

**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 F - Public Comments** is identified by the Mayor. The Mayor and Council will not normally allow audience participation at any other time.

**6:00 P.M.**

**July 17, 2018**

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

**B. INVOCATION:** Pastor Pace Hartfield, One Place

**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:** Pump Skills Flow (PSF) Park

**Presented by: Monte McCully, Trails Coordinator  
and Kent Eggleston, Bike Advocate**

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

**G. ANNOUNCEMENTS**

1. City Council
2. Mayor

**\*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

**H. 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 July 3, 2018 Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of Financial Report.
4. Setting of General Services and Public Works Committees meetings for July 23, 2018 at 12:00 noon and 4:00 p.m. respectively.
5. Setting a public hearing for August 7, 2018 for various fee amendments including clarifications, increases, and deletions to fees for the Planning, Municipal Services, Wastewater, and Water Departments
6. Setting of a public hearing for August 21, 2018 for A-1-18 - A proposed 1.22 acre annexation from Agricultural Suburban to R-17 zoning district for 2400 N. 15th Street; Applicant: Aspen Homes and Development, LLC
7. Approval of the Outdoor Eating Encroachment Permit for Woops! Bakeshop located at 119 N. 4<sup>th</sup> Street for 12 seats

**As Recommended by the City Clerk**

8. Approval of a final plat for SS-5-17 - Short Subdivision for Lake Coeur d'Alene Apartments

**As Recommended by the City Engineer**

9. **Resolution No. 18-036** - SS-18-02 – Approval of final plat and Subdivision Improvement Agreement and security for Davidson Duplexes

**As Recommended by the City Engineer**

**I. OTHER BUSINESS**

1. **Resolution No. 18-037** - Amendment No. 1 to the Solid Waste Services Contract with Northern State PAK, LLC, d/b/a Coeur d'Alene Garbage Services

**Staff Report by: Troy Tymesen, City Administrator**

2. Funding of a Change Order No. 1 to the ignite cda Agreement with T. LaRiviere for the Downtown Parking Facility for parking equipment and cameras

**Staff Report by: Tim Martin, Director of Streets and Engineering**

**J. PUBLIC HEARINGS:**

1. Quasi-Judicial) – ZC-2-18: Applicant: Lake City Engineering; Proposed Zone Change from R-3 and C-17 to R-17, 1820 W. Prairie and 7845 N. Ramsey Road

**Staff Report by: Tami Stroud, Associate Planner**

**K. RECESS:** To a Council Budget Workshop for Fiscal Year 2018-2019, on July 31, 2018 at 9:00. a.m. in the Library Community Room located at 702 E. Front Avenue .

**This meeting is aired live on CDA TV Cable Channel 1301**



# Coeur d'Alene

## CITY COUNCIL MEETING

*July 17, 2018*

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**MEMBERS OF THE CITY COUNCIL:**

**Steve Widmyer, Mayor**

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



# PRESENTATIONS



City of  
**Coeur d'Alene**  
IDAHO

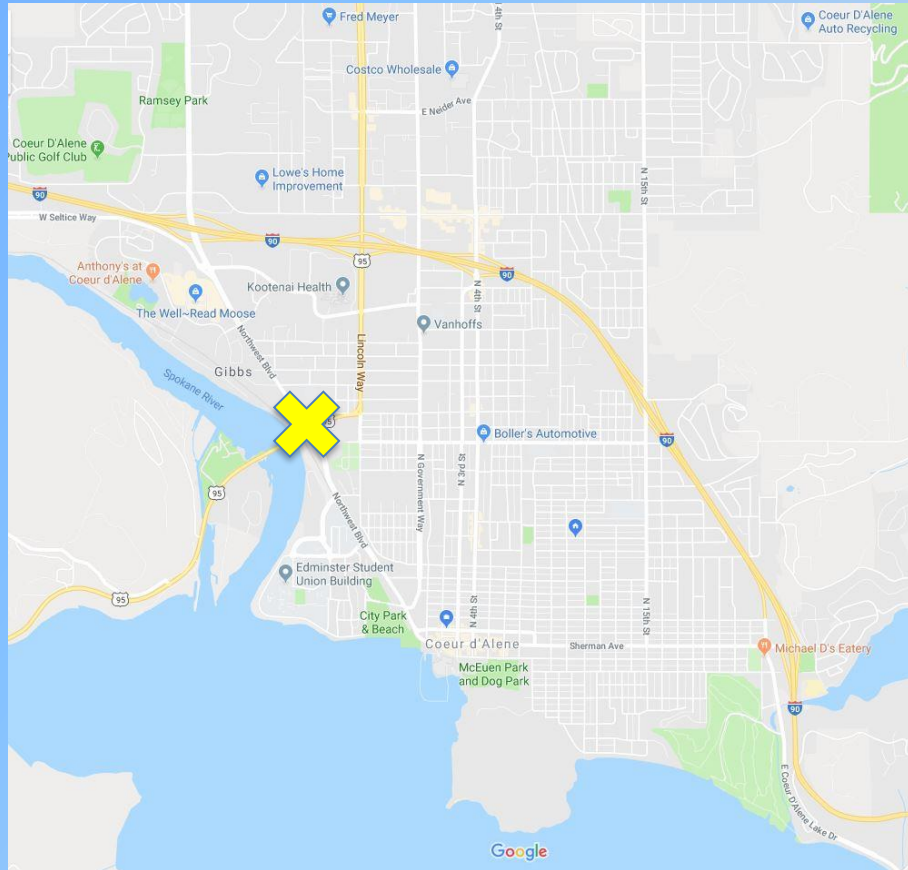
# Pump Skills Flow (PSF) Park



## Contents:

- Location
- Pump Track
- Skills Park
- Flow Trail

# Location: South HWY 95 Bridge



**FOUR CORNERS / BLM CORRIDOR MASTER PLAN  
Public Workshop / Open House**

**HWY. 95 TO BLM BOUNDARY**



# Location:

**FOUR CORNERS / BLM CORRIDOR MASTER PLAN  
Public Workshop / Open House**



**HUBBARD AVENUE  
TO HWY. 95**



# Pump Track

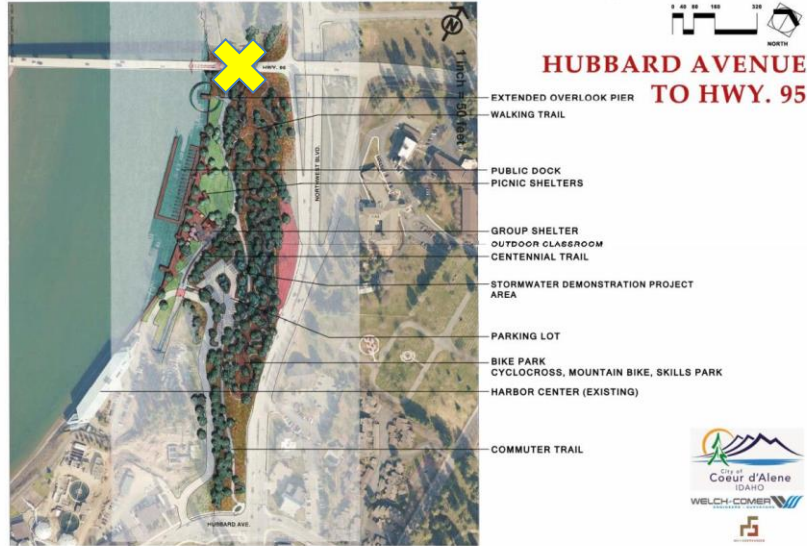






# Pump Track

## FOUR CORNERS / BLM CORRIDOR MASTER PLAN Public Workshop / Open House



Pump Track (~2,000 s.f. / .05 acre)

- **Under the Bridge.**
- Continuous circuit of dirt rollers, berms, and jumps that **loops back on itself**, allowing you to ride it continuously.
- **Doesn't require any pedaling** to maintain speed.
- Speed is maintained by **'pumping'** through the features.



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- **Continuous circuit** of dirt rollers, berms, and jumps that loops back on itself, allowing you to ride it continuously.
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# Site Images: Pump Track





# Pump Track Precedents:

## Skate Park, Post Falls, ID







# Pump Track Precedents: Beacon Hill – Spokane, WA

## THE SPOKESMAN-REVIEW

News Sports A&E Obits Opinion Classifieds Search  Menu 

SPORTS > OUTDOORS

### Mountain biking pump track planned in Spokane's Beacon Hill area

Fri., March 30, 2018, 5:55 a.m.





# Pump Track Precedents:

## PCEI Pump Track: Moscow, ID

Video:

<https://www.youtube.com/watch?v=OfokC18aZ48&feature=youtu.be>



# Skills Park





# Skills Park

FOUR CORNERS / BLM CORRIDOR MASTER PLAN  
Public Workshop / Open House  
HWY. 95 TO BLM BOUNDARY



SkillsTrack (~4,500 s.f. / .10 acre) –

- Uses tracks, rollers and other skill elements
- Provides managed arena for beginners and experts alike.
- Activities like ladder bridges, skinnies, small beams, and whoop-de-dos.
- All levels of experience to develop a range of skills including bike handling, balancing, jumping and turning.





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# Site Images: Skills Park









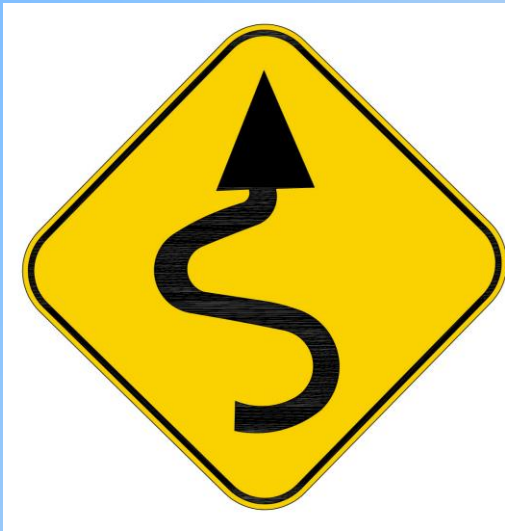
# Skills Park Precedents: Rotary Park, Ellensburg, WA



Video:

[https://www.youtube.com/watch?v=NVF2Tz\\_2rb4](https://www.youtube.com/watch?v=NVF2Tz_2rb4)

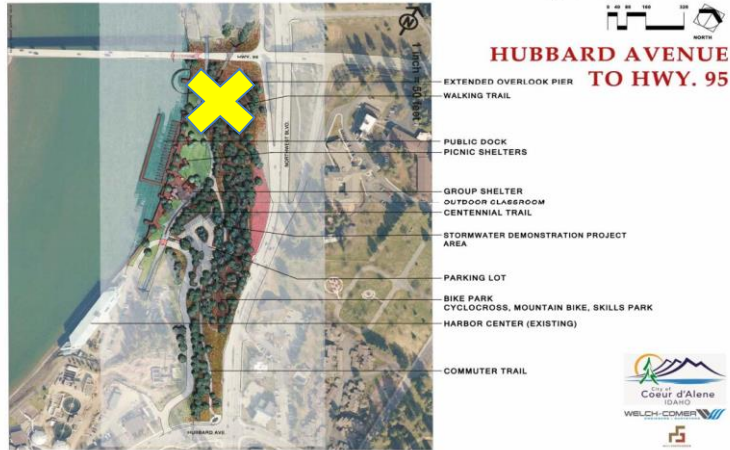
# Flow Trail





# Flow Trail

## FOUR CORNERS / BLM CORRIDOR MASTER PLAN Public Workshop / Open House



Flow Track (~4,500 s.f. /.10 acre)-

- A trail, usually machine made, that's full of berms and rollers
- a supersized pump track
- Gravity-fed with swoopy, wide, and above all, smooth, trails.
- That smoothness is one hallmarks of a flow trail, and most of them are nearly completely devoid of roots & rocks,
- It's like a sidewalk in the woods.





# Flow Trail



Flow Track (~4,500 s.f. / .10 acre)-

- a **supersized pump track**
- **Gravity-fed** with swoopy, wide, smooth, trails.
- That **smoothness** is one hallmark of a flow trail, and most of them are nearly completely devoid of roots & rocks,
- It's like a **sidewalk in the woods**.



# Site Images: Flow Trail







# Flow Trail Precedents: 9-Line Bike Track, Salt Lake City, UT







# QUESTIONS?



# ANNOUNCEMENTS

# CONSENT CALENDAR

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

July 3, 2018

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room, July 3, 2018 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

**INVOCATION:** Pastor Paul Van Noy from the Candlelight Church provided the invocation.

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

**AIC ACTIVE SHOOTER INTEGRATED RESPONSE AWARD:** Fire Chief Kenny Gabriel and Police Chief Lee White noted that the City was awarded an Association of Idaho Cities (AIC) award for public safety for the active shooter integrated response team training that the City jointly conducts. Chief White noted that law enforcement response to active shooting is always evolving and seeking better methods of getting the EMS people in to the scene faster. Battalion Chief John Morrison presented a video of one of the trainings conducted at the local elementary school that demonstrated the ability of EMS to work with law enforcement to evacuate victims. He gave kudos to the law enforcement task force and noted that during the training they made the EMS team feel secure. Councilmember Miller expressed appreciation and noted that she was very proud of the program. Additionally, she noted that one of the recent AIC training sessions was about risk assessment teams at schools, which demonstrated that they are paying attention to ongoing changes in society and noted that joint forces with law enforcement and schools have proven better success rates at identifying these issues before they happen. Mr. Morrison noted that they received much of the program information from their partners in Spokane, Washington. Councilmember McEvers asked if the EMT's carry guns to such calls. Mr. Morrison noted that the benefit of this joint response is that law enforcement will handle the security role and the EMT's will carry lifesaving equipment. Councilmember English noted that when he was in school they performed nuclear bomb drills, which were worthless if a bomb were to actually go off. However, this program is something that our kids could realistically encounter and if it makes a difference in lifesaving, then he is glad to see the efforts. The Mayor thanked the team for all they do.

## **PUBLIC COMMENTS:**

Ruth Pratt, Coeur d'Alene, noted that she is a resident of the Riviera Walk area within Riverstone. She expressed concern about the proposed accesses into the Atlas Mill site and removal of the existing trail. She noted that there is heavy traffic on Northwest Boulevard and a new road could become an alternative to the boulevard and cause high traffic through the neighborhood. She wanted the Council to know that the concerned neighbors are monitoring this closely and maintain their strong opposition to the removal of mature trees along the trail and the relocation of the existing trail. Relocating the trail would be greater than 2% grade and making it difficult for residents in wheel chairs, strollers, bikes, and scooters. She requested they keep the existing trail. Councilmember English noted that he wished he would have made a comment at the last Council meeting, but he wanted to clarify that he is concerned with anything that would affect the disabled community's use and he will keep it on his radar. Councilmember Gookin asked for clarification regarding the land exchange with ignite cda. Mayor Widmyer clarified that the land exchange is not complete, so the City still owns the property the neighborhood is referring too as the Tilford property. Councilmember Gookin asked if the traffic study currently being conducted would assess the possible continuation of Tilford Lane. Mayor Widmyer noted that the traffic study is on Seltice Way and Northwest Boulevard for the development of the Lanzce Douglas property, Atlas Mill site and a possible secondary connection into Riverstone, being a more comprehensive study.

