended to operate as a day use marina, providing income to the City.

Parking Lot and Plaza: This parking lot and plaza would serve the dock, boardwalk, Bike Park and outdoor classroom and include grading, curbs, sidewalk, pavement, restroom construction, lighting and landscaping.

Outdoor Classroom: The outdoor classroom would provide an opportunity for higher education students to learn about stormwater management and other outdoor topics in a natural setting. It would include grading, lighting and landscaping.

Boardwalk and River Overlooks: Rehabilitation of the existing boardwalk and construction of river overlooks with associated site grading, hardscape and landscape improvements, lighting and educational signage.

Proposed Project	Possible Source of Funds	Time Table	Maintenance Responsibility
Public Dock	City, IDPR, private	2018/2019	City
Parking Lot and Plaza	City, non-profit, private	2026/2027	City
Outdoor Classroom	U of I, NIC, non-profit	2017/2018	U of I, NIC
Boardwalk and River Overlooks	City, IDPR, private	2025/2026	City

This Area Includes BLM Property Only

Proposed Land Use: Outdoor Recreation

Description of Proposed Improvements

Picnic Shelter and Waterfront Access:

Minor grading and paving will be needed for realignment of the Centennial Trail including installation of a sculpture park along the trail. Construction of a restroom building and picnic shelters will include site grading, utility extensions, hardscape and landscape improvements and lighting. Minor grading and shoreline stabilization will be needed for the waterfront path.

Commuter Trail, Bike Park and Walking Trails:

This is a continuation of the Bike Park and walking trail from Area 5A and a continuation of the Commuter Trail from Area 4. The biking and walking trails will require earthwork, crushed gravel surfacing, benches, signage and small bridges. The commuter trail will include grading and pavement.

Pickleball Courts:

The Pickleball Courts will require site grading, pavement, lighting and landscaping.



Sculpture Park Example

Proposed Project	Possible Source of Funds	Time Table	Maintenance Responsibility
Picnic Shelter and Waterfront Access	City, private	2025/2026	City
Commuter Trail, Bike Park and Walking Trails	City, non-profit	2025/2026	City, local bike groups
Pickleball Courts	City, non-profit	2025/2026	City



6B

Lacrosse Park to Western End

This Area Includes BLM Property Only

Proposed Land Use: Outdoor Recreation Park

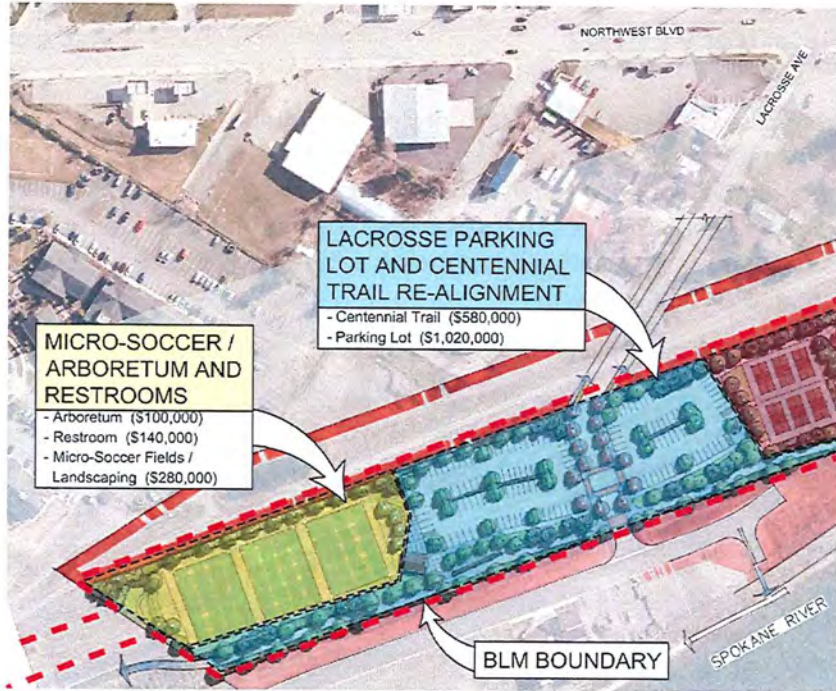
Description of Proposed Improvements

Parking Lot/Centennial Trail Realignment

:Minor grading and paving will be needed for realignment of the Centennial Trail. Site grading, curb, sidewalk, pavement, lighting and landscaping will be needed for construction of the parking lot and the Lacrosse Street extension to Bellerive Drive.

Micro-Soccer/Arboretum and Restrooms:

The Micro-Soccer Fields, Arboretum and Restrooms will require site grading, installation of water, sewer and power to service the park and restroom, lighting and landscaping.



Pickleball Court



Proposed Project	Possible Source of Funds	Time Table	Maintenance Responsibility
Parking Lot/Centennial Trail Realignment	City, Private	2024/2025	City
Micro-Soccer/Arboretum and Restrooms	City, Private, non-profit	2024/2025	City, non-profit

Chapter 4 Implementation Plan

The proposed improvements consist of typical City lead and funded projects to multi-partner, multi-funding source projects. Additionally, the project complexities vary from simple graveled walking paths to permit intensive projects on the Spokane River. All of the proposed improvements were conceptually designed and opinions of costs developed based on the conceptual level design. Table 2 summarizes the proposed improvements and the opinion of project costs (Construction, Engineering, and Administration).

Table 2 Proposed Improvement and Opinion of Project Costs

MULLAN ROAD (CITY PARCEL)	\$ 1,220,000
MULLAN ROAD PARKING LOT (CITY PARCEL)	\$ 250,000
COMMUTER TRAIL (CITY AND BLM PARCELS)	\$ 180,000
MEMORIAL PARKING LOT/LANDSCAPING/SITE DEVELOPMENT (CITY PARCEL)	\$ 830,000
HARBOR CENTER DOG PARK (BLM PARCEL)	\$ 85,000
SKATE PARK (CITY AND BLM PARCEL)	\$ 750,000
MEMORIAL FIELD PLAYGROUND (CITY PARCEL)	\$ 150,000
SKATE PARK RESTROOM (CITY PARCEL)	\$ 150,000
HARBOR CENTER OUTDOOR CLASSROOM (CITY AND BLM PARCEL)	\$ 50,000
HARBOR CENTER SMALL SHELTERS (CITY PARCEL)	\$ 100,000
HARBOR RESTROOM (CITY PARCEL)	\$ 180,000
HARBOR CENTER DOCK (CITY PARCEL)	\$ 600,000
SKATE PARK PARKING LOT/LANDSCAPING/SITE DEVELOPMENT (BLM PARCEL)	\$ 780,000
FUTSAL COURTS (BLM PARCEL)	\$ 60,000
MEMORIAL PLAYFIELD (CITY PARCEL)	\$ 1,400,000
BOULDERING PARK/ROPES COURSE (BLM PARCEL)	\$ 250,000
GRANDSTANDS AND PLAZA (CITY PARCEL)	\$ 1,390,000
RIVER TO HUBBARD COMMUTER TRAIL (BLM PARCEL)	\$ 240,000
LACROSSE PARK PARKING LOT (BLM PARCEL)	\$ 1,020,000
LACROSSE PARK RESTROOM (BLM PARCEL)	\$ 140,000
LACROSSE PARK (BLM PARCEL)	\$ 520,000
LACROSSE GREEN SPACE/LANDSCAPING/SITE DEVELOPMENT (BLM PARCEL)	\$ 280,000
LACROSSE PARK ARBORETUM (BLM PARCEL)	\$ 100,000
BIKE PARK TRAIL SYSTEM (BLM PARCEL)	\$ 200,000
GRAVEL WALKING PATH (BLM PARCEL)	\$ 40,000
LACROSSE PARK PICKLEBALL COURTS (BLM PARCEL)	\$ 60,000
SPOKANE RIVER PICNIC SHELTER AND WATERFRONT ACCESS (BLM PARCEL)	\$ 690,000
HARBOR CENTER RIVER OVERLOOKS (CITY PARCEL)	\$ 100,000
HARBOR CENTER PARKING LOT AND PLAZA (CITY AND BLM PARCEL)	\$ 1,100,000
CITY PARK CENTENNIAL TRAIL (CITY PARCEL)	\$ 240,000
HARBOR CENTER BOARDWALK (CITY PARCEL)	\$ 700,000
CITY BEACH BOARDWALK (CITY PARCEL)	\$ 250,000
CITY PARKING LOT/LANDSCAPING/SITE DEVELOPMENT (CITY PARCEL)	\$ 980,000
CITY BEACH SEAWALL PEDESTRIAN AREA (CITY PARCEL)	\$ 390,000
LACROSSE PARK-CENTENNIAL TRAIL (BLM PARCEL)	\$ 580,000
HOSPITALITY/PARK SERVICE BUILDING	\$ 1,110,000

The City recognizes that completing the proposed improvements is a long range endeavor, which is why it is important to have a written implementation plan. The proposed improvements have been logically grouped together in fiscal years based on:

- What can be efficiently constructed together

- Community priority
- Anticipated funding (City, ignite CDA, Grants)
- Cornerstone projects that need to be completed to stimulate subsequent projects.

The implementation plan is intended to present a scenario of what improvements may be completed, when and how they may be funded (see Table 3). The plan presented is one scenario and it will change. The funding sources identified in the implementation plan are only a possibility and should not be considered a commitment. Multiple other funding sources and partners, such as those presented in Table 4, may be available depending on local, state and federal actions.

Table 4 Potential Funding Sources

- City of Coeur d’Alene (City)
- Coeur d’Alene Tribe (CDA Tribe)
- Community Development Block Grant (CDBG)
- Federal Lands Access Program (FLAP)
- Human Rights Education Institute (HREI)
- Idaho Department of Environmental Quality (IDEQ)
- Idaho Department of Parks and Recreation (IDPR)
 - Recreational Trails Program (RTP)
 - Road and Bridge (R&B)
 - Waterways Improvement Fund (WIF)
 - Boater Infrastructure Grant (BIG)
 - Land and Water Conservation Fund (LWCF)
- Idaho Transportation Department (ITD)
 - Community Choices/Transportation Alternative Program (TAP)
- Idaho Transportation Improvement Plan (ITIP)
- Individuals and Corporations (Private)
- International Mountain Bike Association (IMBA)
- Lake City Development Corporation (LCDC)
- Museum of North Idaho (Museum)
- North Idaho College (NIC)
- United States Fish and Wildlife Service (UFWS)
- University of Idaho (U of I)
- 319 Non-point source grant (IDEQ)

The primary function of the implementation plan is to provide the City leadership and staff with a goal of when an improvement could occur, its estimated cost and possible funding sources. Implementing a City project is a multi-year effort because the Council must budget the funding, staff needs to apply for grants, sometimes a year or more in advance of the project, and the project must be designed, bid and constructed (during the available eight to nine month weather dependent construction season). The implementation plan sets out a goal that can be worked towards, adjusted, monitored and ultimately implemented.

The community frequently commented during the master planning process that “...*they want to see something happen...*” The implementation plan is a tool for the City to use to meet the expectations of their community to make desired improvements to an incredibly valuable and special area of the City.

APPENDIX B

Four Corners / BLM Corridor Master Plan Common Public Input Suggestions Provided During City Workshops

ORIENTATION & WAYFINDING

- Education themed Kiosk with maps and tourist information
- Public artwork tied to the history of the trail
- Consult CDA Tribe for artwork and historical signage
- Consult Avista for education about dam levels
- Signage educating people about importance of water quality, stormwater management and erosion control projects

TRAILS, PATHS & LINKAGE (C-TRAIL, COMMUTER TRAIL, VIEW POINTS, OVERLOOKS)

- Improve Pedestrian Trail between McEuen and City Park
- Improve Seawall walkway through City Park
- Narrow Mullan and add over or underpass for pedestrian crossing
- Pedestrian bridge (or tunnel) across Mullan instead of closing it
- Improve access to City Park for maintenance and special events
- Commuter pedestrian/bicycle path, physically divided from vehicle or one-way lanes
- Use different material for walking vs biking trails
- Create small walking trails into wooded areas along main trails
- Develop good bike access and lanes through this area with little traffic contact
- Commuter corridor
- Pedestrian bridge over the Spokane River
- Centennial Trail connectivity to boardwalk near the U of I/Harbor Center seawall
- Add trail head with parking lot between Hubbard and Riverstone area

ENVIRONMENTAL; STREAM/RIVER BANK STABILIZATION, STORMWATER COLLECTION, VEGETATION/TREE CONSERVATION

- Consult DEQ for erosion control and storm water management education opportunities
- Street tree arboretum along the entire corridor
- Mitigate slope erosion problems
- Identify potential Osprey nesting areas

LAND ACQUISITION; RAILROAD ROW

- Acquire the Union Pacific land north of U.S. 95 for vehicle access and off street parking

Parking, Access & Roadways (Handicap)

- Parking structure near Garden Ave on West side of NW Blvd
- Redesign parking lot at Independence Point allowing waterfront access and commercial dock access
- Keep parking and access at Independence Point for elderly and handicapped, one of the few places to sit in your car and look at the lake.
- Add ADA access to water front at Independence Point with transition dock.
- Closing Mullan, with the exception of emergency vehicles and the service road is a great idea, solves safety issues and moves vehicles away from park areas.
- Quietting of Mullan Ave is needed
- Don't close Mullan Ave
- Parking lots should not be adjacent to Park Dr. without berming/buffer.
- Parking is important close to the City Park for vendors and service during special events
- Re-design Four Corners intersection
- Grade separated crossing on Northwest Blvd. from County Campus to Park area
- Construction of parking areas at LaCrosse or Mill adjacent to, but not crossing the trail
- Keep traffic and roads away from trail
- ADA accessibility along corridor
- Public access to water and access to views and vistas along the water front
- Develop vehicle access point to BLM land from Northwest Blvd and avoid crossing Pedestrian trail

Special Features and Places

- Locate Rock of Fame at a more visible and easier to access location.
- Design Workers Memorial into Four Corners/BLM master plan
- Restore Historical archways and West and East sides of City Park
- Preserve old Union Pacific tunnel
- Restore the old Union Pacific tunnel for pedestrian/bicycle trail

Housing

- Buffer Fort Grounds from noise and light pollution.
- Buffer sounds and lights from NW Blvd with trees and so forth

Educational Facilities (Administrations Building, Dormitories)

- Higher Education Administration building site

Recreation; Memorial Field, Fields (soccer etc.), Passive (Picnic, shelters), Dog Parks, Interpretive

- Re-direct Memorial Field ballpark and grandstands more toward Northwest Blvd.
- Include restrooms, concession and storage at Memorial Field
- Make room for NIC Soccer Field on BLM/LCDC land just south of River. This would let NIC build their Rec Center on the soccer field.
- Determine if skate park will remain behind Memorial Field or move to McEuen
- Storage for Park maintenance is needed within the Four Corners area.
- Inclusion of rest areas, picnic tables, water, native trees, info and historical signage
- Consider a Cycle Cross course on northern end of BLM property
- 2-field multi-use complex build on the browns field portion of the Stimson property
- Encourage open space and passive sports areas
- Future opportunity for sports fields
- Off-leash Dog Park with possible water access
- Picnic shelters and rest areas along corridor with restrooms
- Amphitheater overlooking the Spokane River for outdoor entertainment
- Keep thinking about possible uses including areas of xeriscaping, landscaping, artwork and public outdoor recreation

Parking Facilities, Retail & Mixed Use

- Small Quick stop store
- New museum

Other

- Change name of City Park back to Blackwell Park
- Housing HREI, Museum and Carousel under one roof is a good idea
- Consider future maintenance costs of BLM area and amenities as well as 4 Corners
- Keep thinking about possible uses including areas of xeriscaping, landscaping, artwork and public outdoor recreation

Plans for the blue building:

Below is a list of many of the possible programs that we could and or would offer if we are able to secure use of the "Blue Building" as a recreation center. We currently offer many programs that would work wonderfully in the space, and have a large list of activities that we would like to get started that would work well there. I'll start with our current programs that would be offered in that building if we get use:

All of the following are programs that we hold in local school district facilities. We are at the mercy of the schools as far as setting times for our activities and often times get bumped out of these facilities due to school activities. Our arrangement with the local district has been mostly beneficial, but having our own facility to off these programs would greatly increase their success.

Dance- Our dance program accommodates a couple hundred kids per year. We offer 4 different age groups within this program and typically 4 eight week sessions per year. This activity is currently held at Venture High school.

Pickleball- we have a couple of different options to get involved with pickleball. We offer an open, or drop in pickleball program that is held at venture high school that players can drop in at a cost of \$2 each. This program has become increasingly popular over the last 2 years with larger turnouts expected as we continue the program. Having a facility that we have total control over would allow us to continue to grow this program. The other options for pickleball are our summer lessons. Currently held at Northshire park, these lessons would greatly benefit from an indoor facility that could be utilized during foul weather. These lessons are offered for beginners all the way up to advanced including some lessons for tournament preparation.

Unplug and be outside- This is a group of free activities we sponsor throughout the week of spring break. Now in our 6th year of offering this program, our list of activities continues to grow and branch out. This past spring was especially wet weather and we were forced to move much of it inside one of the local gymnasiums. This worked out well but again we are at the mercy of the school district as far as use is concerned. Having our own facility would allow us to continue to enlarge the list of offerings in this program and allow us to have freedom for the times we wish to schedule these activities.

Tai Chi and yoga- These programs are currently offered at McEuen Park and The Jewett house respectively. Yet again another set of activities that we could expand as far as time of day, and time of the year with an equipped recreation facility.

Strider bikes Learn To Ride- This is a 5 lesson course taught by our staff to teach young children to ride bicycles. Strider bikes are designed to teach kids all the skills needed to ride a bike while allowing them the stability and comfort of having their feet on the ground. These bikes have no pedals and kids propel themselves by "striding" while sitting on the seat. This is a brand new program that we have purchased bikes for and are offering our first session July 2017.

The following is the list of activities that we have plans to offer and others that we would attempt to offer should we secure use.

Archery- This would be a great program to offer for the youth of the community. Archery can be used for many things from hunting or target and sport to simply a hobby. We have a staff member who is certified by USA Archery to teach beginner lessons and we also have offers from a local archery group to assist in instruction and offering classes. We would offer multiple sessions of this fall through spring while taking a break through the summer.

Karate- In the past we have partnered with various entities to offer Karate lessons to the community. Often times these instructors and the city struggle to find space and time to be able to offer such a program. With use of the building, we not only have the space to offer such classes, but also would have the luxury of holding classes at a time of our choosing because we would be controlling the hours in the facility.

Music classes- In the past we had a program called tune tales, which was a music and interactive learning class that we held here at city hall for preschool age kids. The program ran for a while, but ultimately phased out due to scheduling conflicts with room space at city hall. If granted use in the building, this would be an easy program to bring back and hold as a successful preschool program.

Following is a quick list of activities that have a great potential for being offered in the facility:

-Mom and me classes

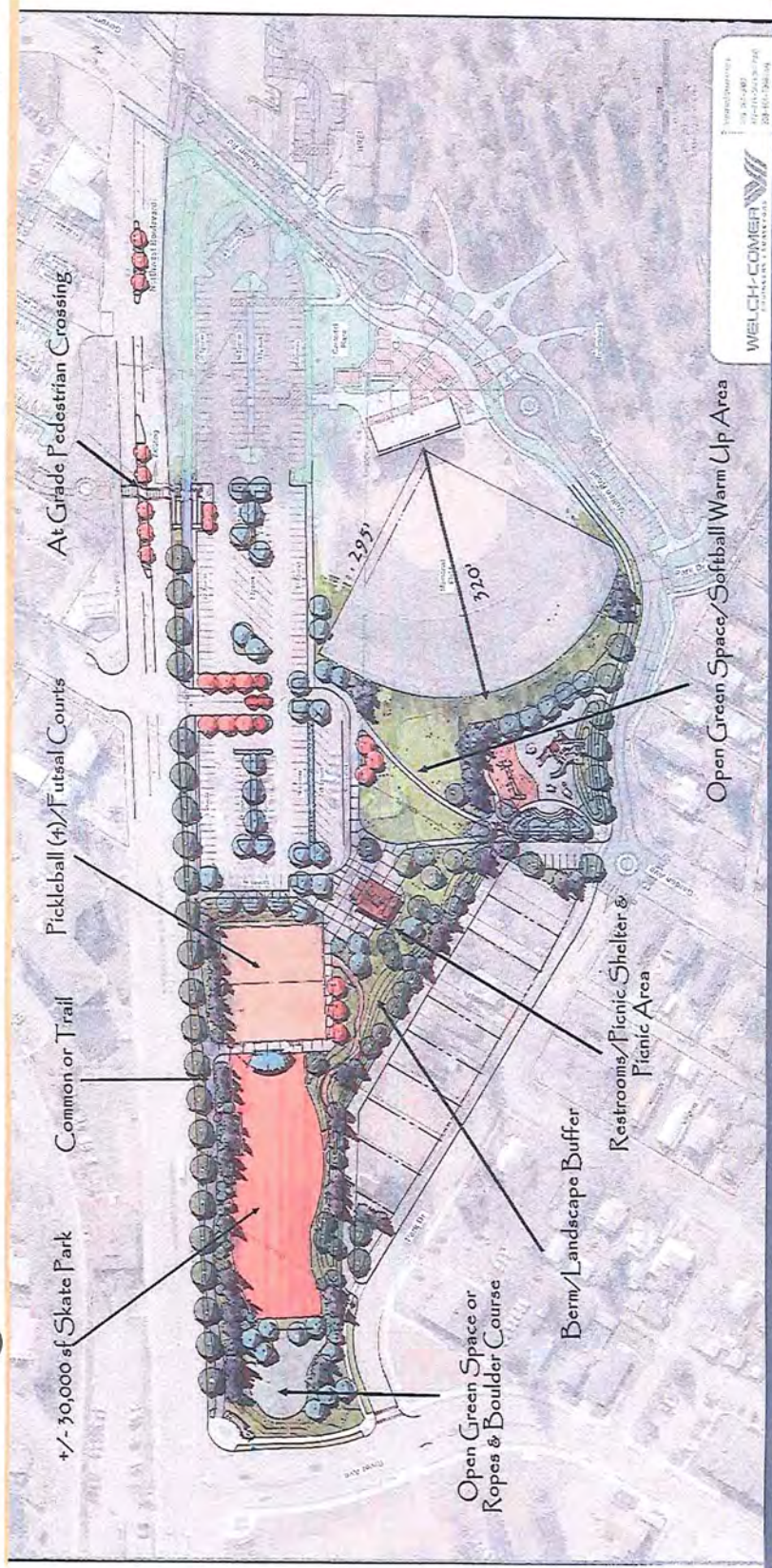
-Nutrition classes

- Arts and crafts programs
- Ping pong tournaments
- Fly casting and fly tying classes
- Leadership classes for teens
- Kids bingo night
- Park benches and picnic tables
- outdoor chess and checker tables

We feel that all of the activities in this document would greatly benefit from having use of a facility that we could call our own and that they would continue to grow and allow us to reach more of our community. With the current condition of the building, it wouldn't be a huge undertaking to bring it up to par to be able to offer programs. What a great opportunity to develop a recreation center and a small fraction of the cost to build a new one.

