

# Coeur d'Alene

## CITY COUNCIL MEETING

*January 3, 2012*

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**MEMBERS OF THE CITY COUNCIL:**

**Sandi Bloem, Mayor**

**Councilmen Edinger, Goodlander, McEvers, Bruning, Hassell, Kennedy**

# 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  
DECEMBER 20, 2011**

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room December 20, 2011 at 6:00 p.m., there being present upon roll call the following members:

Sandi Bloem, Mayor

Woody McEvers	)	Members of Council Present
John Bruning	)	
A. J. Al Hassell, III	)	
Loren Ron Edinger	)	
Deanna Goodlander	)	
Mike Kennedy	)	

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

**PLEDGE OF ALLEGIANCE:** The pledge of allegiance was led by Councilman Kennedy.

**PUBLIC COMMENT:**

IDAHO SMART GROWTH AWARD: Dale Baune, representing JUB Engineers and Idaho Smart Growth, presented the City with the "Redevelopment Award" from the Idaho Smart Growth organization for the Education Corridor Project.

**CONSENT CALENDAR:** Motion by Hassell, seconded by Kennedy to approve the Consent Calendar as presented.

1. Approval of minutes for December 6, 9, 2011.
2. No General Services Committee and the Public Works Committee meetings were set due to the Christmas Holiday.
3. RESOLUTION 11-041: A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING THE BELOW MENTIONED CONTRACTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING APPROVING A LEASE AGREEMENT RENEWAL WITH THE ELEVENTH STREET DOCKOWNERS ASSOCIATION FOR THE 11TH STREET MARINA; APPROVING A CONTRACT RENEWAL WITH LEGENDS SPORTS PHOTOGRAPHY FOR YOUTH SPORTS PHOTOGRAPHY; APPROVING AN AGREEMENT FOR CDBG GRANT FUNDS FOR COMMUNITY ACTION PARTNERSHIP (SUBRECIPIENT); APPROVING RATIFICATION OF A LETTER OF AGREEMENT BETWEEN KOOTENAI COUNTY AND THE CITIES OF COEUR D'ALENE, POST FALLS, HAYDEN, AND RATHDRUM FOR COST SHARING FOR AREA OF CITY IMPACT CONSULTANT; APPROVING PROFESSIONAL SERVICE AGREEMENTS FOR CREATION AND INSTALLATION OF PUBLIC ART AT THE

WASTEWATER TREATMENT PLANT WITH (A) ALLEN DODGE & (B) DALE YOUNG; APPROVING CHANGE ORDER NO. 1 - FINAL QUANTITY ADJUSTMENTS AND PROJECT CLOSEOUT WITH COEUR D'ALENE PAVING, INC. FOR THE 15TH STREET RECONSTRUCTION PROJECT; APPROVING CHANGE ORDER NO. 9 WITH CONTRACTORS NORTHWEST FOR THE WASTEWATER TREATMENT PLANT, PHASE 5B.

4. Approval of Bills as submitted and on file in the Office of the City Clerk.
5. Approval of bid award for purchase of Wastewater Dept. dump truck.
6. Setting of public hearing for V-11-6 (vacation of alleyway between Lots 16 & 17, Block 2, Taylor's Park Addition) for January 17, 2012.
7. Setting of public hearing for ZC-4-11 (zone change at North Idaho College Education Corridor) for January 17, 2012.
8. Setting of public hearing for the 2012 Annual Action Plan for CDBG Funding for February 7, 2012.

ROLL CALL: McEvers, Aye; Bruning, Aye; Kennedy, Aye; Edinger, Aye; Hassell, Aye; Goodlander, Aye. Motion carried.

**ANNOUNCEMENTS:**

COUNCILMAN KENNEDY: Councilman Kennedy clarified the issue regarding the canvass of votes and the City Council's role in the process.

COUNCILMAN GOODLANDER: Councilman Goodlander described the artwork that has been commissioned for the Wastewater Treatment Plant. The next art project is for the Education Corridor roundabouts. She announced that the Arts Commission Chairman Fred Ogram has completed his term on the commission and expressed her appreciation for all his work on the commission. She also announced that the ArtCurrents program is currently accepting proposals for the second year of this program.

COUNCILMAN MC EVERS: Councilman McEvers wished everyone a Merry Christmas and Happy Hanukkah.

COUNCILMAN HASSELL: Councilman Hassell noted that this is his last full council meeting and expressed his appreciation for the opportunity to serve this community.

COUNCILMAN EDINGER: Councilman Edinger wished everyone a Merry Christmas and Happy New Year.

MAYOR BLOEM: Mayor Bloem thanked the community for their generosity with the Salvation Army's Bell Ringing Contest between her and the Mayor of Spokane.

**ADMINISTRATOR'S REPORT**: City Administrator Wendy Gabriel announced that the city's Arts Commission is seeking artists to participate in its "ArtCurrents" program, now in its second year. Artist proposals are due by 5:00 p.m., April 16, 2012. Artists who are interested in participating are encouraged to contact Steve Anthony, Arts Commission Liaison, at 769-2249. A tip from the Pedestrian and Bicycle Advisory Committee: When riding in inclement weather avoid surfaces like tire tracks, metal bridges, painted lines or metal plates. They are often

slippery. Also, remember to use your breaks often and early. Specialized Needs Recreation (SNR) is holding Camp All-Stars “Winter Break” Day Camp, from December 19th through 30th, Monday-Friday, at 1323 East Sherman. Due to the holiday, there will be no camp on December 23rd. Camp is held from 9:00 a.m. until 3:00 p.m. daily. The cost is \$15.00 a day. For more information about Camp All-Stars, please call Angie Goucher, Executive Director, at 755-6781. You may also visit SNR’s website at [www.snr.bz](http://www.snr.bz). Please take the time to ensure your personal safety by following these safety tips: Don’t overload yourself with packages; Drive home if possible in between destinations and unload your gifts; do not leave a purchased gift in the back seat of the car with a blanket over it (burglars look for that); if you must shop in the evening, shop with a friend; park in well-lighted areas, as close as possible to store entrances, and; be particularly aware of persons in the parking lot, especially near your car. At the last council meeting, council members voted to suspend the collection of stormwater fees until the city’s Stormwater Utility ordinance can be re-examined and revisions considered in light of a recent Idaho Supreme Court decision. Children can still submit their art to be part of an exhibit at the Coeur d’Alene Public Library in conjunction with the traveling Smithsonian exhibit “The Way We Worked.” Children’s art based on the theme “My Family Works” will be displayed in the library from December 16 through January 28, 2012. Mrs. Gabriel noted that Waste Management is NOT asking customers to recycle wrapping paper. Wrapping paper comes in so many different types and oftentimes ribbons and bows are thrown in the recycling container with the paper so it is difficult to sort. Some wrapping paper is recyclable, but the majority is not. However, Waste Management does recycle all types of cardboard. If you have large amounts of cardboard you can take it to a local school recycling location or directly to the transfer stations on Ramsey Road or on Prairie Avenue. The trustee for the Ace Walden Trust has made its final contribution to the City of Coeur d’Alene. The city is extremely fortunate to be the stewards of a grant total of \$174,266.65 for use in improving the G.O. Phippeny Park. Thank you Ace!