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

1. Approval of Council Minutes for the June 19, 2018 Council Meeting.
2. Approval of Bills as Submitted.
3. Approval of the General Services Committee Meeting Minutes from the meeting held on June 25, 2018.
4. Setting of General Services and Public Works Committees meetings for July 9, 2018 at 12:00 noon and 4:00 p.m. respectively.
5. Setting a public hearing for July 17, 2018 for various fee amendments including clarifications, increases, and deletions to fees for the Planning, Municipal Services, Wastewater, and Water Departments
6. **Resolution No. 18- 035** A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED AGREEMENT AND OTHER ACTION OF THE CITY OF COEUR D'ALENE, INCLUDING APPROVAL OF AMENDMENTS TO THE CITY'S PERSONNEL RULE V (COMPENSATION) AND RULE XI (ATTENDANCE AND LEAVES), AND APPROVAL OF AN IDAHO COOPERATIVE MOBILIZATION AGREEMENT WITH THE IDAHO DEPARTMENT OF LANDS (IDL).

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

## **COUNCILMEMBER ANNOUNCEMENTS:**

Councilmember McEvers wished the state of Idaho a happy birthday from its 1890 establishment.

Councilmember Miller noted that she was at the AIC conference last week and felt they had a lot of good material and provided a report to the City Administrator for distribution.

Mayor Widmyer requested the appointments of Jennifer Drake, Trudy Elliott, and John Bruning to the Arts Commission.

**MOTION:** Motion by Edinger, seconded by Edinger, to appoint Jennifer Drake, Trudy Elliott, and John Bruning to the Arts Commission. **Motion carried.**

## **ATLAS PRELIMINARY URBAN RENEWAL DISTRICT BOUNDARIES CONCEPT**

**STAFF REPORT:** City Administrator Troy Tymesen noted that the presentation was provided at the last City Council meeting. He explained that in partnership with the City, ignite cda is completing the Atlas Development Feasibility Study (“Feasibility Study”) that is intended to identify the potential Atlas site development that will result in the preservation of the waterfront as public open space; development of sufficient land sales and tax increment revenues to re-pay the City for all, or a portion of the City’s land purchase cost and fund necessary site infrastructure improvements that will facilitate land sales; and to create a unique and desirable development that reflects our community values and balances the economic realities of the site. ignite cda will use the Feasibility Study to develop the URD Plans for expanding the existing River and Lake URD’s and creating a new Atlas URD. To expand/create the URD’s, the URD plans must be approved by the ignite cda Board and presented to the City Planning and Zoning Commission; approved by the City Planning and Zoning Commission and presented to the City Council; and approved by the City Council. He noted that for efficiency, ignite cda is seeking the City Council’s approval in concept of the preliminary boundaries to confirm, early in process, that ignite cda and the City’s strategy for URD boundaries are in alignment. If the preliminary boundaries are acceptable, the City Council is requested to approve the boundaries in concept. The plan is to expand the Lake District to cover the waterfront public space because that area will generate a very small amount of tax increment and the Lake District’s term will expire in 2021. Additionally, the plan includes expansion of the River District, which currently has the largest funding capacity, to cover a portion of Phase 1 to fund Phase 1 site improvements. Phase 1 site improvements will allow a variety of product types (townhomes, single family, apartment, and commercial) to develop which the market study has determined can be more quickly absorbed than a single product type. He noted that within Phase 1 land sales and River District tax increment will be used to fund future phase infrastructure improvements and repay the City’s land purchase cost. The new Atlas District covers a portion of Phase 1, all subsequent phases and the proposed River’s Edge development. The Atlas District will have the longest life providing the greatest opportunity for anticipated tax increment, along with land sales revenue, to fund infrastructure improvements and re-pay the City’s land purchase costs.

**DISCUSSION:** Councilmember McEvers asked how the River District runs along the property as it appears to be a shoestring. Mr. Tymesen explained that it is not a shoestring and that it does connect into Seltice Way. Councilmember Gookin clarified that the request is to move forward with a new district and the expansion of the Lake and River Districts. Mr. Tymesen confirmed that this action is to confirm to staff the Council's desire to move forward with making those changes. Councilmember Gookin noted that he felt that the Council already approved this concept. Mayor Widmyer noted that the item at the last Council meeting was solely on the agenda as a presentation and that they could not have taken action at that meeting. Councilmember Miller asked if the Council was to consider the boundary map and not the phasing map. Mr. Tymesen confirmed that the phasing plan map will continue to change so it is the boundary map that the Council is to consider.

**MOTION:** Motion by Gookin, seconded by Miller, to recommend staff move forward with the proposed Urban Renewal District adjustments and creation of the new Atlas District.

**DISCUSSION:** Councilmember Gookin said that he hopes this is enough for ignite cda to move forward and felt it should be a priority and asked their staff to present to the Council next time.

**Motion carried.**

**ACCEPTANCE OF THE FY 2018 STATE HOMELAND SECURITY PROGRAM (SHSP) GRANT TO PURCHASE 8 NEW MOTOROLA APX 6000 PORTABLE RADIOS FOR THE SCHOOL RESOURCE OFFICER TEAM.**

**STAFF REPORT:** Police Chief Lee White explained that he is requesting the Council allow the Coeur d'Alene Police Department to apply for and accept, if awarded, a 2018 State Homeland Security Program (SHSP) Grant through the Kootenai County Office of Emergency management to purchase eight new Motorola APX 6000 portable radios for the School Resource Officer Team. The request will be for \$48,313 (including accessories and factory programming). He noted that the Department has long relied on two-way radio communications as part of the daily duties and tasks, and that a majority of the current radios are obsolete. Soon the obsolete radios will be considered "end of life," which means no repairs or replacement parts will be available. The SHSP Grant has specific objectives of which replacing portable radios for the SRO program would qualify. SROs are stationed in the majority of public schools including the middle and high schools. Schools are considered "soft targets." SROs who are properly equipped to handle threats along with effective communications to connect them to other resources including police, fire, and EMS make their critical mission easier to accomplish, particularly in the event of an emergency.

**DISCUSSION:** Councilmember McEvers asked if these radios would be the same as ones already in use. Chief White noted that these will function a bit differently but look the same as other radios and function better.

**MOTION:** Motion by Evans, seconded by Edinger, to approve the acceptance of the FY 2018 State Homeland Security Program (SHSP) Grant to purchase eight new Motorola APX 6000 portable radios for the School Resource Officer Team. **Motion carried.**

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

The meeting adjourned at 6:31 p.m.

ATTEST:

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

\_\_\_\_\_  
Renata McLeod, CMC, City Clerk



CITY OF COEUR D'ALENE  
 BUDGET STATUS REPORT  
 NINE MONTHS ENDED  
 June 30, 2018

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 6/30/2018	PERCENT EXPENDED
Mayor/Council	Personnel Services	\$233,336	\$172,536	74%
	Services/Supplies	11,400	7,207	63%
Administration	Personnel Services	357,463	280,683	79%
	Services/Supplies	22,950	20,921	91%
Finance	Personnel Services	744,010	460,771	62%
	Services/Supplies	461,215	441,930	96%
Municipal Services	Personnel Services	1,283,631	1,009,884	79%
	Services/Supplies	494,919	359,868	73%
	Capital Outlay	10,000	9,385	94%
Human Resources	Personnel Services	255,486	179,113	70%
	Services/Supplies	56,225	26,888	48%
Legal	Personnel Services	1,132,172	847,970	75%
	Services/Supplies	65,253	40,867	63%
Planning	Personnel Services	582,544	385,797	66%
	Services/Supplies	135,100	56,321	42%
	Capital Outlay			
Building Maintenance	Personnel Services	362,828	246,569	68%
	Services/Supplies	152,475	128,763	84%
	Capital Outlay			
Police	Personnel Services	12,405,906	9,179,137	74%
	Services/Supplies	1,143,778	846,318	74%
	Capital Outlay	34,840	77,803	223%
Fire	Personnel Services	9,101,092	7,002,854	77%
	Services/Supplies	607,909	390,980	64%
	Capital Outlay		229,684	
General Government	Services/Supplies	105,900	111,754	106%
	Capital Outlay		8,611,031	
Byrne Grant (Federal)	Services/Supplies		19,952	
	Capital Outlay			
COPS Grant	Personnel Services	121,939	49,219	40%
CdA Drug Task Force	Services/Supplies	30,710	25,850	84%
	Capital Outlay			
Streets	Personnel Services	2,694,412	1,971,620	73%
	Services/Supplies	1,459,540	338,757	23%
	Capital Outlay	287,000	258,235	90%

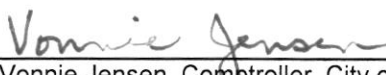
CITY OF COEUR D'ALENE  
 BUDGET STATUS REPORT  
 NINE MONTHS ENDED  
 June 30, 2018

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 6/30/2018	PERCENT EXPENDED
Engineering Services	Personnel Services	242,736	188,656	78%
	Services/Supplies	98,350	95,784	97%
	Capital Outlay			
Parks	Personnel Services	1,483,915	1,000,847	67%
	Services/Supplies	558,450	333,127	60%
	Capital Outlay	60,000	55,960	93%
Recreation	Personnel Services	559,345	391,624	70%
	Services/Supplies	190,330	84,643	44%
	Capital Outlay	6,400	29,296	458%
Building Inspection	Personnel Services	836,397	639,058	76%
	Services/Supplies	40,196	20,010	50%
	Capital Outlay			
Total General Fund		<u>38,430,152</u>	<u>36,627,672</u>	<u>95%</u>
Library	Personnel Services	1,250,412	907,758	73%
	Services/Supplies	208,000	146,754	71%
	Capital Outlay	160,000	114,355	71%
CDBG	Services/Supplies	384,049	115,269	30%
Cemetery	Personnel Services	193,807	139,471	72%
	Services/Supplies	100,500	67,473	67%
	Capital Outlay			
Impact Fees	Services/Supplies	745,000	471,731	63%
Annexation Fees	Services/Supplies	398,240	398,240	100%
Parks Capital Improvements	Capital Outlay	146,500	193,081	132%
Cemetery Perpetual Care	Services/Supplies	157,000	104,144	66%
Jewett House	Services/Supplies	25,855	6,805	26%
Reforestation	Services/Supplies	5,000	399	8%
Street Trees	Services/Supplies	100,000	81,021	81%
Community Canopy	Services/Supplies	2,000	621	31%
Public Art Fund	Services/Supplies	443,500	115,550	26%
		<u>4,319,863</u>	<u>2,862,672</u>	<u>66%</u>
Debt Service Fund		<u>882,181</u>	<u>65,784</u>	<u>7%</u>

CITY OF COEUR D'ALENE  
BUDGET STATUS REPORT  
NINE MONTHS ENDED  
June 30, 2018

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 6/30/2018	PERCENT EXPENDED
Seltice Way	Capital Outlay		(102,082)	
Seltice Way Sidewalks	Capital Outlay	332,000		
Traffic Calming	Capital Outlay	45,000	26,948	60%
Govt Way - Hanley to Prairie	Capital Outlay		5,585	
Levee Certification	Capital Outlay		55,002	
Fastlane Project	Capital Outlay			
Medina Avenue	Capital Outlay	160,000	15,421	10%
Kathleen Avenue Widening	Capital Outlay	195,000		
Margaret Avenue	Capital Outlay			
4th and Dalton	Capital Outlay	25,000		
US 95 Upgrade	Capital Outlay	195,000		
15th Street	Capital Outlay	60,000	8,296	14%
Ironwood	Capital Outlay	225,000		
		1,237,000	9,170	1%
Street Lights	Services/Supplies	639,720	454,784	71%
Water	Personnel Services	1,975,543	1,483,486	75%
	Services/Supplies	4,421,891	1,073,539	24%
	Capital Outlay	3,630,000	961,946	26%
Water Capitalization Fees	Services/Supplies	866,000		
Wastewater	Personnel Services	2,684,202	1,953,440	73%
	Services/Supplies	7,042,103	1,536,799	22%
	Capital Outlay	10,881,000	7,468,146	69%
	Debt Service	2,177,063	755,753	35%
WW Capitalization	Services/Supplies	2,200,000		
Sanitation	Services/Supplies	3,500,806	2,595,445	74%
Public Parking	Services/Supplies	271,846	195,897	72%
	Capital Outlay	83,000	1,135,013	1367%
Drainage	Personnel Services	111,160	83,507	75%
	Services/Supplies	794,658	318,792	40%
	Capital Outlay	362,000	174,728	48%
Total Enterprise Funds		41,640,992	20,191,275	48%
Kootenai County Solid Waste		2,600,000	1,761,178	68%
Police Retirement		176,554	131,363	74%
Business Improvement District		176,000	70,000	40%
Homeless Trust Fund		5,200	3,229	62%
Total Fiduciary Funds		2,957,754	1,965,770	66%
TOTALS:		\$89,467,942	\$61,722,343	69%

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

  
\_\_\_\_\_  
Vonnice Jensen, Comptroller, City of Coeur d'Alene, Idaho

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

FUND	BALANCE 5/31/2018	RECEIPTS	DISBURSE- MENTS	BALANCE 6/30/2018
<u>General-Designated</u>	\$1,791,136	\$29,347	\$129,668	\$1,690,815
<u>General-Undesignated</u>	9,728,869	4,363,978	5,351,525	8,741,322
<u>Special Revenue:</u>				
Library	172,521	69,973	158,269	84,225
CDBG	15,042	15,864	12,768	18,138
Cemetery	35,107	26,925	27,177	34,855
Parks Capital Improvements	932,379	76,215	68,023	940,571
Impact Fees	2,821,705	110,625		2,932,330
Annexation Fees	287,176	373		287,549
Cemetery P/C	1,511,013	7,860	4,830	1,514,043
Jewett House	30,064	39	307	29,796
Reforestation	27,160	3,550	100	30,610
Street Trees	216,344	7,181	31,921	191,604
Community Canopy	3,273	4		3,277
Public Art Fund	65,598	85	69	65,614
Public Art Fund - ignite	557,957	723	3,000	555,680
Public Art Fund - Maintenance	84,621	179	189	84,611
<u>Debt Service:</u>				
2015 G.O. Bonds	534,829	32,000		566,829
<u>Capital Projects:</u>				
Street Projects	249,347	355,453		604,800
<u>Enterprise:</u>				
Street Lights	36,218	43,955	95,989	(15,816)
Water	3,049,442	353,381	857,223	2,545,600
Water Capitalization Fees	5,982,106	127,187		6,109,293
Wastewater	7,415,063	2,903,364	2,172,735	8,145,692
Wastewater-Reserved	1,093,681	27,500		1,121,181
WWTP Capitalization Fees	639,242	326,939		966,181
WW Property Mgmt	60,668			60,668
Sanitation	1,377,908	351,086	332,664	1,396,330
Public Parking	(882,377)	36,635	94,717	(940,459)
Drainage	1,102,922	87,435	123,642	1,066,715
Wastewater Debt Service	1,034,907	1,344	450	1,035,801
<u>Fiduciary Funds:</u>				
Kootenai County Solid Waste Billing	231,152	227,363	231,295	227,220
LID Advance Payments	209		197	12
Police Retirement	1,122,805	14,195	14,249	1,122,751
Sales Tax	2,317	1,664	2,317	1,664
BID	224,387	4,241	40,000	188,628
Homeless Trust Fund	436	362	446	352
<b>GRAND TOTAL</b>	<b><u>\$41,555,226</u></b>	<b><u>\$9,607,025</u></b>	<b><u>\$9,753,770</u></b>	<b><u>\$41,408,481</u></b>

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

  
 Vonnie Jensen, Comptroller, City of Coeur d'Alene, Idaho

MEMORANDUM

DATE: JULY 10, 2018

TO: MAYOR WIDMYER AND THE CITY COUNCIL

FROM: RENATA MCLEOD, CITY CLERK/MUNICIPAL SERVICES  
DIRECTOR

RE: SETTING OF PUBLIC HEARING DATE: AUGUST 7, 2018

---

Several city fees are being requested to be amended including fee clarifications, increases, and deletions within the Planning Municipal Services, Wastewater and Water Departments. This hearing was originally scheduled for July 17, 2018; however, publication timelines were unable to be met.

