

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

March 3, 2026

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 on March 3, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

Dan English                    ) Members of Council Present  
Christie Wood                )  
Amy Evans                     )  
Kenny Gabriel                )

Kiki Miller                    ) Members of Council Absent  
Dan Sheckler                 )

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

**INVOCATION:** Steve Massey of Hayden Bible Church provided the invocation.

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

**RED CROSS AWARENESS MONTH – MARCH 2026:** Mayor Gookin proclaimed the month of March as Red Cross Awareness Month. The Proclamation was received by Jessica Worden and Kathleen Elliott, volunteers of American Red Cross for the Northwest Region. Ms. Elliott shared that their mission is to prevent and alleviate human suffering during emergencies through the dedication of volunteers and the generosity of donors. Over the past year, the American Red Cross responded to 10 disasters in Northern Idaho area, supported by 73 volunteers statewide, including 45 in Kootenai County.

**MULTIPLE SCLEROSIS WEEK – MARCH 8-14, 2026:** Councilmember Wood read the Proclamation declaring March 8-14, 2026 as Multiple Sclerosis (MS) Awareness Week. The Proclamation was accepted by Fire Chief Tom Greif with Dr. Nina Bozinov and Chase Cullen of the Kootenai Health Neurology Clinic. Chief Greif stated that, as a longtime public servant living with MS, he expressed appreciation for the chance to advocate for greater awareness and understanding of the disease. He emphasized the importance of educating the community. He shared that while the diagnosis was life-changing, it also brought meaningful relationships and unexpected blessings, including strong support from the MS community and the dedicated team at Kootenai Health, whom he considers extended family. He introduced Dr. Nina Bozinov, who has been instrumental in caring for MS patients in the region since 2020. Dr. Bozinov explained that she is one of only two MS-fellowship-trained neurologists in Idaho, serving a large population of patients with multiple sclerosis. She outlined MS as a chronic autoimmune disease affecting the

optic nerve, brain, or spinal cord, with symptoms that vary widely and require individualized care. Although there is no cure, more than 20 FDA-approved treatments now help reduce attacks and improve quality of life, making early diagnosis especially important. She noted that Idaho has a higher prevalence of MS than many states and that before she joined Kootenai Health in 2020, patients often had to travel out of state for specialized care. She emphasized that National MS Week helps raise awareness, support families and caregivers, and highlighted continuing research and progress both locally and nationally.

Councilmember Wood asked whether there was any data explaining why MS appears more prevalent in Idaho and eastern Washington. Dr. Bozinov responded that ongoing research suggests possible links to factors such as distance from the equator, vitamin D deficiency, climate and temperature, all of which may contribute to higher regional rates. Councilmember Wood also thanked Chief Greif for sharing his personal experience. Mayor Gookin asked whether the latitudinal pattern is similar in Europe, and Dr. Bozinov confirmed that it is.

### **PUBLIC COMMENTS:**

Wesley Davis, Post Falls, as General Manager of Republic Services, provided an update 16 months after Republic Services acquired the solid waste service operation, noting the transition has gone well. He retained 38 of the original 40 employees and has expanded the team with additional mechanics, a supervisor, a sales representative, and another driver, along with adding a new truck to meet growing service demands. Mr. Davis emphasized that residents should expect the same high-quality solid waste service and thanked the City for its support in improving alley and community safety. He also addressed frequent questions about recycling, explaining that materials are taken to the Hayden facility for bailing and preparation before being shipped to Seattle for final sorting and then on to mills as feedstock, and invited anyone interested to tour the facilities.

Suzanne Knutson, Coeur d'Alene, noted the observance of Disability Awareness Month, emphasizing that more than one in four Americans lives with a disability and that people of all abilities contribute to Coeur d'Alene's neighborhoods, schools, businesses, and community life. She highlighted the importance of moving beyond sympathy toward true understanding, shifting from after-the-fact accommodations to intentional inclusion, and recognizing that accessibility benefits everyone. Ms. Knutson urged the community to prioritize inclusive design, equitable access, and representation. She stressed that when all residents can fully participate, confidence grows, isolation decreases, and the entire community is strengthened. She thanked the City for supporting the Specialized Needs Recreation Building Belonging Project and encouraged Coeur d'Alene to continue embracing inclusion as part of its identity.

### **ANNOUNCEMENTS:**

Councilmember Wood shared that she attended the CDAEDC (Jobs Plus) meeting this morning held via Zoom, noting that the Interim City Administrator also participated. She described the group as highly focused on efforts to attract high-paying jobs to the region, explaining that while she could not share specific prospects, the organization is working diligently on economic development initiatives.