COUNCIL BILL NO. 11-1025  
ORDINANCE NO. 3426

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, AMENDING SECTIONS 5.56.010, 5.56.020, 5.56.040, 5.56.050, 5.56.070, 5.56.090, AND 5.56.100 TO AMEND THE DEFINITION OF TAXICAB AND OPERATOR, TO PROVIDE AN EXCEPTION TO THE LICENSING REQUIREMENT, CLARIFY LICENSING AND APPLICATION REQUIRMENTS, REQUIRE THE DISPLAY OF A LICENSE DECAL AND PROVIDE FOR THE REVOCATION OF LICENSES IN CERTAIN SITUATIONS; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

Motion by Kennedy, seconded by Goodlander to pass the first reading of Council Bill No. 11-1025.

ROLL CALL: McEvers, Aye; Bruning, Aye; Edinger, Aye; Hassell, Aye; Goodlander, Aye; Kennedy, Aye. Motion carried.

Motion by Edinger, seconded by McEvers to suspend the rules and to adopt Council Bill No. 11-1025 by its having had one reading by title only.

ROLL CALL: McEvers, Aye; Bruning, Aye; Edinger, Aye; Hassell, Aye; Goodlander, Aye; Kennedy, Aye. Motion carried.

#### RESOLUTION NO. 11-042

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AMENDING THE CITY OF COEUR D'ALENE PERSONNEL RULES MANUAL BY AMENDING RULE XVIII: CITY PROPERTY, SECTION 2. EMPLOYEES NOT TO BE PARTY TO PURCHASE OR SALE OF PROPERTY, ADDING LANGUAGE REGARDING FOUND PROPERTY BY A CITY EMPLOYEE; AMENDING RULE XXI: DRUG POLICY, SECTION 4. TESTING GUIDELINES, (D) SCREENING, UPDATING SCREENING LIST; AMENDING RULE VI: APPLICATIONS AND APPLICANTS, SECTION 3. DISQUALIFICATIONS, IN GENERAL, (H) ADDING ADDITIONAL DISQUALIFICATION PER IDAHO CODE; AND AMENDING RULE XX: REPORTS AND RECORDS, SECTION 3. DESTRUCTION OF RECORDS, UPDATING TIME FRAME LANGUAGE.

PUBLIC COMMENTS: Mayor Bloem called for public comments with none being received.

Motion by Kennedy, seconded by Hassell to adopt Resolution 11-042.

ROLL CALL: Bruning, Aye; Edinger, Aye; Goodlander, Aye; Hassell, Aye; Kennedy, Aye; McEvers, Aye. Motion carried.

#### RESOLUTION NO. 11-043

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING A MEMORANDUM OF UNDERSTANDING, WITH THE IDAHO DEPARTMENT OF CORRECTIONS FOR CRIMINAL TRANSITIONAL HOUSING IN COEUR D' ALENE.

Motion by Kennedy, seconded by Edinger to adopt Resolution 11-043.

DISCUSSION: Councilman Edinger asked about the housing provision of one vs. two felons that can be allowed per zoning code. He noted that Nampa has a rule that a facility that houses more than one felon would require housing in a special zone. Councilman Edinger asked if an additional criteria could be added to the MOU which would require anyone who is housing more than one felon be required to go through Planning and Zoning. City Attorney Gridley noted that this issue can be placed before the Planning Commission to review the proposed requirement. Mr. Gridley also noted that this is the first MOU with the Department of Corrections regarding housing felons once they are placed on parole. Mayor Bloem asked if there was a way to have these rules apply to residents that are renting to felons that are not being reimbursed by the Department of Corrections. Mr. Gridley responded that is it possible to establish the same

requirements under this scenario. Councilman Kennedy reviewed the circumstances that led to the development of the Memorandum of Understanding with the Department of Corrections and believes that it is workable as presented. Councilman Edinger noted that the General Services Committee reviewed this proposal with the neighbors and they were very receptive to this Memorandum of Understanding but he would like to have the Planning Commission look at the zoning requirements.

ROLL CALL: Edinger, Aye; Goodlander, Aye; Hassell, Aye; Kennedy, Aye; McEvers, Aye; Bruning, Aye. Motion carried.

#### RESOLUTION NO. 11-044

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH LAKE CITY ENGINEERING, INC. FOR PHASE II DESIGN OF 15TH STREET.

Motion by Hassell, seconded by Goodlander to adopt Resolution 11-044.

DISCUSSION: Councilman Hassell noted that this is the final phase of the 15<sup>th</sup> Street Improvement project which goes from Harrison to Best Avenue.

ROLL CALL: Goodlander, Aye; Hassell, Aye; Kennedy, Aye; McEvers, Aye; Bruning, Aye; Edinger, Aye. Motion carried.

#### **PUBLIC HEARING – ZC-5-11 – ZONE CHANGE AT 188 AND 196 HAYCRAFT**

**AVENUE:** Mayor Bloem read the rules of order for this public hearing. No conflict of interest was declared by the City Council. Dave Yadon, City Planning Director, gave the staff report.

Mr. Yadon gave the applicant's name as Scott Poorman, attorney at law, on behalf of the property owner, Union Gospel Mission, the location as a 1.2 acre parcel at 188 and 196 Haycraft Avenue, and the reason for the request as a zone change from R17 to C-17.

He went on to give the staff analyses for land use, zoning, Comprehensive Plan policies, and utilities. On November 8, 2011 the Planning Commission recommended approval of the requested zone change by a vote of 4 to 0. On December 2, 2011 a total of 25 notices were mailed regarding tonight's public hearing with 3 responses being received - all neutral. Written comments were distributed for Council review.

PUBLIC COMMENTS: Mayor Bloem called for public comments with none being received.

MOTION: Motion by Edinger, seconded by Kennedy to approve the requested zone from R-17 to C-17 for the property located at 188 and 196 Haycraft Avenue and to adopt the Findings and Order of the Planning Commission.

ROLL CALL: Hassell, Aye; Kennedy, Aye; McEvers, Aye; Bruning, Aye; Edinger, Aye; Goodlander, Aye. Motion carried.

**ADJOURNMENT:** Motion by Kennedy, seconded by Goodlander that, there being no further business before the Council, this meeting is adjourned. Motion carried.

The meeting adjourned 7:05 p.m.