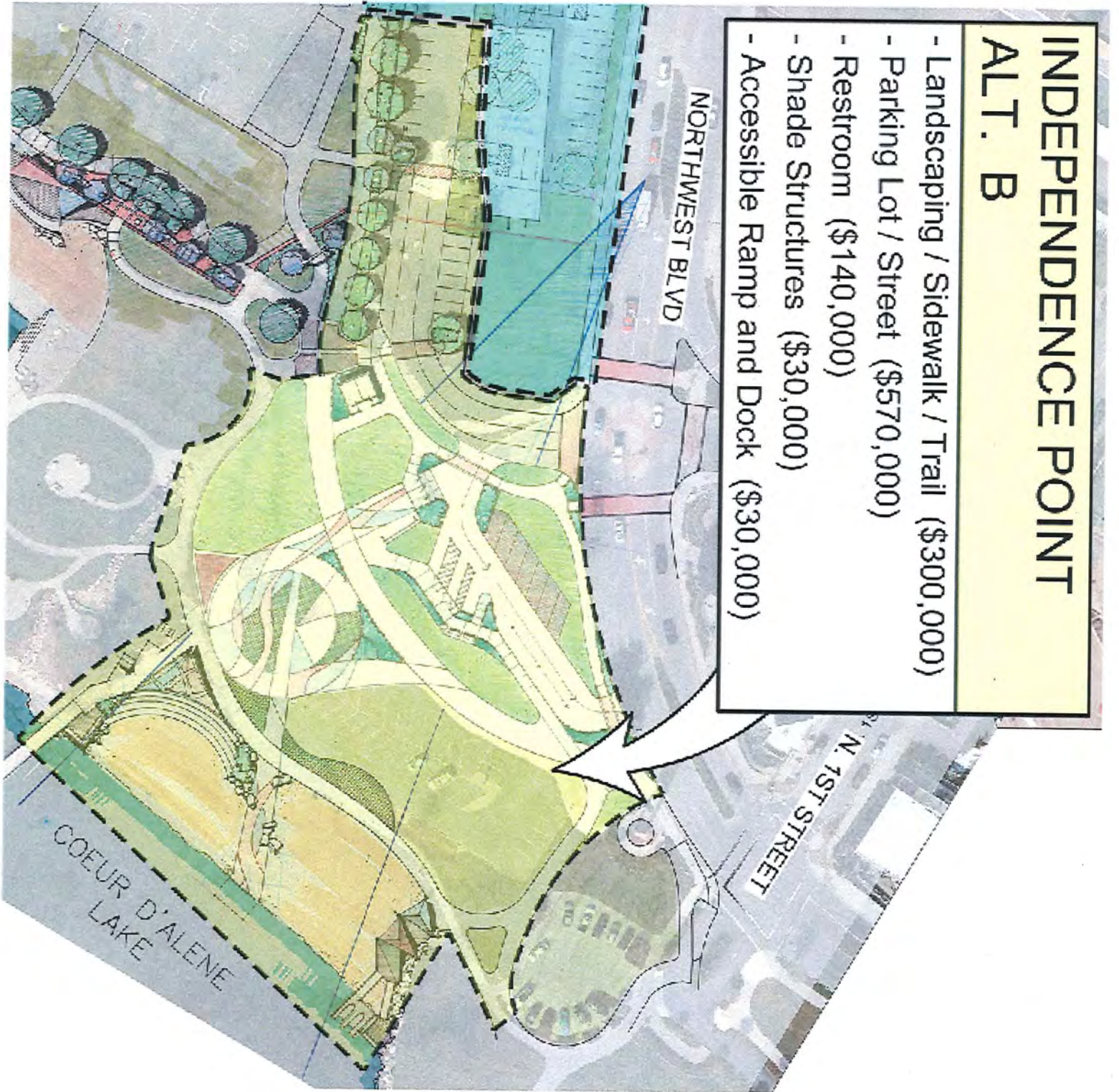


Re-Organize the Four Corner Uses



INDEPENDENCE POINT ALT. B

- Landscaping / Sidewalk / Trail (\$300,000)
- Parking Lot / Street (\$570,000)
- Restroom (\$140,000)
- Shade Structures (\$30,000)
- Accessible Ramp and Dock (\$30,000)



**INDEPENDENCE POINT
ALT. A**

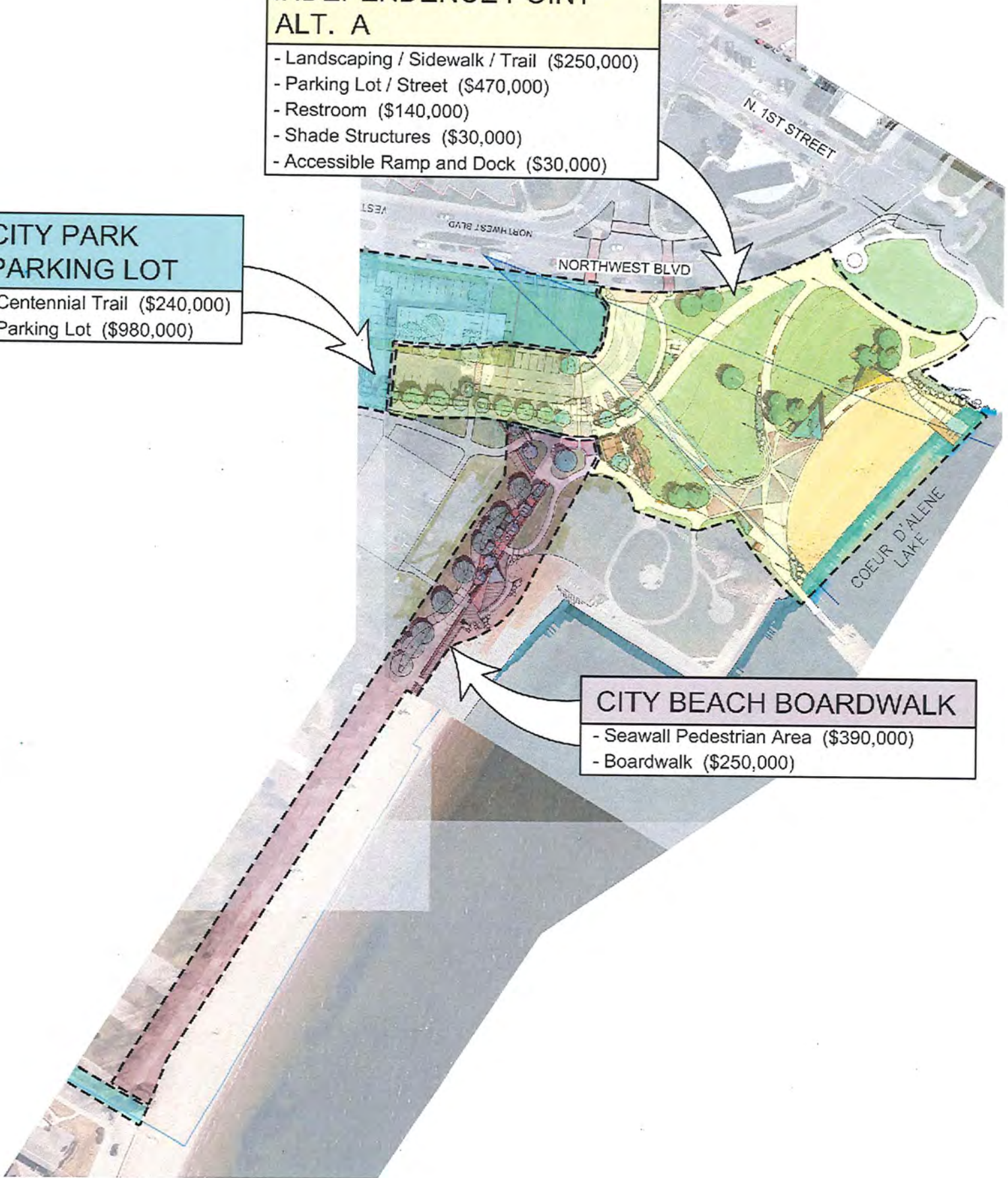
- Landscaping / Sidewalk / Trail (\$250,000)
- Parking Lot / Street (\$470,000)
- Restroom (\$140,000)
- Shade Structures (\$30,000)
- Accessible Ramp and Dock (\$30,000)

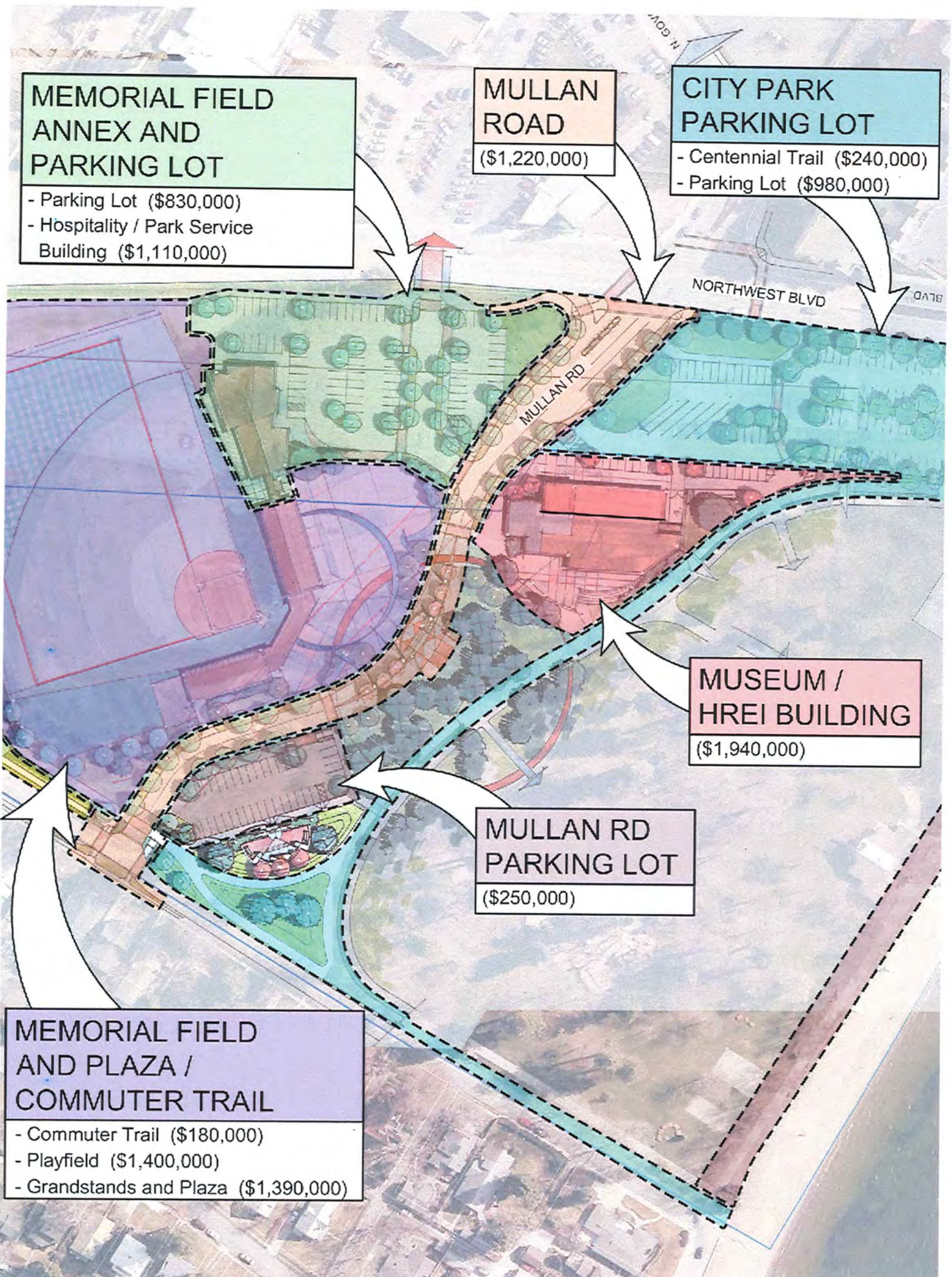
**CITY PARK
PARKING LOT**

- Centennial Trail (\$240,000)
- Parking Lot (\$980,000)

CITY BEACH BOARDWALK

- Seawall Pedestrian Area (\$390,000)
- Boardwalk (\$250,000)





MEMORIAL FIELD ANNEX AND PARKING LOT

- Parking Lot (\$830,000)
- Hospitality / Park Service Building (\$1,110,000)

MULLAN ROAD
(\$1,220,000)

CITY PARK PARKING LOT

- Centennial Trail (\$240,000)
- Parking Lot (\$980,000)

MUSEUM / HREI BUILDING
(\$1,940,000)

MULLAN RD PARKING LOT
(\$250,000)

MEMORIAL FIELD AND PLAZA / COMMUTER TRAIL

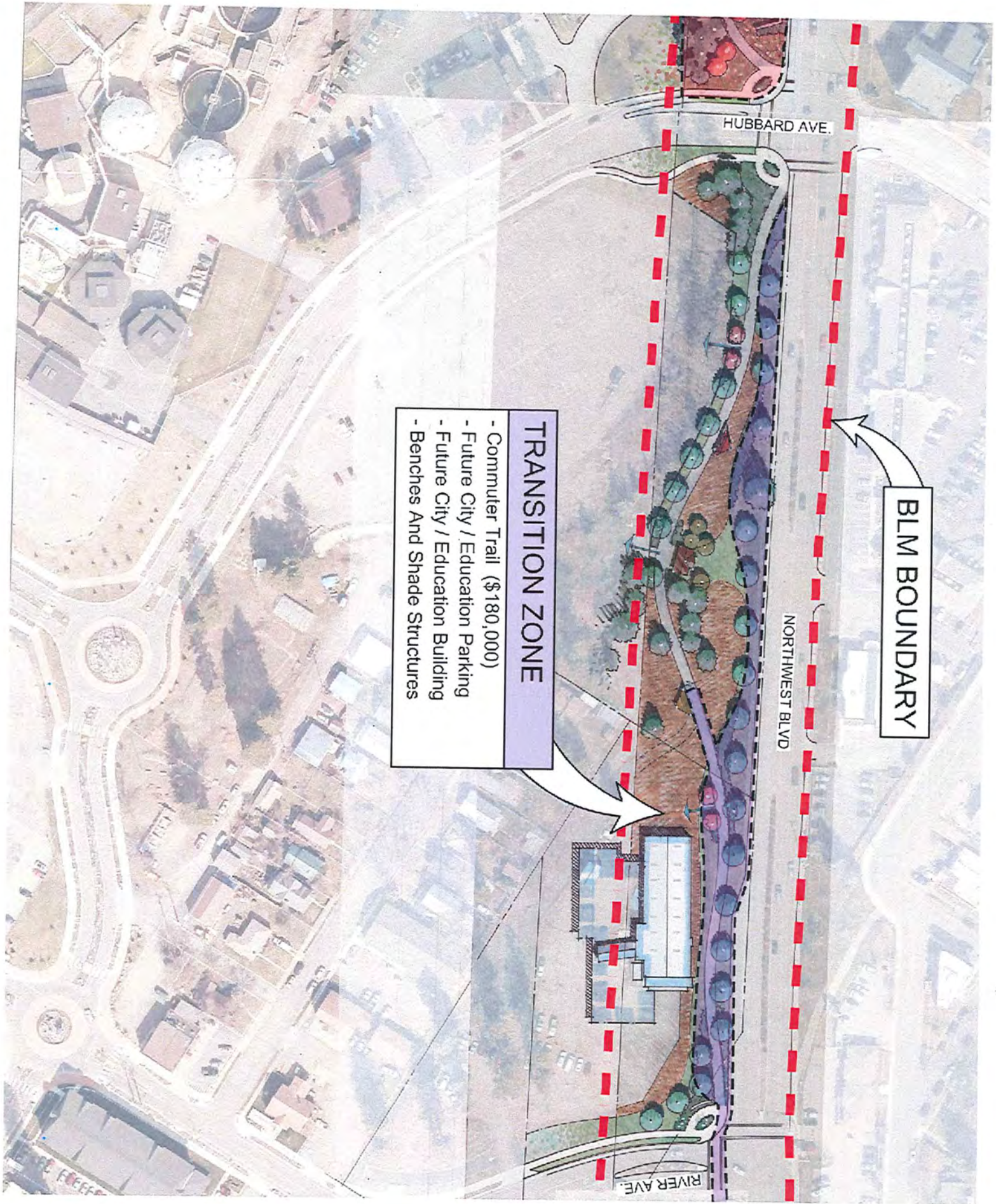
- Commuter Trail (\$180,000)
- Playfield (\$1,400,000)
- Grandstands and Plaza (\$1,390,000)



BLM BOUNDARY

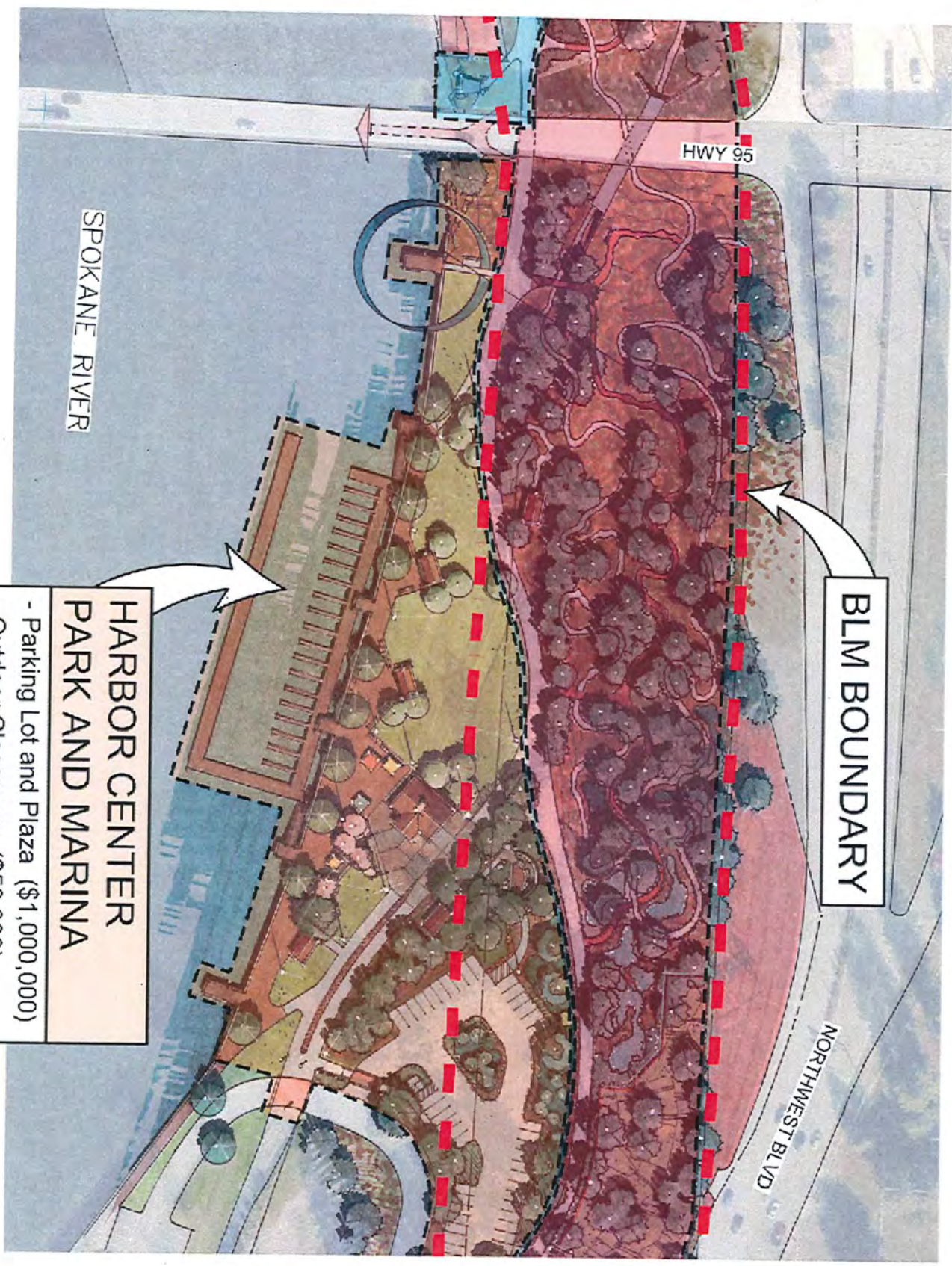
ACTIVE RECREATION PARK

- Parking Lot (\$780,000)
- Skate Park (\$750,000)
- Boulder Park / Ropes Course (\$250,000)
- Playground (\$150,000)
- Futsal Courts (\$60,000)
- Restroom (\$150,000)