Idaho Code requires a public hearing be held if increases are proposed for more than 5%. Fees proposed are located on the city website at <http://cdaid.org/publichearing>.

I respectfully request a hearing be scheduled for August 7, 2018.

DATE: JULY 10, 2018  
TO: MAYOR AND CITY COUNCIL  
FROM: PLANNING DEPARTMENT  
RE: SETTING OF PUBLIC HEARING DATE: AUGUST 21, 2018

Mayor Widmyer,

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

<u>ITEM NO.</u>	<u>REQUEST</u>	<u>COMMISSION ACTION</u>	<u>COMMENT</u>
A-1-18	Applicant: Aspen Homes and Development, LLC Location: 2400 N. 15th Request: A proposed 1.22 acre annexation from Agricultural Suburban to R-17 zoning district	Recommended approval	LEGISLATIVE

In order to satisfy the mandatory 15-day notice requirement, the next recommended hearing date will be **August 21, 2018**



City of Coeur d'Alene

Municipal Services  
Department

City Hall, 710 E Mullan Avenue  
Coeur d'Alene, Idaho 83814  
(208) 769-2229 or Fax 769.2237  
kathylew@cdaid.org

### OUTDOOR EATING FACILITY ENCROACHMENT APPLICATION

Valid April 1<sup>st</sup> - Oct 15<sup>th</sup> Annually 3/17 to 11/01

New applications or renewals with changes will be submitted to the City Council for approval. The application must be received in the Customer Service Center a minimum of seven (7) days prior to a City Council meeting (First and Third Tuesday of each month). Payments are due with the application (check or cash only).

Name of Eating Establishment: Woops! BakeShop

Applicant's Name: Shelly Boyd Phone Number: (208) 755-1626

Contact Person: Shelly Boyd Phone Number: 7

Cell Phone: (208) 755-1626 Email: Sboyd@bywoops.com

Mailing Address: 1409 N Nora Street City/State/Zip: CDA, ID 83815

Physical Address: 119 N 4th Street City/State/Zip: CDA, ID 83815

- Is Application  New  Renewal
- Any change in ownership or type of use?  No  Yes \_\_\_\_\_  
Please specify
- Do you hold a current State of Idaho, Kootenai County and City of CDA alcohol license?  No  Yes
- If yes, on your state of Idaho alcohol license do you have a restaurant designation?  No  Yes
- Is anyone under 21 allowed in the area inside your establishment where alcohol is served?  No  Yes

Please supply a copy of your current menu.

What hours is the full menu available? Start opening 7 AM End close 7 or 8 pm (Summer)

What days is the full menu available? Every day

See map

- Please supply a proposed site/seating plan, which is subject to approval and includes the following:
  - Show table sizes and chair placement, distance from building (side street 24" tables max.)
  - Show distance to any tree grate, bench, light post, bicycle rack, news rack etc.
  - What is width of sidewalk from property line to curb
  - Please show location of refuse receptacle and disposal of cigarette remains
- Insurance: Please supply copy of liability insurance naming City as additional insured (\$1,000,000.00)
- Signed encroachment application

FEEES

22-13

12 Number of Seats x \$27.94 per seat (Sewer Cap Fee) = \$ 335.88

If located on sidewalk or City property, the encroachment fee is \$125.00. + \$ 125.00

TOTAL DUE \$ 460.88

Not serving alcohol at this time.

If this is a new or renewal of permit with any changes to site plan or ownership, submit documentation. Please include the following:

- If serving alcohol, please submit a site plan indicating proposed location of posts, type of barrier between posts, measurements from posts and barriers to any obstacles including curbs, trees, grates, benches etc.
- Mark sidewalk for placement of posts and have the City team inspect and approve markings prior to installation
- Have sidewalk cored and posts installed with caps for winter at owners expense after obtaining City Council approval (see attached policy)
- Signs installed at exits

I have read the outdoor eating policy, and encroachment agreement, and agree to abide by the regulations of the City. The encroachment agreement on file with the City shall remain in full force and effect until the permit is cancelled by owner, change of ownership of business, or permit is expired, non-renewed, revoked or denied. Further, I understand that no alcohol may be served at outdoor eating tables placed on City property after 10:00 p.m.

Shelley Boyd

Applicant Signature

June 25, 2018

Date

Internal Use Only

Reviewed and approved on:

By:

Issued By:

Date:


Conditions:

Denied due to:

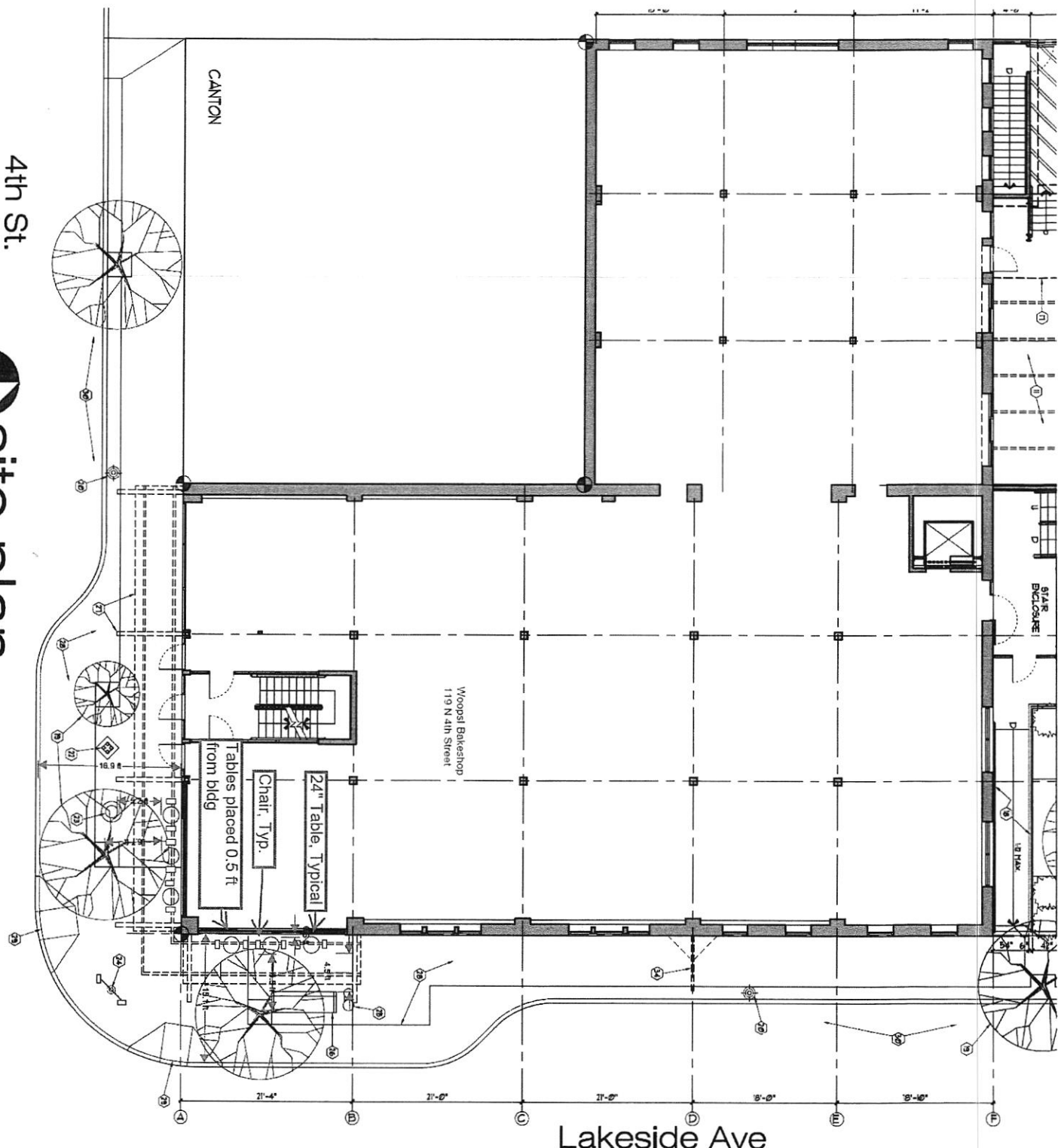
Date:




4th St.

 site plan

Scale: 1/8" = 1'-0"



Lakeside Ave

 Keynotes

1. EXISTING CONCRETE OVERLAY, APPROX TO REMAIN.
2. EXISTING CONCRETE DRIVEWAY, APPROX TO REMAIN.
3. 4" x 8" x 8" CAST IN PLACE CONCRETE CATCH TRAP ENCLOSURE.
4. 4" WHITE T. LADDER STRING, \* 24" OC FOR ADA PARKING LOADING. SEE DETAIL, WALL FOR DIMENSIONS.
5. ADA BOARDING STRIP, SEE DETAIL, WALL FOR DIMENSIONS. ADA BOARDING STRIP, VAN ACCESSIBLE PARKING SIGN SEE DETAIL, WALL.
6. RESTRICTED (4" WHITE) EXISTING PARKING LOT PARKING SPACE STRIPING.
7. NEW 6" CONC. CURB.
8. EXISTING PARKING LOT LIGHTING TO REMAIN.
9. NEW 6" CONCRETE CURB, SEE DETAIL, WALL.
10. NEW 6" CONCRETE DRIVEWAY, SEE SHEETS 032 & 033 FOR DETAILS.
11. LINE OF PRIVATE DRIVE DESIGNED AND INSTALLED BY CONTRACTOR.
12. NEW 4" T. LADDER STRING, \* 24" OC FOR LOADING ZONE.
13. NEW CAST IN PLACE CONCRETE STAIRS, SEE DETAILS 031 AND 6001 BY CONTRACTOR.
14. LINE OF ROOF OVERHEAD, SEE SHEETS 032 & 033 FOR DETAILS.
15. TWO 1/2" x 1/2" PAINTED STEEL PIPE HANDRAILS \* 36", SEE STAIR ROOF DETAILS 11 & 2, SHEET 021.
16. EXISTING CITY STREET LIGHT.
17. EXISTING CITY STREET LIGHT.
18. EXISTING CITY STREET LIGHT.
19. EXISTING CITY STREET LIGHT.
20. EXISTING CITY STREET LIGHT.
21. EXISTING CITY STREET LIGHT.
22. EXISTING CITY STREET LIGHT.
23. EXISTING CITY STREET LIGHT.
24. EXISTING CITY STREET LIGHT.
25. EXISTING CITY STREET LIGHT.
26. EXISTING CITY STREET LIGHT.
27. EXISTING CITY STREET LIGHT.
28. EXISTING CITY STREET LIGHT.
29. EXISTING CITY STREET LIGHT.
30. EXISTING CITY STREET LIGHT.
31. EXISTING ADA PATHWAY STRIPING, APPROX DRIVE APPROACH AS SHOWN.
32. ANGLE CURB FOR 36" MIN. CLEARANCE FOR ADA RAMP ACCESS PATHWAY.
33. WALL HANG, INDIRECT ILLUMINATED BUILDING SIGN, SEE DETAIL, WALL 02.

## CITY COUNCIL STAFF REPORT

**DATE:** July 17, 2018  
**FROM:** Dennis Grant, Engineering Project Manager  
**SUBJECT:** **SS-5-17, Lake Coeur d'Alene Apartments: Final Plat Approval**

---

### DECISION POINT

Staff is requesting the following:

1. City Council approval of the final plat document, a one (1) lot commercial subdivision.

### HISTORY

- a. Applicant: Benjamin Widmyer  
Lake Drive Apartments, LLC  
410 E. Sherman Avenue, Suite 207  
Coeur d'Alene, ID 83814
- b. Location: 315 S. 23<sup>rd</sup> Street [East side of 23<sup>rd</sup> Street (also borders the west side of CD'A Lake Drive), between Mullan Avenue and Ashton Road]
- c. Previous Action:
  1. Preliminary plat approval, May 1, 2017

### FINANCIAL ANALYSIS

There are no financial issues with this development.

### PERFORMANCE ANALYSIS

This commercial development is a re-plat of two existing lots (tax numbers) located in Coeur d'Alene. This subdivision creates one (1) lot. The infrastructure and conditions have been added to the building permit for installation. The permit was signed off by all the appropriate departments. The document is ready for approval and recordation.

### DECISION POINT RECOMMENDATION

City Council approval of the final plat document

# LAKE COEUR D'ALENE APARTMENTS

A PORTION OF GOVERNMENT LOT 1,  
SECTION 19, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT NO. \_\_\_\_\_

SECTION CORNER  
FOUND 2-1/2" ALUMINUM CAP "PLS 818"  
PER CP&F INST. NO. 2500247000

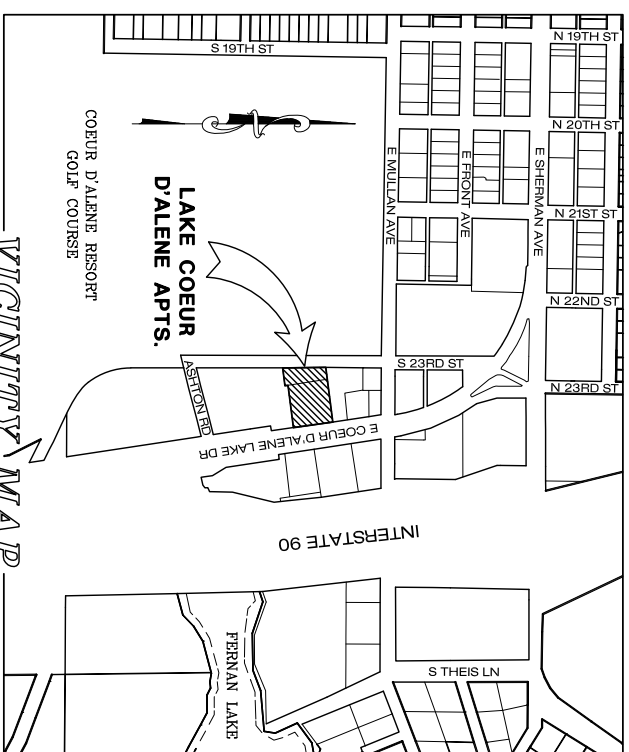
13  
18  
24  
19

S89°02'32"E (BASIS OF BEARING)

2646.06' 2646.10'(R1)

18  
19

QUARTER CORNER  
FOUND 2-1/2" ZINC CAP "PLS 772"  
PER CP&F INST. NO. 2032368000



## BASIS OF BEARING

GRID BEARING OF SOUTH 89°02'32" EAST BETWEEN FOUND MONUMENTS ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, AS SHOWN HEREON, IS BASED ON THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, 2011 ADJUSTMENT.

## REFERENCES: RECORDS OF KOOTENAI COUNTY

- (R1) 2010 RECORD OF SURVEY BY SCOTT M. RASOR, BOOK 26, PAGE 420
- (R2) 2012 RECORD OF SURVEY BY MATTHEW B. MAYBERRY, BOOK 27, PAGE 240
- (R3) PRELIMINARY TITLE COMMITMENT ISSUED BY ALLIANCE TITLE & ESCROW CORP., FILE NO. 344258, EFFECTIVE FEBRUARY 2, 2017 AT 7:30 AM.