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Sandi Bloem, Mayor

ATTEST:

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Susan Weathers, CMC  
City Clerk

**CITY COUNCIL  
STAFF REPORT**

**DATE:** January 3, 2012  
**FROM:** Christopher H. Bates, Engineering Project Manager   
**SUBJECT:** Sanders Terrace Condominium, Final Plat Approval

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**DECISION POINT**

Staff is requesting the following:

1. City Council approval of the final plat document, a one (1) lot, three (3) unit residential condominium subdivision.

**HISTORY**

- a. Applicant: Gary W. Reber, etal.  
R&D Property Development, LLC  
3501 Walkers Bay Road  
Coeur d'Alene, ID 83814
- b. Location: Southwest corner of 19<sup>th</sup> Street & Young Avenue.

**FINANCIAL ANALYSIS**

There are no financial issues with this development.

**PERFORMANCE ANALYSIS**

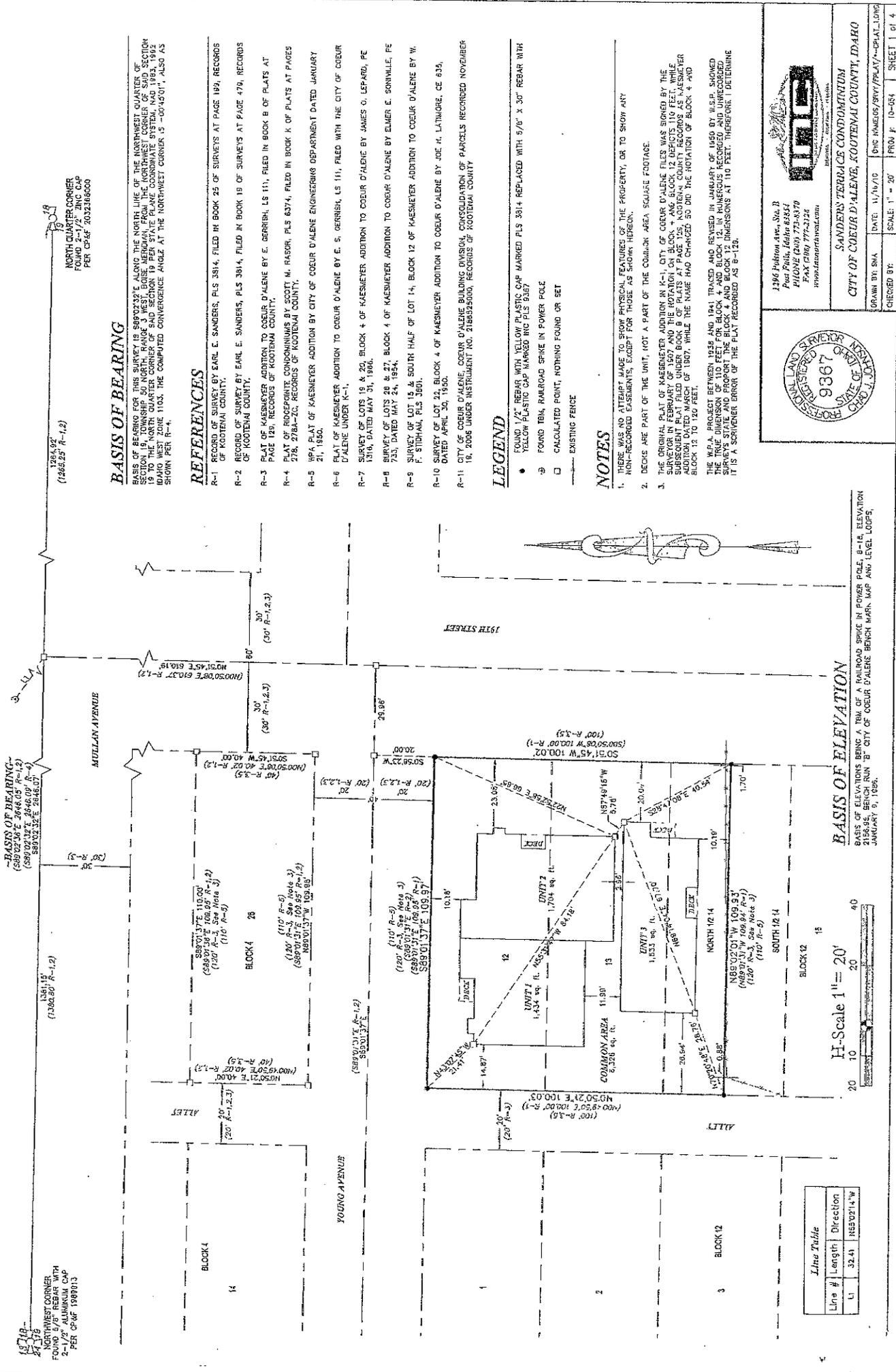
This is a replat of existing lots and all infrastructure improvements were addressed during the construction of the units on the site. The subject property is now fully developed.

**DECISION POINT RECOMMENDATION**

Approve the final plat document.

# SANDERS TERRACE CONDOMINIUM

ON LOTS 12, 13 AND THE NORTH HALF OF LOT 14, BLOCK 12 OF KAESMEYER ADDITION LYING IN SECTION 19, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



13718-  
27175  
NORTHWEST CORNER  
FOUND 5/8" REBAR WITH  
2-1/2" ALUMINUM CAP  
PER C&F 198013

-BASIS OF BEARING-  
(S89°02'13"E 284.60' R-1)  
(S89°02'12"E 284.60' R-1)  
(S89°02'12"E 284.60' R-1)  
(S89°02'12"E 284.60' R-1)

136119  
(1360.80' R-1,2)

1264502  
(1486.25' R-1,2)

1264502  
(1486.25' R-1,2)

## BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS S89°02'12"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, FROM THE NORTHWEST CORNER OF SAID SECTION 19 TO THE NORTH QUARTER CORNER OF SAID SECTION 19 PER STATE PLANE COORDINATE SYSTEM, NAD 1983, 1992 SURVEY DATA, DATE APRIL 1193. THE COMPUTED CONVERGENCE ANGLE AT THE NORTHWEST CORNER IS -0°45'01", ALSO AS SHOWN PER R-1.