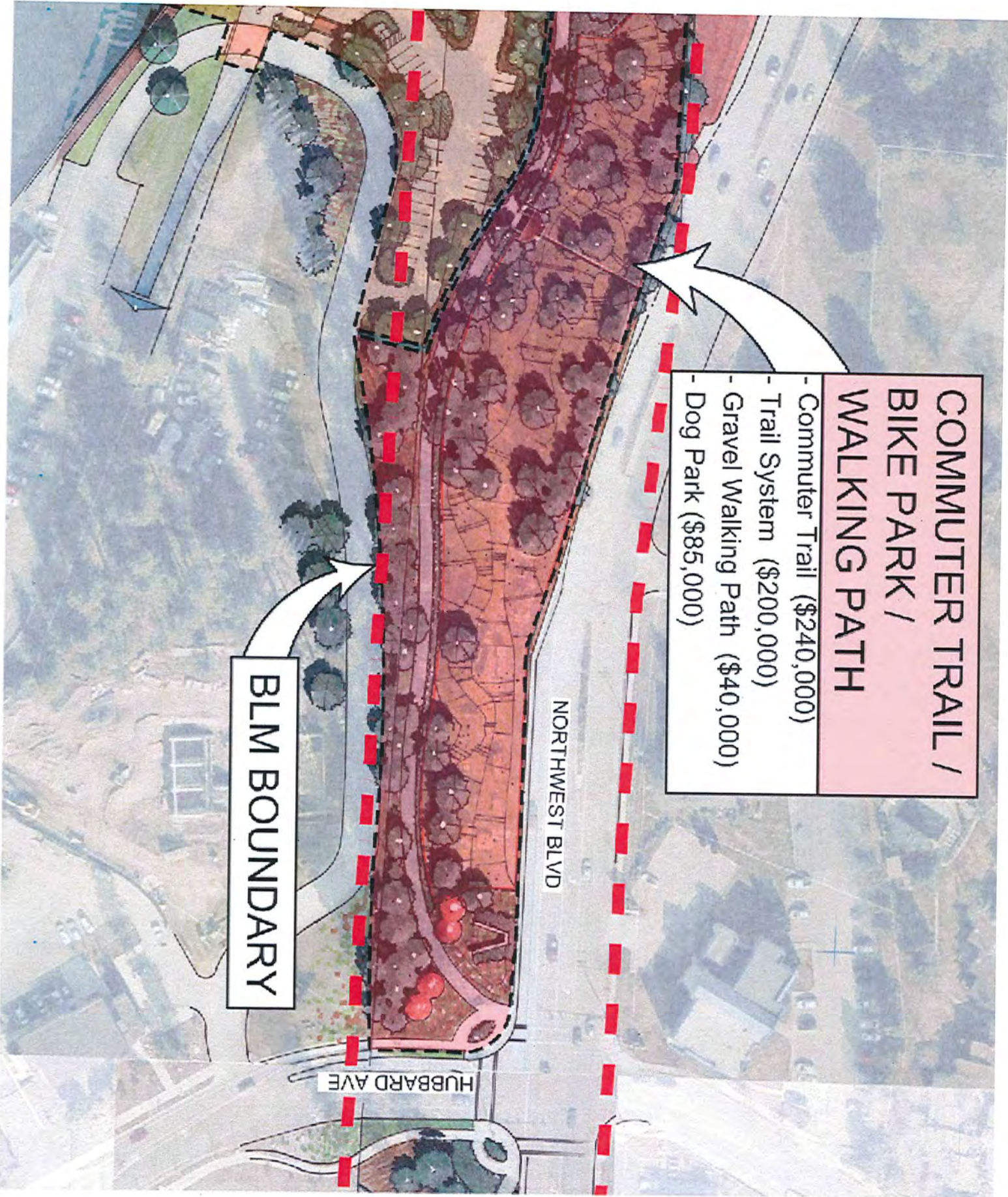


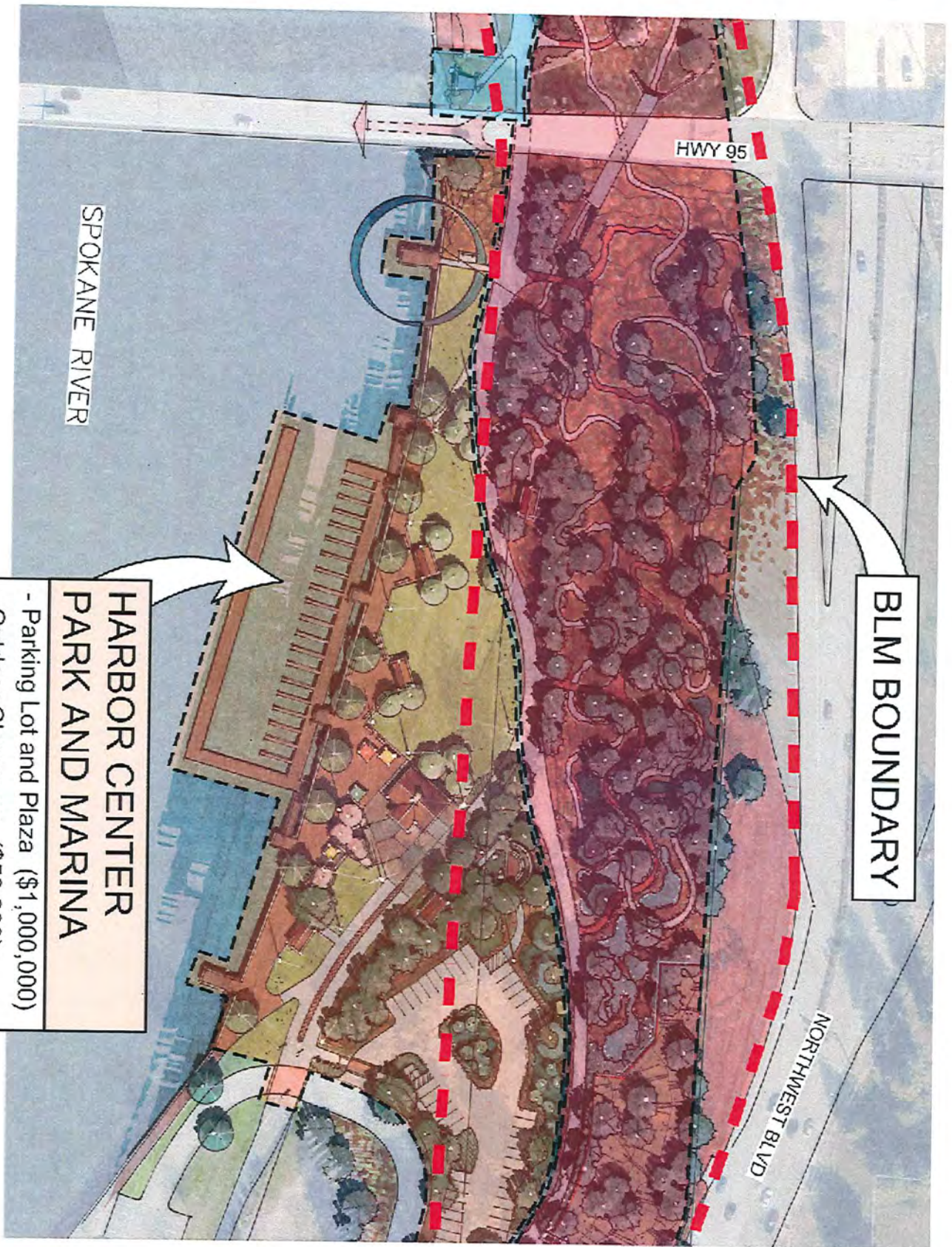
- TRANSITION ZONE**
- Commuter Trail (\$180,000)
 - Future City / Education Parking
 - Future City / Education Building
 - Benches And Shade Structures

BLM BOUNDARY



- HARBOR CENTER
PARK AND MARINA**
- Parking Lot and Plaza (\$1,000,000)
 - Outdoor Classroom (\$50,000)
 - Small Shelters (\$100,000)
 - Restrooms (\$180,000)
 - River Overlooks (\$100,000)
 - Boardwalk (\$700,000)
 - Dock (\$600,000)





SPokane RIVER

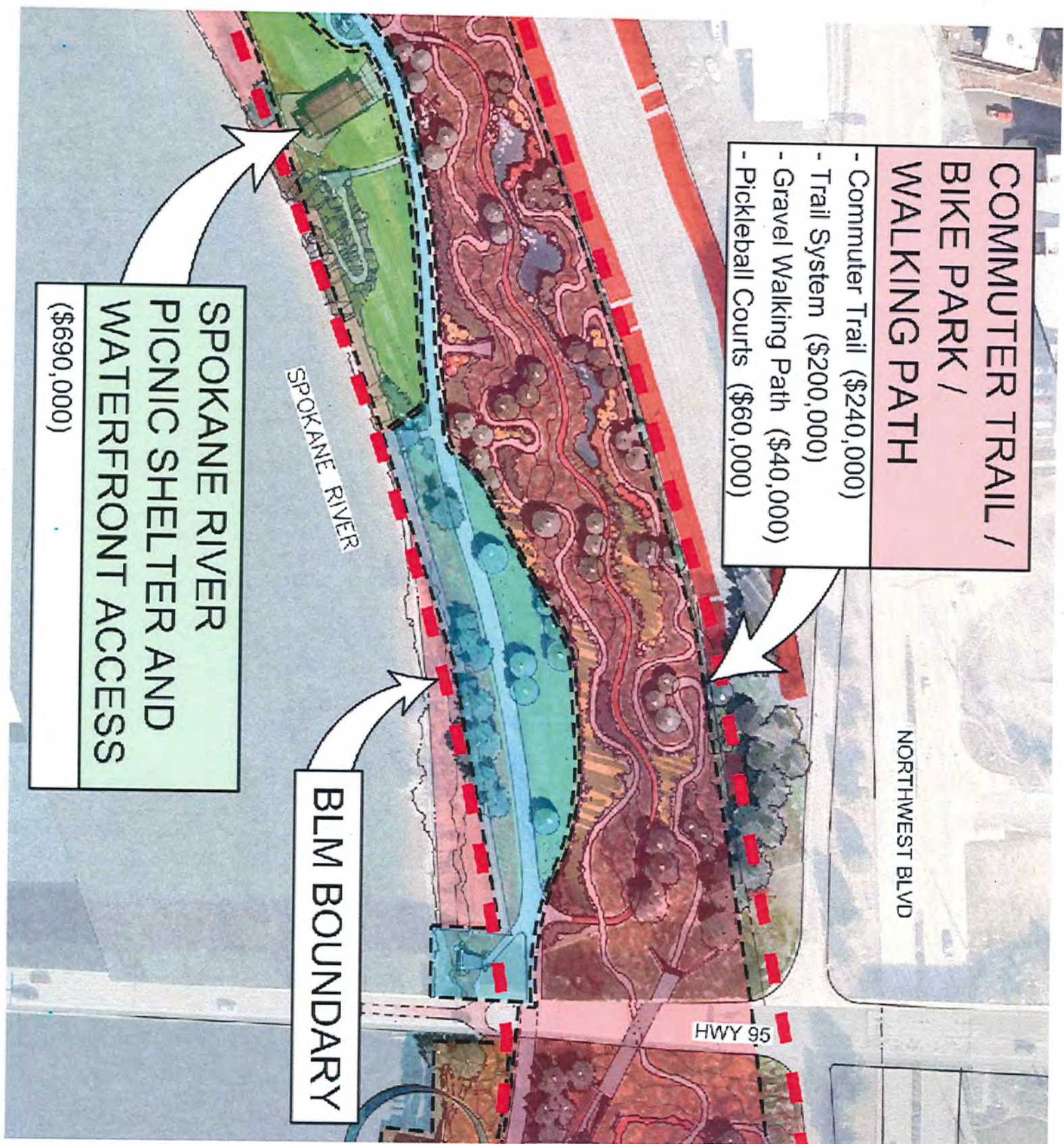
HWY 95

NORTHWEST BLVD

BLM BOUNDARY

**HARBOR CENTER
PARK AND MARINA**

- Parking Lot and Plaza (\$1,000,000)
- Outdoor Classroom (\$50,000)
- Small Shelters (\$100,000)
- Restrooms (\$180,000)
- River Overlooks (\$100,000)
- Boardwalk (\$700,000)
- Dock (\$600,000)



**COMMUTER TRAIL /
BIKE PARK /
WALKING PATH**

- Commuter Trail (\$240,000)
- Trail System (\$200,000)
- Gravel Walking Path (\$40,000)
- Pickleball Courts (\$60,000)

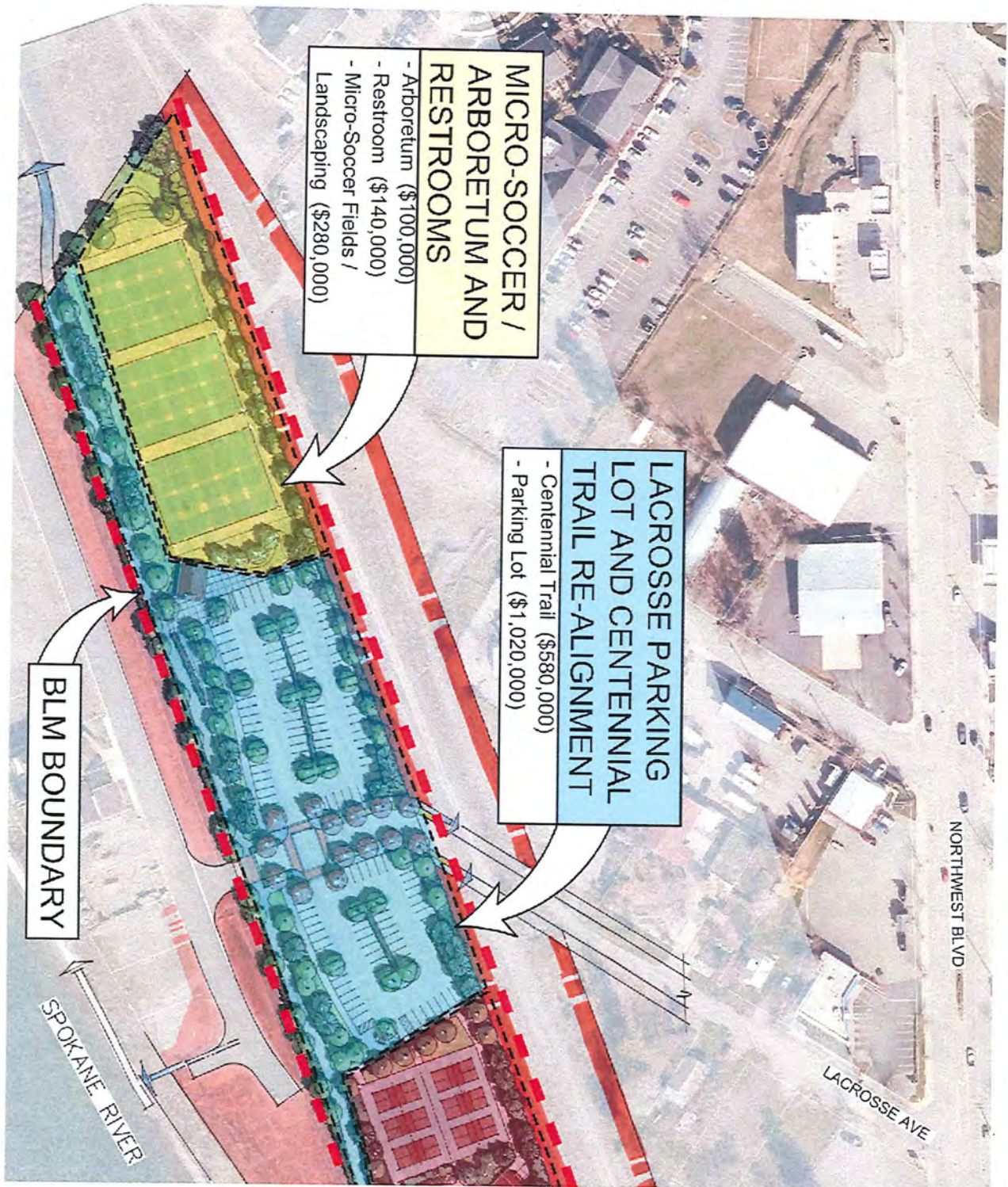
**SPokane River
Picnic Shelter and
Waterfront Access**
(\$690,000)

BLM BOUNDARY

NORTHWEST BLVD

HWY 95

SPokane RIVER



MEMORANDUM

DATE: December 11, 2017

FROM: SAM TAYLOR, DEPUTY CITY ADMINISTRATOR

RE: Consideration of Arts Commission recommendation to select art piece “Coeur” by Jason Sanchez to be placed within the new Memorial Park Plaza, to be complete with Phase II improvements

DECISION POINT: Whether to approve the Arts Commission’s recommendation to select art piece “Coeur” by Jason Sanchez, and to approve its location within the new Memorial Park Plaza.

HISTORY: The City of Coeur d’Alene Arts Commission issued a call to artists on May 31, 2017 seeking a major art piece to be placed within the traffic circle at the intersection of Fort Grounds Drive, Park Drive, and Garden Avenue.

Placement of art work within this traffic circle is called for within the Four Corners Master Plan and continues the City’s traditional placement of artwork within its traffic circles and roundabouts. By placing art within these intersection control areas, it enhances both the aesthetics of the traffic circle or roundabout and increases public safety as it forces motorists to become more defensive by slowing down because they cannot see directly through the intersection. Thus, a motorist’s vision is focused toward the appropriate “site triangle” to their left to look for oncoming traffic already in the traffic circle or roundabout.

After a lengthy selection process, the Arts Commission’s Selection Committee for this specific project chose local artist Jason Sanchez’s piece, “Coeur,” as its recommendation to the full commission.

Sanchez’s piece is a steel and bronze sculpture that appears to be water flowing upward toward the sky – representing the waters of Lake Coeur d’Alene – with a bronze heart adorning the top (referred to as the “heart of Coeur d’Alene”) and intended to have etched on it either the names of the City founders, the U.S. Constitution or the Idaho State Constitution. The piece is approximately 20 to 24 feet high and 12-15 feet across.

During the Art Commission’s October 24, 2017 meeting to consider a final recommendation to be sent to the City Council, some residents of the Fort Ground Neighborhood raised concerns about artwork within the traffic circle and specifically argued it was difficult to navigate for large vehicles and the art might be hit. Please see the attached minutes (item on pages 2-6). Some residents who spoke simply said they disagreed with art in the circle regardless of any circumstance. While staff does not believe the art would be hit (it would have been within a curbed internal landscaping area outside of a vehicle apron), the Arts Commission unanimously recommended that the City Council approve the selection of “Coeur” and seek a different location.

At its November 28, 2017 meeting, the Arts Commission recommended the piece be placed within the new Memorial Park plaza that is being constructed as part of the Phase II improvements.

FINANCIAL: The call to artists and the commission’s City Council-approved budget provides for up to \$45,000 for this piece. Funding is available and comes from a funding distribution by the City’s urban renewal agency, ignite CDA.

DECISION POINT/RECOMMENDATION: Staff recommends the City Council approve the Arts Commission’s recommendation for selection of “Coeur” by artists Jason Sanchez and to have the piece placed within the new Memorial Park Plaza once the plaza is complete.

Staff also would seek some direction from council as to whether the Fort Ground Drive traffic circle still remains a viable location for public art. Staff believes art is appropriate in this location and that numerous meetings and discussions were held to identify this location as a location for future art as part of the Four Corners Master Plan creation. Direction would help the Arts Commission either plan for a future project at this location, or move on to focus of other locations. To be clear, this would be one of the few traffic circles or roundabouts in the City that would not provide for a public art opportunity if the direction is to move away from planning for this location.

SUPPLEMENTAL INFORMATION ATTACHED

Call to Artists

“Coeur” Concept Image

“Coeur” Budget submitted by artist Jason Sanchez

October 24, 2017 Arts Commission Minutes

Memorial Park Phase II Improvements Concept Image (displaying plaza location)

City of Coeur d'Alene, Idaho

Call to Artists – Fort Grounds Drive Roundabout Sculpture

Project Intent / Location:

The City of Coeur d'Alene's Four Corners area has held a prominent place in the history of the community. Located at the heart of the downtown corridor, it has always been the place where all sectors of the city converge. This area includes Coeur d'Alene City Park, access to the historic Fort Grounds neighborhood, the historic Memorial Field softball field and grandstand, and the new home of the original carousel from Coeur d'Alene's Playland Pier.

In an effort to expand outdoor recreational uses and increase pedestrian activity, the City of Coeur d'Alene developed a master plan to redevelop this corridor while keeping its great historical features intact. Mullan Road from Garden Avenue to Northwest Boulevard has been renamed Fort Grounds Drive, and was redeveloped into a pedestrian-focused corridor, complete with two traffic circles and a traffic roundabout. These features add beauty while also slowing traffic in the area. The Coeur d'Alene Arts Commission is seeking to install art in the largest roundabout that will embody the vibrant present and bright future of this area.

This Call to Artists is for a Sculpture that will be located in the center of the westernmost roundabout of Fort Grounds Drive. The goal for the Sculpture is to significantly beautify the roundabout without obstructing traffic. Located at a major traffic confluence, the area around the Sculpture will receive a lot of vehicular traffic, as well as significant amounts of foot and bicycle traffic.

The total amount of funding available for the piece is up to \$45,000.00. Each Artist may submit up to five (5) designs for this project, with each proposal/concept being submitted as a separate application through the CaFÉ website (www.callforentry.org).

Include in your proposal the expected budget for your art. Study the orientation and traffic flow for your submission(s). The art must be comprised of low-maintenance materials that are weather resistant and can stand up to the wear and tear of prolonged exposure. The art will be located in a round island that will be landscaped with respect to the selected piece.

There is no theme to this Call to Artists, allowing for open interpretation and creativity to make a lasting impression on residents and visitors. Please review the attached technical drawing and site image for more information.

Submission Deadline:

Applications must be received through the CaFÉ website (www.callforentry.org) no later than 5:00 pm PDT on July 10, 2017. The call is titled "City of Coeur d'Alene, Idaho Fort Grounds Drive Roundabout." To ensure fairness, no extensions or waivers of deadlines will be granted.