Mayor Gookin shared an obituary honoring Phyllis Van Leuven, who served the Coeur d'Alene Police Department as a secretary, typist, and clerk. Hired on May 12, 1969, she dedicated 26 years of service to the City before retiring in 1995. Mayor Gookin recognized her kindness, warm spirit, and strong commitment to service, and expressed condolences to her family and loved ones during this difficult time.

Mayor Gookin requested the appointments of Benton Wolfinger, Vonnie Jensen, and Mike Gridley to the Personnel Appeals Board.

**MOTION:** Motion by Gabriel, seconded by Evans, to confirm the appointment of Ben Wolfinger, Vonnie Jensen, and Mike Gridley to the Personnel Appeals Board. **Motion carried.**

**CONSENT CALENDAR:**

1. Approval of Council Minutes for the February 17, and 23, 2026 Council Meeting.
2. Setting of the March 9, 2026 General Services Committee Meeting.
3. Setting a Public Hearing for **March 17, 2026** for ZC-1-26 - A request by: Michael and Norma Reasor, for a zone change from MH-8 (8 units per acre) to R-17 (17 dwelling units per acre) on a parcel measuring 0.522 acres to build nine (9) workforce/affordable housing units, located at: 3620 North Fruitland Lane.
4. Approval of Bills as Submitted.
5. **RESOLUTION NO. 26-018** – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, DECLARING WATER DEPARTMENT USED EQUIPMENT TO BE SURPLUS AND AUTHORIZING THE SALE OF SAID EQUIPMENT AT AUCTION; AND DIRECTING THE REMOVAL OF SIGNATURE AUTHORITY FOR TROY TYMESEN AND APPROVING SIGNATURE AUTHORITY FOR RONALD G. JACOBSON.

**MOTION:** Motion by Evans, seconded by Wood, to approve the Consent Calendar as presented, including **Resolution 26-018**.

**ROLL CALL:** English Aye; Wood Aye; Evans Aye; Gabriel Aye. **Motion carried.**

**RESOLUTION NO. 26-019**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING CHANGE ORDER #4 AND CHANGE ORDER #5 TO THE SOLIDS BUILDING IMPROVEMENTS CONTRACT WITH APOLLO, INC., IN THE TOTAL AMOUNT OF \$202,880.56.

**STAFF REPORT:** Capital Programs Manager Mike Becker noted that the Wastewater Solids Building Improvement Project, initiated on July 31, 2023, by Apollo, is nearing completion with an expected finish date of April 24, 2026, and includes upgrades to equipment and control systems to improve sludge dewatering capacity and treatment redundancy at the Water Resource Recovery Facility (WRRF). Throughout construction, the Wastewater Department has processed change orders as work progressed. Change Order 4, totaling \$12,068.67, covered relocating overhead utilities for safety and removing the centrifuge using a crane. Change Order 5, totaling \$190,811.89 after applying a credit, addressed miscellaneous electrical work, filling in a wall, and

improvements to an existing panel. Although no funds were budgeted for this fiscal year based on the expected project timeline, the department underspent by over \$1 Million last year, leaving sufficient funding available. A budget amendment will be processed as needed, and he recommended Council approval of both change orders.

**MOTION:** Motion by Wood, seconded by English, to approve **Resolution No. 26-019** - Approving Change Orders #4 and #5 to the Solids Building Improvements Project Contract with Apollo, Inc., in the amount of \$12,068.67 and \$190,811.89, respectively.

**ROLL CALL:** English Aye; Wood Aye; Evans Aye; Gabriel Aye. **Motion carried.**

#### **RESOLUTION NO. 26-020**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE CREATION OF A 15-MINUTE PARKING RESTRICTION AT 108 E. INDIANA AVENUE.

**STAFF REPORT:** City Engineer Chris Bosley explained that, with the Parking Commission no longer in place, parking-related requests now come directly to the City Council. He presented a request for a 15-minute parking zone at 108 E. Indiana Avenue, the first East-West Street north of downtown without two-hour restrictions. The request comes from Beatific, a behavioral health service that recently moved into a former daycare building. Their clients, many with mental or physical disabilities and some who may attempt to run, are dropped off by bus at the front door, but current on-street parking blocks direct access to the curb. To address this safety concern, the department proposes designating a short drop-off zone, which would take only a couple of parking spaces. Mr. Bosley noted that, if approved, staff would meet with the organization to finalize the exact location.