## REFERENCES

- R-1 RECORD OF SURVEY BY EARL E. SANDERS, PLS 3814, FILED IN BOOK 25 OF SURVEYS AT PAGE 199, RECORDS OF KOOTENAI COUNTY.
- R-2 RECORD OF SURVEY BY EARL E. SANDERS, PLS 3814, FILED IN BOOK 19 OF SURVEYS AT PAGE 479, RECORDS OF KOOTENAI COUNTY.
- R-3 PLAT OF KAESMEYER ADDITION TO COEUR D'ALENE BY E. GERRISH, LS 111, FILED IN BOOK B OF PLATS AT PAGE 129, RECORDS OF KOOTENAI COUNTY.
- R-4 PLAT OF ROCEPANTE CONDOMINIUMS BY SCOTT H. RASOR, PLS 6274, FILED IN BOOK K OF PLATS AT PAGES 278, 278A-2C, RECORDS OF KOOTENAI COUNTY.
- R-5 1/8" PLAT OF KAESMEYER ADDITION BY CITY OF COEUR D'ALENE ENGINEERING DEPARTMENT DATED JANUARY 21, 1950.
- R-6 PLAT OF KAESMEYER ADDITION TO COEUR D'ALENE BY E. S. GERRISH, LS 111, FILED WITH THE CITY OF COEUR D'ALENE UNDER K-1.
- R-7 SURVEY OF LOTS 19 & 20, BLOCK 4 OF KAESMEYER ADDITION TO COEUR D'ALENE BY JAMES O. LEPARD, PE 1316, DATED MAY 31, 1966.
- R-8 SURVEY OF LOTS 28 & 27, BLOCK 4 OF KAESMEYER ADDITION TO COEUR D'ALENE BY ELMER E. SONNWELE, PE 733, DATED MAY 24, 1954.
- R-9 SURVEY OF LOT 13, & SOUTH HALF OF LOT 14, BLOCK 12 OF KAESMEYER ADDITION TO COEUR D'ALENE BY W. F. STUBBINS, PLS 3931.
- R-10 SURVEY OF LOT 22, BLOCK 4 OF KAESMEYER ADDITION TO COEUR D'ALENE BY JOE H. LATMORE, CE 635, DATED APRIL 30, 1950.
- R-11 CITY OF COEUR D'ALENE COEUR D'ALENE BUILDING DIVISION, CONSOLIDATION OF PARCELS RECORDED NOVEMBER 16, 2006 UNDER INSTRUMENT NO. 2186325000, RECORDS OF KOOTENAI COUNTY

## LEGEND

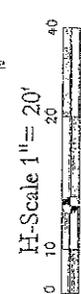
- FOUND 1/4" REBAR WITH YELLOW PLASTIC CAP MARKED PLS 3814 REPLACED WITH 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED RIG PLS 9367
- FOUND TBM, RAILROAD SPIKE IN POWER POLE
- CALCULATED POINT, NOTHING FOUND OR SET
- EXISTING FENCE

## NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE AS SHOWN HEREON.
2. DECIES ARE PART OF THE UNIT, NOT A PART OF THE COMMON AREA SQUARE FOOTAGE.
3. THE ORIGINAL PLAT OF KAESMEYER ADDITION IN K-1, CITY OF COEUR D'ALENE FILES WAS SIGNED BY THE CITY ENGINEER, W. F. STUBBINS, ON MARCH 27, 1950. THE ORIGINAL PLAT OF KAESMEYER ADDITION TO COEUR D'ALENE, BLOCK 4, AND BLOCK 12 DEPICTS 110 FEET, WHILE SUBSEQUENT PLAT FILED UNDER BOOK B OF PLATS AT PAGE 129, RECORDS OF KOOTENAI COUNTY, DATED MARCH 1957, DEPICTS 110 FEET. AFTER ADDITION DATED MARCH OF 1957, WHILE THE NAME HAD CHANGED TO THE ROTATION OF BLOCK 4 AND BLOCK 12 TO 120 FEET.
- THE W.R.A. PROJECT BETWEEN 1938 AND 1941 TRACED AND REVISED IN JANUARY OF 1950 BY B.S.P. SHOWN THE TRUE DIMENSION OF 110 FEET FOR BLOCK 4 AND BLOCK 12. IN NUMEROUS RECORDED AND UNRECORDED SURVEYS STATE AND FEDERAL THE BLOCK 4 AND BLOCK 12 DIMENSIONS AT 110 FEET. THEREFORE I DETERMINE IT IS A SURVEYOR ERROR OF THE PLAT RECORDED AS B-123.

## BASIS OF ELEVATION

BASIS OF ELEVATIONS BEING A TBM OF A RAILROAD SPIKE IN POWER POLE, B-16, ELEVATION 2186.85, BENCH RUN "B" CITY OF COEUR D'ALENE BENCH MARK, MAP ANY LEVEL LOOPS, JANUARY 9, 1958.



Line #	Length	Direction
1	32.43	N83°02'14"W

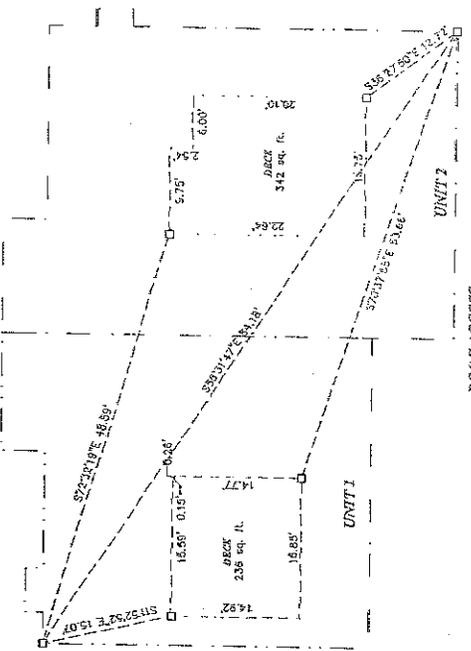
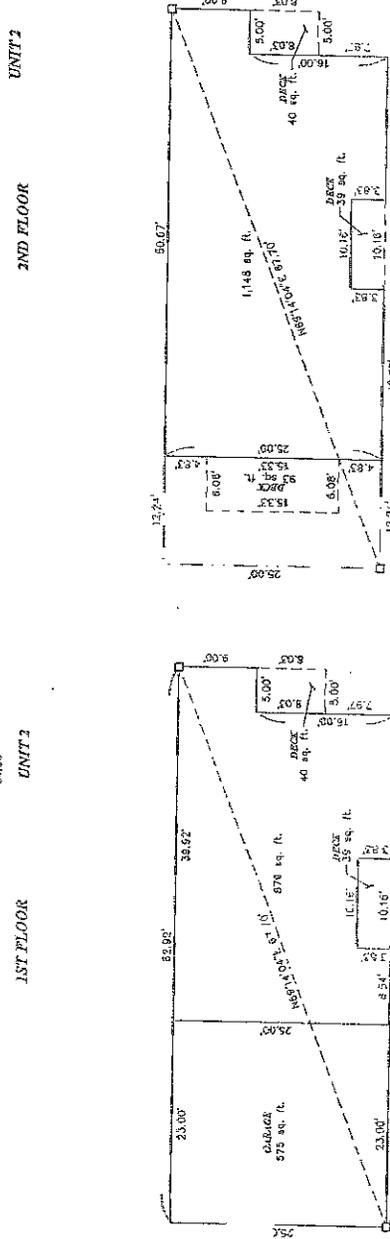
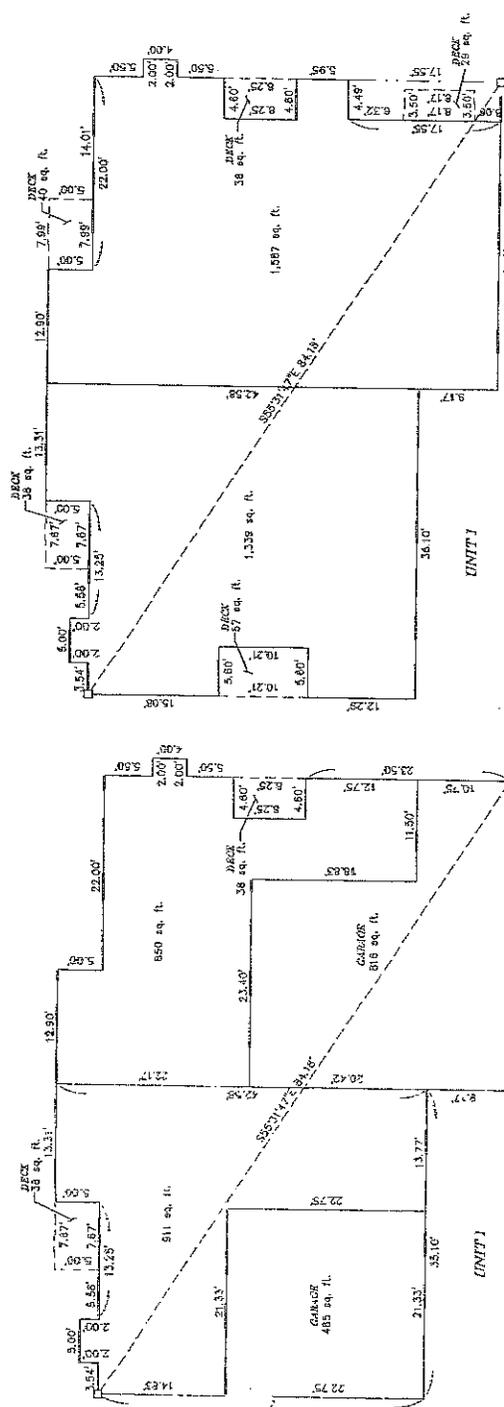
1346 Polkton Ave., Ste. B  
Poe Falls, Idaho 83453  
PHONE (208) 773-8370  
FAX (208) 772-2124  
http://sandsterrace.com