## NOTES:

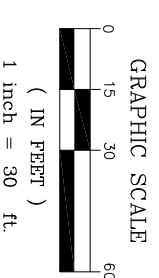
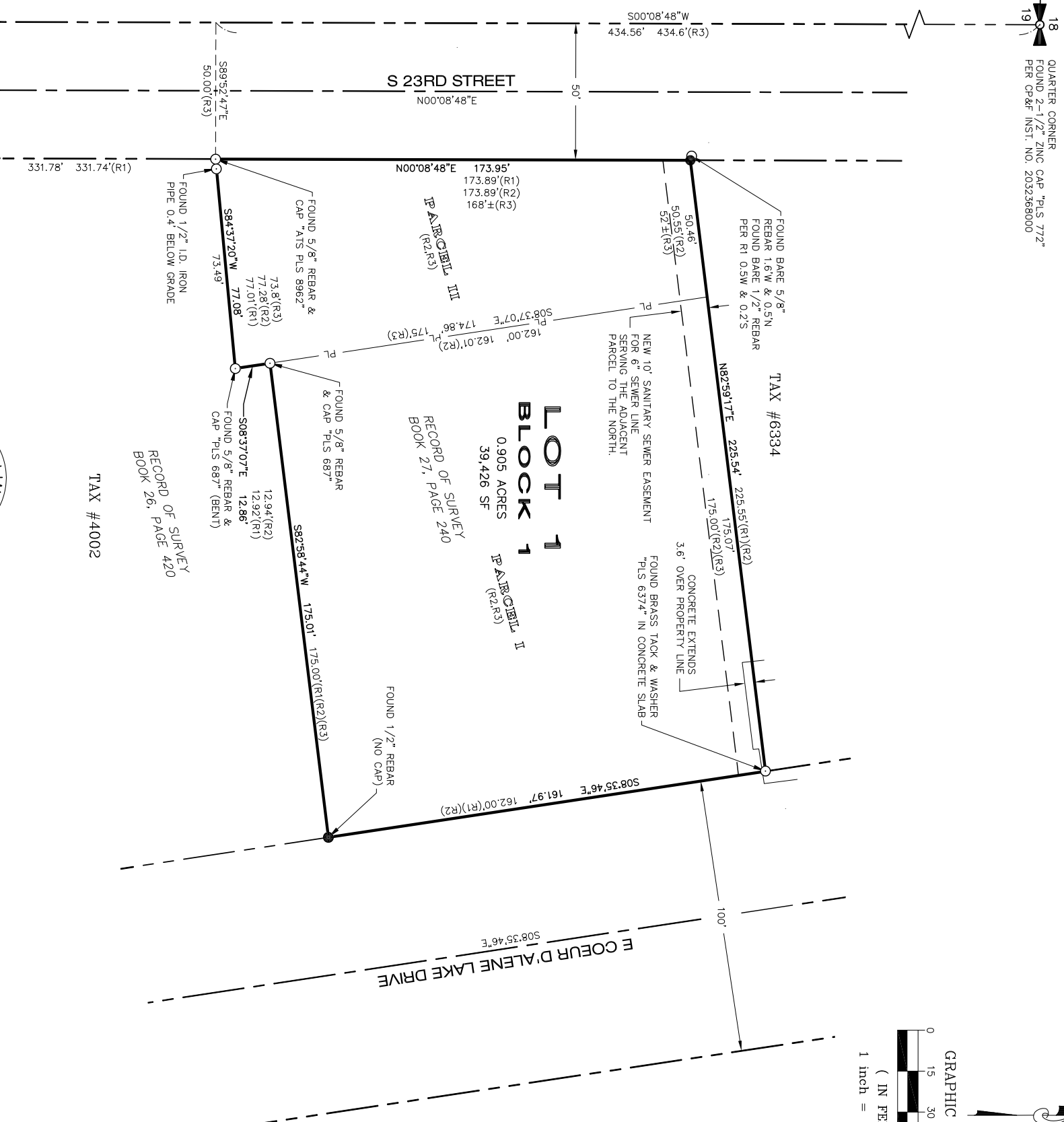
1. TITLE REPORT (R3) WAS RELIED UPON FOR PROPERTY DESCRIPTION AND EASEMENTS.
2. ALL DISTANCES SHOWN ARE GROUND VALUES.
3. DIMENSIONS TO FEATURES ARE MEASURED AT RIGHT ANGLES TO THE PROPERTY LINES.

## RESTRICTIONS:

AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO THE WASHINGTON WATER POWER COMPANY, IN DEED RECORDED APRIL 21, 1938, AS BOOK 109, PAGE 282, OFFICIAL RECORDS, NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP.

## LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR WITH CAP STAMPED "WELCH COMER PLS 12318"
- (R#) RECORD BEARING AND/OR DISTANCE (SEE REFERENCES)



**WELCH-COMER**  
ENGINEERS & SURVEYORS

www.welchcomer.com  
350 E. Kambien Ave.,  
Coeur D'Alene, ID 83815

208-864-9882  
(toll free) 877-815-5872  
(800) 208-604-5886

PROJECT NO.: 41245  
DESIGNED BY: MLI  
DRAWN BY: MLI  
CHECKED BY: 41245PLA.DWG  
DWG NAME: 41245PLA.DWG  
DATE: 6-18-18  
SCALE: 1" = 30'  
SHEET NO.: 1 OF 2

PLAT OF LAKE  
COEUR D'ALENE APARTMENTS.

IN GOV'T LOT 1 OF SEC. 19,  
T. 50 N., R. 3 W., B.M.,  
KOOTENAI COUNTY, IDAHO



## **CITY COUNCIL STAFF REPORT**

**DATE:** July 17, 2018  
**FROM:** Dennis Grant, Engineering Project Manager  
**SUBJECT:** **SS-18-02, Davidson Duplexes: Final Plat, Subdivision Improvement Agreement & Security Approval**

---

### **DECISION POINT**

Staff is requesting the following:

1. City Council approval of the final plat document, a three (3) lot residential subdivision.
2. City Council approval of the furnished subdivision improvement agreement and security

### **HISTORY**

- a. Applicant: John A. Beutler and Ann J. Beutler, Trustees of the John A. and Ann J. Beutler Living Trust  
1836 Northwest Blvd  
Coeur d'Alene, ID 83814
- b. Location: 402 W. Davidson Avenue (South side of Davidson Avenue between Lincoln Way and Government Way)
- c. Previous Action:
  1. Preliminary plat approval, February 28, 2018

### **FINANCIAL ANALYSIS**

The developer is furnishing security in the amount of \$12,000.00 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 (sanitary sewer service install with asphalt patch, installation of sidewalk and approach) 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 October 31, 2018.

### **DECISION POINT RECOMMENDATION**

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







# DAVIDSON DUPLEXES

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
INST. No. \_\_\_\_\_

A SUBDIVISION OF WARRANTY DEED #2544954000  
IN COLQUHOUN'S SUBDIVISION, BOOK "B", PAGE 104  
IN SEC. 11, T. 50 N., R. 4 W., B.M.,  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

## OWNER'S CERTIFICATE

BE IT KNOWN THAT THE JOHN A. BEUTLER AND ANN J. BEUTLER LIVING TRUST 6/8/99, THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCK TO BE KNOWN AS DAVIDSON DUPLEXES BEING A DIVISION OF WARRANTY DEED INSTRUMENT NUMBER 2544954000, IN COLQUHOUN'S SUBDIVISION, BOOK B, PAGE 104, RECORDS OF KOOTENAI COUNTY, IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE PLAT OF GINA'S PLACE, BOOK L, PAGE 113, RECORDS OF KOOTENAI COUNTY, THENCE S 0°37'57" W, 60.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DAVIDSON AVENUE AND A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF SAID WARRANTY DEED AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG THE BOUNDARY LINE OF SAID WARRANTY DEED THE FOLLOWING COURSES: S 1°13'00" W, 135.09 FEET TO THE NORTHEAST CORNER OF MALTZ ADDITION, BOOK G, PAGE 126; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID MALTZ ADDITION, N 89°12'22" W, 89.40 FEET TO A FOUND 5/8" REBAR PLS 4194, THENCE N 89°42'10" W, 55.65 FEET TO A FOUND 5/8" REBAR PLS 4194, THENCE N 88°33'33" W, 59.38 FEET TO A FOUND 1" IRON PIPE AND THE NORTHWEST CORNER OF SAID MALTZ ADDITION, THENCE N 1°12'59" E, 135.38 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF DAVIDSON AVENUE; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, S 89°04'22" E, 204.42 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING APPROXIMATELY 0.635 ACRE.

WATER AND SEWER SERVICE TO EACH LOT PLATTED HEREIN IS PROVIDED BY THE CITY OF COEUR D'ALENE.

\_\_\_\_\_  
JOHN A. BEUTLER, TRUSTEE

\_\_\_\_\_  
ANN J. BEUTLER, TRUSTEE

## STATE OF IDAHO, COUNTY OF KOOTENAI, ss

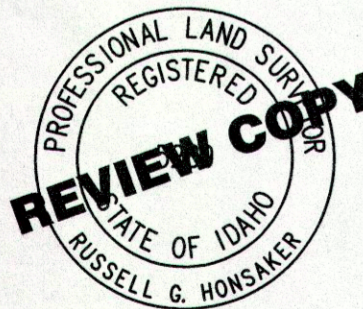
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_,  
JOHN A. BEUTLER AND ANN J. BEUTLER, OFFICERS OF THE JOHN A. BEUTLER AND ANN J. BEUTLER LIVING TRUST 6/8/99.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, RUSSELL G. HONSAKER, P.L.S. No. 5289, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



\_\_\_\_\_  
RUSSELL G. HONSAKER, P.L.S. No. 5289

1-24-18

## CITY COUNCIL APPROVAL

THIS PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CLERK CITY OF COEUR D'ALENE

\_\_\_\_\_  
ENGINEER CITY OF COEUR D'ALENE

## PANHANDLE HEALTH DISTRICT I

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 (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 MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATED: \_\_\_\_\_, HEALTH DISTRICT SIGNATURE: \_\_\_\_\_

## KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED LAND HAVE BEEN PAID THROUGH \_\_\_\_\_.

\_\_\_\_\_  
KOOTENAI COUNTY TREASURER

## KOOTENAI COUNTY SURVEYOR

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



## KOOTENAI COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, AT THE REQUEST OF \_\_\_\_\_.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, INST. # \_\_\_\_\_.

FEE \$ \_\_\_\_\_

\_\_\_\_\_  
KOOTENAI COUNTY RECORDER

DAVIDSON DUPLEXES

SCALE:

DATE: 1/24/18

11-50N-4W

C436

DRAWN BY: DWJ

FILE: C436 ROS

**FRAME & SMETANA, PA**  
Consulting Engineers

603 North 4th Street, Coeur d'Alene, Idaho, 83814  
Ph.(208)664-2121/Fax:765-5502/Email:smetana@roadrunner.com

**ES**

SHEET  
2 OF 2



RESOLUTION NO. 18-036

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE APPROVAL OF THE FINAL PLAT, AGREEMENT TO PERFORM SUBDIVISION WORK, AND APPROVAL OF SECURITY FOR THE AGREEMENT REGARDING THE DAVIDSON DUPLEXES (SS-18-02).

WHEREAS, it has been recommended that the City of Coeur d'Alene authorize the approval of the Final Plat, and the Agreement to Perform Subdivision Work and approval of security for the work, attached hereto as 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 approve such final plat, agreement, and security;

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into agreement or perform other actions for the subject matter, as set forth 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 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 17<sup>th</sup> day of July, 2018.

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

ATTEST

\_\_\_\_\_  
Renata McLeod, City Clerk

Motion by \_\_\_\_\_, Seconded by \_\_\_\_\_, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER ENGLISH Voted \_\_\_\_\_

COUNCIL MEMBER EVANS Voted \_\_\_\_\_

COUNCIL MEMBER MILLER Voted \_\_\_\_\_

COUNCIL MEMBER MCEVERS Voted \_\_\_\_\_

COUNCIL MEMBER GOOKIN Voted \_\_\_\_\_

COUNCIL MEMBER EDINGER Voted \_\_\_\_\_

\_\_\_\_\_ was absent. Motion \_\_\_\_\_.

**AGREEMENT TO PERFORM SUBDIVISION WORK**  
**Davidson Duplexes (SS-18-02)**

THIS AGREEMENT made this 17<sup>th</sup> day of July, 2018 between John A. Beutler and Ann J. Beutler, Trustees of the John A. and Ann J. Beutler Living Trust, whose address is 1836 Northwest Boulevard, Coeur d'Alene, ID 83814, 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, subject to completion of the required improvements, the subdivision plat of Davidson Duplexes, a three (3) lot, residential development in Coeur d'Alene, situated in the Southeast ¼ of Section 11, Township 50 North, Range 4 West, B.M., City of Coeur d Alene, Kootenai County, Idaho; NOW, THEREFORE,

**IT IS AGREED AS FOLLOWS:**

The Developer agrees to complete the following public improvements: Installation of a sanitary sewer service lateral with asphalt patch, installation of sidewalk and driveway approaches on or before the 31<sup>st</sup> day of October, 2018. Said improvements are more particularly described on the submitted estimate of probable construction costs dated June 14, 2018 attached as Exhibit "A", compiled by Russ Helgeson, PE, #6864 of Frame and Smetana, PA, whose address is 603 North 4<sup>th</sup> Street, Coeur d'Alene, ID 83814.

The Developer, prior to recording the plat, shall deliver to the City, security in the amount of Twelve Thousand and 00/100 Dollars (\$12,000.00) which is the cost required for securing the obligation of the Developer to complete the subdivision improvements referred to herein. Should the Developer noted herein fail to complete the improvements within the time herein provided, the City may utilize the funds to complete or have the improvements completed. In the event the City completes the improvements as a result of the Developer's default, the Developer shall be responsible for any costs that exceed the installed security for the public improvements noted herein.

The Parties further agree that the City has utilized substantial staff time to prepare this agreement, which will benefit the Developer. 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**

**Developer**

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

\_\_\_\_\_  
John A. Beutler, Applicant

**ATTEST:**

\_\_\_\_\_  
Ann J. Beutler, Applicant

\_\_\_\_\_  
Renata McLeod, City Clerk



EXHIBIT 'A'

**FRAME & SMETANA, PA**

**CONSULTING ENGINEERS**

603 North 4th Street

Phone (208) 664-2121 - Fax (208) 765-5502

COEUR D'ALENE, IDAHO 83814

Engineers Cost Estimate

Davidson Duplexes

June 14, 2018

Item No.	Estimated Quantity	Description	Unit Cost	Total Price
1	200 LF	5' Wide sidewalk	\$15.00	\$3,000.00
2	1 EA	Concrete approach	\$2,000.00	\$2,000.00
3	2 EA	Sewer service w/ asphalt patch	\$1,500.00	\$3,000.00
Total Estimated Costs				\$8,000.00
Total Bond Amount (Cost x 150%)				\$12,000.00

OTHER BUSINESS

**CITY COUNCIL  
STAFF REPORT**

**DATE:** July 17, 2018  
**FROM:** Troy Tymesen, City Administrator  
**SUBJECT:** Coeur d'Alene Garbage Contract

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**DECISION POINT:** Should the City Council approve Amendment No. 1 to the Solid Waste Services Contract with Northern State PAK, LLC, d/b/a Coeur d'Alene Garbage Services, due to recent and unforeseen changes in the recycling market?