**DISCUSSION:** Mayor Gookin asked why the request at 108 E. Indiana couldn't simply be designated as a standard loading and unloading zone rather than a 15-minute space. Mr. Bosley explained that while it could function as a loading zone, the City avoids painting curbs, especially due to winter snow cover, and instead relies on signage, which can reflect any time restriction the Council prefers. He added that any timed parking limitation must be approved by Council and written into code. Councilmember Wood commented that it is a legitimate safety concern. City Attorney Randy Adams clarified that the City's loading-zone code allows up to 30 minutes.

**MOTION:** Motion by Wood, seconded by Evans to approve **Resolution No. 26-020** - Approving the creation of a 15-minute parking restriction at 108 E. Indiana Avenue.

**ROLL CALL:** Wood Aye; Evans Aye; Gabriel Aye; English Aye. **Motion carried.**

#### **RESOLUTION NO. 26-021**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING THE BID OF, AND AWARDING A CONTRACT TO, BADGER METER, INC., FOR THE PURCHASE OF NEW WATER METER REGISTERS AND ENDPOINTS IN AN AMOUNT NOT TO EXCEED \$299,456.00.

**STAFF REPORT:** Water Department Assistant Director Glen Poelstra explained that the Water Department’s Meter Change Out Program (MCOP), launched in 2005 to address significant unaccounted-for water loss, operates on a 10-year replacement cycle for the City’s 20,000 meters, aligning with the typical lifespan of meter radios and batteries. As meters older than 10 years lose accuracy and risk battery failure, the City replaces 1,500–2,000 meters annually, depending on budget and location. A bid process yielded one responsive bid from Badger Meter for \$299,456, which fits within the FY 2025-26 budget of \$350,000. Older meters removed through the program are tested and, when feasible, rebuilt for potential reuse. The recommendation is for Council to approve a purchase agreement with Badger Meter for new water meter registers and endpoints in the amount of \$299,456.00.

**MOTION:** Motion by Gabriel, seconded by Evans to adopt **Resolution No. 26-021**, Accepting the bid of, and approving a contract with, Badger Meter, Inc., for the purchase of new water meters registers and endpoints in the amount of \$299,456.00.

**ROLL CALL:** Evans Aye; Gabriel Aye; English Aye; Wood Aye. **Motion carried.**

#### **COUNCIL BILL NO. 26-1005**

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, LOT 2, BLOCK 1, HALFHIDE RIDGE, IN THE NE ¼ OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, COMMONLY KNOWN AS 2739 E. THOMAS LANE, COEUR D’ALENE, IDAHO; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED R-3; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

**STAFF REPORT:** Associate Planner Barbara Barker presented the annexation request A-1-26 for 1.937 acres at 2739 E. Thomas Lane, submitted by Aspen Homes with Olson Engineering. The property, currently in the County’s AG Suburban Zoning to the north and east, and formerly used as a salvage yard, is contiguous to city limits and within Coeur d’Alene’s Area of Impact. The applicant is requesting R-3 zoning consistent with adjacent city neighborhoods, proposing four single-family lots with ADUs permitted. Ms. Barker reviewed the comprehensive plan alignment, availability of public facilities, site suitability, and neighborhood impacts, noting that staff and the Planning & Zoning Commission found the proposal consistent with surrounding land use and supported by adequate utilities. Environmental assessments showed no contamination concerns but recommended professional oversight for future soil disturbance, leading to conditions requiring soil reports and DEQ coordination. There is a total of fourteen conditions outlined in conjunction with the annexation to include in the annexation agreement, including, but not limited to sidewalk easements, utility extensions, street trees, and fire/building requirements. She concluded by asking the Council to decide whether to approve, approve with conditions, or deny the annexation request.

**DISCUSSION:** Councilmember Wood asked for clarification about the references to soil monitoring, given the property's former use and the community's concerns. Ms. Barker explained that the City addressed these issues through specific conditions: two environmental assessments have already been completed, and each future building permit for the four lots will require an independent soil report. Additionally, DEQ and the applicant's consultant recommend having a professional onsite during any future soil disturbance. She noted that staff, neighbors, and the property owners all shared concerns about past site conditions, and these layered requirements ensure the City has exercised thorough due diligence.

Councilmember Gabriel expressed concern about the dead-end private driveway, noting that the City typically avoids dead-ends because they require fire trucks to back out rather than drive forward. Ms. Barker responded that while the annexation review does not specifically address that issue, the subdivision review did, and fire and police services have already evaluated it. She confirmed that the project will include a required fire turnaround to address emergency-access needs.