SANDERS TERRACE CONDOMINIUM  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE: 11/11/10	DWG NUMBER: 2007/PLAT/7-CPAT.LONG
CHECKED BY:	SCALE: 1" = 20'
	PROJ. NO. 10-084
	SHEET 1 of 4

# SANDERS TERRACE CONDOMINIUM

ON LOTS 12, 13 AND THE NORTH HALF OF LOT 14, BLOCK 12 OF KAESMEYER ADDITION LYING IN SECTION 19, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

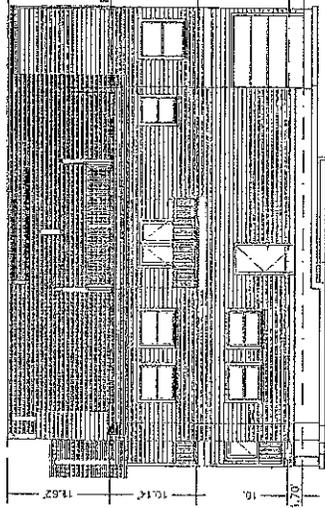


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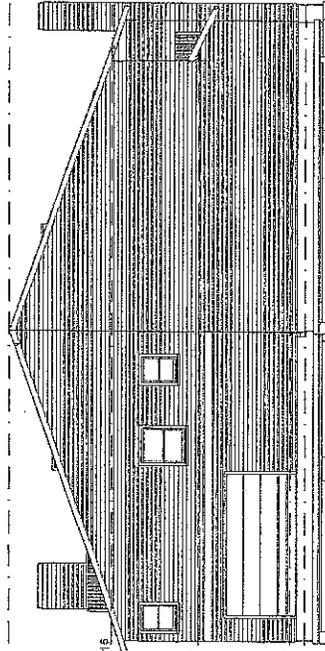
**SANDERS TERRACE CONDOMINIUM**  
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO  
 DRAWN BY: SJA  
 DATE: 11/18/10  
 SCALE: 1" = 10'  
 PROJ. #: 10-054  
 SHEET 2 of 4

# SANDERS TERRACE CONDOMINIUM

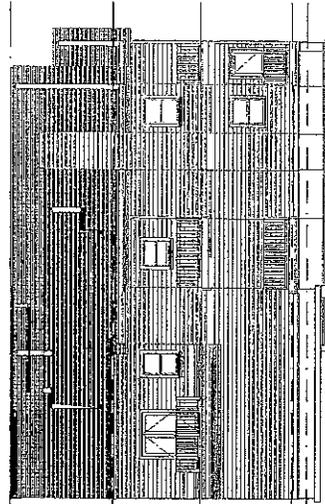
ON LOTS 12, 13 AND THE NORTH HALF OF LOT 14, BLOCK 12 OF KAESMEYER ADDITION LYING IN SECTION 19, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