**HISTORY:** On April 19, 2016, Council approved the Solid Waste Services Contract (hereinafter "Contract") with Northern State PAK, LLC, d/b/a Coeur d'Alene Garbage Services (hereinafter "CDA Garbage"). The Contract was effective July 1, 2016, and CDA Garbage has fully performed in accordance with terms and conditions of the Contract since then. This Contract provided for the collection of solid waste and single stream recycling materials, and included a glass reuse/recycle program. In May 2018, CDA Garbage requested an increase in compensation for single stream recycling and a modification in the type of recycling which must be accepted under the Contract. The City Council on June 19, 2018, directed staff to draft amendments to the Contract in accordance with its comments. The Mayor, staff, and CDA Garbage representatives met to discuss the amendments on July 6 and the resulting proposed Amendment No. 1 is the result of that discussion.

**FINANCIAL ANALYSIS:** The estimated additional cost to the City is approximately \$15,000 to \$17,000 per month, but no more than \$25,000 per month. Due to savings experienced with respect to the current Contract, the additional cost will not require a rate increase to the customers. The fee will be paid from the solid waste fund.

**PERFORMANCE ANALYSIS:** The Amendment No. 1 encompasses the following new terms:

1. The City will pay CDA Garbage an additional fee for the disposal of recyclables. That fee will be CDA Garbage's net cost per ton (including hauling and MRF fees) in excess of \$20 per ton (i.e., CDA Garbage will pay the first \$20 per ton). In addition, the City's monthly fee is capped at \$25,000. If the fee equals or exceeds \$20,000 per month for three consecutive months, the parties will meet to discuss adjustments in the program to ensure the City's obligation will not exceed \$25,000 each month. The "net cost" will take into consideration any payments to CDA Garbage by the MRFs for the recyclables, but there has been no such payment for several months.
2. The new fee will be in effect for twelve (12) months and the parties will meet prior to the expiration of the term to negotiate any further adjustment to the fee and the program itself.

3. The list of recyclables has been modified as requested by the Contractor. Items eliminated from the list of recyclables are: paper cartons, aluminum foil and trays, plastic jars and tubs, plastic trays and cups/containers, and plastic pill containers.

4. The list of permitted recyclables is specifically subject to further change upon written agreement of the City, based on any changes in the recyclables which are accepted by the MRFs.

5. Language was added to specify additional information required in the Notice left if a recycling bin is found to contain nonrecyclable material, including where to find information on what is recyclable and what is not, and more rigorous education on recycling. All recycling bins will be emptied, regardless of content, until November 1, 2018 and customers will receive a Notice if their bin contains nonrecyclable materials. Beginning on November 1, 2018, if a recycling bin is found to contain nonrecyclable materials, the bin will not be emptied and a Notice will be left. If a customer calls for a special pickup to empty a recycling bin, a charge as set out in Schedule C may be levied by CDA Garbage. In addition, the recycling bin will then be emptied as waste due to the contamination.

**DECISION POINT/RECOMMENDATION:** Council should approve the Amendment No. 1 and authorize the Mayor to sign it.

RESOLUTION NO. 18-037

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING AND ACCEPTING AMENDMENT NO. 1 TO THE SOLID WASTE SERVICES CONTRACT WITH NORTHERN STATE PAK, LLC, d/b/a COEUR D'ALENE GARBAGE SERVICES.

WHEREAS, pursuant to Resolution No. 16-020, adopted the 19<sup>th</sup> day of April, 2016, the City of Coeur d'Alene entered into a Solid Waste Services Contract with Northern State PAK, LLC, d/b/a Coeur d'Alene Garbage services; and

WHEREAS, Northern State PAK, LLC, has requested additional compensation for collecting and processing single stream recycling, together with a modification in the type of recycling which must be accepted under the Contract, as set forth in the agreement, a copy of which is attached hereto as Exhibit "1" and incorporated herein by reference; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof that such amendment be authorized;

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City hereby authorizes and accepts Amendment No. 1 to the Solid Waste Services Contract with Northern State PAK, LLC, d/b/a Coeur d'Alene Garbage Services, pursuant to the agreement attached hereto as Exhibit "1" and by this reference incorporated herein, with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreement so long as the substantive provisions of it 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 17<sup>th</sup> day of July, 2018.

\_\_\_\_\_  
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 \_\_\_\_\_.

**AMENDMENT NO. 1  
TO  
SOLID WASTE SERVICES CONTRACT**

This Amendment No. 1 to the Solid Waste Services Contract is entered into this 17<sup>th</sup> day of July, 2018, by the parties to said Contract, the City of Coeur d'Alene, 710 E. Mullan Rd., Coeur d'Alene, Idaho, hereinafter referred to as the "City," and Northern State PAK, LLC, d/b/a Coeur d'Alene Garbage Service, hereinafter referred to as the "Contractor."

WHEREAS, the Contractor has asked to amend the Solid Waste Services Contract dated April 19, 2016, (hereinafter referred to as the "Contract") due to significant changes in the recycling industry in recent months; and

WHEREAS, the Contractor is now incurring costs of over one hundred dollars (\$100) per ton to recycle materials, an increase of over 1,100% over a year ago; and

WHEREAS, these additional costs were not reasonably foreseeable at the time the Contract was negotiated; and

WHEREAS, recycling is important to the citizens of the City and the City is committed to ensuring that single stream recycling continues in the City to the greatest extent possible; and

WHEREAS, the Contract allows for amendments upon agreement by the parties in writing; and

WHEREAS, it is in the best interests of the City to enter into this Amendment No. 1 for the purpose of facilitating single stream recycling in the City in an efficient, responsible, and economical manner.

NOW, THEREFORE, the parties agree to amendments to the Contract as follows:

1. Paragraph 4.3 of the Base Contract is amended as follows:

City shall ensure that Contractor will be paid monthly, within thirty (30) days after an invoice is received by City Finance, for the number of accounts serviced and level of service provided according to service costs defined in Schedule "C" (Schedule Rate), and for any other costs due hereunder, including cost of recycling bins as provided in Schedule B. Payments will be based on the total amount billed by service level for the applicable month(s). The actual number of each type of account will be determined from the billing records, and may vary from the estimates given in the bid. Payment to Contractor will be based on a computation of the amount due, based on the most recent records of service levels.

In addition, City shall pay to Contractor the actual net cost in excess of twenty dollars (\$20.00) per ton, and not to exceed twenty-five thousand dollars (\$25,000.00) per month, incurred by Contractor for handling the materials in the single stream recycling program, including hauling and MRF fees. The term “net cost” shall account for payment by the MRF to Contractor, if any, for recycled materials. If the City’s monthly obligation equals or exceeds twenty thousand dollars (\$20,000.00) for three consecutive months, the parties agree to meet to discuss the single stream recycling program and to make adjustments in the program to ensure that the City does not incur a monthly obligation in excess of twenty-five thousand dollars (\$25,000.00).

The monthly fee set forth in the paragraph above shall be in effect for twelve (12) months from the effective date of this Amendment, which shall be July 1, 2018. The parties agree to meet prior to the expiration of this twelve (12) month term to negotiate any adjustments to this fee and/or the single stream recycling program which may be required or advisable based on the state of the recycling market.

2. The definition of “Recyclable Materials” in Paragraph 1 of Schedule B to the Base Contract is amended as follows:

Recyclable Materials: The following materials will be collected by Contractor in Single Stream fashion as part of City’s Curbside Recycling Program. Contractor (to the extent which is reasonable for collection vehicle being used) will use reasonable efforts to assure the Single Stream Recyclable Materials do not contain excessive contamination consistent with industry norms and within acceptable limits of moderate, seasonal moisture.

- Newspaper
- Office Paper
- Magazines / Catalogs
- Junk Mail
- Cereal Boxes
- ~~Paper Cartons~~
- Telephone Books
- Paper Bags
- Cardboard Boxes – “any size”
- Aluminum Cans ~~–Foil–Food trays~~
- Steel / Tin cans
- Plastic Milk jugs
- Plastic ~~Beverage Containers~~ Bottles or Jugs with a neck and twist-off top
- ~~Plastic Jars and Tubs~~
- ~~Plastic Trays, Cups and Containers~~
- Plastic Plant Pots
- ~~Plastic Pill containers over 4 ounces~~

The list of recyclable materials may be amended from time to time by written consent of City and based upon changes in the recyclables accepted by the MRFs.

3. Paragraph 3.3 of Schedule B to the Base Contract is amended as follows:

Contractor shall collect recyclable materials placed by customer in a blue 64-gallon recycling cart at the same location as the municipal solid waste collection service, whether it is curbside or alley. Until November 1, 2018, Contractor shall empty all recycling bins regardless of content, but, if nonrecyclable materials are found in a cart, Contractor shall leave a Courtesy Notice on the cart informing the customer about what materials are recyclable, advising the customer to contact City or visit City's website for further information on acceptable materials for recycling, and notifying the customer that contaminated carts will not be emptied after October 31, 2018.~~Contractor shall leave~~Beginning on November 1, 2018, if a recycling cart contains materials that are unacceptable for recycling in the recycling cart in an orderly and secure manner, the cart will not be emptied and Contractor shall leave a Courtesy Request Card~~Notice will be left on the cart explaining why the material was rejected~~informing the customer about what materials are recyclable and advising the customer to contact City or visit City's website for further information on acceptable materials for recycling. The Notice will also advise the customer that an unscheduled pickup may be requested, but that the bin will be collected as waste, not recycling, and that an extra fee will be charged. Contractor shall ~~provide carbon copies~~maintain records of the customers receiving aall Courtesy ~~Request Card~~Notice left on customer's cart for at least twelve (12) months and shall make such records available to City upon request to City's Recycling Coordinator on a monthly basis. City will work with Contractor to develop a Courtesy ~~Request Card~~Notice forms that properly identify~~s~~ies deficiencies to be used before and after November 1, 2018.

If, after October 31, 2018, a customer's recycling cart is left unemptied due to the presence of nonrecyclable materials, the customer may call for an unscheduled pickup and the bin will be emptied as waste, not recycling. In such case, Contractor may charge the special pickup/return fee for residential customers as set out in Schedule C to the Base Contract. If the entire recycling cart is contaminated and Contractor must leave cart unemptied, in addition to leaving a Courtesy Request Card, Contractor shall attempt to call customer to explain why the recycling cart was left and how to correctly prepare recyclables for their next regular scheduled pick up. Contractor shall perform pre-collection and collection practices as are reasonably necessary and conform to accepted business practice. Contractor shall respond to inquiries from customers who have received a Courtesy Notice in a prompt and courteous manner.

All recyclable materials shall be collected at the curb and deposited into the collection vehicle.

4. Paragraph 3.7 of Schedule B to the Base Contract is amended as follows:

~~Contractor shall, as acceptable to City, establish procedures and requirements for customers to follow regarding customer's participation in the curbside recycling program and establish a response guide (informational brochure) if procedures are not followed.~~

City and Contractor will work together in developing and distributing materials the two Courtesy Notices described in paragraph 3.3 of Schedule B necessary for advertising, promoting and the purpose of educating ~~the~~ customers ~~for as to the single stream recycling program, and~~ any modifications, adjustments or changes ~~thereto in the residential curbside recycling program.~~ The Courtesy Notices must clearly state what materials are recyclable and what will happen if recycling bins are found to contain nonrecyclable materials. The Courtesy Notices shall contain contact information to aid customers in obtaining answers to their recycling questions, including contact numbers for City and Contractor, and City's website.

City shall take recycling related phone calls and will ~~have~~ either ~~the ability to~~ direct the caller to the appropriate office for inquiries or provide pertinent information regarding recycling programs. Contractor shall also maintain the ability to handle inquiries from customers in a timely fashion regarding instructions, procedures, collections and other issues related to the curbside recycling program. Contractor, upon request, shall inform customers of the types of materials to be collected and shall specify the condition in which the material must be towed be collected.

Contractor shall appoint a representative who shall be responsible for Contractor's public informational efforts concerning curbside recycling. This representative shall be available to coordinate public informational efforts with City's recycling coordinator, on an ongoing basis.

5. In all other respects, the Solid Waste Services Contract shall remain in full force and effect.

DATED this 17<sup>th</sup> day of July, 2018.

CITY OF COEUR D'ALENE

NORTHERN STATE PAK, LLC

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

\_\_\_\_\_  
Philip L. Damiano, Manager

ATTEST:

ATTEST;

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Secretary



**CITY COUNCIL  
STAFF REPORT**

**DATE:** July 17, 2018  
**FROM:** Tim Martin – Streets and Engineering Director  
**SUBJECT:** Parking Garage Access & Management Equipment

=====

**DECISION POINT:** Should Council approve funding for the purchase of access control and management, and CCTV equipment to be placed within the new parking garage?

**HISTORY:** The contract for the parking garage design and construction included conduit and placement locations identified for the installation of access control and payment equipment, but the equipment itself was not included in that contract. This allowed the project to begin before we determined the type of equipment which would be used. Throughout the project, City staff has been looking for cost effective opportunities to obtain the needed equipment and has worked with IT and emergency services to understand their needs for such equipment. After discussions with multiple suppliers, we have found what we consider to be an affordable solution. As you may remember, on March 29, 2018, staff came before Council for approval to reject the only bid for access control and management, and CCTV equipment we had received at the time, which was in the amount of \$495,680.00. Rejection of that bid allowed for the design and construction team to seek a less costly solution for the purchase and design of parking garage access and management equipment, as well as CCTV equipment.

**FINANCIAL ANALYSIS:** The cost to purchase and install this equipment will not exceed \$310,097.00, with the exact cost determined upon installation. The funding source will be the Parking fund. Because the construction contract for the garage is between the contractor and ignite CDA, and the City is responsible for purchasing and installation of this equipment, a change order will not be used by the City for this work. Rather, the City will pay ignite CDA the cost of the equipment and installation, and ignite CDA will see to the actual purchase and installation of the equipment.

**PERFORMANCE ANALYSIS:** Approving the funding at this time allows for the purchase and installation of parking garage access and management equipment, as well as CCTV equipment, to be installed before the parking garage construction is completed and ready to open to public use.

**DECISION POINT/RECOMMENDATION:** Council should approve funding for the parking garage access and management, and CCTV equipment for the new parking garage in an amount not to exceed \$310, 097.00, to be paid from the Parking fund.

# PUBLIC HEARINGS

**CITY COUNCIL  
STAFF REPORT**

**FROM:** TAMI STROUD, ASSOCIATE PLANNER

**DATE:** JULY 17, 2018

**SUBJECT:** ZC-2-18 - ZONE CHANGE FROM R-3 and C-17 TO THE R-17 ZONING DISTRICT (7.4 ACRES)

**LOCATION:** TWO EXISTING PARCELS: LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF PRAIRIE AVENUE AND RAMSEY ROAD

**PROPERTY OWNER'S:**

Copper Basin Construction, Inc  
PO Box 949  
Hayden, ID 83835

Michael H. Kobold  
1820 W. Prairie Avenue  
Coeur d'Alene, ID 83815

**APPLICANT'S REPRESENTATIVE:**

Lake City Engineering, Inc.  
126 E. Poplar Avenue  
Coeur d'Alene, ID 83814

**DECISION POINT:**

Lake City Engineering, Inc. on behalf of the above-noted property owners is requesting an amendment to the previously approved zoning and requesting an R-17 (Residential at 17 units/acre) zone for both parcels.