**PUBLIC TESTIMONY:** Mayor Gookin opened the public testimony portion of the hearing with the clerk swearing-in the applicant, Jeramie Terzuli.

**APPLICANT:** Mr. Jeramie Terzuli, on behalf of Aspen Homes, noted that the annexation request and R-3 zoning designation is consistent with surrounding City and County properties and will promote cohesive future development. He emphasized that the annexation process is legislative and that state law directs cities to consider orderly growth, the availability of infrastructure, and private property rights, all of which he believes supports the request. Mr. Terzuli highlighted that the project aligns with the Comprehensive Plan's vision for low-density single-family housing and efficient use of existing infrastructure. He also addressed public concerns raised at Planning & Zoning Commission about land clearing occurring before hearings, explaining that significant analysis and coordination with city staff take place long before a project is brought forward, and that preliminary work is not evidence of predetermined approval. He concluded by noting the benefits to the City, including tax base growth, impact fee collection, and developer-funded infrastructure improvements.

With no other comments received, Mayor Gookin closed the public testimony portion of the hearing.

**DISCUSSION:** Councilmember Wood commented that, after reviewing the full proposal, she believes the annexation and zoning request aligns well with the City's Comprehensive Plan and should be evaluated on its merits, which she feels it clearly meets. She noted that the R-3 zoning is appropriate for the area and reiterated that the project represents a significant improvement over the site's previous condition.

**MOTION:** Motion by Evans, seconded by Gabriel, to approve without prejudice the Annexation by: Aspen Homes and Development, LLC for a 1.937-acre parcel from County Ag-Suburban to City R-3 (Residential at 3 units per acre) located at 2739 E. Thomas Lane, based on the attached findings and conclusions, which are established by the undisputed evidence set forth in the staff report, during staff presentations, and the testimony of the applicant.

**ROLL CALL:** Gabriel Aye; English Aye; Wood Aye; Evans Aye. **Motion carried.**

**MOTION:** Motion by Evans, seconded by Gabriel, to dispense with the rule and read **Council Bill No. 26-1005** once by title only.

**ROLL CALL:** Gabriel Aye; English Aye; Wood Aye; Evans Aye. **Motion carried.**

**MOTION:** Motion by Evans, seconded by Gabriel, to adopt **Council Bill 25-1005**.

**ROLL CALL:** Gabriel Aye; English Aye; Wood Aye; Evans Aye. **Motion carried.**

### **RESOLUTION NO. 26-022**

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN ANNEXATION AGREEMENT WITH ASPEN HOMES FOR THE ANNEXATION OF REAL PROPERTY LOCATED AT 2739 E. THOMAS LANE [A-1-26].

**MOTION:** Motion by Evans, seconded by Gabriel to adopt **Resolution No. 26-022**, approving an Annexation Agreement with Aspen Homes and Development, LLC, for a 1.937-acre parcel located at 2739 E. Thomas Lane.

**ROLL CALL:** English Aye; Wood Aye; Evans Aye; Gabriel Aye. **Motion carried.**

**(QUASI-JUDICIAL)** EXCHANGE OF A 0.5-ACRE PARCEL OWNED BY THE CITY, WHICH IS A PORTION OF TAX # 24207 AND LOCATED BEHIND 3700 W. SELTICE WAY AND ALONG THE FUTURE ATLAS TRAIL CONNECTION, FOR IMPROVEMENTS TO CITY-OWNED REAL PROPERTY TO BE COMPLETED AND PAID FOR BY GLACIER 3700 SELTICE, LLC, THE PARCEL AND IMPROVEMENTS BEING EQUAL IN VALUE (\$85,000.00).

**STAFF REPORT:** Trails Coordinator Monte McCully requested Council approval to exchange a half-acre City-owned parcel near 3700 W. Seltice Way for an equal-value package of trail improvements provided by Parkwood Properties. He reviewed the history of the former BNSF right-of-way acquisition and explained that the irregularly shaped parcel in question has no City use. The proposed exchange, valued at \$85,000, includes a widened trail section, lighting, a bike repair station, upgraded concrete areas for future public amenities, perpetual maintenance of xeriscaped shoulders, and solar lighting for the skate park. These improvements would reduce City maintenance costs and enhance the Atlas Trail connection. Mr. McCully noted that Idaho Code § 50-1403(1), allows exchanges of real property for improvements of equal value when in the City's best interest, and staff recommend proceeding.