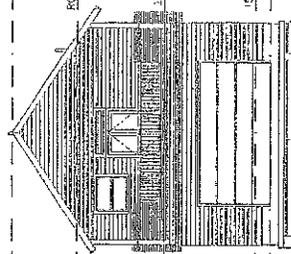
UNITS 1 & 2 - WEST ELEVATION



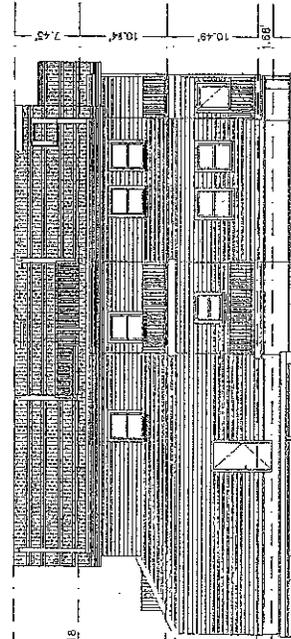
UNITS 1 & 2 - SOUTH ELEVATION



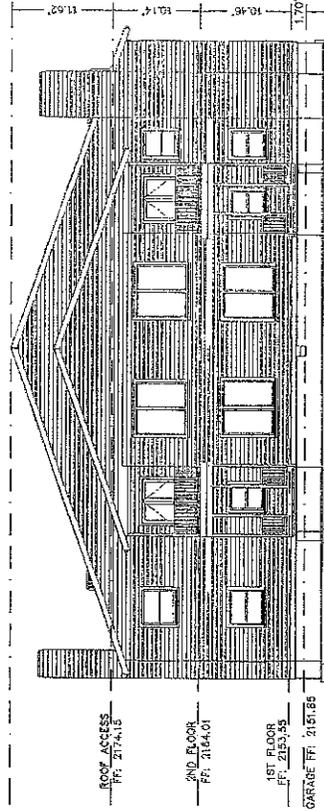
UNITS 1 & 2 - EAST ELEVATION



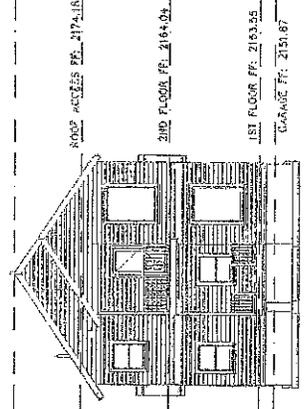
UNIT 3 - WEST ELEVATION



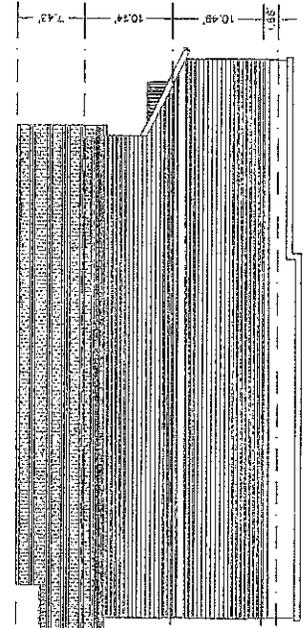
UNIT 3 - SOUTH ELEVATION



UNITS 1 & 2 - NORTH ELEVATION



UNIT 3 - EAST ELEVATION



UNIT 3 - NORTH ELEVATION



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SANDERS TERRACE CONDOMINIUM  
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO  
 DRAWN BY: SJA DATE: 11/15/09 DWG NAME: 09/SRY/PLA3/-C011.DWG  
 CHECKED BY: SCALE: 1" = 1/4" PROJ. #: 10-064 SHEET 3 of 4

# SANDERS TERRACE CONDOMINIUM

ON LOTS 12, 13 AND THE NORTH HALF OF LOT 14, BLOCK 12 OF KAESMEYER ADDITION LYING IN SECTION 19, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

## OWNERSHIP INFORMATION

KNOWN ALL MEN BY THESE PRESENTS THAT RAD PROPERTY DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT OWNS AND KNOWS THE INTERESTS OF THE SANDERS TERRACE CONDOMINIUM, SAID PARCEL OF LAND BEING LOTS 12, 13 AND THE NORTH HALF OF LOT 14, BLOCK 12, OF KAESMEYER ADDITION LYING IN SECTION 19, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19 BEING A 24 1/2 INCH ZINC CAP PER OAK POST 202788000 FROM WHICH THE NORTHEAST CORNER BEARS N80°02'32"W A DISTANCE OF 264.807 FEET; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 N89°02'32"W A DISTANCE OF 124.622 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE STREET; THENCE, ALONG SAID CENTERLINE, S00°31'45"W A DISTANCE OF 60.019 FEET TO THE INTERSECTION WITH THE CENTERLINE OF YOUNG AVENUE; THENCE, ALONG SAID CENTERLINE, N10°03'27"E A DISTANCE OF 108.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 12 BEING 3 7/8 INCH REBAR, 30 INCHES LONG, WITH YELLOW PLASTIC CAP MARKED INC PLS 9387; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG THE WEST BOUNDARY OF SAID LOT 12, BLOCK 12, S00°31'45"W A DISTANCE OF 100.02 FEET TO A 5/8 INCH REBAR, 30 INCHES LONG, MARKED INC PLS 9387 AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF LOT 14, BLOCK 12;

THENCE, ALONG THE SOUTH LINE OF SAID NORTH HALF OF LOT 14, BLOCK 12, N89°02'32"W A DISTANCE OF 100.03 FEET TO A 5/8 INCH REBAR, 30 INCHES LONG, MARKED INC PLS 9387 AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF LOT 14, BLOCK 12 ON THE EAST RIGHT OF WAY OF THE ALLEY OF BLOCK 12;

THENCE, ALONG SAID EAST RIGHT OF WAY, N00°30'27"E A DISTANCE OF 100.03 FEET TO A 3/8 INCH REBAR, 30 INCHES LONG, WITH YELLOW PLASTIC CAP MARKED INC PLS 9387 AT THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 12 ON THE SOUTH RIGHT OF WAY OF YOUNG AVENUE;

THENCE, ALONG SAID SOUTH RIGHT OF WAY, S80°01'37"E A DISTANCE OF 108.97 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINING 10,997 SQUARE FEET OF LAND, MORE OR LESS;

BE IT FURTHER KNOWN THAT:

WATER SERVICES TO BE PROVIDED BY THE CITY OF COEUR D'ALENE;

SEWER SERVICES TO BE PROVIDED BY THE CITY OF COEUR D'ALENE;

UNITS SUBJECT TO THE CONDOMINIUM DECLARATIONS RECORDED UNDER INSTRUMENT No. \_\_\_\_\_, RECORDS OF KOOTENAI COUNTY;

MEMBER: RAD PROPERTY DEVELOPMENT, LLC DATE: \_\_\_\_\_

## NOTARY PUBLIC CERTIFICATE

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OR A MEMBER OF THE LIMITED LIABILITY COMPANY THAT HAS BEEN FORMED TO OWN AND OPERATE THE SANDERS TERRACE CONDOMINIUM, SAID PARCEL OF LAND BEING LOTS 12, 13 AND THE NORTH HALF OF LOT 14, BLOCK 12, OF KAESMEYER ADDITION LYING IN SECTION 19, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAID INSTRUMENT.

NOTARY PUBLIC FOR STATE OF \_\_\_\_\_

RESIDING AT \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

SEAL

## CONSENT TO RECORDATION

IN WITNESS WHEREOF, THE UNDERSIGNED, UNDER THAT CERTAIN DEED OF TRUST COVERING THE REAL PROPERTY SHOWN HEREON DATED \_\_\_\_\_, HAVE HEREBY SET OUR HANDS AND AFFIRMED MY NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

GARY W. REBER

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

SS. \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GARY W. REBER AND MARY W. REBER, KNOWN AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAID INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIRMED MY NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF \_\_\_\_\_

RESIDING AT \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

SEAL

## KOOTENAI COUNTY RECORDER, STATE OF IDAHO

THE PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, STATE OF IDAHO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ AT THE REQUEST OF RAD PROPERTY DEVELOPMENT, LLC.