**PLANNING COMMISSION:**

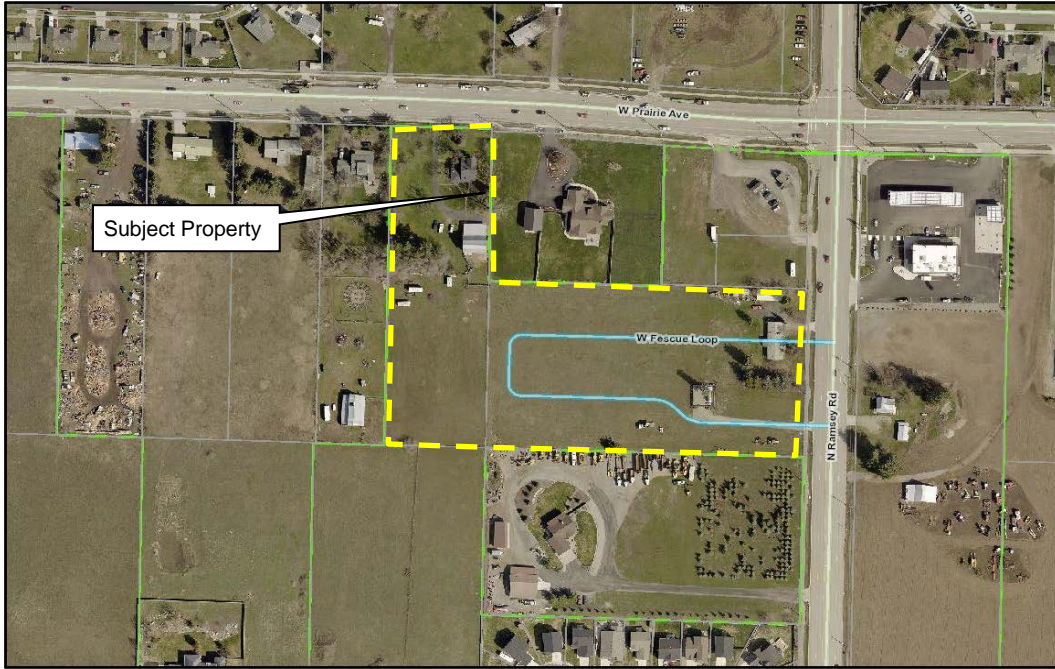
At their regular monthly meeting held on June 12, 2018, the Planning Commission recommended approval for the zone change request from R-3 and C-17 to the R-17 zoning district for 7.4 acres as noted above.

**BACKGROUND INFORMATION:**

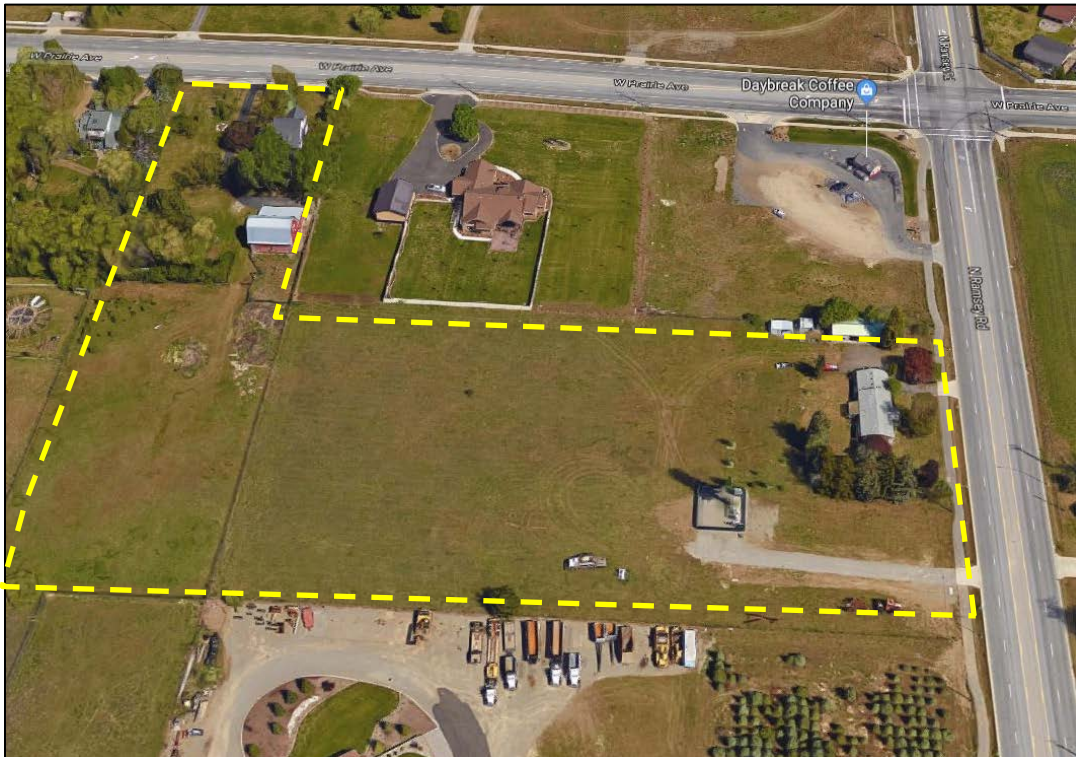
The 2.78 acre portion of the zone change request is located along Prairie Avenue. The property was annexed into the city in April of 2017, with the R-3 (Residential zoning at 3 units/acre) zoning district. The other portion of the subject property is located along Ramsey Road and is currently zoned C-17. The property was annexed into the city in February of 2018.

The applicant is requesting both properties be rezoned to R-17 (Residential at 17 units/acre) zoning district.

**AERIAL PHOTO:**



**BIRD'S EYE VIEW: (Subject property outlined in yellow)**

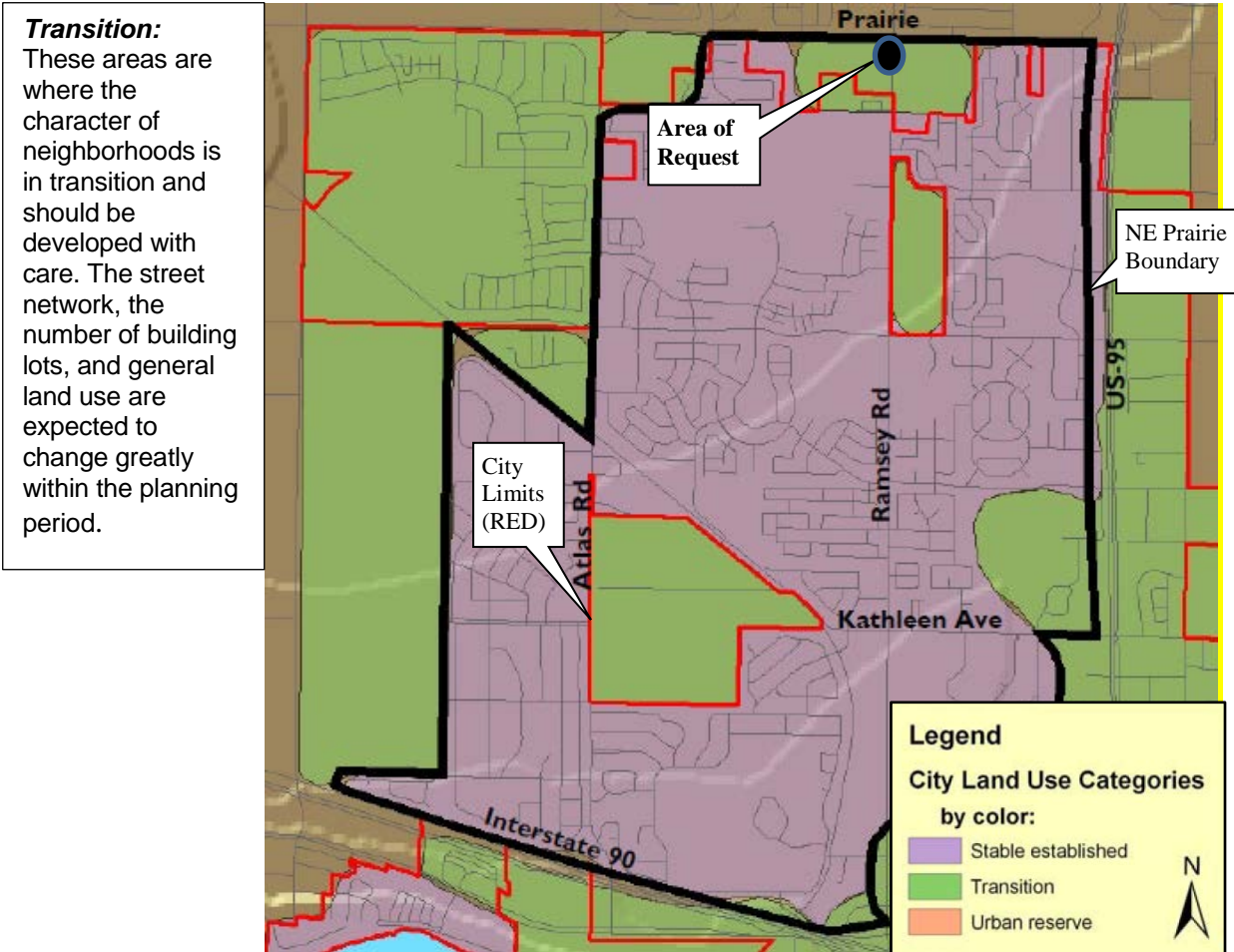


**REQUIRED FINDINGS:**

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

1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map Designation:  
**Ramsey-Woodland (Transition)**

**Ramsey-Woodland Comprehensive Plan Map:**





## **Ramsey - Woodland Tomorrow**

Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.

### **The characteristics of Ramsey – Woodland neighborhoods will be:**

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

### **Significant Policies:**

- **Objective 1.05 -Vistas:**  
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.
- **Objective 1.06 -Vistas:**  
Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.
- **Objective 1.11 –Community Design:**  
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.
- **Objective 1.12 - Community Design:**  
Support the enhancement of existing urbanized areas and discourage sprawl.
- **Objective 1.13 –Open Space:**  
Encourage all participants to make open space a priority with every development and annexation.
- **Objective 1.14 -Efficiency:**  
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- **Objective 1.16 –Connectivity:**  
Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks and trail systems.
- **Objective 2.05 –Pedestrian & Bicycle Environment:**  
Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

- **Objective 3.02 –Managed Growth:**  
Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.
- **Objective 3.04 -Neighborhoods:**  
Encourage the formation of active neighborhood associations and advocate their participation in the public process.
- **Objective 3.05 - Neighborhoods:**  
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- **Objective 3.07 –Neighborhoods:**  
Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.
- **Objective 3.08 - Housing:**  
Design new housing areas to meet the city’s need for quality neighborhoods for all income and family status categories.
- **Objective 3.16 - Capital Improvements:**  
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- **Objective 4.01 - City Services:**  
Make decisions based on the needs and desires of the citizenry.
- **Objective 4.02 - City Services:**  
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).
- **Objective 4.06 - Public Participation:**  
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision- making process.

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

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

**STORMWATER:**

City Code requires a stormwater management plan to be submitted and approved prior to any construction activity on the site. The applicant will be required to include a stormwater management plan with any building permit submittal for the subject property.

*-Submitted by Chris Bosley, City Engineer*

**STREETS:**

The subject property is bordered by Ramsey Road to the east and Prairie Avenue to the north, both of which are fully developed street sections. No changes to the streets adjoining the subject property will be required.

*-Submitted by Chris Bosley, City Engineer*

**WATER:**

Coeur d'Alene Water has no comments or conditions; this is within the Hayden Lake Irrigation District (HLID) water district.

*-Submitted by Kyle Marine, Assistant Water Superintendent*

**WASTEWATER:**

Public sewer is readily available within Ramsey Road. The Wastewater Utility presently has the wastewater capacity and willingness to serve this Zone Change request, as proposed.

The Kobold Annexation Agreement with the City of Coeur d'Alene (Res. 17-021) shall remain applicable to the 1820 Prairie Avenue portion of the subject property.

In conformance with City Code 16.10, Lots shall not be adjusted so they do not, or cannot have sewer services that conform to applicable City Policies and Standards.

*-Submitted by Mike Becker, Utility Project Manager*

**FIRE:**

The Fire Department works with the Engineering and Water Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents:

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

*-Submitted by Bobby Gonder, Fire Inspector*

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

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

**PHYSICAL CHARACTERISTICS:**

The subject property is relatively flat with Ramsey Road located to the east and Prairie Avenue to the north. Currently there is an existing single-family residence with associated accessory storage structure(s) on the Prairie Avenue site and a cell phone tower on a portion of the Ramsey Road site, while the remainder is vacant. A small grove of trees near the cell phone tower also exist on the parcel. Any future development will require that all code requirements are met.

*(Site photos are located on the following pages.)*

**SITE PHOTOS:** (Along Prairie)

*View of portion of the subject property along Prairie Avenue looking south*



*View of a portion of the subject property looking southwest along Prairie Avenue*





*Stealth cell phone tower onsite (Verizon) looking west showing gravel access: (Along Ramsey)*



*Remainder of vacant area looking west behind cell phone tower (Along Ramsey)*





*View from Prairie Avenue looking toward a portion of the subject property*



*View from the NWC of Ramsey Road and Prairie Ave. looking west*



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

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

**TRAFFIC:**

The proposed zone change would not likely adversely affect the surrounding area with regard to traffic more than the current C-17 zoning, which could generate much more traffic. Ramsey Road and Prairie Ave have the available capacity to accommodate additional traffic generated from the subject site, but Lakes Highway District, which controls Prairie Ave, should be contacted for comments. The Streets & Engineering Department has no objection to the zone change as proposed.

*-Submitted by Chris Bosley, City Engineer*

**NEIGHBORHOOD CHARACTER:**

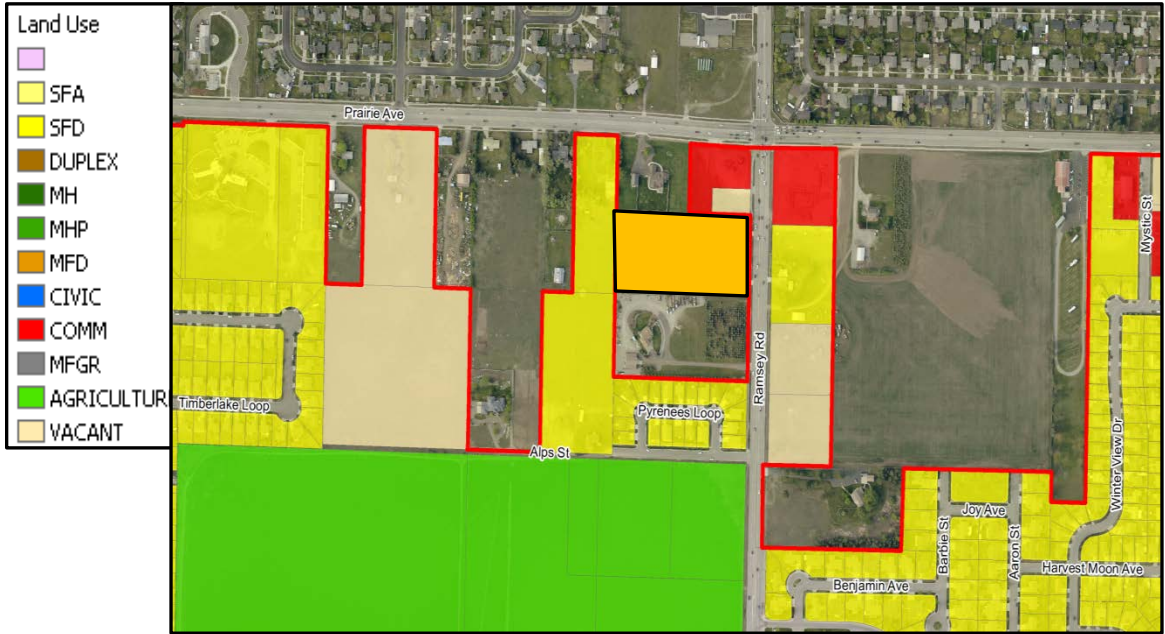
This is a rapidly changing area within Coeur d'Alene. Multiple annexations, subdivisions, and Planned Unit Developments have been approved in the area within the last five years. Some of the larger projects include: Garden Grove, Vista Meadows, Kerr Properties, and the Prairie Trails subdivision.