Timeline:

1. Call to Artists: May 31, 2017.
2. Concepts and preliminary drawings from Artists received by July 10, 2017.
3. Short listing of Artists completed and notified by July 21, 2017.
4. Chosen Artists to develop final drawings and maquettes by August 20, 2017.
5. Submissions will be displayed for public review and comment August 21-26, 2017.
6. The successful Artist will be chosen by September 1, 2017. The design will be brought to the Coeur d'Alene Arts Commission on September 12, 2017, and then to the City Council at their October meeting.
7. Contract issued for Artist by October 5, 2017.
8. Delivery of art and installation by April 1, 2018.
9. Dedication to follow.

Eligibility:

This Call is open to all Artists, Designers, or Creative Individuals residing in North America regardless of race, color, religion, national origin, gender, age, marital status, physical or mental disability. Coeur d'Alene Arts Commission members and selection committee members are not eligible for participation.

Initial Submissions:

The Artist will submit a resume reflecting experience in submission, selection, and successful installation of public art on a similar scale. Each of the initial submissions should include at least one (1) image of the proposal/concept, and up to five (5) images of previous work. Each proposal/concept must be submitted as a new application through the CaFÉ website (www.callforentry.org). The Artist must also provide the dimensions of the piece and submit a list of materials proposed. The public will be involved with the selection process by voting for their favorite submittals and their choices will weigh in on the decision process for the short-listed artists.

After the review period of the initial submissions, the finalists will be chosen and notified of their selection. The chosen Artists will then prepare final drawings and maquettes, as well as costs associated with their proposed art piece. Each short-listed Artist will receive a \$300 stipend for their preliminary efforts.

The Artwork:

Artwork must be original works of art by the submitting Artist. The art may be a new original piece or an existing work of the Artist. The art may not be on display in other public art programs within a radius of 200 miles around Coeur d'Alene. The artwork may not contain advertising, religious art, sexual content, negative imagery, or convey political partisanship.

The chosen art will be for exterior installation and requires durability and characteristics to withstand the elements in the Pacific Northwest. There will be electricity available for the installation and lighting.

Submission Requirements:

Please submit proposals through the CaFÉ website (www.callforentry.org). The call is titled "City of Coeur d'Alene, Idaho - Fort Grounds Drive Roundabout."

Selection Process:

Responses to the Call to Artists will be evaluated by a selection committee consisting of seven (7) voting members. Non-voting members of the selection committee shall include members of the Coeur d’Alene Arts Commission and city staff.

Selection Criteria:

Selection criteria to be used for consideration shall include, but not be limited to the following: Artistic quality, context, diversity, and structural integrity. Submissions will also be evaluated on their feasibility and convincing evidence of the Artist’s ability to successfully complete the work as proposed by the submitted materials.

Budget & Payment Schedule:

The allowable budget for Artists is up to, but no more than, \$45,000.00. Included in this budget are the Artist’s fee, travel, fabrication, engineering, materials, documentation, installation, lighting, and all other costs accrued by the Artist specific to this Call to Artists. The chosen Artist will be given an up-front negotiated draw from the budget, with the remaining balance of the Artist’s fee paid upon acceptance of the final artwork.

Application Return:

The City of Coeur d’Alene will keep all applications on file, unless the artist indicates that they do not want their name added to the city’s artist database for email notices of future calls. Artist’s response for this Call to Artists will not be returned. Every effort will be made to protect submitted materials; however, the city will not accept responsibility for any lost or damaged materials during the selection process.

The City of Coeur d’Alene reserves the right to change the dates of the project timeline, to modify this solicitation, to request additional information or proposals from any or all participating artists, to re-open the competition and/or to accept or reject, at any time prior to the commissioning of a work, any or all design proposals.

For more information about the Coeur d’Alene Arts Commission, visit our website at <http://www.cdaid.org/index.php/committees/arts-commission>.

Contact information:

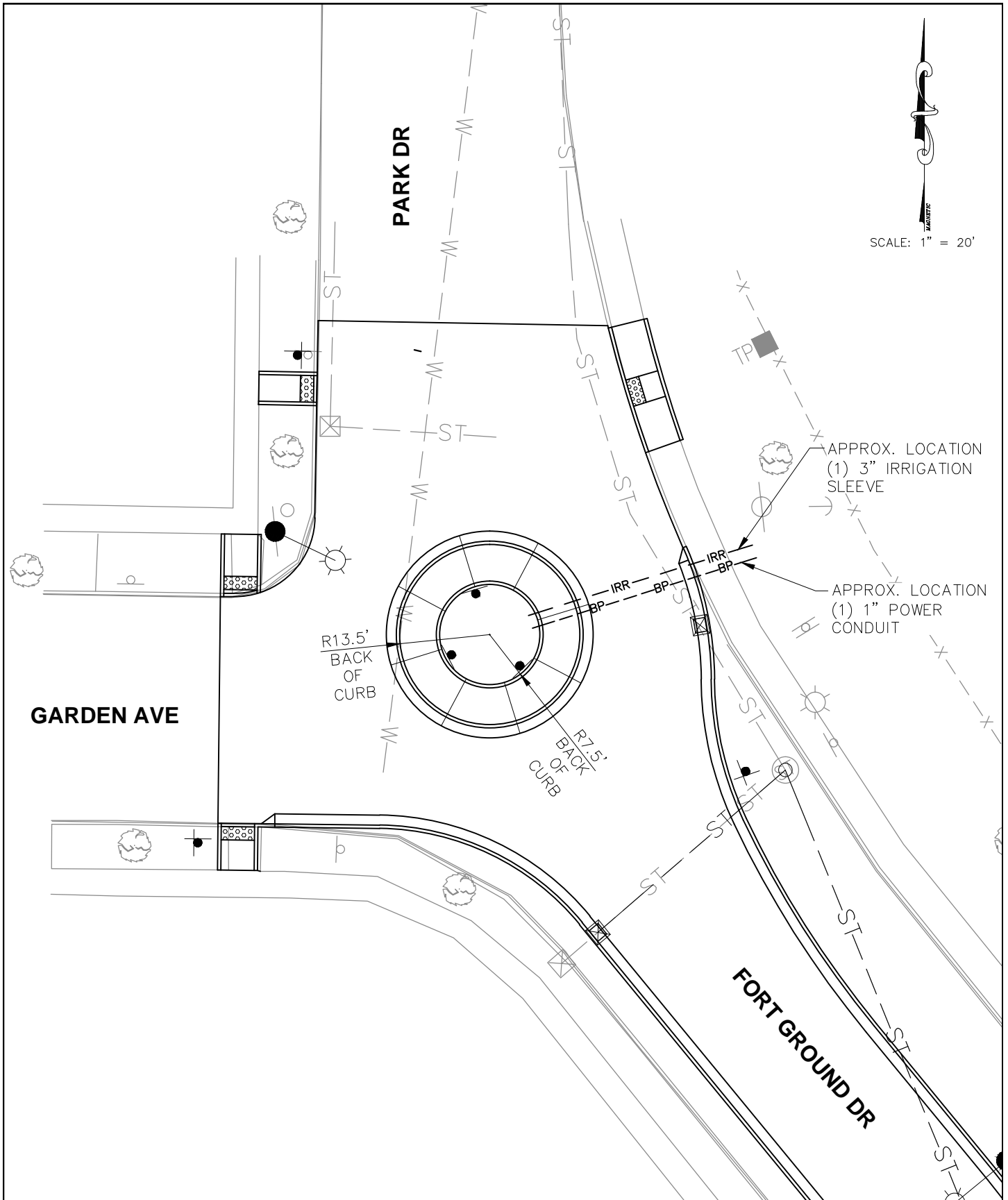
City Liaison to the Arts Commission:
Sam Taylor, Deputy City Administrator
Phone: (208) 769-2359
Email: staylor@cdaid.org

Thanks for your interest!





SCALE: 1" = 20'



N:\Civ\BDD Projects\41215\Production Drawings\41215PL12.dwg, 5/22/2017 11:13:30 AM, Sandra, 1:1



www.welchcomer.com
350 E. Kathleen Ave.
Coeur d'Alene, ID 83815

208-664-9382
(toll free) 877-815-5672
(fax) 208-664-5946

TRAFFIC CIRCLE DISPLAY
PARK DR / GARDEN AVE / FORT GROUND DR
COEUR D'ALENE
KOOTENAI COUNTY, IDAHO

PROJECT NO.:	41215
DESIGNED BY:	PFB
DRAWN BY:	SDS
DWG NAME:	41215PL12.DWG
DATE:	05-22-2017
SHEET NO.:	1



ARTIST'S NAME

ARTIST'S NAME

ARTIST'S NAME

ARTIST'S NAME

ARTIST'S NAME

Proposed Budget

Ginno Construction

- General Contracting Services
- Electrical and Lighting Package:
 - Running Conduit/Wiring
 - Mounting/Installation:
 - Exterior Lamp Fixtures
- Concrete Footings, Forms, Hardware, Mounting/Installation of:
 - Water Armatures
 - Securing Permits:
 - Supervising all aspects of the Construction Process
 - Supervising Adherence to Building Code and Standards
 - Engineering Specifications
 - Snow Load
 - Weight/Stress Variances
- Material Acquisition
 - Electrical
 - Concrete

Total Package \$9,600

Art Work (Jason M. Sanchez)

- Design/Fabrication and Installation of:
 - Transportation/Fuel costs est. \$1000
 - Water element
 - Sheet Steel and tubing est. \$6000
 - Heart
 - Bronze est. \$3000
 - Misc. Cushion or Overages
 - Labor and Assistant over 6 months est. \$22,500

Total Package \$32,500

Total Proposed Budget \$42,100

ARTS COMMISSION MINUTES
October 24, 2017

Attendees: Jennifer Drake, Tina Johnson, John Bruning, Deanna Goodlander, Trudy Elliott, David Groth, Mark Johnstone, Roberta Larsen, Hannah Daniels, Amy Ferguson, Kristen Lahner,

Guests: Phil Boyd, Welch Comer Engineers

CALL TO ORDER: Chairman Drake called the meeting to order.

CONFLICT OF INTEREST DECLARATION: There were none.

AGENDA AMENDMENTS: There were none.

PUBLIC COMMENTS:

Ann Melbourn, 210 N. Forest Drive commented regarding the proposed public art piece in the Fort Grounds Drive traffic circle. She noted that the neighborhood calls the location “Park & Garden” and said that because it is such a treacherous roundabout, anything larger than a flag pole in the center would be a problem for vision and snow plowing.

Terry Godbout, a Fort Grounds resident, said that he is concerned about the roundabout itself. There is an almost universal hatred of it in the Fort Grounds. He noted that it is difficult on a nice day, but with a hard rainstorm or snow berms, it is even worse.

Bruce Wally, 603 W. Garden, said that the artwork that has been proposed seems too big to work and be appreciated in the proposed location. The traffic circle itself tends to be more of an obstacle than a help when traveling in that location.

MINUTES: Motion by Commissioner Johnson, seconded by Commissioner Bruning, to approve the September 12, 2017 minutes. Motion carried.

FINANCIAL REPORT: Motion by Commissioner Johnstone, seconded by Commissioner Lahner, to approve the September financial report. Motion carried.

COMMISSIONER COMMENTS:

Chairman Drake said that “The Idaho Farmer” will be dedicated on Monday. It will be installed next to the “American Worker.” She encouraged the commission members to attend the dedication and tell their friends. Commissioner Larsen said that all of the commissioners should be in attendance as it is an important piece and because the artist is local and needs everyone’s support. Chairman Drake clarified that “The Idaho Farmer” is a donated piece that was financed by an outside source so the art did not have to go through the normal call process.

Commissioner Goodlander said that she believes that the artist, Terry Lee, will be working on the other pieces in the series this winter.

Chairman Drake said that the Emerge “Day of the Dead Fiesta” will be next Thursday, November 2nd. It celebrates Hispanic heritage and they are tying it in to the Human Rights Education Institute this year with a series of lectures and art by Hispanic/Latino artists. She highly recommends the event and noted that it is a fun and unique way to celebrate a different style of art and heritage in this area. Commissioner Johnstone said that there will be 70 related Hispanic exhibitions.

Commissioner Larsen asked about the status of the ArtCurrents pieces. Chairman Drake said that Mr. Taylor is just coming back from an extended absence and is trying to catch up. She will email him regarding the status of the Jacob Novinger pieces.

MAYOR’S AWARDS IN THE ARTS DEBRIEF:

Commissioner Elliott said that she thought the event went very smoothly and that the Resort did a phenomenal job. She also noted that they had great people serving, which was a plus. The Arts & Culture Alliance volunteers came and helped to set up. A idea for next year would be doing a better job of identifying who is on the Arts Commission (i.e., the commissioners would wear an identification badge). Commissioner Elliott noted that Commissioner Lahner designed the table centerpieces and they came in under budget. She thinks it would be nice for the commission members to take part in the greeting of the guests. In regard to the awards, Commissioner Elliott thought they were individualized and great. Commissioner Goodlander asked about some kind of a printed statement about the Arts Commission and the things that they are involved in. She also heard comments about putting a time limit on the acceptance speeches.

Commissioner Elliott commented that she thought it was wonderful to see the young people there as greeters. She is also thankful for Emerge’s art display and said that she didn’t realize what a tremendous job it was for Jeni to set up the displays. Commissioner Elliott said that the display boards that were used this year were free, but are actually the property of the Coeur d’Alene Arts Association. Next year the word is that the commission will have to pay to use them. She suggested that next year it should be included as a line item in the budget, and they will need to have people lined up to help Emerge set up and take down the displays. She also suggested name badges for the award recipients. Another thought was that the music was a little loud, but the emcee (Chairman Drake) did a great job.

FORT GROUNDS ROUNDABOUT SUBCOMMITTEE RECOMMENDATION:

Chairman Drake said that the selection committee met and unanimously selected “Coeur” by Jason Sanchez. She noted that the difference between the quality of the maquettes was striking, and she thinks that it was one of the reasons why Mr. Sanchez’s piece was so successful. Everyone liked the art and the fact that Mr. Sanchez put a lot of effort into it, and the fact that he is a local artist. Chairman Drake noted that there has been quite a bit of discussion between the City, Welch Comer, and the Fort Grounds residents about the traffic circle itself and how it is performing. She commented that this is not the venue to discuss the pros and cons of traffic

circles. The commission is tasked to look at the art that was selected by the selection committee and either approve it or not approve it to go in front of the city council. She further commented that they always want to listen to public input and want to use their knowledge as arts commissioners in choosing public art and the lessons they have learned.

Chairman Drake reviewed an email that was sent to the commissioners by Sam Taylor, Arts Commission liaison. She noted that Mr. Taylor has primarily been the one at the City who has been taking information in and has been the “go between” between the commission, residents, Welch Comer, the Streets Department, etc. The email summarized the concerns that have been raised.

In response to the concern that the traffic circle is too small for art, Mr. Taylor said that they had the exact dimensions and put those in the call, and the piece of art was drafted and designed specifically to fit within those parameters.

In response to the concern that motorists can't see the other side of the traffic circle, Mr. Taylor said: “Traffic circles and roundabouts are specifically designed so that motorists are not supposed to look to the other side. Their view should be on a ‘site triangle’ that is to their left, so they are focusing toward oncoming traffic. We purposely obstruct the view inside of roundabouts for this reason, and it is intended to slow motorists down because they can't see the other side, and so they become more defensive in their driving. That's an important public safety measure. The site triangle and obstructing the view of the other side of the circle or roundabout is called for in the federal design guidelines on these intersection facilities. The City of Coeur d'Alene has art in most of our roundabouts and traffic circles in the community. They are there both for that additional safety measure and for amazing aesthetic beauty and enhancement.”

Chairman Drake said that they have art in a number of roundabouts and traffic circles around town and she doesn't remember any conversations regarding the safety of those pieces. She noted that it is a very common thing to do and actually improves safety. Commissioner Larsen said that the concerned comments about the roundabout near the high school were about the ages of the drivers, but it has worked out and there have been no problems.

In response to the concern that the traffic circle is not designed well, Phil Boyd of Welch Comer Engineers said that when the traffic circle was originally put in they encountered budget constraints. At the time the City Engineer said to leave it for now, and they will rebuild it whenever whatever is going to be in that section of property is built. He noted that the contractor will be cutting out curbing on the Park side which will slow people down, and push it into more of a traffic circle pattern. Ms. Melbourn commented that the fire trucks, UPS, Fed Ex, etc. still can't get around it. Mr. Boyd said that there are alternate routes. Chairman Drake said that this is not the venue for that specific discussion and that it may lead to a bigger discussion if the art is approved and it goes before the city council.

In response to the concern that the roundabout needs to not have anything large on the inside because the intersection is the only way to get large vehicles, such as those hauling boats and trailers, into the Fort Grounds area, Mr. Taylor noted in his email that, “based on an in person assessment and discussions with Welch Comer's engineers, staff respectfully disagrees with this.

There are other entry points to the neighborhood, including along River, that provide adequate large vehicle access.”

In response to the concern the Call to Artists called it the “Fort Ground Drive” roundabout and the traffic circle is on Park Drive, Chairman Drake said that based on the maps and drawings and the Welch Comer public meetings that happened on behalf of the Fort Grounds redesign area, Mr. Taylor believes that notification was appropriate. The traffic circle is on Fort Ground Drive, and Chairman Drake said that they are doing the best that they can to make it as clear as they can for everybody.

Chairman Drake also shared the following from Mr. Taylor’s email: “I should note that we are aware of no formal vote of this neighborhood stating they are opposed. There are absolutely some residents that do not want the art there. They deserve to have input and we have worked to provide opportunities for a few years during planning and design for that to occur as well as the meeting today. City Councilmember Dan Gookin, also a resident of Fort Grounds, also shared input with me on this issue as he had heard the concerns, too. He specifically noted to me that a majority have not shared feedback one way or the other. Councilmember Gookin has also kept in touch with the neighborhood about the revitalization of this area and has noted for them that artwork was planned for this traffic circle.”

Commissioner Johnson asked about the other two traffic circles in that area. Mr. Boyd said that the pillars that were installed were actually centered so that they can have public art on the top of them. Chairman Drake commented that they look finished as they are. Commissioner Johnson commented that she does not like the proposed art piece. Chairman Drake said that art is subjective and she hopes that everyone continues to share their opinions.

Commissioner Lahner said that she drove around the area today and one thing that struck her is that the roundabout is really embedded in the residential corner. She wondered if there was some way that the art piece can be moved to a more public roundabout. If the residents are up in arms about the piece, she is wondering if the piece could be moved closer to the carousel or closer to the park. Chairman Drake asked if the piece would fit in the other two traffic circles. Mr. Boyd said they would have to remove the pillar that is there, which would require a substantial effort.

Ms. Melbourn said that the Fort Grounds is a designated historic neighborhood and the art piece selected in most everyone’s opinion in the neighborhood is not compatible with the historic nature of the neighborhood. She noted that there has never been an address change for any of the homes that front Fort Ground Drive and they still have Park Drive addresses. She noted that they have no objection to the art being moved to Memorial Field or the park, but the neighborhood has a strong attachment to the flag pole. Commissioner Goodlander said that the issues that the Fort Grounds neighborhood has are with the city council, and not the Arts Commission. She thinks that anyone who objects to the piece should look at the maquette and that Jason Sanchez is a really talented artist.

Commissioner Johnstone said that he agrees with Commissioner Goodlander that the issues should be separated. He personally believes that there should be art on traffic circles and thinks

that is a city council issue that is much larger than what they charged with discussing. Having been involved as a volunteer or employee at city level administration since 1982, this is not a new conversation that he has heard. Coeur d'Alene, from his perspective is going through growing pains. The city and the people who live here are learning the process of what happens in a city with greater need. He likes the art but doesn't think it is appropriate for the site and commented that Mr. Sanchez has mentioned that he wanted to create a piece that is emblematic and which comes to stand for Coeur d'Alene. Commissioner Johnstone's suggestion is that the art piece is not appropriate for its surrounds and location and the historic nature of the neighborhood. He also commented that the conversation regarding the flag pole that is dedicated in memory of a veteran is a conversation that is happening all over the country in a lot of different communities. He calls that kind of art "plop art" and it doesn't really integrate into the location as well. There are a lot of issues that the commission needs to talk about.

Commissioner Johnson asked if they could amend the proposal for something that is historical that would match the neighborhood. Chairman Drake commented that the problem she has with that is that she really wants to respect the process. The process included the selection committee narrowing the submissions down to the top 30, and then using their due diligence of going through them and narrowing them down further. The public comment was overwhelmingly in favor of this piece and the selection committee unanimously selected the piece. The reason it comes before the Arts Commission is to make sure they are doing the best they can with the city's money and are being responsible. In her opinion, the job of the commission is to make sure they are following through on the details, while also respecting the process. She noted that they do have the flexibility to move the art to another location.

Mark Faulkner, Vice President of the Fort Ground Homeowners Association, said that the call to artists specifically said that the art piece should reflect the nature of the environment and this piece does not do that. He thinks it might be appropriate in another location. He suggested a piece of property that is closer to the merry-go-round. He further commented that he is not opposed to the piece at all, but just thinks that it doesn't belong there. He discussed his concerns with the roundabout. Chairman Drake said that the expert testimony says that art helps and makes it safer when installed in a traffic circle. She commented that the commission can decide if they want the art in that traffic circle, or if they like the art and want to put it somewhere else, or if they want to reject the art.

Commissioner Groth said that he appreciates the process and thinks it is important to also say we screwed up. For him, it is the size of the traffic circle and issues with the traffic circle which affect putting art there.