DEPUTY: DANIEL J. ENGLISH, KOOTENAI COUNTY RECORDER

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNER'S CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

KOOTENAI COUNTY TREASURER

## CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY CITY COUNCIL OF POST FALLS, IDAHO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

CITY OF COEUR D'ALENE, MAYOR

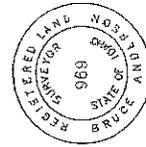
CITY OF COEUR D'ALENE, ENGINEER

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ORIGINAL PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

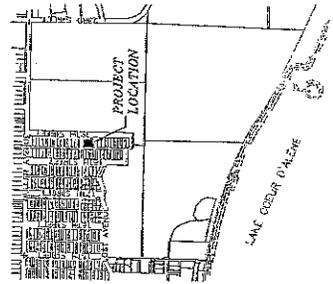
KOOTENAI COUNTY SURVEYOR



## SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, P.L.S. 9689, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ORIGINAL PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

CHAD J. JOHNSON, P.L.S. 9689 DATE: 11/16/10



VICINITY MAP

NOT TO SCALE

1506 Pavilion Ave., Ste. B  
Post Falls, Idaho 83854  
PHONE (208) 771-8370  
FAX (208) 777-2128  
www.lacourtsurvey.com

SANDERS TERRACE CONDOMINIUM  
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DRAWN BY: SDA DATE: 11/16/10 DWG. NO.: SDV/PLA1/-CRAL/LDR

CHECKED BY: SCALE: 1" = 40' PROJ. NO.: 10-084 SHEET 4 OF 4



**CITY COUNCIL  
STAFF REPORT**

**DATE:** January 3, 2012  
**FROM:** Christopher H. Bates, Engineering Project Manager  
**SUBJECT:** Silver Park 2<sup>nd</sup> Addition, Final Plat Approval



---

**DECISION POINT**

Staff is requesting the following:

1. Approval of the final plat document, a two (2) lot commercial development.

**HISTORY**

- a. Applicant: Susan Yaberg  
North Woods Properties, LLC  
PO Box 1088  
Camarillo, CA 93011-1058
- b. Location: North side of Canfield Avenue, west of Mineral Drive.
- c. Previous Action: Preliminary plat approval in October 2011.

**PERFORMANCE ANALYSIS**

This commercial development is a replat of existing lots that were previously developed and have office structures built on them. All of the infrastructure has been previously installed and accepted by the appropriate departments.

**FINANCIAL ANALYSIS**

There are no financial issues with this commercial plat.

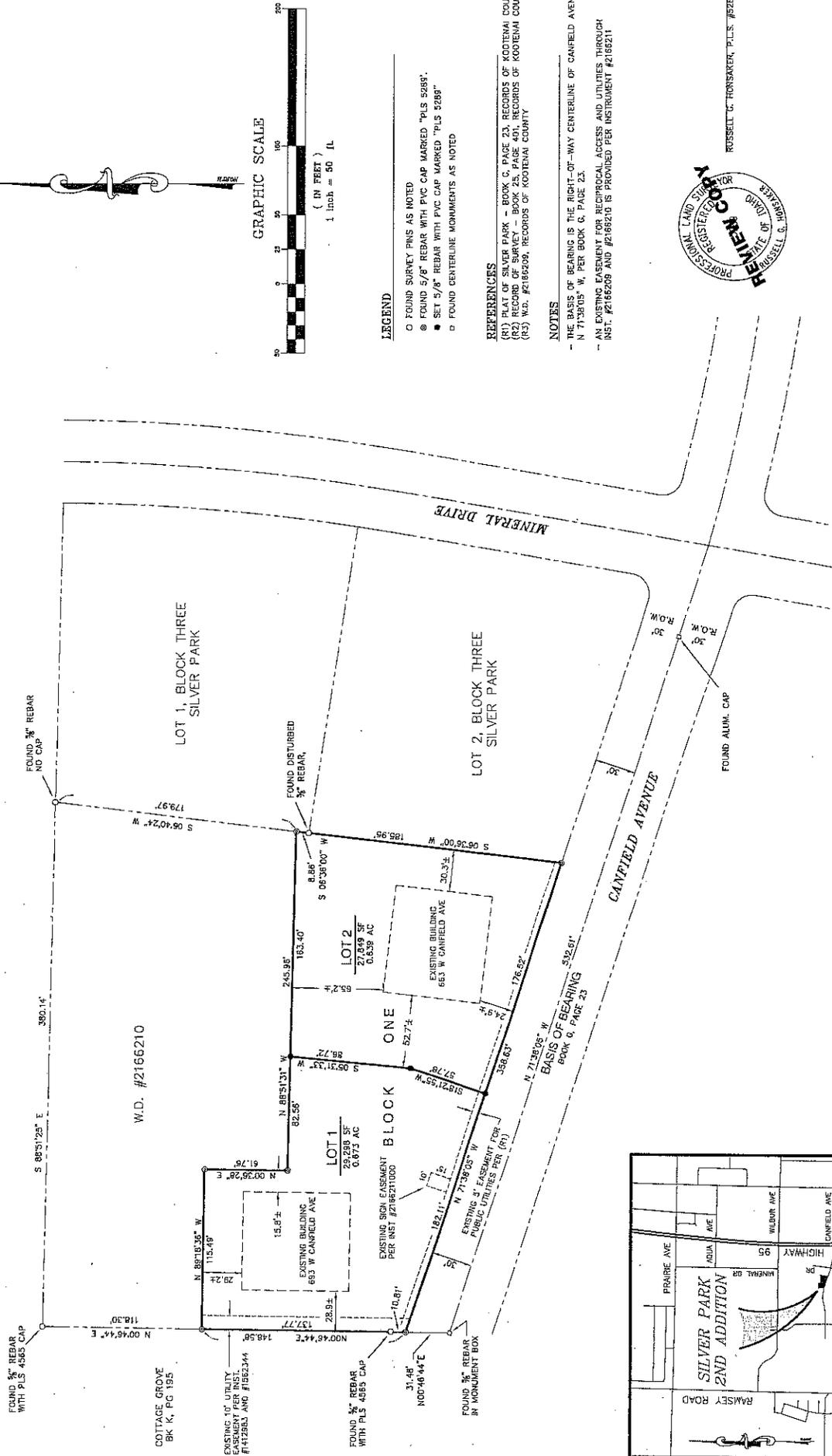
**DECISION POINT RECOMMENDATION**

1. Approve the final plat document.

# SILVER PARK SECOND ADDITION

A PORTION OF ADJUSTED LOTS 3 AND 4, BLOCK THREE OF THE PLAT OF SILVER PARK, BEING WARRANTY DEED #2166209 IN A PORTION OF SE $\frac{1}{4}$  SEC. 26, T.51N., R.4W., B.M., IN THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

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



### LEGEND

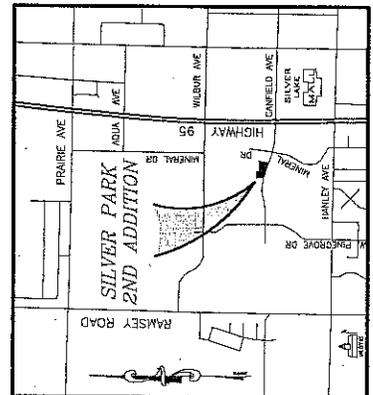
- FOUND SURVEY PINS AS NOTED
- ⊙ FOUND 5/8" REBAR WITH PVC CAP MARKED "PLS 5289"
- SET 5/8" REBAR WITH PVC CAP MARKED "PLS 5289"
- FOUND CENTERLINE MONUMENTS AS NOTED