There is an existing coffee stand (in city "C-17") and a residential home (in county "Agriculture") to the east of a portion of the subject property along Prairie Avenue. To the east, annexed property and a new gas station were recently approved. To the west, are several existing parcels within the County zoned "Agriculture".

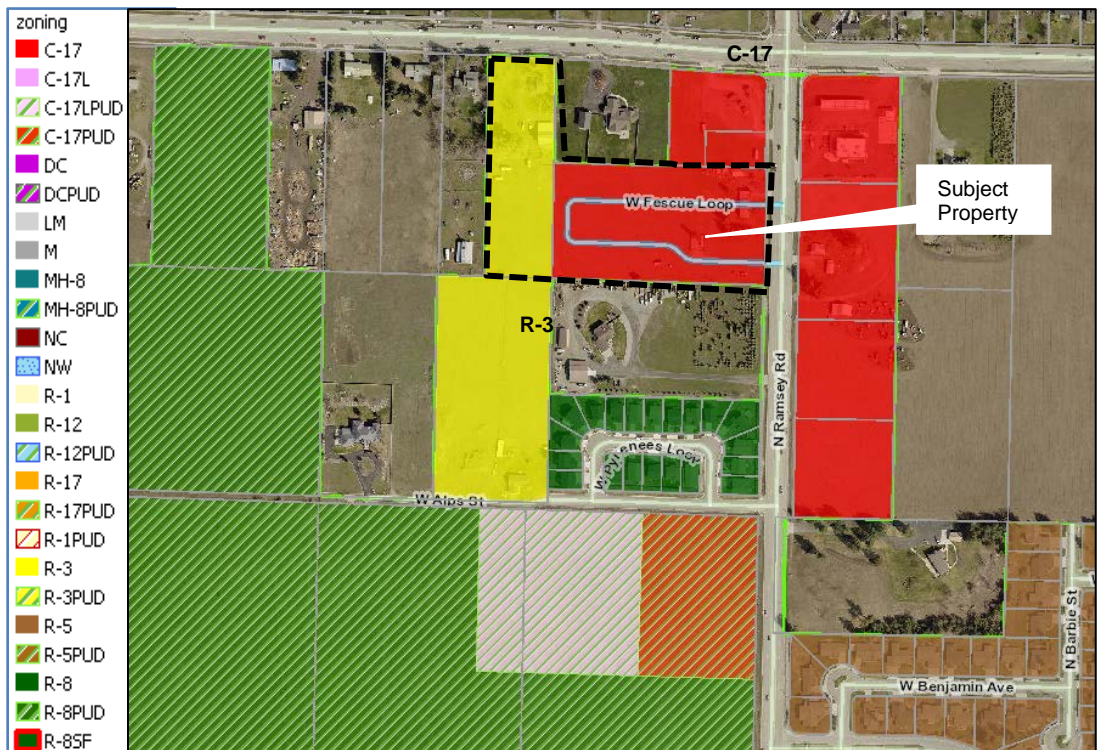
See the "Ramsey-Woodland" descriptions from the 2007 Comprehensive Plan listed in Finding #B8 as well as the photos of subject property. A land use and zoning map are provided below to assist in depicting the context of the area.



**GENERALIZED LAND USE PATTERN:**



**ZONING:**



Approval of the zone change request could intensify the potential use of the property by increasing the allowable uses by right from R-3 uses to R-17 uses (as listed below), and decrease the uses from C-17 uses to R-17 uses.

**Existing R-17 Zoning District:**

The R-17 district is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre.

Principal permitted uses in an R-17 district shall be as follows:

- Administrative
- Childcare facility
- Community education
- Duplex housing
- Essential service
- Home occupation
- Multiple-family
- Neighborhood recreation
- Pocket residential development
- Public recreation
- Single-family detached housing as specified by the R-8 district

Permitted uses by special use permit in an R-17 district shall be as follows:

- Automobile parking when the lot is adjoining at least one point of, intervening streets and alleys excluded, the establishment which it is to serve; this is not to be used for the parking of commercial vehicles
- Boarding house
- Commercial film production
- Commercial recreation
- Community assembly
- Community organization
- Convenience sales
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Religious assembly
- Retail gasoline sales
- Single-family detached housing (as specified by the R-8 district)
- Juvenile offenders facility
- Ministorage facilities
- Mobile home manufactured in accordance with section 17.02.085 of this title
- Noncommercial kennel
- Nursing/convalescent/rest homes for the aged
- Rehabilitative facility.
- Religious assembly
- Residential density of the R-34 district as specified
- Three (3) unit per gross acre density increase
- Specialty retail sales
- Veterinary office

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

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

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

**PROPOSED CONDITIONS:**

None

**ORDINANCES & STANDARDS USED FOR EVALUATION:**

2007 Comprehensive Plan  
Transportation Plan  
Municipal Code  
Idaho Code  
Wastewater Treatment Facility Plan  
Water and Sewer Service Policies  
Urban Forestry Standards  
Transportation and Traffic Engineering Handbook, I.T.E.  
Manual on Uniform Traffic Control Devices  
2017 Coeur d'Alene Trails Master Plan

**ACTION ALTERNATIVES:**

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

## INTRODUCTION

Copper Basin Construction, as the Applicant, is hereby requesting the zoning designation of approximately 7.4 acres of property be amended to R-17 Residential. The subject property is located at the southwest corner of the intersection of Prairie Avenue and Ramsey Road and consists of two parcels. Currently, there is an existing single-family residential house on each parcel, as well as a cell phone tower; however, the majority of the land is vacant.

## SUBJECT PARCELS

The property being requested for annexation is as follows:

### Parcel 1

Parcel #: 0-3560-27-315-AC

Address: 7845 N. Ramsey Road  
Coeur d'Alene, ID 83815

Area: 4.63 acres

Current Zoning: C-17 Commercial

Proposed Zoning: R-17 Residential

Legal Description: The South half of Tract 315, together with the South 3' of the East half of the North half of Tract 315 of Hayden Lake Irrigated Tracts

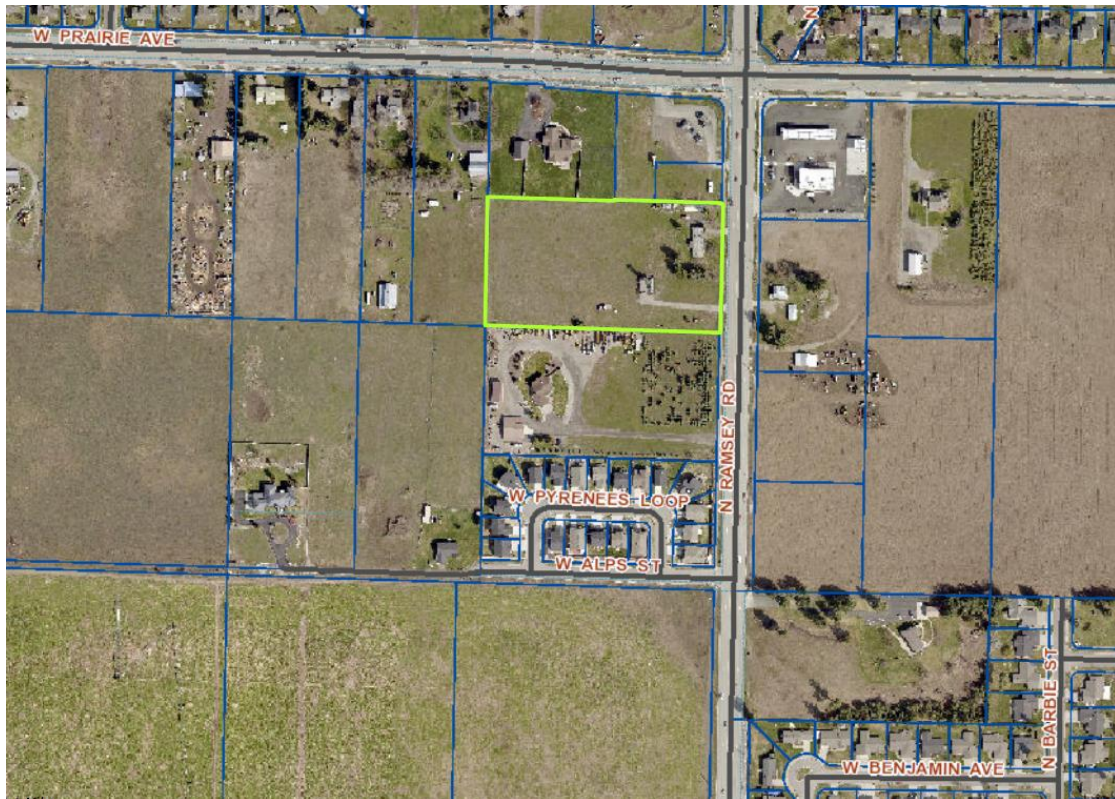


Figure 1: Vicinity Map



Parcel 2

Parcel #: C-4537-27-316-AA  
Address: 1820 W. Prairie Avenue  
Coeur d'Alene, ID 83815  
Area: 2.78 acres  
Current Zoning: R-3 Residential  
Proposed Zoning: R-17 Residential  
Legal Description: The East 192' of Tract 316 of Hayden Lake Irrigated Tracts

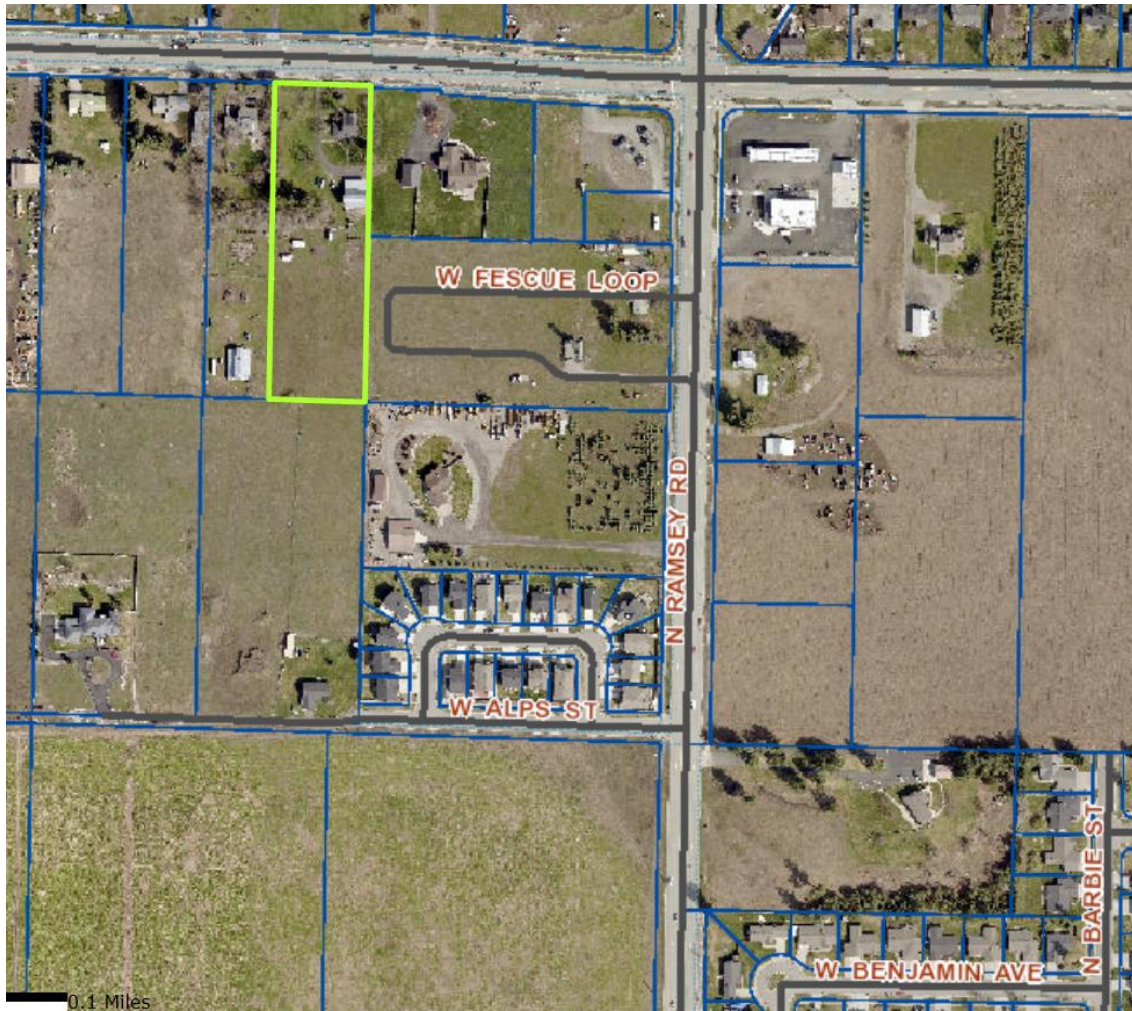


Figure 2. Vicinity Map

**ZONING CLASSIFICATION**

Parcel 1 is currently zoned C-17 Commercial and is located at the northern boundary of the City of Coeur d'Alene City Limits. The surrounding property consists of commercially zoned parcels to the North (C-17), South (County Commercial) and East (C-17) and residential (R-3) to the West. The project proponent is requesting a zoning classification of R-17 for the subject property to

allow for the development of a multi-family apartment complex in accordance with the City of Coeur d'Alene Zoning Ordinance. This apartment project had already been approved by The City of Coeur d'Alene and is currently in the design phase prior to construction.

Parcel 2 is located immediately adjacent to Parcel 1 and to the West. It is currently zoned R-3 Residential. There are currently no development plans on this parcel, however, the project proponent is in the process of purchasing this property and is desiring to incorporate a portion of it into the existing approved multi-family project on Parcel 1.

## **COMPREHENSIVE PLAN ANALYSIS**

The property lies in a *Transition* area along the northern boundary of the Ramsey-Woodland land use area per the City of Coeur d'Alene Comprehensive Plan. Neighborhood characteristics for this land use tend to be single-family and multi-family housing with an overall density of 3 – 4 units per acre with pockets of higher density housing. Neighborhood service nodes and commercial uses should be placed where appropriate. The proposed zoning would be consistent with the Comprehensive Plan, as this is located near the intersection of two major arterial streets and is appropriate for high density residential uses adjacent to commercial uses.

The City of Coeur d'Alene Comprehensive Plan is the guiding document for all land use development decisions. It is important that land use decisions meet, or exceed, the goals, policies and objectives as outlined in the Comprehensive Plan. The project proponent believes that the following Goals and Objectives (shown in *italics*) as outlined in the Comprehensive Plan are applicable to the requested annexation and zone classification:

### **Goal #1 – Natural Environment**

*Objective 1.12 – Community Design: Support the enhancement of existing urbanized areas and discourage sprawl.*

The subject property is currently undeveloped parcels located within the boundary of the City of Coeur d'Alene. This zoning amendment will allow for the development of this property to match that of the surrounding residential land uses.