Commissioner Goodlander said that she thinks it is a really interesting piece of art and thinks it would be fun to have in our collection, but maybe not in this exact site. Chairman Drake asked Mr. Boyd if there are more possible places where the art might fit. Mr. Boyd said they have identified a spot where the old NIC sign used to be, and the spot has been reserved for art. The two poles that are currently in that location are going away. There might also be another location in the plaza area near the picnic area that is part of the new Memorial Park, where folks could get closer to the art piece. Chairman Drake said that she really hesitates to change anything once it has gone through the process but understands that there are other options. She noted that one of

the topics of conversation during the selection process is that they loved the piece of art and it was almost too bad to put it where people couldn't walk up to it – especially because wording from the Idaho Constitution will be etched on the heart. If they did move the piece to a spot that was more pedestrian friendly, she believes that the selection committee would be happy that the process was respected but also that some of their comments played into a new position. Commissioner Goodlander suggested making a motion to accept the art with the caveat that they would look at a different location, and then run it by legal and Mr. Taylor.

Commissioner Lahner said that she is excited about Jason's piece but feels like it doesn't belong in the proposed location. There are so many places and public spaces where it would be beautiful. Commissioner Johnson said that she would like to not be restricted to the Four Corners area. Chairman Drake said that it would have to be located in the Lake District, but the Arts Commission would also have to approve the new location.

Carolyn Gunlock, Fort Grounds resident, said that she doesn't want any art down there, and the roundabout is a pain. Chairman Drake recommend that she take her comments to the city council and the Streets Department.

MOTION: Motion by Commissioner Goodlander, seconded by Commissioner Larsen, to accept "Coeur" by artist Jason Sanchez, with the caveat that the Arts Commission will be pursuing a different location, and that the decision would be reviewed with the Legal Department.

DISCUSSION: Commissioner Bruning said that another possible location for the art piece would be the corner by the Bridge Academy as there is green space there. Chairman Drake said that she would let Mr. Taylor know and then make a list of possible locations and make sure that everyone who needs to be involved is involved. She noted that they would definitely want to talk to Mr. Sanchez about it also.

Motion carried, with Commissioner Johnson voting no.

Chairman Drake commented that she feels like this was a very productive and respectful conversation and noted that sometimes they run into hiccups that they don't expect.

Commissioner Johnson suggested that the Centennial Trail Foundation railbike might be a suggestion. Mr. Bruning said that they are still looking for funding on that. Commissioner Groth said that he spoke to Tom Smart's son recently and there are some shaky feelings as to whether they want to pursue it or not.

**REQUEST FOR PROPOSALS (RFP) VS. REQUEST FOR QUALIFICATIONS (RFQ)
DISCUSSION:**

Chairman Drake said that an artist who submitted a proposal for the Fort Grounds call submitted a suggestion. The artists feels that the calls for artists are unfair to artists and make them do too much work and that other places use a Request for Qualifications (RFQ) process where the artists send in their resume and samples of work, and the commission narrows it down.

Chairman Drake said that she doesn't like that idea and feels that it is doing a disservice to the people of Coeur d'Alene deciding on art without actually seeing what the art would be. Commissioner Johnstone said that he disagrees and thinks that the commission needs to review its master plan, which is now two years out of the date. The other issue is the way the commission functions in terms of public art. He wonders how much the commissioners either go back and review the public art policy, or if they ever read it when they join the commission. He noted that ten years ago the Idaho Commission for the Arts sent out regional arts advisers to the entire state. The gentleman covering this area was from Sandpoint. Commissioner Johnstone said that he knows that the gentleman met with the Arts Commission but is not sure who he met with in the city, which is a real disservice for the continuity of information. He knows that at the time Coeur d'Alene was given a binder on how to implement the budget, artist selection, contracts, fabrication, installation, dedication, maintenance, conversation, education and promotion. Examples from everywhere were provided and Requests for Proposals (RFPs) and Requests for Qualifications (RFQs) were clearly discussed. He noted that RFPs have been used in public arts programs for over 30 years and that it costs the artists a lot to prepare a proposal. You have to be at a certain level before you start building models. He thinks that all of our projects over a certain level should go through an RFQ process. The artists that we want to attract are used to that and are building their career around it. He is a firm believer in RFQs because it lessens the work load on the applicant and at the same time it requires the committee who is reviewing those qualifications to know exactly what it is they are seeing on the resumes. It gets very tricky because of what the application process has come to, which is frequently all online and a lot of it is computer-generated. He thinks it is a much bigger issue that needs to be addressed.

Councilmember Goodlander said that she was the city council liaison for the Arts Commission for approximately 16 years when they didn't have any money. She thinks that one of the things that our Arts Commission decided at that time was they wanted to encourage local artists and they don't invest the kind of dollars that it takes to bring in big name artists. They wanted more art and more local involvement. She thinks that the process is relatively well done, but it could be simplified a bit and it wouldn't hurt the commission to look at that process again. She feels that the RFQ process doesn't give the type of information that they need. Commissioner Johnstone said that you need people who know how to read a resume and application and know what it is. Commissioner Goodlander responded that people with that process have a curator who knows art. Commissioner Johnstone said that the arts commissions in many cities are like our commission, where the members are citizens who have no background in art, but have a vested interest. He noted that he has given probably about a hundred lectures in different cities around the state, including non-profits, to try to get the local communities to understand the art process. There are ways to learn.

Chairman Drake suggested that the commission read the information provided to her by Commissioner Johnstone (she will forward it to the commission via email) so that they are prepared for a more informed discussion at the next meeting.

UPDATE OF ARTS COMMISSION BROCHURE:

Commissioner Elliott said that when they were doing the Mayor's Awards, she thought it would be a good to display a brochure that says what the commission does. She noted that the brochure

needs to be updated and that Commissioner Shute said that she would be willing to update it. It was agreed that Commissioner Shute should be tasked with updating the public art brochure. Commissioner Johnstone said that he thinks that it should be done in a “hip” way so that they are not reinventing the wheel every time. He suggested putting a QR code on the art plaques so that all that would be needed would be a piece of paper that would tell people in a general way about the art. That way you don’t end up with a lot of discarded guides. Chairman Drake suggested using the Art in Motion brochures as an example.

SUBCOMMITTEE UPDATES:

Arts Commission Applicant Review

Teresa Runge’s application was reviewed and discussed. Chairman Drake said that the selection committee is in agreement that she would be a great addition to the commission.

MOTION: Motion by Commissioner Johnson, seconded by Commissioner Lahner, to recommend the appointment of Teresa Runge to the Arts Commission. Motion carried with Commissioner Johnstone voting no.

Commissioner Johnstone said that he thinks it is problematic to have someone working in the field that they are performing a volunteer service for in the city. Chairman Drake said that she encourages it and noted that they have a conflict of interest agenda item at the beginning of every meeting.

Riverstone Public Art

Commissioner Larsen said that Mr. Spiering said that the art would probably not be ready until after the winter. She noted that Mr. Spiering works at Ferguson High School where the recent shooting was and it has been devastating emotionally.

Library Bike Racks

Commissioner Goodlander said she is working with Amy to have Mr. Taylor contact her to define whether the city will do the concrete pad for the lower level rack. The other issue is with the size of the rack. She noted that Mr. McCully talked to Mr. Taylor about having some portable bike racks that they have used in the streets for different events put into the library location to get a feel for what a rack would look like before they ask for qualifications. Commissioner Johnstone said that he has a Powerpoint on artist-designed bike racks all over the country and will send it to Commissioner Goodlander. Commissioner Goodlander said they are very close to issuing the call and that everything is written and the selection committee is picked. They are just waiting to get some of the city issues defined.

Murals Project

Chairman Drake said that she hasn’t had a chance to sit down with Mr. Taylor to see if they are moving forward and if the money has been returned. Hopefully within the next month she will be able to sit down with him and discuss it as she would like to move forward.

Public Art Conference 2018 Exploration Committee

Commissioner Johnston said that he attended the conference in Olympia recently. There were probably about 80 people in attendance, mostly from the coast. The program started with a meet and greet on Thursday night and then began at 9:00 a.m. the next morning. Quite a few of the presentations that he attended were very good. A lot of the discussions were related to what is going on in the world in a very contemporary fashion. There were a lot of young people between 25 and 40 at the conference who were quite knowledgeable about what is going on in the field. He noted that this type of conference would have been equally as helpful for artists. He thinks that Olympia could have done a little better job generating local interest. The organizer fell under the public art division of the Washington State Commission of the Arts and the Olympia public art program. They had at least four full time staff members and probably two or three other part-time people working on the conference. Based on what he saw and experienced, Commissioner Johnstone said that he doesn't think that the CDA Arts Commission is ready to host the conference for the reason that we don't have within the community the proper resources (people) to help with it. They are talking about Moscow and Pullman partnering for the conference next year. Chairman Drake thanked Commissioner Johnstone for attending the conference and updating the commission.

Art on the Islands

Commissioner Elliott said that she sent out an email about having a meeting and noted that there are three items that Mr. Taylor was going to check with Legal on first. She noted that Mr. Roberge has some very specific ideas on how he wants the program to go. Chairman Drake said that they need to mesh his vision with what the city is allowed to do since it is on public property. Commissioner Elliott said that she thinks the subcommittee needs to meet with Mr. Taylor and get the answers to the questions before Mr. Roberge is involved in the process. She noted that Mr. Taylor suggested that Bill Greenwood, Parks & Recreation Director, also be a part of the conversation. Commissioner Elliott will send out a meeting invite to the subcommittee.

It was noted that Commissioner Larsen's second term on the Arts Commission ended on October 1st.

ADJOURNMENT: MOTION by Commissioner Larsen, seconded by Commissioner Elliott, to adjourn. The meeting adjourned at 5:35 p.m.

Respectfully submitted by:

Amy Ferguson
Executive Assistant



MEMORIAL PARK



WELCH-COMER
ENGINEERS & SURVEYORS

BWA BERNARDO | MILL
ARCHITECTS PC

CITY COUNCIL STAFF REPORT

DATE: December 19, 2017
FROM: Randy Adams, Chief Deputy City Attorney, and Tami Stroud, Planner
SUBJECT: Annexation Agreement with Scott and Carol Stephens, (1354 Silver Beach Road property)

=====

DECISION POINT:

Should the City Council approve the Annexation Agreement with Scott and Carol Stephens for a parcel of land abutting City limits that the Owners wish to annex. If so, the Annexation Agreement and Annexation Ordinance will need to be approved for the annexation request that was approved by the City Council on August 7, 2012.

HISTORY:

The property is a +/- .234 acre parcel located at 1354 Silver Beach Road and is located north of Coeur d’Alene Lake Drive. The City Council approved the annexation of this property on August 7, 2012, with the R-5 zoning, but the annexation process was never finalized. The Stephens completed the outstanding items as requested by the approval of the annexation in 2012 and are in the process of selling the property. The Stephens and the buyers are motivated to have the property annexed into the City. The Annexation Agreement and Ordinance were brought forward to the City Council on December 5, 2017 for approval. During the City Council meeting, the Council tabled the item and requested additional background information with regard to the delay in bringing the Annexation Agreement forward and concerns over setting precedent for future annexations that do not have immediate plans to connect to sewer and/or water.

BACKGROUND:

On June 12, 2012, the Planning Commission held a public hearing on the proposed annexation (A-4-12) of the Stephens property. Councilmember Evans was, at that time, a member of the Planning Commission. The applicant explained the desire for annexation by stating that Mr. Stephens intended to sell the home but, because it was built too close to the property line, it was not compliant with the County code. The sale could not occur without a Certificate of Occupancy, which the County would not issue due to the non-compliance with its Code. However, the home met the then current City setback requirements. There was discussion about the history of annexation of a property which does not have public utilities. The legal department noted that it was not unusual and cited a few examples. A motion to approve the zoning prior to annexation was unanimously approved.

On August 7, 2012, the annexation came before the City Council at a public hearing. There was discussion about the lack of public utilities to the property, the noncompliance with the County code, and the history of the property. Councilmember Kennedy noted that approval of the annexation would “condone” building structures without County authorization or permits. In response to questions, the legal department advised Council that an annexation agreement would have to be entered into between Mr. Stephens and

the City, that Mr. Stephens would have to connect to sewer as required by the City and Panhandle Health policies as noted below, and that Mr. Stephens would have to resolve the outstanding issues with the County and lack of a Certificate of Occupancy before finalizing the annexation, and that the City would not be obligated to provide Mr. Stephens water or sewer. A motion was made by Councilmember Goodlander to approve the annexation, direct staff to negotiate the annexation agreement and prepare Findings and an Order, and that a resolution to the shared water agreement be included in the annexation agreement. The motion passed 5-1, with Councilmember Gookin voting against approval.

A shared water agreement has been signed recently by Mr. Stephens and the neighboring property owner, which satisfies the one condition placed on the approval by Council. Proof of a road easement has been provided. The requirement to resolve the County Code issues has been satisfied. Therefore, the terms of the proposed Annexation Agreement comply with Council's direction give on August 7, 2012. Approval of the Agreement and the Ordinance will complete the annexation. Rejection of the Agreement, when the Council's conditions have been met, would require a change of circumstances which should be enunciated on the record.

Finally, Municipal Code § 13.12.035 states: "The owner of any property within the city of Coeur d'Alene, the use of which property results in the generation or existence of sewage, which property abuts a public street, alley, or easement in which there is an adequate city sewer collector line shall at the owner's expense connect the sewage generating facilities on such property to the city sewer system within three hundred sixty five (365) days after notice to such owner to so connect." [Emphasis added.] Pursuant to the terms of this section, Mr. Stephens would not be required to connect to City sewer. There is no similar section of the Code requiring connection to the City water system. In fact, the 2012 Water System Comprehensive Plan Update, in § 2.3, specifically identifies "several small areas" in the City which are not served by City water.

The existing water main is located 3,000 linear feet from the property and the existing sewer main is located 6,000 linear feet from the subject property, as shown on the maps on the following pages. The City's Wastewater Department has followed Panhandle Health District's policy for connecting to wastewater, which is based on two sections of the Environmental Health Code (41.01.100 and 41.01.110). Section 41.01.100 addresses connection to public sanitary sewer or any construction on a street or alley in which there is public sanitary sewer or to any construction within two-hundred (200) feet of a public sanitary sewer where connection with such sewer is actually made. Section 41.01.110 requires that a property be connected to a collection and treatment system whenever it becomes available for service to the parcel (see attachment). Therefore, if sewer is within 200 feet of a property or becomes available, a property is required to connect.

FINANCIAL ANALYSIS:

The Owners have paid annexation fees of \$1050.00. Further, by annexing the property, the City will receive property taxes from the Owners.

PERFORMANCE ANALYSIS:

The City Council has determined that the property is appropriate for annexation. This Agreement will finalize the annexation process.

DECISION POINT/RECOMMENDATION:

The City Council will need to decide if it would like to approve the Annexation Agreement with Scott and Carol Stephens for the above-noted Silver Beach Road property and Annexation Ordinance to complete the annexation for this property.

Attachments:

Zoning Map

Water Main Location Map

Sewer Location Map

PHD Position on Sewer Connection

Summary of 2017 follow-up meeting between City/County staff and the Stephens

Compliance Agreement between Kootenai County and Scott and Carol Stephens

Certificate of Occupancy from Kootenai County

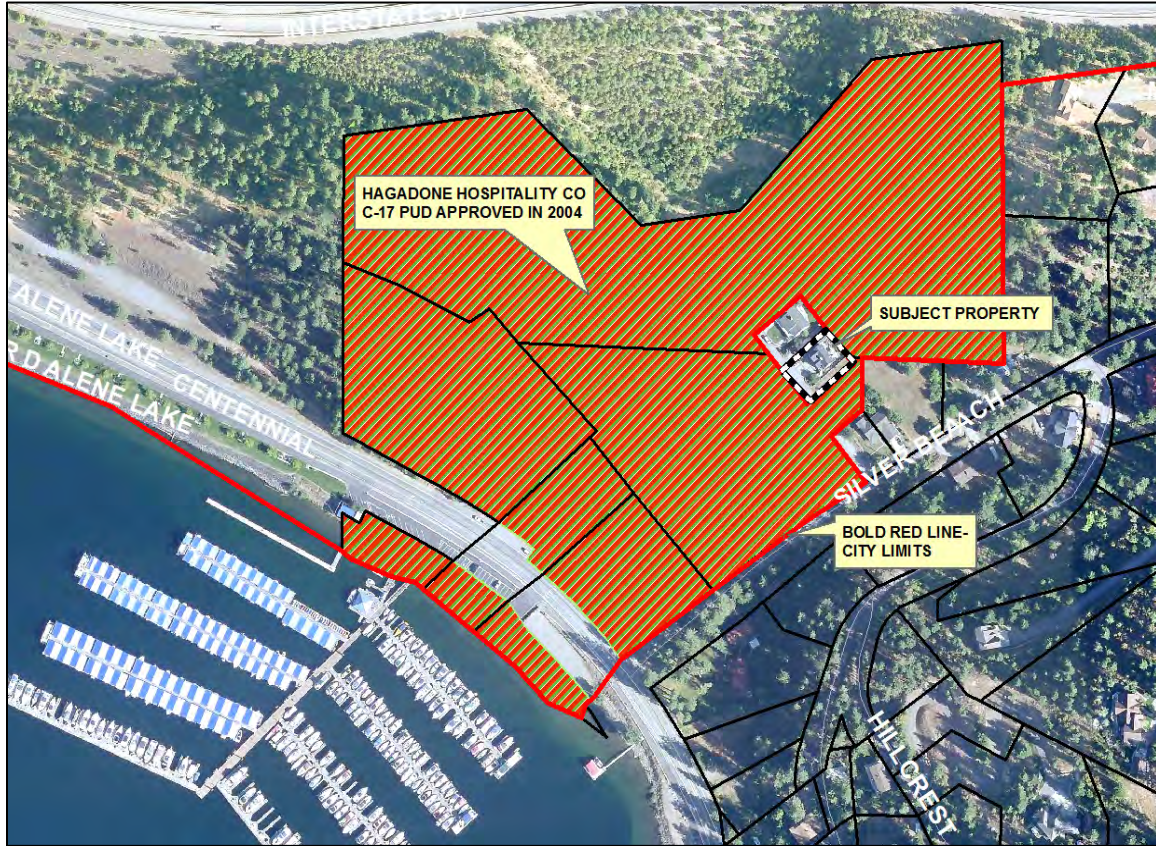
Recorded Release from Kootenai County

Simple Shared Well Agreement

Annexation Agreement

Annexation Ordinance

Zoning Map:

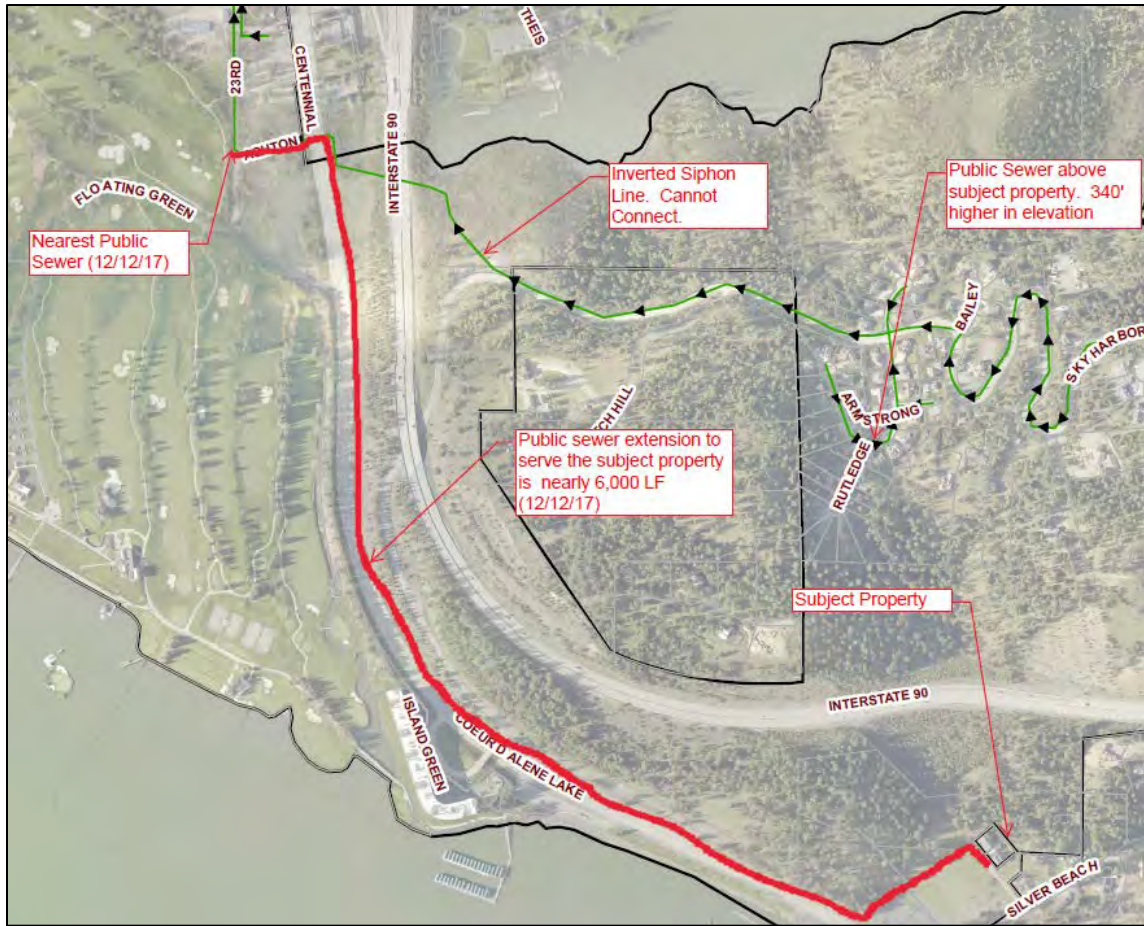


NOTE: The city limits are outlined in red and the subject property is almost entirely surrounded by property located within the City that is property owned by Hagadone Hospitality Company.

Water Main Location Map:



Sewer Location Map:



Requiring Connection to a Municipal/Community Sewer System

58.01.03.005.05 of the Sewage Regs (Basis for Permit Application Denial) states, "The Director may deny a permit application if in the Director's judgment: (10-1-90) **a.** The application is incomplete, inaccurate, or misleading; (10-1-90) **b.** The system as proposed is not in compliance with applicable rules and regulations; (10-1-90) **c.** The system as proposed would, when put into use, be considered a failing system; (10-1-90) **d.** The design and description of a public system was not made by a professional engineer; (10-1-90) **e. Public or central wastewater treatment facilities are reasonably accessible."**

- A Central System is defined as "any system which receives blackwaste or wastewater in volumes exceeding twenty-five hundred (2,500) gallons per day; any system which receives blackwaste or wastewater from more than two (2) dwelling units or more than two (2) buildings under separate ownership."