**DISCUSSION:** Councilmember Wood asked Mr. McCully to confirm whether the Parks Department's long-range plan ever intended for a pocket park to be developed on the half-acre parcel in question. Mr. McCully explained that it was not identified for future park development because the area is already well-served, with Atlas Park to the east and Mill River Park to the west, making the parcel only about a block to a block and a half from existing amenities. He added that

the City would not have allocated resources to improve the site beyond requiring a developer to construct a basic trail connection, whereas Parkwood's proposal provides significantly higher-quality improvements.

**PUBLIC TESTIMONY:** Mayor Gookin opened the public testimony portion of the hearing with the clerk swearing-in Mr. Chris Meyer, Parkwood Business Properties Partner.

**APPLICANT:** Mr. Meyer provided background on the former U.S. Bank call-center building, explaining that after the call-center model became obsolete, Parkwood partnered with Heritage Health to redevelop the site into a multidisciplinary Center for Healthy Living. As they prepare to begin Phase 2, which triggers required frontage and trail improvements, Mr. Meyer described months of collaboration with City staff on a proposal to exchange a small, unused City parcel for a package of public trail enhancements, including a second gravel path, lighting for safety, art and exercise nodes, and a bike repair station. He explained how the triangular parcel, a remnant of former railroad spurs, has limited standalone use but offers an opportunity to expand public amenities and strengthen trail connectivity between Mill River Park and the Atlas Waterfront. Mr. Meyer emphasized the long partnership between Parkwood and Heritage Health, the community benefits of the project, and the need to move forward to keep the clinic on schedule. He concluded that the exchange represents a meaningful win-win for the City and the community.

**DISCUSSION:** Councilmember Wood asked about Councilmember Sheckler's concerns raised in his letter to the Mayor regarding the lack of a formal appraisal for the small parcel proposed for exchange with Parkwood Properties. She noted that while future projects might benefit from appraisals, this exchange has been under negotiation for nine months and offers clear community value. Mr. Adams explained that state law allows the Council to determine the value of the property at its discretion. Councilmember Wood then asked how the valuation for this parcel was established. Mr. Meyer explained that the value was based on the City recovering its original investment in the unused parcel and receiving an equivalent value in public improvements. He noted that, given the parcel's isolated nature and lack of utilities or access, the parties agreed that matching the City's investment with a defined package of trail enhancements was a fair and reasonable approach. Mr. McCully added that the detailed cost breakdown of the improvements was used to align with that valuation.

Councilmember Gabriel commented that determining value involves more than just a dollar amount, noting that the real value to the Council is the opportunity to enhance the City's park and trail system while also supporting Heritage Health, which he described as a major community asset. He stated that the proposal clearly benefits both the City and Heritage Health and expressed his full support for moving the project forward.

Councilmember English noted that while the exchange is described as involving improvements of equal value, the City is actually gaining more than it is giving.

With no other comments received, Mayor Gookin closed the public testimony portion of the hearing.

**DISCUSSION:** Mayor Gookin read Councilmember Sheckler's written comments requesting Council to reconsider the proposed property exchange. He read Councilmembers Sheckler's concerns, which questioned moving forward without an independent appraisal, argued that the parcel's true value would be higher when assembled with adjacent property, cited tax valuation figures, and cautioned against bypassing a bidding process for improvements that could be purchased directly. Councilmember Sheckler also noted the exchange was not urgent and expressed appreciation for Parkwood's community contributions. Mayor Gookin added that Councilmember Sheckler's letter is available in the Council meeting packet.

**MOTION:** Motion by Gabriel, seconded by Evans, to approve the Exchange of a 0.5-acre parcel owned by the City, which is a portion of Tax # 24207 and located behind 3700 W. Seltice Way and along the future Atlas Trail connection, for improvements to City-owned real property to be completed and paid for by Glacier 3700 Seltice, LLC, the parcel and improvements being of equal value, specifically \$85,000.00.

**DISCUSSION:** Councilmember Wood noted that the Council had already discussed the issue of valuation at the previous meeting, emphasizing that many Council decisions rely on value judgments about what best serves the community. She acknowledged the reasoning behind obtaining an appraisal and encouraged staff to consider using formal appraisals in future exchanges for clarity. However, she expressed strong support for the current project, saying it adds significant value to the community and provides improvements the City would not undertake on its own. She concluded that the exchange is fair and that she is in favor of moving forward.