*Objective 1.14 – Efficiency: Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.*

Existing utilities including sanitary sewer and domestic water are extended to this property in Ramsey Road and Prairie Avenue, are readily available, and have the capacity to serve future development. This property is already included in the Sewer, Water and Transportation Master Plans for the City, and will be developed in accordance with the same.

## **Goal #2 – Economic Environment**

*Objective 2.02 – Economic and Workforce Development: Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.*

It is the intention of the proponent to develop this property into multi-family residential housing and provide mixed-use opportunities to the area as it is located directly adjacent to commercial property.

*Objective 2.05 – Pedestrian & Bicycle Environment: Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.*

The subject property is located near the intersection of two major arterials with bicycle and pedestrian friendly facilities including bike trails, bike lanes and pedestrian walkways/paths.

## **Goal # 3 – Home Environment**

*Objective 3.05 – Neighborhoods: Protect and preserve existing neighborhoods from incompatible land uses and developments.*

The proposed zoning will allow for the future development of the subject property in a similar character and style of the surrounding land uses and neighborhoods and act as a buffer between the less intense residential uses to the South, and the commercial uses to the North and East.

*Objective 3.06 – Neighborhoods – Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.*

The subject property is surrounded by mixed zoning including both residential and commercial uses.

## **PRE-DEVELOPMENT CONDITIONS**

The subject properties currently contain two single-family residences, outbuildings, and a cell phone tower. Access to both the single-family residence and the cell tower on Parcel 1 are off of Ramsey Road, while access to the single-family residence on Parcel 2 is off of Prairie Avenue. There are no other structures located on the property.

The Ramsey Road and Prairie Avenue frontage improvements are complete and include curb and gutter, swales and walking paths. No additional improvements to Ramsey Road nor Prairie Avenue would be required during development of the subject property.

Figures 1 and 2 above show the current site conditions.

Applicant: Lake City Engineering  
Location: 1820 W. Prairie & 7845 N. Ramsey Road  
Request: A proposed zone change from R-3 & C-17 to R-17 zoning district.  
QUASI-JUDICIAL (ZC-2-18)

Tami Stroud, Associate Planner, stated that Lake City Engineering, Inc. on behalf of the above-noted property owners is requesting an amendment to the previously approved zoning and requesting an R-17 (Residential at 17 units/acre) zone for both parcels.

Ms. Stroud provided the following statements:

- The 2.78 acre portion of the zone change request is located along Prairie Avenue.
- The property was annexed into the city in April of 2017, with the R-3 (Residential zoning at 3 units/acre) zoning district.
- The other portion of the subject property is located along Ramsey Road and is currently zoned C-17. The property was annexed into the city in February of 2018.
- The applicant is requesting both properties be rezoned to R-17 (Residential at 17units/acre) zoning district.
- She stated per the Comprehensive Plan this property is Transition.
- The subject property is relatively flat with Ramsey Road located to the east and Prairie Avenue to the north.
- Currently there is an existing single-family residence with associated accessory storage structures on the Prairie Avenue site and a cell phone tower on a portion of the Ramsey Road site, while the remainder is vacant.
- A small grove of trees near the cell phone tower also exists on the parcel.
- Any future development will require that all code requirements are met.
- There are no conditions proposed for this property.

Ms. Stroud concluded her presentation and asked if the Commission had any questions.

There were no questions for staff.

Public testimony open.

Gordon Dobler, applicant representative, provided the following statements:

- He stated the development to the west is similar and the applicant does not want split zoning.
- He stated parcel one is zoned C-17 and will be developed as multi-family that was a choice by the applicant.
- He stated that parcel one will extend west to parcel two that is R-3 to avoid a split zone and that R-17 is a better choice and originally the C-17 was intended to be R-17.
- He explained that the second parcel that is zoned R-3 and the same concept of extending to parcel one to be developed as R-17.
- He stated that the applicant originally wanted to develop the entire parcel but right now just asking for the southern parcel. He added that single family is allowed in the R-17 zoning.
- He stated that the R-17 zoning will be consistent with the other properties.

Public Testimony closed.

Discussion:

**Motion by Ingalls, seconded by Fleming, to approve Item ZC-1-16. Motion approved.**

ROLL CALL:

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

Motion to approve carried by a 4 to 0 vote.



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

**A. INTRODUCTION**

This matter having come before the Planning Commission on, June 12, 2018, and there being present a person requesting approval of ZC-2-18, a request for a zone change from R-3 and C-17 to the R-17 zoning district

APPLICANT: LAKE CITY ENGINEERING

LOCATION: 1820 W. PRAIRIE & 7845 N.RAMSEY ROAD

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

- B1. That the existing land uses are commercial and residential
- B2. That the Comprehensive Plan Map designation is Transition.
- B3. That the zoning is R-3 and C-17.
- B4. That the notice of public hearing was published on May 25, 2018, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, May 31, 2018, which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on June 12, 2018.
- B8. That this proposal is in conformance with the Comprehensive Plan policies as follows:
  - Objective 1.05 -Vistas:**  
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.
  - Objective 1.06 -Vistas:**  
Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.
  - Objective 1.11 –Community Design:**  
Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

**Objective 1.12 - Community Design:**

Support the enhancement of existing urbanized areas and discourage sprawl.

**Objective 1.13 –Open Space:**

Encourage all participants to make open space a priority with every development and annexation.

**Objective 1.14 -Efficiency:**

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

**Objective 1.16 –Connectivity:**

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

**Objective 2.05 –Pedestrian & Bicycle Environment:**

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

**Objective 3.02 –Managed Growth:**

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

**Objective 3.04 -Neighborhoods:**

Encourage the formation of active neighborhood associations and advocate their participation in the public process.

**Objective 3.05 - Neighborhoods:**

Protect and preserve existing neighborhoods from incompatible land uses and developments.

**Objective 3.07 –Neighborhoods:**

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.

**Objective 3.08 -Housing:**

Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.

**Objective 3.16 - Capital Improvements:**

Ensure infrastructure and essential services are available prior to approval for properties seeking development.

**Objective 4.01 - City Services:**

Make decisions based on the needs and desires of the citizenry.

**Objective 4.02 - City Services:**

Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).

**Objective 4.06 - Public Participation:**

Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision- making process.

- B9. That public facilities and utilities are available and adequate for the proposed use. This is based on the information in the staff report.
- B10. That the physical characteristics of the site do make it suitable for the request at this time because the property is flat and makes it a perfect buildable property.
- B11. That the proposal would not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, or existing land uses because this property is surrounded by a mixture of different uses and that the report from the City Engineer stated that by eliminating the C-17 zoning would decrease traffic.

**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of LAKE CITY ENGINEERING for a zone change, as described in the application should be approved.

Special conditions applied are as follows:

There were no conditions.


Motion by Ingalls, seconded by Fleming, to adopt the foregoing Findings and Order.

**ROLL CALL:**

Commissioner Fleming	Voted Yes
Commissioner Ingalls	Voted Yes
Commissioner Luttrupp	Voted Yes
Commissioner Rumpler	Voted Yes

Commissioners Mandel and Ward were absent.

Motion to approve carried by a 4 to 0 vote.

  
\_\_\_\_\_  
CHAIRMAN TOM MESSINA

# *City Council Meeting*



City of  
**Coeur d'Alene**  
IDAHO

*July 17, 2018*

ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**PROPERTY OWNER'S:**

Copper Basin Construction  
Po Box 949  
Hayden, ID 83835

Michael H. Kobold  
1820 W. Prairie Avenue  
Coeur d'Alene, ID 83815

**APPLICANT'S REPRESENTATIVE:**

Lake City Engineering, Inc.  
126 E. Poplar Avenue  
Coeur d'Alene, ID 83814



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**REQUEST:**

Zone change request from R-3 (Residential at 3 units/acre) and C-17 (Commercial) to R-17 (Residential at 17 units/acre zoning district).

**LOCATION:**

Two existing parcels located near the southwest corner of the intersection of Prairie Avenue and Ramsey Road.



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

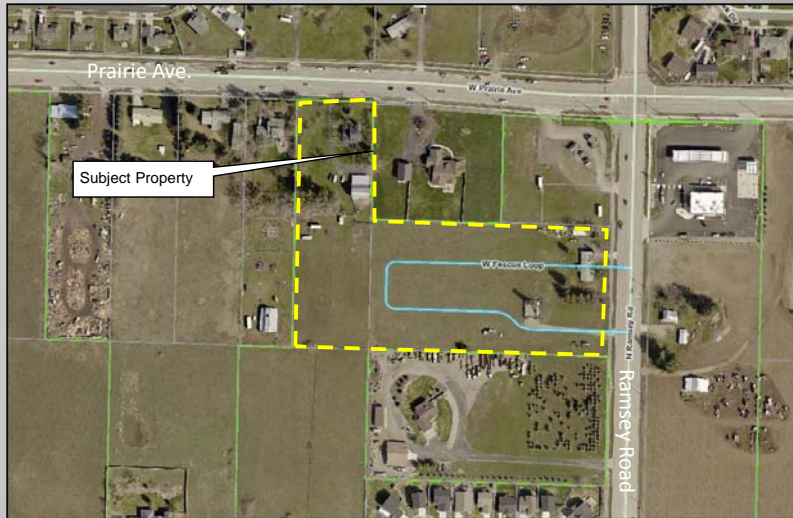
**PLANNING COMMISSION RECOMMENDATION:**

On June 12th, 2018, Planning Commission unanimously voted 4-0 recommending approval of the zone change request for City Council consideration.



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**AERIAL PHOTO:**



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**Bird's Eye View: (Subject property outlined in yellow)**





ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**Finding #B8:**

That this proposal (is) (is not) in conformance with the Comprehensive Plan.

**Finding #B9:**

That public facilities and utilities (are) (are not) available and adequate for the proposed use.

**Finding #B10:**

That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.

**Finding #B11:**

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

ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**Finding #B8:**

**That this proposal (is) (is not) in conformance with the Comprehensive Plan.**

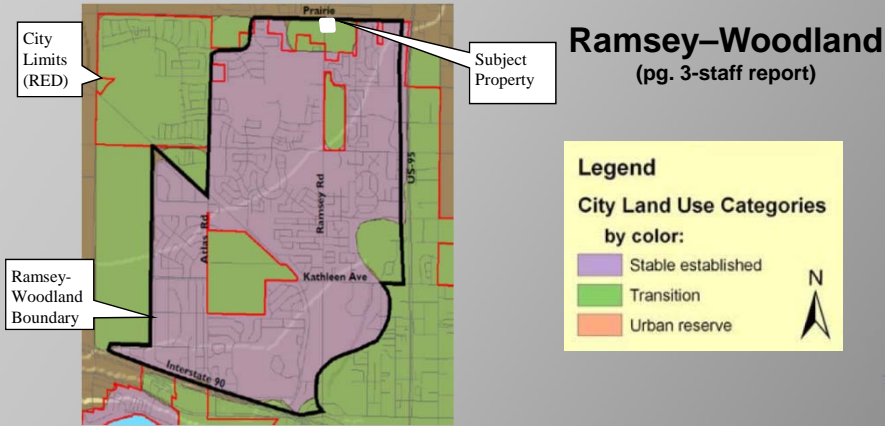
1. The subject property is within the existing city limits.
2. The City Comprehensive Plan Map designates this areas as **Ramsey-Woodland: *(Transition)***



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**Finding #B8:**

That this proposal (is) (is not) in conformance with the Comprehensive Plan.



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**COMPREHENSIVE PLAN OBJECTIVES:**

Comprehensive Plan Policies are noted in your staff report on pages 4 and 5.



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**Finding #B9:**

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

- City staff from Stormwater, Streets, Water, Fire, and Wastewater Departments have reviewed the application request in regards to public utilities and public facilities.
- Each department has indicated that there are adequate public facilities and public utilities available to serve the proposed request.
- No objection to this zone change request as proposed was raised. Department comments may be found on page 7 of the staff report.



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**Finding #B9 (Continued)**

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

Future development on the subject property will require adherence to the approved annexation agreement as noted below.

The Kobold Annexation Agreement with the City of Coeur d'Alene (Res. 17-021) shall remain applicable to the 1820 Prairie Avenue portion of the subject property.

In conformance with City Code 16.10, Lots shall not be adjusted so they do not, or cannot have sewer services that conform to applicable City Policies and Standards.

*-Submitted by Mike Becker, Utility Project Manager*



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**Finding #B10:**

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

**PHYSICAL CHARACTERISTICS:**

The subject property is relatively flat with Ramsey Road located to the east and Prairie Avenue to the north. Currently there is an existing single-family residence with associated accessory storage structure(s) on the Prairie Avenue site and a cell phone tower on a portion of the Ramsey Road site, while the remainder is vacant. A small grove of trees near the cell phone tower also exist on the parcel. Any future development will require that all code requirements are met.



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

*Looking south  
along Prairie  
Ave. at subject  
property  
(Existing  
single family  
dwelling unit)*



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

*Looking at  
subject  
property  
along  
Prairie Ave.  
at existing  
accessory  
structure*



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

*Along Ramsey  
Road looking  
west toward  
the subject  
property  
(Existing  
Stealth Cell  
Tower):*



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

*Near the intersection of Ramsey Road and Prairie Ave. looking south toward a portion of the subject property*



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**Finding #B11:**

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

**Traffic:**

The proposed zone change would not likely adversely affect the surrounding area with regard to traffic more than the current C-17 zoning, which could generate much more traffic. Ramsey Road and Prairie Ave have the available capacity to accommodate additional traffic generated from the subject site, but Lakes Highway District, which controls Prairie Ave, should be contacted for comments. The Streets & Engineering Department has no objection to the zone change as proposed.

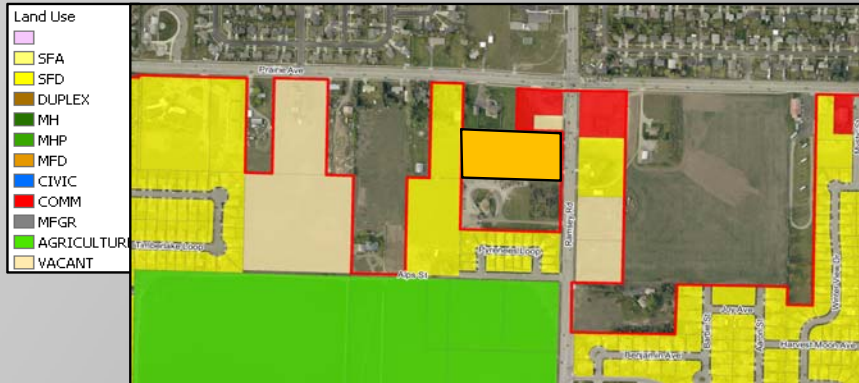
*-Submitted by Chris Bosley, City Engineer*



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**Finding #B11:**

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



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**Proposed R-17 Zoning District:**

The R-17 district is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre.



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**The following is a list of the Principal uses that are permitted in the R-17 district:**

Administrative	Pocket residential
Childcare facility	development
Community education	Public recreation
Duplex housing	Single-family detached
Essential service	housing as specified by the
Home occupation	R-8 district
Multiple-family	
Neighborhood recreation	



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**DECISION POINT: Zone Change**

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



ZC-2-18 Zone change from R-3 and C-17  
To R-17: +/- 7.4 Acres

**ACTION ALTERNATIVES:**

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

- Approve
- Deny
- Deny without prejudice