The term "reasonably accessible" has always been a problem, but I refer to the following citations with respect to *proximity* of a sewer line:

Idaho Statute 42-3212 (Water and Sewer Districts) states: "...that no owner shall be compelled to connect his property with such system unless a service line is brought, by the district, to a point within two hundred (200) feet of his dwelling place..."

We also have two sections in our Environmental Health Code that address this:

41.01.01.100 "This rule [Private Sewage Disposal] shall not apply to any construction on a street or alley in which there is a public sanitary sewer or to any construction within two-hundred (200) feet of a public sanitary sewer where connection with such sewer is actually made. In such case, the residence, place of business, or other building shall connect to the sewer."

41.01.01.110 [Aquifer Protection Section] "Upon notification by the Health Officer the owner of any parcel of land utilizing a subsurface sewage disposal system shall disconnect such system from any buildings on his parcel of land and shall connect the building sewer from the buildings to a collection and treatment system whenever it becomes available for service to his parcel." (i.e. distance doesn't matter, sewer just needs to be available to the parcel)

- The term "reasonably accessible" has been interpreted by PHD to include two additional things, other than *proximity*: the municipal entity/sewer district offers to accept the new waste stream, and that the municipal entity/sewer district has capacity for the additional wastewater flow. **We need to have this in writing before we deny a permit.**

Section 58.01.03.005.13 of the Sewage regs (Abandonment May be Required) states, "The Director may require as a condition for issuing a permit that the system be abandoned by a specified date or under specific predetermined circumstances. The date or circumstances will be established before the issuance of the permit and be contained in the permit application. These conditions may relate to a specific date, dwelling density, completion of a municipal system or other circumstances relative to the availability of central sewerage system services."

The Idaho Wastewater Rules say" IDAPA 58.01.16.455.04) If a **private community municipal wastewater treatment plant** installation is only a temporary or interim measure in a long-term plan, a compliance agreement schedule will include a sunset clause with a date for the private community municipal wastewater treatment plant to cease operation and will require the plant owner to fund and construct the eventual hookup to the public municipal wastewater collection

system when the system becomes reasonably accessible. For the purpose of Section 455, “reasonably accessible” shall mean when the public municipal wastewater collection system is located within one thousand (1,000) feet minimum of any portion of the discharge piping of the private community municipal wastewater treatment plant and the owner of the public municipal wastewater collection system provides a “will serve” letter. The Department will use its Policy for Determining Reasonable Access to Existing Public Wastewater Facilities to determine if a private community municipal wastewater treatment plant may also be found to be reasonably accessible at distances greater than one thousand (1,000) feet. If the Department determines that a proposed private community municipal wastewater treatment plant is reasonably accessible to a public municipal wastewater collection system, the use of the private community municipal wastewater treatment plant may be denied. The compliance agreement schedule shall address such things as operation and maintenance requirements and monitoring and reporting requirements. (3-30-07)”



You replied to this message on 11/16/2017 4:14 PM.

From: Sandra Forstrom <sforstrom@kcgov.us>
To: Pat Braden
Cc: David Callahan; Vlad Finkel; John Mills; STROUD, TAMI
Subject: Scott Stephens, CV-4183-05B

Sent: Wed 8/16/2017 9:28 AM

Pat,

On 8-9-2017, Vlad Finkel and I met at the City of CDA satellite office with City of CDA staff, Tami Stroud-Planning, Ted Lantzy- Sr. Plans Examiner and Randy Adams –Attorney. Mr. & Mrs. Scott Stephens and realtors Donnie Wilkins and Brenda Burke were also present. We did not know their Attorney would be there or we would have asked you to join us also.

Mr. Stephens will be required to have the SFR finalized and C/O issued as well as obtain the required building permits for the breezeway, covered deck, Quonset hut façade and garage structure. I spoke to Deputy Building Official, John Mills re: inspections required to final the SFR permit # 35729 and I will let Mr. Stephens know the items needed to final the SFR.

We discussed if you and Randy Adams the City Attorney could write a Memo of Understanding regarding all of the items required for Mr. Stephens to complete in order for him to be able annex into the City and close out the violations for CV-4183-05B.

It needs to be worked out how the Quonset Hut Façade and garage could be permitted as they do not meet the County's side setback of ten feet but does meet the City's side setback of 5 five feet

Can we discuss this with you at your convenience?

Sandy Forstrom
Code Compliance Officer
Kootenai County Community Development
451 Government Way
PO Box 9000
Coeur d'Alene ID 83816-9000
208-446-1056
Fax: 208-446-1071



KOOTENAI COUNTY

COMMUNITY DEVELOPMENT

BUILDING • CODE ENFORCEMENT • PLANNING

COMPLIANCE AGREEMENT

Regarding

1354 South Silver Beach Road, Coeur d'Alene, Idaho 83814

By and Between

Kootenai County Community Development,

and

Scott and Carol Stephens

JIM BRANNON 7 P 2620772000
KOOTENAI COUNTY RECORDER
MRR Date 11/16/2017 10:36 AM
REQ OF COMMUNITY DEVELOPMENT

RECORDING FEE: \$0.00

AG



I. INTRODUCTION

The purpose of this agreement is to resolve the Notice of Building Ordinance Violation issued on December 7, 2005 and recorded as Instrument No. 2013276, records of Kootenai County, Idaho on February 13, 2006. Specifically, this agreement is intended to resolve an issue arising from the setback of one of the buildings on the subject property from the property boundary, which in turn would allow for the completion of building inspections and the issuance of a certificate of occupancy for that building. The owners of the subject property then intend to seek annexation of the subject property into the City of Coeur d'Alene.

II. PARTIES AND AUTHORITY

This agreement is entered into by Kootenai County Community Development ("Community Development") pursuant to the authority granted to the Director of Community Development by subsection 7-1-17(E), Kootenai County Code.

Scott and Carol Stephens ("Stephens") hereby enter into this agreement on behalf of themselves as the Owners of the property at issue.

III. THE PROPERTY

The property at issue is located at 1354 South Silver Beach Road, Coeur d'Alene, ID 83814, and is currently situated in the unincorporated area of Kootenai County, Idaho, adjacent to the City of Coeur d'Alene and within the City of Coeur d'Alene's Area of City Impact. The property is legally described as follows:

A tract of land 85 feet by 120 feet located in the southwest quarter of Section 20, Township 50 North, Range 3 West Boise Meridian, Kootenai County, Idaho, beginning at the west quarter corner of Section 20, Township 50 North, Range 3 West Boise Meridian; thence East 404.55 feet; thence south 1415.08 feet to an iron pipe; thence North 50 18' East, 507.18 feet to an iron pipe; thence south 39 42 East, 255 feet to an iron pipe and the true point of beginning of said tract; thence south 39 42 east, 85 feet to an iron pipe; thence south 50 18 west, 120 feet to an iron pipe; thence north 39 42 west, 85 feet to an iron pipe; thence north 50 18 east, 120 feet to an iron pipe and the true point of beginning. EXCEPT easements are reserved over and across for public utilities, sewer, and the like.

The property is a residential property with two permanent structures. One structure is the primary single family dwelling ("the primary residence"), while the other consists of a 24' x 32' detached garage attached to a 24' x 36' arch form detached garage, with an attached façade ("the accessory building").

IV. HISTORY

- A. According to the records of the Kootenai County Assessor, the arch shaped structure was built in 1975.
- B. The primary residence was built by Stephens pursuant to a building permit issued on February 12, 2003 (Permit No. 35729).
- C. On December 4, 2003, a mechanical inspection was unable to be completed as the sheetrock was already installed.
- D. On October 17, 2005, Kootenai County Building Inspector Rudy Sachs reviewed the status of Permit No. 35729 and found that the primary residence had been completed, and was being occupied. A breezeway had been attached to the primary residence, and a garage addition and a façade had been added to the arch shaped structure of the accessory building. He posted a Notice of Violation for occupation of the primary residence without a final inspection or Certificate of Occupancy.
- E. On October 18, 2005, Stephens called for a final inspection. Sachs conducted this inspection on October 19, 2005, at which time he discovered breezeway and terminated the inspection at that point. He then issued a caution notice directing Stephens to submit revised plans for the structure.
- F. On October 25, 2005, staff reviewed a supplement to Permit No. 35729 for the breezeway structure and determined that it was incomplete.
- G. On October 26, 2005, Chief Building Inspector John Mills reviewed the plan submitted and responded with a letter requesting further structural details. Although Stephens complied with this request, the additional materials submitted showed that the breezeway did not meet the required six foot (6') setbacks between buildings and would have to be removed. Stephens responded by submitting a letter dated December 22, 2005 that stated that he had no intention of removing the breezeway.
- H. On December 7, 2005, a Notice of Building Ordinance Violation was mailed to the owner. The violation consisted of the following: A single family residence occupied without a Certificate of Occupancy, and a breezeway addition, a covered deck, a 24' x 30' addition, and a facade added to the front of the existing 864 square foot nonconforming arched form garage, all of which (except the original arched form garage) were constructed without a permit. The covered deck was not included in the original plans submitted and approved by Kootenai County Building and Planning (Now Community Development) in conjunction with Permit No. 35729.
- I. On December 22, 2005, Stephens submitted an letter appealing the decision of the Building Official to issue the Notice of Building Ordinance Violation to the Kootenai County Board of Commissioners ("Board").
- J. On January 26, 2006, the appeal hearing was held before the Board. The Board affirmed the decision of the Building Official to issue the Notice of Building Ordinance Violation, and directed the owners to fully comply with County ordinances and building codes within fifteen (15) days.

- K. On February 13, 2006, the Notice of Building Ordinance Violation was recorded as Instrument No. 2013276, Records of Kootenai County, Idaho.
- L. On September 9, 2012, Stephens dropped off applications for building permits to resolve the issues for which he had been cited. These applications were assigned Permit Nos. RES12-0535, RES12-0536, RES12-0537 and RES12-0538. Stephens was advised of the code violation fees and non-compliance fees that would be charged upon review of the permit applications.
- M. On September 17, 2012, Stephens paid code violation fees in the amount of \$481.25. Stephens was advised that additional non-compliance fees would need to be paid for each permit upon completion of plan review.
- N. On October 3, 2012, Kootenai County Community Development staff received a letter from Tami Stroud from the City of Coeur d'Alene regarding potential annexation of this site.
- O. On March 10, 2017, a cancellation letter for Permit Nos. RES12-0535, RES12-0536, RES12-0537 and RES12-0538 was sent to Stephens due to lack of permit-related activity. The application as submitted required further documentation and information to proceed. Staff had not received the required documentation and information.
- P. Between February 12, 2012 and August 9, 2017, meetings were held to discuss the site with Stephens, Stephens' realtors and/or the City of Coeur d'Alene. One issue was that the façade on the front of the arched building and the garage structure attached to the rear of the arched building are currently five feet (5') from the property line. This does not comply with Kootenai County's required side yard setback of ten feet (10'), but would comply with the City of Coeur d'Alene's required side yard setback of five feet (5').
- Q. On August 9, 2017, a meeting was held with Stephens, Stephens' realtors, Kootenai County Staff and Staff from the City of Coeur d'Alene. The parties agreed to draft an agreement which would specify the actions required to enable the Stephens property to be annexed into the city of Coeur d'Alene, at which point Kootenai County would release the previously issued and recorded Notice of Building Ordinance Violation.

V. TERMS

- A. Stephens shall complete the following to the reasonable satisfaction of Community Development:
 - 1. Single Family Residence Permit No. 35729 – Provide evidence of sealing holes in sheetrock behind furnace in lower level.
 - 2. Existing Building Permits for the following structures or partial structures must be activated, with applicable building permit and code violation fees paid:
 - a. Breezeway: RES12-0538
 - b. Covered Deck: RES12-0537
 - c. Quonset Hut Façade: RES12-0535
 - d. Garage: RES12-0537

B. The County agrees that the accessory building, including the Quonset hut façade and the garage, may comply with the City of Coeur d'Alene's side yard setback of five feet (5'), rather than the County's side yard setback of ten feet (10'), so long as the property is annexed into the City of Coeur d'Alene within one (1) year of the date of last signature on this agreement.

C. This agreement shall be effective as of the date of last signature below.

D. This agreement shall terminate as of the date of the earliest occurrence of one of the following events:

- 1. Completion of annexation of the property into the City of Coeur d'Alene; or
- 2. One year after the date of last signature on this agreement.

Dated this 16th day of November, 2017.

By: David Callahan
David Callahan, Director
Kootenai County Community Development

STATE OF IDAHO }
 } ss.
COUNTY OF KOOTENAI }

On this 16th day of November, 2017, before me, Sandra Forstrom, personally appeared David Callahan, known or identified to me to be the person whose name is subscribed to the within instrument as the Director of Community Development for Kootenai County, Idaho, and acknowledged to me that he executed the same as such Director of Community Development for Kootenai County, Idaho.



Sandra Forstrom
Notary Public for the State of Idaho
Residing at Kootenai County
My Commission Expires 10-30-2018

Dated this _____ day of _____, 2017.

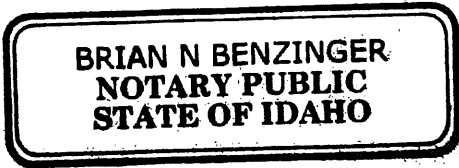
By: Scott Stephens
Scott Stephens

By: Carol Stephens
Carol Stephens

See attached

STATE OF IDAHO }
 } ss.
COUNTY OF KOOTENAI }

On this 8th day of Nov., in the year 2017, before me, Brian N. Benzinger, personally appeared ~~Scott Stephens~~ and Carol Stephens, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Brian N. Benzinger
Notary Public for the State of Idaho
Residing at Kootenai County
My Commission Expires 7/10/21

Stephens fees due

PERMIT BLDG FEE

CV FEES CV-4183-05B

35729 RE-ACTIVATE \$65.00
 RES12-0535 PC \$ 24.98
 4x24 Façade PER \$ 83.25
 TOT \$ 108.23
 PD \$ 187.42
 NET - \$ 79.19

83.25 Non-Compliance Fee

RES12-0536 PC \$ 138.59
 24x30 Garage PER \$ 461.95
 MECH \$ 69.00
 TOTAL \$ 669.54

461.95 Non-Compliance Fee

RES12-0537 PC \$ 19.50
 Covered Porch PER \$ 65.00
 TOT \$ 84.50

65.00 Non-Compliance Fee

RES12-0538 PC \$ 24.98
 6x30 Breezeway PER \$ 83.25
 TOT \$ 108.23

83.25 Non Compliance Fee

26.25 April 11, 2016 Meeting Fee .75 Hours

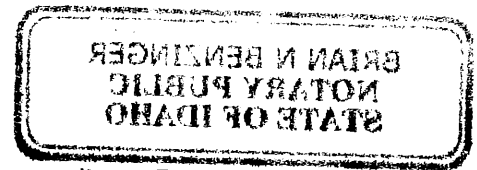
70.00 June 30, 2017 Meeting Fee 2.0 Hours

****Fees paid previously \$481.25 on 9-17-2012 for Meetings/Research****

TOTAL ALL \$ 1035.50

789.70 Total Code Violation Fees

REFUND \$79.19 FROM RES12-0535



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte

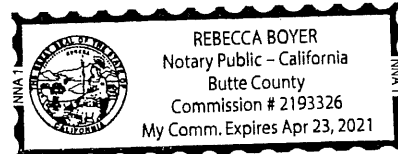
On November 3, 2017 before me, Rebecca Boyer Notary Public
(insert name and title of the officer)

personally appeared Scott Stephens,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)




Certificate of Occupancy

KOOTENAI COUNTY COMMUNITY DEVELOPMENT

This Certificate is issued pursuant to the requirements of the Kootenai County Building Ordinance and all relevant Codes adopted at the time of the Building Permit application. At the time of issuance of this Certificate, this structure was in compliance with the ordinances of the Kootenai County Community Development Department which regulate building construction or use, for the following:

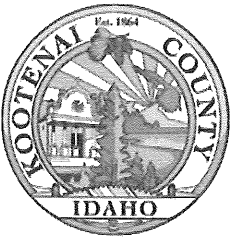
BUILDING PERMIT NO.: 35729 **LOAD:**
OCCUPANCY GROUP: R3/U1 **SPRINKLER SYSTEM:**
USE CLASSIFICATION: **CONSTRUCTION TYPE:** VN
OWNER OF BUILDING: STEPHENS SCOTT
BUILDING ADDRESS: 1354 SILVER BEACH RD, COEUR D ALENE, ID, 83814
SPECIAL CONDITIONS/STIPULATIONS:



Authorized Signature

Date: 11/16/2017

By issuing any permit or certificate, or by conducting any compliance inspection, Kootenai County makes no warranty, implied or otherwise, that any inspected building is constructed wholly in compliance with adopted codes or that it is safe or fit for any particular purpose. Kootenai County expressly disclaims any liability for construction defects or workmanship related to the structure it is called upon to inspect in the course of carrying out its government duties.




KOOTENAI COUNTY

COMMUNITY DEVELOPMENT

BUILDING • CODE ENFORCEMENT • PLANNING

JIM BRANNON	1 P	2620868000
KOOTENAI COUNTY RECORDER		
KKR	Date 11/16/2017 3:59 PM	
REQ OF KOOTENAI COUNTY COMMUNITY DEVELOPMENT		
RECORDING FEE: \$0.00		RM



Release of Notice of Building Ordinance Violation

The property listed below is hereby released from the Building Notice of Violation, recorded as Instrument #2013276, on February 13, 2006.

Case Number: CV-4183-05B

Property Owner(s): Scott Stephens and Carol Stephens

Current Mailing Address: 1354 S. Silver Beach Road, Coeur d'Alene ID 83814

Site Address: 1354 S. Silver Beach Road, Coeur d'Alene ID 83814

Parcel Number and AIN Number: Parcel No: 50N03W205910 AIN: 103552

Legal Description: TX #8327 (KNOWN AS LT 5 BLK B SILVER BEACH TERRACE) 20 50N 03W

Corrective Action: Building permits on parcel finalized and Certificate of Occupancy issued for Single Family Residence pursuant to recorded Compliance Agreement, Recording No. 2620772000 dated November 16, 2017.

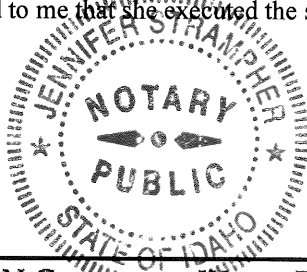
Dated this 16th day of November 2017.

Sandra Forstrom
 Sandra Forstrom
 Code Compliance Officer II
 Kootenai County Community Development
 208-446-1056

ACKNOWLEDGEMENT

STATE OF IDAHO)
)ss.
 County of Kootenai)

On this 16th day of November 2017, before me Jennifer Strampher, a notary public, personally appeared Sandra Forstrom, known or identified to me to be the person whose name is subscribed to the within instrument as such Kootenai County Community Development Code Compliance Officer II, and acknowledged to me that she executed the same as such Kootenai County Community Development Code Compliance Officer II.



Jennifer Strampher
 Notary Public
 Residing at Post Falls Idaho
 My Commission Expires on August 8, 2018



Simple Shared Well Agreement

Simple shared well agreement

Simple shared well agreement Between Scott Stephens and Sally Cross

Scott Stephens property located at 1354 Silver Beach Road Coeur d' Alene Idaho

Sally Cross property located at 1356 Silver Beach Road Coeur d' Alene Idaho

Both Parties agree the water well located on the property of Mr. Stephens is a shared well with both party's being equal shareholders, entitled to equal amounts of the water produced by the well.

Each party agrees that joint well maintenance expenses will be shared equally with regards to the main Well,

Well pump and its accessories, Also the cost of electricity will be charged proportional to each property's watering requirements, Currently the main well pump electrical service is supplied by Sally Cross, sub metering will need to be installed to monitor usage by each party to determine monthly reimbursement amounts, Or other arrangements could be made in writing between Mr. Stephens And Mrs. Cross to avoid metering costs.

To be discussed at a later date.

At this time we share a water reservoir and this does not supply enough capacity for both houses

The recommendations by United pump of CDA have been considered. And are as follows Installation of an additional underground water storage tank 2100 gallon in size, the new tank to be installed on Sally's property as approved by

Panhandle health districts (Nathan church) in the email dated 06/16/2015 describing the approved location.

With flow restrictors installed on each line allowing equal distribution of the water wells output into each reservoir.

The pump in the existing storage tank serving Sally Cross would need to be relocated into the new storage tank.

Along with associated plumbing and electrical.

After the installation is complete it will be each individuals responsibility to maintain their own storage tank along with each tanks equipment.

The main well equipment will remain an equally shared responsibility and asset.

Estimated cost for installation supplied by united pump is about 20,000.00 dollars and the contact person is

Chris Agueros, The estimate from Chris Has been accepted without the excavation portion, Contact phone # 208-699-7867

Sally Cross will pay all costs related to this installation proposed by United Crown Pump and drilling.

To United Crown.

And will also pay Mr. Stephens for the excavation portion a reasonable amount similar to the excavation portion

Estimated by United Crown, as Mr. Stephens will be responsible for this portion of the project.