### REFERENCES

- (R1) PLAT OF SILVER PARK - BOOK C, PAGE 23, RECORDS OF KOOTENAI COUNTY
- (R2) RECORD OF SURVEY - BOOK 25, PAGE 491, RECORDS OF KOOTENAI COUNTY
- (R3) W.D. #2166209, RECORDS OF KOOTENAI COUNTY

### NOTES

- THE BASIS OF BEARING IS THE RIGHT-OF-WAY CENTERLINE OF CANFIELD AVENUE, N 71°38'05" W, PER BOOK C, PAGE 23
- AN EXISTING EASEMENT FOR NECESSARY ACCESS AND UTILITIES THROUGH LOTS #2166209 AND #2166210 IS PROVIDED PER INSTRUMENT #2166211



VICINITY MAP

SILVER PARK SECOND ADDITION

SCALE: 1" = 50'  
DATE: 9/18/11  
DRAWN BY: DWJ  
FILE: S292P-PLA.dwg  
S292P  
26-51N-4W

**FRAME & SIETANA, PA**  
Consulting Engineers  
653 North 4th Street, Coeur d'Alene, Idaho 83814  
PH: (208) 664-2323 / Fax: (208) 664-2322 / Email: ans@frameandsietana.com

SHEET 1 OF 2

# SILVER PARK SECOND ADDITION

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

A PORTION OF ADJUSTED LOTS 3 AND 4, BLOCK THREE OF THE PLAT OF SILVER PARK, BEING WARRANTY DEED #2166209 IN A PORTION OF SE 1/4 SEC. 26, T.51N., R.4W., B.M., IN THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

## OWNER'S CERTIFICATE

BE IT KNOWN THAT NORTH WOODS PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE, HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCK AS SHOWN HEREON TO BE KNOWN AS SILVER PARK SECOND ADDITION, BEING A DIVISION OF WARRANTY DEED INSTRUMENT NUMBER 2166209 AN ADJUSTED PORTION OF LOTS 3 AND 4, BLOCK 3 OF THE PLAT OF SILVER PARK, BOOK 6, PAGE 23, RECORDS OF KOOTENAI COUNTY, IN THE SE 1/4 OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., IN THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WARRANTY DEED INSTRUMENT NUMBER 2166209, RECORDS OF KOOTENAI COUNTY, IDAHO, CONTAINING 1.312 ACRES, MORE OR LESS.

WATER SERVICE TO EACH LOT PLATTED HEREIN WILL BE PROVIDED BY THE CITY OF COEUR D'ALENE.

SANITARY SEWER SERVICE TO EACH LOT PLATTED HEREIN WILL BE PROVIDED BY THE CITY OF COEUR D'ALENE.

SUSAN D. YABERG, MANAGER

## STATE OF IDAHO, COUNTY OF KOOTENAI, SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_ BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SUSAN D. YABERG, KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF \_\_\_\_\_), TO BE THE MANAGER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
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 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

## CITY COUNCIL APPROVAL

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

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

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

## PANHANDLE HEALTH DISTRICT I

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELLING OR SHELTER SHALL BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THAT THE DAY OF \_\_\_\_\_, 20\_\_\_\_, PANHANDLE HEALTH DISTRICT I

SANITARY RESTRICTION SATISFIED AND LIFTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PANHANDLE HEALTH DISTRICT I

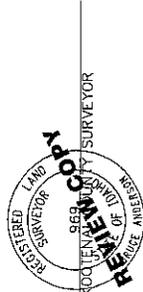
## KOOTENAI COUNTY TREASURER

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

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

## KOOTENAI COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR FILING 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 \_\_\_\_\_

DATE: 8/18/11	26-51N-4W	5282P	SILVER PARK SECOND ADDITION	FRAME & SIFTANA, PA Consulting Engineers
SCALE: NONE	DRAWN BY: DWJ	FILE: S282P-PL1104		603 North 4th Street, Coeur d'Alene, Idaho, 83814 PH: (208)864-2124/FAX: (208)864-2125/EMAIL: am@framesiftana.com
SHEET				2 OF 2

OTHER BUSINESS

ORDINANCE NO. \_\_\_\_\_  
COUNCIL BILL NO. 12-1001

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE FOLLOWING DESCRIBED PROPERTY FROM R-17 TO C-17, SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: +/- 1.2 ACRE PARCEL AT 188 & 196 W HAYCRAFT AVENUE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, after public hearing on the hereinafter provided amendments, and after recommendation by the Planning Commission, it is deemed by the Mayor and City Council to be for the best interests of the City of Coeur d'Alene, Idaho, that said amendments be adopted; NOW, THEREFORE,

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

**SECTION 1.** That the following described property, to wit:

**188 Haycraft Avenue:** (Parcel 2) the East 75 feet of the West 147 feet of Tract 6, and the East 75 feet of the West 147 feet, less the South 10 feet, of Tract 5, FRUITLANDS ADDITION, according to the plat recorded in Book "C" of Plats at Page 12, records of Kootenai County, Idaho.

**196 Haycraft Avenue:** (Parcel 1) A tract of land being a portion of Tracts 3, 4, 5, 6, 7, and 8, FRUITLANDS ADDITION, according to the plat recorded in the office of the County Recorder in Book "C" of Plats at Page 12, records of Kootenai County, Idaho AND;

is hereby changed and rezoned from R-17 (Residential at 17 unite/acre) to C-17 (Commercial at 17 units/acre).

**SECTION 2.** That the following conditions precedent to rezoning are placed upon the rezone of the property:

NONE

**SECTION 3.** That the Zoning Act of the City of Coeur d'Alene, known as Ordinance No. 1691, Ordinances of the City of Coeur d'Alene, is hereby amended as set forth in Section 1 hereof.

**SECTION 4.** That the Planning Director is hereby instructed to make such change and amendment on the three (3) official Zoning Maps of the City of Coeur d'Alene.

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

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

APPROVED this 3<sup>rd</sup> day of January 2012.

\_\_\_\_\_  
Sandi Bloem, Mayor

ATTEST:

\_\_\_\_\_  
Susan K. Weathers, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. \_\_\_\_\_

**Zone Change – ZC-5-11 at  
188 & 196 W Haycraft Avenue**

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE FOLLOWING DESCRIBED PROPERTY FROM R-17 TO C-17, SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: +/- 1.2 ACRE PARCEL AT 188 & 196 W HAYCRAFT AVENUE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith AND PROVIDING A SEVERABILITY CLAUSE. THE ORDINANCE SHALL BE EFFECTIVE UPON PUBLICATION OF THIS SUMMARY. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. \_\_\_\_\_ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

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Susan K. Weathers, City Clerk

**STATEMENT OF LEGAL ADVISOR**

I, Warren J. Wilson, am a Chief Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. \_\_\_\_\_, **Zone Change – ZC-5-11 at 188 & 196 W Haycraft Avenue**, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this 3<sup>rd</sup> day of January, 2012.

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Warren J. Wilson, Chief Civil Deputy City Attorney