Authored by

Larry Cross 909-239-7271 cell. 900 West Avenue L Calimesa Ca. 92320
elelectric@verizon.net

Thank you

Sally Cross

Larry Cross

Accepted by all party's on this 2nd day of September 2015

Signed below by

Scott Stephens

Scott Stephens

Sally Cross

Sally Cross

Witnessed By

Dated

9/13/17

SEE ATTACHED LEGAL DESCRIPTION :

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 13 day of September, in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Stephens and Sally Cross, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Debbie K. Matthews

Notary Public in and for said State

Residing at:

Coeur d'Alene

Commission Expires:

4/1/2023

Individual Notary Acknowledgment

Notary Acknowledgement Attached to Well Agreement Document



ATTACHED LEGAL DESCRIPTION:

SHARED WELL AGREEMENT
LEGAL FOR TWO PARCELS
SALLY CROSS & SCOTT STEPHENS

50N03W205900

SALLY CROSS LIVING TRUST

1356 S SILVER BEACH RD

534

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
50N03W205900

Parent Parcel Number

Property Address
1356 S SILVER BEACH RD

Neighborhood
6460 TWP 50N03W IN DIST 6

Property Class
534 534- Imp res rural tract

TAXING DISTRICT INFORMATION

Jurisdiction 28

Area 001

Tax ID 129175

TRANSFER OF OWNERSHIP

Date

TAX #9157 (KNOWN AS LT 7 BLK B SILVER BEACH TERRACE)
20 50N 03W

01/01/2010

Doc #: 2279023

11/09/2009

Doc #: 2240107

11/15/2004

Doc #: 1912935

Printed 08/22/2017 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

50N03W205910

STEPHENS SCOTT

1354 S SILVER BEACH RD

534

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
50N03W205910

Parent Parcel Number

Property Address
1354 S SILVER BEACH RD

Neighborhood
6460 TWP 50N03W IN DIST 6

Property Class
534 534- Imp res rural tract

TAXING DISTRICT INFORMATION

Jurisdiction 28

Area 001

Tax ID 103552

TRANSFER OF OWNERSHIP

Date

STEPHENS SCOTT
STEPHENS CAROL
1354 S SILVER BEACH RD
COEUR D ALENE, ID 83814
TX #8327 (KNOWN AS LT 5 BLK B SILVER BEACH TERRACE)
20 50N 03W

01/01/2017

Doc #: 1857774 SEE AS9

Printed 08/22/2017 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

RESOLUTION NO. 17-072

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING AN ANNEXATION AGREEMENT WITH SCOTT AND CAROL STEPHENS FOR PROPERTY LOCATED AT 1354 SILVER BEACH ROAD.

WHEREAS, the annexation of property owned by Scott and Carol Stephens, located at 1354 Silver Beach Road, was approved by the City Council on August 7, 2012, and staff was directed to negotiate an annexation agreement containing terms required by Council; and

WHEREAS, an annexation agreement has been negotiated between the City of Coeur d'Alene and Scott and Carol Stephens, pursuant to the terms and conditions set forth in said agreement, a copy of which is attached hereto as Exhibit "1" and by this reference made a part hereof; and

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

NOW, THEREFORE,

BE IT RESOLVED that the City enter into an annexation agreement with Scott and Carol Stephens in substantially the form attached hereto as Exhibit "1" and incorporated herein by reference, with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreement to the extent the substantive provisions of the agreement remain intact.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute such agreement on behalf of the City of Coeur d'Alene.

DATED this 19th day of December, 2017.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER GOOKIN Voted _____

COUNCIL MEMBER MCEVERS Voted _____

COUNCIL MEMBER EVANS Voted _____

COUNCIL MEMBER EDINGER Voted _____

COUNCIL MEMBER MILLER Voted _____

COUNCIL MEMBER ENGLISH Voted _____

_____ was absent. Motion _____.

ANNEXATION AGREEMENT

THIS AGREEMENT, made and dated this 19th day of December, 2017, by and between the **City of Coeur d'Alene**, a municipal corporation organized pursuant to the laws of the state of Idaho, hereinafter referred to as the "City," and **Scott and Carol Stephens**, 1354 Silver Beach Road, Coeur d'Alene, ID 83814, hereinafter referred to as the "Owners."

WITNESSETH:

WHEREAS, the Owners own a parcel of land adjacent to the City limits that Owners wish to annex, and the Owners have applied for annexation to the City. Said property to be annexed is more particularly described in Exhibit "A" attached hereto (hereinafter referred to as "the Property") and incorporated herein by reference into the substantive portion of this agreement; and

WHEREAS, the Mayor and City Council of the City have determined that it would be in the best interests of the City and the citizens thereof to annex the Property subject to the Owners performing the conditions hereinafter set forth;

NOW, THEREFORE,

IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

ARTICLE I: LEGAL DESCRIPTION

Section 1. Legal Description: The Property to be annexed is an approximately .234 acre parcel located at 1354 Silver Beach Road and is more particularly described in Exhibit "A."

ARTICLE II: STANDARDS

Section 1. Applicable Standards: The Owners agree that all laws, standards, policies, and procedures regarding public improvement construction that the Owners are required to comply with or otherwise meet pursuant to this agreement or City codes shall be those in effect at the time of construction drawings approval. The Owners further waive any right the Owners may have regarding the date used to determine what public improvements; construction laws, standards, policies, and procedures shall apply.

ARTICLE III. UTILITIES

Section 1: Use of Utilities:

1.1 Water and Sewer: The Owners agree to provide water and sewer (septic tank) to this property until such time as the City's water and sanitary sewer systems become available for this property. The Owners agree that the City is under no obligation to extend water and sewer

to their property. The extension of water and sewer to this property will be the responsibility of the Owners or their successors.

1.2 Garbage Collection: Upon termination of any existing garbage service contract, the Owners agree to use the garbage collection service in effect within the City of Coeur d'Alene for this property. The City will identify the garbage collection service to be used.

1.3 Maintenance of Private Sanitary Sewer and Water Lines: The City shall not be responsible for maintenance of any private sanitary sewer lines or water lines including appurtenances, serving the Owners' development.

1.4 Street Lights: The Owners agree to adhere to City policies and standards for street light design and construction.

1.5 Street Trees: The Owners agree to adhere to City policies and standards for street trees.

ARTICLE IV: FEES

Section 1. Consideration:

1.1 Annexation Fees: The Owners agree to provide specific consideration for annexation in the amount of Seven Hundred Fifty Dollars and no/100 (\$750.00). This fee is based upon the formula found in the policy approved by Coeur d'Alene Municipal Resolution 94-059 (\$750 per potential dwelling unit). The sum specified is deemed by the parties to be a reasonable fee for City benefits and services to the Owners' project, including but not limited to public safety and other services. The Owners will remain responsible for all other costs and fees required by City code. Payment of the annexation fees will be due on or before the execution of this agreement.

1.2 No Extension of Credit: The parties, after careful consideration of the actual burdens on the City, have agreed to a specific dateline in which those burdens will occur. This section anticipates specific payment at a specific date and is in no manner a loan of services or an extension of credit by the City. The following sum shall be paid upon fulfillment of the conditions precedent set forth below.

Section 2. Other Fees: Additionally, the Owners, or their successors, shall be responsible for all required fees and charges including but not necessarily limited to water hook-up fee(s), water connection (capitalization) fee(s), sanitary sewer connection (capitalization) fee(s), and building permit fees and any applicable impact fees that may be imposed. Fees referred to in this paragraph are set forth by Municipal Ordinance and/or resolution, and arise independent of this agreement.

Section 3. The Owner's Reimbursement to the City: The Parties further agree that the City has utilized substantial staff time to prepare the annexation agreement that will benefit the Owners. The Parties further agree the City shall be reimbursed a reasonable fee for its costs

to prepare such agreement. The Parties further agree that such fee shall be in the amount of Three Hundred and No/100 Dollars (\$300.00).

ARTICLE V. MISCELLANEOUS

Section 1. Subdivision: The parties acknowledge that in the event the Owners desire to sell a portion of the property described in Article I, Section 1, rather than the parcel as a whole, that a short plat may be necessary. The Owners agree that in the event a short plat is necessary, the Owners will submit a proper subdivision plat and comply with the subdivision ordinance in effect at the time of the desired division.

Section 2. Deannexation: The Owners agree that in the event the Owners fail to comply with the terms of this agreement, default, or are otherwise in breach of this agreement, the City may deannex and terminate utility services without objection from the Owners', their assigns or successors in interest of such portions of the Owners' Property as the City in its sole discretion decides.

Section 3. The Owners to Hold the City Harmless: The Owners further agree they will indemnify, defend and hold the City harmless from any and all causes of action, claims and damages that arise, may arise, or are alleged, as a result of the Owner's tortious use of the Property described in Exhibit "A." The Owners further agree to pay the City's legal costs, including reasonable attorney fees, in the event this annexation is challenged in a court of law. Payment for the City's legal costs will be remitted within thirty (30) days after receipt of invoice from the City for legal expenses.

Section 4. Water Sharing Agreement: Prior to acceptance of this agreement, the Owners must provide to the City proof of a permanent water sharing agreement with his adjoining neighbor.

Section 5. Merger: The representations, warranties, covenants, conditions, and agreements of the parties contained in the agreement shall survive the acceptance of any deeds and/or easements.

Section 6. Recordation: The Owners further agree this agreement shall be recorded by the City at the Owner's expense. All promises and negotiations of the parties merge into this agreement. The parties agree that this agreement shall only be amended in writing and signed by both parties. The parties agree that this agreement shall not be amended by a change in any law. The parties agree this agreement is not intended to replace any other requirement of City code.

Section 7. Section Headings: The section headings of this agreement are for clarity in reading and not intended to limit or expand the contents of the respective sections to which they appertain.

Section 8. Compliance with Applicable Laws: The Owners agree to comply with all applicable laws.

Section 9. Covenants Run With Land: The covenants herein contained to be performed by the Owners shall be binding upon the Owners and the Owners' heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land. This document shall be recorded at the Kootenai County Recorder's Office at the sole cost of the Owners.

Section 10. Publication of Ordinance: The parties agree that until the date of publication of the annexation ordinance, no final annexation of the Owner's Property shall occur. Upon proper execution and recordation of this agreement, the City will, to the extent lawfully permitted, adopt and thereafter publish an ordinance annexing the Owner's Property.

IN WITNESS WHEREOF, the City of Coeur d'Alene has caused this agreement to be executed by its Mayor and City Clerk, and the Owners have caused the same to be executed the day and year first above written.

CITY OF COEUR D'ALENE

OWNERS

By: _____
Steve Widmyer, Mayor

Scott Stephens

ATTEST:

Carol Stephens

Renata McLeod, City Clerk

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 19th day of December, 2017 before me, a Notary Public, personally appeared **Steve Widmyer and Renata McLeod**, known to me to be the Mayor and City Clerk, respectively, of the City of Coeur d'Alene and the persons who executed the foregoing instrument and acknowledged to me that said City of Coeur d'Alene executed the same.

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

Notary Public for Idaho
Residing at Coeur d'Alene
My Commission expires:_____

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 30th day of November, 2017, before me, a Notary Public, personally appeared **Scott Stephens and Carol Stephens**, husband and wife, known to me to be the persons whose names are subscribed herein, who executed the foregoing instrument and acknowledged that they voluntarily executed the same.

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

Notary Public for Idaho
Residing at _____
My Commission Expires:_____

**AMLEND
ANNEXATION BOUNDARY
ORDINANCE NO.**

A parcel of land being a portion of the Southwest ¼ of Section 20, Township 50 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being described by metes and bounds as follows:

COMMENCING at a found 3¼" aluminum cap marking the West ¼ corner of Section 20, said point referenced to the Center ¼ corner which bears S. 88° 38' 19" East, 2627.11 feet (formerly shown on Ordinance No. 3178 as S. 88° 03' 33" E., 2627.10 feet);

THENCE, South 37° 02' 04" East, a distance of 1688.66 feet (S. 36° 26' 13" E., 1688.44 feet – Ordinance No. 3178) to a found 1" iron pipe on the existing boundary of the City of Coeur d'Alene marking the POINT OF BEGINNING;

THENCE along said boundary, South 50° 01' 30" West, a distance of 119.98 feet to a found 1" iron pipe;

THENCE continuing along said boundary, North 39° 55' 30" West, a distance of 85.00 feet to a set 5/8" iron rod and PLS 4194 cap;

THENCE leaving said boundary, North 50° 03' 10" East, a distance of 119.79 feet to a found 1" iron pipe on the existing boundary of said City;

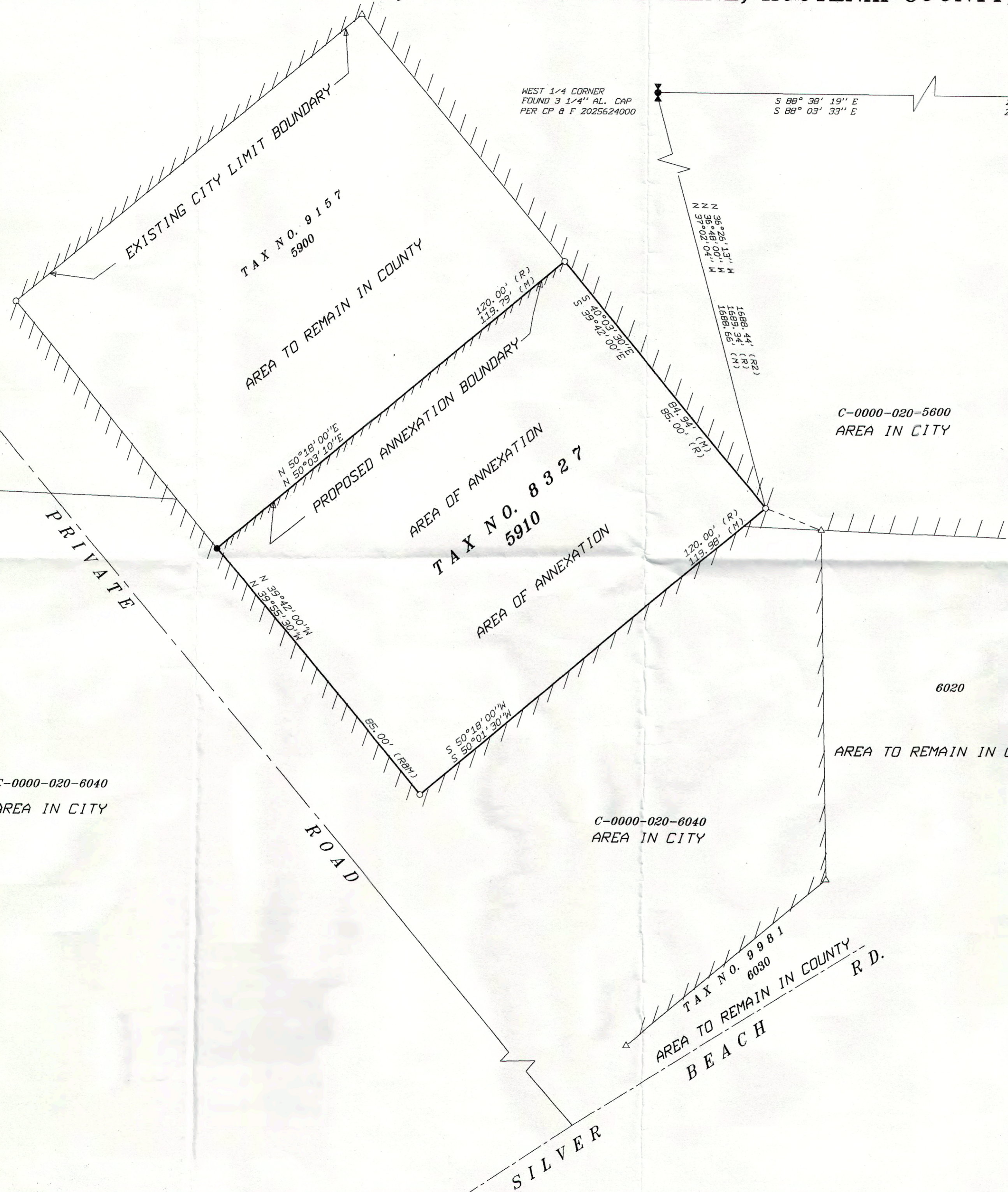
THENCE along said boundary, South 40° 03' 30" East, a distance of 84.94 feet to the POINT OF BEGINNING.

11/29/17
2157-2122.lgl



RECORD OF SURVEY – ORDINANCE NO.
SHOWING AREA ANNEXED INTO THE CITY OF COEUR D'ALENE LOCATED IN THE S.W. 1/4, SECTION 20,
TOWNSHIP 50 NORTH, RANGE 3 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

C-0000-020-5600
 AREA IN CITY



RECORDER

FILED AND RECORDED AT THE REQUEST OF:
 EMPIRE SURVEYING

DATE: _____ 0TH CLOCK ____ M.
 TIME: _____ AT PAGE _____
 BOOK: _____ INSTRUMENT NO. _____

KOOTENAI COUNTY, STATE OF IDAHO
 RECORDER: _____
 DEPUTY: _____
 \$5.00

LEGEND

- DENOTES SET 5/8" IRON ROD & P.L.S. 4194 CAP
- DENOTES FOUND 1" IRON PIPE PER ORIGINAL DEED
- ||||| DENOTES AREA OF ANNEXATION
- (R) MEASUREMENT PER DEED OR REFERENCE
- (M) MEASUREMENT THIS SURVEY
- △ DENOTES CALCULATED POSITION
- ||||| DENOTES EXISTING CITY LIMIT BOUNDARY
- OTHERS AS NOTED

REFERENCES

- 1) RECORD OF SURVEY IN BOOK 9, PAGE 100.
- 2) RECORD OF SURVEY IN BOOK 22, PAGE 411B.
- 3) RECORD OF SURVEY IN BOOK 22, PAGE 244.
- 4) RECORD OF SURVEY IN BOOK 27, PAGE 207.

BASIS OF BEARING

S 88° 38' 19" E BETWEEN THE WEST 1/4 CORNER AND THE CENTER 1/4 CORNER FROM CONTROL RECORD OF SURVEY IN BOOK 22, PAGE 244 (R3).

20 0 20 40 60
 GRAPHIC SCALE - FEET

NOTES

1) THE ATTEMPT WAS NOT MADE TO SHOW ALL PHYSICAL FEATURES OF THE PROPERTY, PRESCRIPTIVE EASEMENTS OR EASEMENTS OF RECORD OR IN VIEW.



SURVEYOR'S CERTIFICATE

I, JON P. MONACO, REGISTERED PROFESSIONAL LAND SURVEYOR 4194, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO.

EMPIRE SURVEYING & CONSULTING, INC.
 P.O. BOX 12
 HAYDEN LAKE, ID. 83835
 (208) 772-8581
 (208) 772-8582 FAX
 EMAIL: ESEINC@FRONTIER.COM

RECORD OF SURVEY - ORDINANCE NO.			
SHOWING AREA ANNEXED INTO CITY OF COEUR D'ALENE IN SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 50 NORTH, RANGE 3 WEST, B.M., KOOTENAI COUNTY, IDAHO			
PROJECT NO. 2157-122	COORDINATE FILE: 604-9101	SCREEN FILE: 2157121B	LAYERS: 16, 28, 60-63, 67
DATE: 09/28/12	DRAWN BY: JPM	CHECKED BY: JPM	REVISIONS:
SURVEY AT THE REQUEST OF: STEPHENS / BURKE			SCALE: 1" = 20' 1 OF 1

ORDINANCE NO. 3595
COUNCIL BILL NO. 17-1038

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, A +/- .234 ACRE PARCEL LOCATED AT 1354 SILVER BEACH ROAD, CONSTITUTING A PORTION OF SECTION 20, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, AS SPECIFICALLY DESCRIBED IN EXHIBIT "A" HERETO; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND 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 R-5 (Residential at 5 units/acre).

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 be and she 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. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. 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.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d'Alene at a regular session of the City Council on December 19, 2017.

APPROVED by the Mayor this 19th day of December, 2017.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. 3595
+/- .234 ACRE PARCEL LOCATED AT 1354 SILVER BEACH ROAD – A-4-12

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, A +/- .234 ACRE PARCEL LOCATED AT 1354 SILVER BEACH ROAD, CONSTITUTING A PORTION OF SECTION 20, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, AS SPECIFICALLY DESCRIBED IN EXHIBIT "A" HERETO; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. 3595 IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am a Chief Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. 3595, Annexation of a +/- .234 acre parcel located at 1354 Silver Beach Road – A-4-12, 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 19th day of December, 2017.

Randall R. Adams, Chief Deputy City Attorney

**AMLEND
ANNEXATION BOUNDARY
ORDINANCE NO.**

A parcel of land being a portion of the Southwest ¼ of Section 20, Township 50 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being described by metes and bounds as follows:

COMMENCING at a found 3¼" aluminum cap marking the West ¼ corner of Section 20, said point referenced to the Center ¼ corner which bears S. 88° 38' 19" East, 2627.11 feet (formerly shown on Ordinance No. 3178 as S. 88° 03' 33" E., 2627.10 feet);

THENCE, South 37° 02' 04" East, a distance of 1688.66 feet (S. 36° 26' 13" E., 1688.44 feet – Ordinance No. 3178) to a found 1" iron pipe on the existing boundary of the City of Coeur d'Alene marking the POINT OF BEGINNING;

THENCE along said boundary, South 50° 01' 30" West, a distance of 119.98 feet to a found 1" iron pipe;

THENCE continuing along said boundary, North 39° 55' 30" West, a distance of 85.00 feet to a set 5/8" iron rod and PLS 4194 cap;

THENCE leaving said boundary, North 50° 03' 10" East, a distance of 119.79 feet to a found 1" iron pipe on the existing boundary of said City;

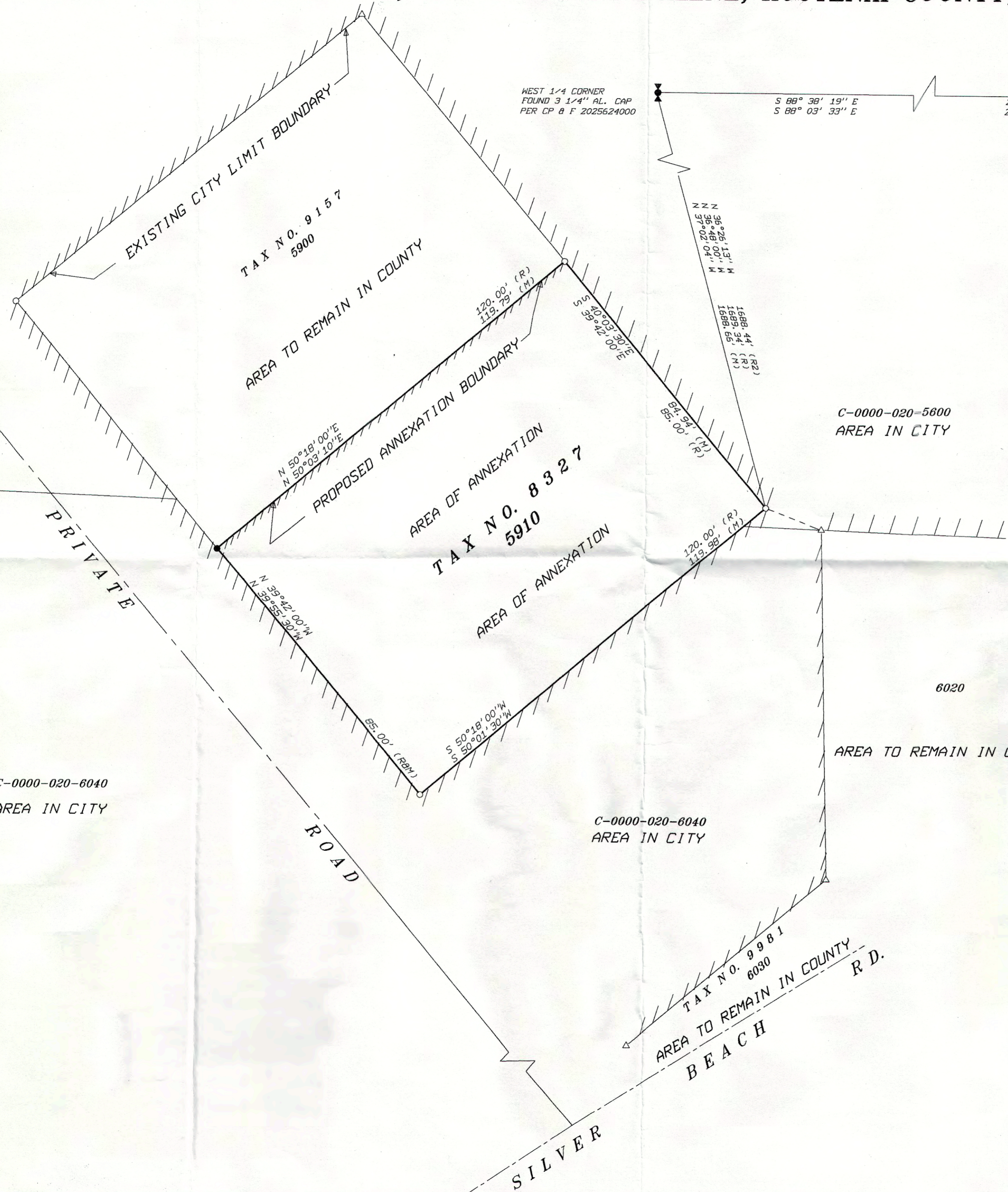
THENCE along said boundary, South 40° 03' 30" East, a distance of 84.94 feet to the POINT OF BEGINNING.

11/29/17
2157-2122.lgl



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TOWNSHIP 50 NORTH, RANGE 3 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

C-0000-020-5600
 AREA IN CITY



RECORDER

FILED AND RECORDED AT THE REQUEST OF:
 EMPIRE SURVEYING

DATE: _____ O'CLOCK ____ M.
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 BOOK: _____ AT PAGE _____
 INSTRUMENT NO. _____

KOOTENAI COUNTY, STATE OF IDAHO
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 \$5.00

LEGEND

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BASIS OF BEARING

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 GRAPHIC SCALE - FEET

NOTES

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DATE: 09/28/12	DRAWN BY: JPM	CHECKED BY: JPM	REVISIONS:
SURVEY AT THE REQUEST OF: STEPHENS / BURKE			SHEET 1 OF 1 1 of 1

**GENERAL SERVICES
STAFF REPORT**

Date: November 20, 2017
From: Bill Greenwood Parks & Recreation Director
SUBJECT: Skate Park Funding (*Council Action Required*)

DECISION POINT:

Allocate funds from Parks Capital Improvement Fund to complete the funding shortfall to build the new skate park at the in Memorial Park and to accept ignite funding.

HISTORY:

The original skate park was constructed in the early 90's with upgrades and improvements throughout the years by the Skate Park Association and the City of Coeur d Alene. A new Skate Park was identified in the 2008 Parks Master Plan as well as the Four Corners BLM Master Plan as a need for this user group.

In our development plan for Memorial Park we identified funding for a new skate park. We worked with the skateboard community and created a conceptual plan to build a plaza style skate park for \$400,000. We acquired \$200,000 from Ignite and we then applied for a LWCF matching grant for the other \$200,000, but unfortunately we did not receive the grant.

FINANCIAL ANALYSIS:

Not receiving the grant was a disappointment to say the least, although we have other avenues to locate the needed funds. Ignite is willing to further partner with us to make up this shortfall, they are proposing to give us an additional \$150,000 and we would take \$50,000 from Parks Capital Improvement in order to build the new skate park.

PERFORMANCE ANALYSIS:

This is perfect use of Parks Capital Improvement Fund and this project helps to meet the needs of our CDA Stake Park Association and their user group of 875 skaters and another 500 BMX riders that will use this new facility.

DECISION POINT / RECOMMENDATION:

Allocate \$50,000 from Parks Capital Improvement Fund to complete the funding shortfall to build the new skate park at the in Memorial Park and to accept ignite funding.

**GENERAL SERVICES
STAFF REPORT**

Date: November 13, 2017
From: Bill Greenwood Parks & Recreation Director
SUBJECT: Water Based Business (*Council Action Required*)

DECISION POINT:

Does the Council want to create a new commercial off shore water based business opportunity within the City of Coeur d Alene's jurisdiction?

HISTORY:

Over the years we have had requests for additional commercial spaces within the waterfront corridor. Those requests have not come to fruition due to the lack of space available and creating conflicts with the general public and the current vendors.

FINANCIAL ANALYSIS:

There are no costs to the City of Coeur d Alene, if approved we would generate some revenue from this activity.

PERFORMANCE ANALYSIS:

At our commercial docks have nine bays with five different vendors utilizing the dock as well as one food vendor at Independence Point beach. Each of these business works within our jurisdiction and complies with regulations and stipulations of their lease agreement with us. The creation of a water base business would be difficult for us to manage as well as other departments to assist in that management given the nature and location of this type of business.

DECISION POINT / RECOMMENDATION:

Does the Council want to create a new commercial off shore water based business opportunity within the city's jurisdiction?

PUBLIC HEARINGS

CITY COUNCIL STAFF REPORT

DATE: December 13, 2017
FROM: Sam Taylor, Deputy City Administrator &
Ted Lantzy, Interim Building Official
SUBJECT: **Adoption of 2015 International Building Code, 2015
International Existing Building Code, 2015 International Energy
Conservation Code, and 2017 Idaho State Plumbing Code**

DECISION POINT – Staff is requesting that Council approve the adoption of the 2015 International Building Code, 2015 International Existing Building Code, 2015 International Energy Conservation Code (with 2012 amendments for the Residential portion), and the 2017 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 updated I-Codes prior to January 1, 2018, per Idaho Code 39-4116. This legislation is a continuation of the State’s 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.

Through this process, the City is required to ensure it adopts those codes as set out by the State, and local amendments can be made in certain areas to help ensure a community’s requirements reflect its on-the-ground conditions.

For background, the International Code Council adopts new code books every three years. Once that occurs, the Idaho State Building Code Board reviews the new codes over a period of time to determine what should or should not be adopted/required throughout the state. This process is very detailed at the state level, and this is part of the reason why jurisdictions are only now being asked to adopt the 2015 codes. It should be noted that the 2018 code books are already available for worldwide use and the Idaho’s code board is now beginning to review that literature. Meanwhile, the International Code Council is also beginning its process to write the 2021 code books. This background may be valuable to understanding the timing of code adoptions for both our citizens at large and our development community.

LOCAL AMENDMENTS –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. The goal of providing for these amendments is to ensure that most local jurisdictions adopt the same standards, which will provide consistency for the development community regardless of what part of Kootenai County they’re working in, 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.

Staff is not recommending any major changes, through the local amendment process, that are different from past code adoptions. For instance, the City already has modified standards related to snow loads and fire protection. Those local standards are well-known to our development community and aren't being modified with this proposal. The proposal before council continues these amendments and they need to be recognized in this re-codification. In some cases, the new 2015 code books may have changed the section references for these processes versus the 2012 manuals, and so the proposal ensures those updated references are reflected in the City's code.

Sections of the City's code related to minimum reinforcement of structures for both residential and commercial construction has been edited to provide clarity – the requirements themselves have not changed from the previous code language. The intent is to make sure that section is better understood so that staff is providing enhanced customer service.

Following are the local amendments made for both the IBC and IRC and Plumbing Code. Again, all of these amendments have been previously included when the City has adopted the next-mandated code by the State.

Local Amendments:

We don't adopt:

- IBC & IRC Sections 103.2 & R103.2 – How building official is appointed (addressed by CDA Personnel Policy)
- IBC & IRC Sections 103.3 & R103.3 – How deputy building officials are appointed (we utilize CDA Personnel Policy)
- IRC Section R104.10.1, R106.1.3, R109.1.3 – Related to flood hazard areas – this is managed by City Flood Plain Administrator (City Engineer)
- Plumbing Code sections that wouldn't require freeze resistant yard hydrant backflow or shower pan test (helps prevent leaks)

We modify:

- IBC Section 107.1 & IRC R106.1 – We require less submittal documentation; Require Idaho licensed design professionals
- IBC Section 107.3.4 – Continue to ensure we require Idaho licensed architects to be part of process.
- IBC Section 406.3.4 – We require thicker separation wall materials for garages to enhance fire safety.
- IBC Table 1020.1 – We require 1-hour fire-resistance in multifamily corridors instead of .5-hour. This saves lives.
- IBC Section 1809.5 & IRC R403.1.4.1 – Establishes frost protection of our area (code requires this)
- IRC Section R301.2.3 – We utilize different standards for snow loads based on

local design and weather conditions

- IRC R302.2, R302.3, R302.6, R302.5.3, R313.1 – We increase fire protection requirements for residential construction

We clarify:

- IBC Section 1905.1.9 & IRC R404.1.2 – Related to our requirements for concrete foundation walls. No change to rules, simply clarifies language to provide better customer service
- Section 2308.2.3 – Allows architects to design structural elements if they meet prescriptive methods of the code.

QUALITY OF LIFE ANALYSIS – Adoption of these Codes will establish minimum construction standards to ensure 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 2015 International Building Code, 2015 International Existing Building Code, 2015 International Energy Conservation Code (with 2012 amendments for the Residential portion), and the 2017 Idaho State Plumbing Code per the attached proposed Municipal Code amendments.

ORDINANCE NO. _____
COUNCIL BILL NO. 17-1039

AN ORDINANCE AMENDING SECTIONS 15.08.005 AND 15.12.010 OF THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, TO ACCOUNT FOR THE RECENT ADOPTION, WITH AMENDMENTS AND REVISIONS, OF UPDATED VERSIONS OF UNIFORM CODES BY THE STATE OF IDAHO; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, it is deemed by the Mayor and City Council to be in the best interests of the City of Coeur d'Alene that said amendment be adopted;

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 15.08.005 is amended to read as follows:*

15.08.005: INTERNATIONAL BUILDING CODES; 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 ~~2012~~2015 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 complementary 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 406.3.4 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 13/8 inches in thickness, or a self-closing, tight-fitting 20-minute fire-rated door, or solid or honeycomb steel doors not less than 13/8 inches (34.9 mm) thick, or doors in compliance with section 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 708.3 Fire Resistance Rating. Delete exceptions 1 and 2.~~

~~g. Section 718.4.2 Groups R-1 And R-2. Delete exception 3.~~

~~hf.~~ Table ~~1018.1~~1020.1 Corridor Fire-Resistance Rating. For an R occupancy, replace "0.5" hour required fire-resistance rating with a sprinkler system with "1" hour.

~~ig.~~ 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.

~~jh.~~ Add a new section 1905.1.~~419~~ 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).~~

All continuous footings will require a minimum two (2) continuous horizontal reinforcing bars. Footings supporting columns and piers shall contain no less than two (2) #4 rebar installed each way, not to exceed twelve (12) inches maximum spacing.

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. One (1) continuous row of horizontal #4 rebar shall be located between three (3) inches and six (6) inches of top and bottom of wall.

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. Reinforcing bars shall be a minimum size of #4 and may be a minimum grade forty (40). One continuous row of horizontal #4 rebar shall be located between three (3) inches and six (6) inches of top and bottom of wall. No less than two (2) #4 rebar shall be installed around door, window, and similar sized openings.

ki. Section 2308.2.3. ~~Delete items 3.2 and 3.3 exceptions 2 and 3.~~

2. The 2012 international residential code (IRC), 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 IRC made by the Idaho building code board through the negotiated rulemaking process, is adopted with the following exceptions or amendments:

Section R101.2. Delete the exception and add the following sentence to the end of the section:

Detached one-and-two-family dwellings and townhouses will be classified as an R-3 occupancy. All garages, shops, and accessory structures will be classified as a U occupancy.

Section R103.2 is not adopted.

Section R103.3 is not adopted.

Section R104.10.1. Delete entire section.

Section R106.1 is amended to read as follows:

R106.1 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 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 complementary 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 residential code (IRC) 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 IRC.

Section R106.1.3. Delete entire section.

Section R109.1.3. Delete entire section.

Section R301.2.3 Snow Loads. Delete section and replace with the following:

Wood framed construction, cold-formed steel framed construction and masonry and concrete construction in regions with ground snow loads 70 psf (3.35 kN/m²) or less, shall be in accordance with chapters 5, 6 and 8. Buildings in regions with ground snow loads greater than 70 psf (3.35 kN/m²) shall be designed in accordance with accepted engineering practice. The minimum roof design snow load shall be forty (40) pounds per square foot. A ground snow load of sixty (60) pounds per square foot shall be used for roof drifting snow load design. No manufactured home, commercial coach or modular building shall be placed that has not been constructed to withstand a minimum forty (40) pound per square foot roof load, or the owner has provided for a separate roof cover that is constructed to provide the required roof load, except that manufactured homes that are already installed in a location within the city limits at the time of the passage of this section may remain without having to meet the minimum roof load set forth herein. Any manufactured home allowed to remain under this section may be moved to a different location within the city limits without having to meet the forty (40) pound roof load providing that it meets all zoning requirements contained in title 17 of the city code.

Section R302.2 Townhouses. Delete the exception and replace with the following:

Exception: A two (2) 1-hour fire-resistance rated wall assembly or a common 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses. If two (2) 1-hour walls are used, plumbing and electrical installations within the wall cavity shall conform with fire-resistance penetration requirements in accordance with section R302.4 through R302.4.2 for each of the two (2) 1-hour rated walls. The 2-hour fire-resistance rated common wall shall not contain plumbing or mechanical equipment, ducts or vents within its wall cavity. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with section R302.4.

Section R302.3 Two-Family Dwellings. Delete exception 1.

Section R302.6 Separation Required. Delete section and replace with the following:

The private garage shall be separated from the dwelling unit or any conditioned space, including attic areas and supporting members with not less than one (1) layer of 5/8" type `X' gypsum wallboard or equivalent on the garage side. The garage side of a roof/ceiling assembly, floor/ceiling assembly, and steel supporting members shall be protected with not less than two (2) layers of 5/8" type `X' gypsum wallboard or equivalent. If a common door is provided, it shall be a self-closing, tight-fitting solid-wood door 13/8 inches in thickness, or a self-closing, tight-fitting 20-minute fire-rated door, or solid or honeycomb steel doors not less than 13/8 inches (34.9 mm) thick.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Garages, including the attic space, located less than 3 feet from a dwelling unit on the same lot shall be protected with not less than one (1) layer of 5/8" type `X' gypsum wallboard or equivalent on the garage side.

Section R302.5.3. Delete section and replace with the following:

Penetrations through the separation required in section R302.6 shall be protected with approved materials to resist the passage of flame and products of combustion. The materials filling the penetration annular space shall meet the requirements of ASTM E 814 or UL 1479.

Section R302.7 Under Stair Protection. Delete section and replace with the following:

Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8-inch type X gypsum board.

Section R313.1 Townhouse Automatic Fire Sprinkler Systems. Delete the exception and replace with the following:

Exception: Automatic residential fire sprinkler systems shall not be required in townhouses where either two (2) 1-hour fire-resistance rated walls or a common 2-hour fire-resistance rated wall is installed between dwelling units or when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

Section R322 Flood-Resistant Construction is deleted.

Section R403.1.4.1 Frost Protection. Delete method 1 and replace with the following:

1. Extending below the frost line specified in table R301.2(1); with a minimum twenty-four (24) inches from ground surface to the bottom of a footing.

Delete tables R404.1.1(1), R404.1.1(2), and R404.1.1(3).

Section R404.1.2 Concrete Foundation Walls. Delete section and replace with the following:

~~Concrete foundation walls shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. 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 specifications) 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).~~

All continuous footings will require a minimum two (2) continuous horizontal reinforcing bars. Footings supporting columns and piers shall contain no less than two (2) #4 rebar installed each way, not to exceed twelve (12) inches maximum spacing.

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. One continuous row of horizontal #4 rebar shall be located between three (3) inches and six (6) inches of top and bottom of wall.

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. Reinforcing bars shall be a minimum size of #4 and may be a minimum grade forty (40). One (1) continuous row of horizontal #4 rebar shall be located between three (3) inches and six (6) inches of top and bottom of wall. No less than two (2) #4 rebar shall be installed around door, window, and similar sized openings.

Section G2406.2. Delete items 3 and 4.

Section G2445 is not adopted.

Part VII. Plumbing and part VIII. Electrical are not adopted.

Appendices are not adopted except for:

Appendix G as it applies to swimming pools only; and

Appendix K Sound Transmission with the STC rating of 45 in sections AK102.1 and AK103 amended to: 50 (45 if field tested).

3. The ~~2012~~2015 international energy conservation code (IECC), commercial provisions, prepared by the International Code Council, Inc., together with any amendments or revisions to the IECC made by the Idaho building code board through the negotiated rulemaking process, is adopted and shall be the energy conservation code of the municipality for commercial purposes.

The 2012 edition of the international energy conservation code (IECC), residential provisions, prepared by the International Code Council, Inc., together with any amendments or revisions to the IECC made by the Idaho building code board through the negotiated rulemaking process, is adopted and shall be the energy conservation code of the municipality for residential purposes.

4. The 2012 international fuel gas code (IFGC), prepared by the International Code Council, Inc., is adopted and shall be the fuel gas code of the municipality with the following amendments or exemptions:

Section 103.2 is not adopted.

Section 103.3 is not adopted.

Section 303.3 Prohibited Locations. Delete items 3 and 4.

Section 621.4 Prohibited Locations. Add group R to the prohibited locations that includes groups A, E, I.

5. The 2012 international mechanical code (IMC), prepared by the International Code Council, Inc., is adopted and shall be the mechanical code of the municipality with the following amendments or exemptions:

Section 103.2 is not adopted.

Section 103.3 is not adopted.

6. The ~~2012~~2015 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.

B. The city council is hereby authorized to promulgate and prescribe building and other permit fees established by the codes adopted in this chapter by resolution.

SECTION 2. *That Coeur d'Alene Municipal Code section 15.12.010 is 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 ~~2009~~2017 Idaho state plumbing code, including appendices A, B, D, E, G, H, I, J, K, and L (herein 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 ISPC section ~~103.4~~104.5.
- 2. Delete ISPC 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 07.02.06.011.08 is not adopted (Reinstate shower pan test per ISPC 408.7.5.)

~~4.~~ IDAPA 07.02.06.011.13(a) is not adopted. (Reinstate freeze resistant yard hydrant backflow.)

~~35.~~ IDAPA 07.02.06.011.~~16~~23 is not adopted (amendment to section 610.2).

~~46.~~ Delete ISPC Combined Systems section ~~1101.11.2.2.2~~1101.12.2.2.2.

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 Idaho state plumbing code shall take precedence over such Idaho state plumbing code.

SECTION 3. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. 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.

SECTION 5. After its passage and adoption, a summary of this Ordinance, pursuant to 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 this Ordinance shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d'Alene at a regular session of the City Council on December 19, 2017.

APPROVED, ADOPTED and SIGNED this 19th day of December, 2017.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. _____
Amending Municipal Code Sections 15.08.005 and 15.12.010

AN ORDINANCE AMENDING SECTIONS 15.08.005 AND 15.12.010 OF THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, TO ACCOUNT FOR THE RECENT ADOPTION, WITH AMENDMENTS AND REVISIONS, OF UPDATED VERSIONS OF UNIFORM CODES BY THE STATE OF IDAHO; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF. 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.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am a Chief Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. _____, Amending Municipal Code Sections 15.08.005 and 15.12.010, 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 19th day of December, 2017.

Randall R. Adams, Chief Civil Deputy City Attorney



Overview

- **City must adopt the Building Code as adopted by the state of Idaho if it issues building permits (I.C. 39-4116(2)).**
- **State law allows local amendments of certain sections to provide clarity and address local conditions.**
- **Seeking clarity and consistency with other county jurisdictions.**



Overview

- **Staff is proposing adoption of the:**
 - 2015 International Building Code
 - 2015 International Existing Building Code
 - 2015 International Energy Conservation Code Commercial Provisions (2012 IECC for residential)
 - 2017 Idaho State Plumbing Code



Overview

- **Staff is proposing recodification of:**
 - 2012 International Residential Code
 - 2012 International Fuel Gas Code
 - 2012 International Mechanical Code

Recodification simply ensures it's clear we still utilize these codes and they remain in use.



Our Local Amendments

Focus on:

- Addressing snow loads
- Enhanced fire protection
- Clarity for developers
- Ensuring state-licensed professionals are part of the design process for projects

No amendments are different from previous code adoptions.



Questions?