**ROLL CALL:** English Aye; Wood Aye; Evans Aye; Gabriel Aye. **Motion carried**

#### **RESOLUTION NO. 26-023**

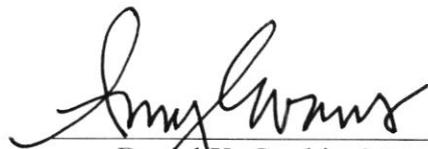
A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A DEVELOPMENT AGREEMENT WITH GLACIER 3700 SELTICE, LLC., FOR IMPROVEMENTS TO CITY-OWNED REAL PROPERTY IN THE AMOUNT OF \$85,000.00.

**MOTION:** Motion by Gabriel, seconded by English, to adopt **Resolution No. 26-023**, Approving a Development Agreement with Glacier 3700 Seltice, LLC, for improvements to City-owned real property in the amount of \$85,000.00.

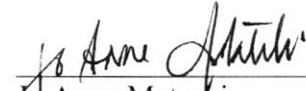
**ROLL CALL:** Wood Aye; Evans Aye; Gabriel Aye; English Aye. **Motion carried.**

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

The meeting adjourned at 7:44 p.m.

  
Daniel K. Gookin, Mayor  
**MAYOR PROTEM**

ATTEST:

  
\_\_\_\_\_  
Jo Anne Mateski  
Executive Assistant

**COEUR D'ALENE CITY COUNCIL  
FINDINGS AND ORDER**

**A-1-26**

**INTRODUCTION**

This matter came before the City Council on March 3, 2026, to consider A-1-26, a request for zoning in conjunction with annexation of 1.937-acre Annexation from County Ag-Suburban to City R-3.

OWNER/APPLICANT: Aspen Homes and Development, LLC

LOCATION: 2739 E. Thomas Lane Coeur d'Alene, ID 83815

**A. FINDINGS OF FACT:**

**The City Council finds that the following facts, A1 through A1,1 have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing.**

**A1.** All public hearing notice requirements have been met for item A-1-26.

- Notice of the public hearing must be published in the official newspaper of the City at least fifteen (15) days prior to the hearing. Idaho Code § 67-6509(a). The Notice was published on February 14, 2026, seventeen days prior to the hearing.
- Notice of the public hearing must be posted on the premises no less than one (1) week prior to the hearing. Idaho Code § 67-6511(2)(b). The Notice was posted on the property on February 16, 2026, fifteen days prior to the hearing.
- Notice of the public hearing must be provided by mail to property owners or purchasers of record within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered. Idaho Code § 67-6511(2)(b). Sixty-three (63) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on February 13, 2026.
- Notice of the public hearing must be sent to all political subdivisions providing services within the planning jurisdiction, including school districts and the manager or person in charge of the local public airport, at least fifteen (15) days prior to the public hearing. Idaho Code § 67-6509(a). The Notice was sent to all political subdivisions providing services within the planning jurisdiction, including school districts on February 13, 2026, eighteen days prior to the hearing.
- Notice of the public hearing must be given to a pipeline company operating any existing interstate natural gas transmission pipeline or interstate petroleum products pipeline, as recognized by the pipeline and hazardous materials safety administration, with a center point within one thousand (1,000) feet of the external boundaries of the land being considered, provided that the pipeline company is in compliance with section 62-1104, Idaho Code. Idaho Code § 67-6511(2)(b). The Notice was sent to pipeline companies providing services within 1,000 feet of the subject property on February 13, 2026.

- A2. Public testimony was received at a public hearing with the City Council on March 3, 2026.
- A3. The subject site is located in an unincorporated area of Kootenai County, is adjacent to City limits and within Coeur d'Alene's Area of Impact (AOI). The total area of the subject property measures 1.937 acres. It is zoned AG-Suburban and is currently vacant.
- A4. If approved for annexation with City R-3 zoning and subdivision under S-1-26, the project would include four (4) residential lots and a private, dead-end access drive with City utilities and access off Thomas Lane. Properties within city limits in the vicinity of the subject property are of similar density and are also zoned R-3.
- A5. The Comprehensive Plan Future Land Use Map designation is the Single-Family Neighborhood Place Type. Single-Family Neighborhood places are the lower density housing areas across Coeur d'Alene where most of the city's residents live, primarily in single-family homes on larger lots. Supporting uses typically include neighborhood parks and recreation facilities connected by trails. Compatible Zoning is listed as R-1, R-3, R-5, and R-8; MH-8. The Comprehensive Plan identifies this area as a Single-Family Residential Place Type. The R-3 zoning is appropriate with this Place Type and is one of the lowest density zoning districts.
- A6. The City Council finds the following Comprehensive Plan goals and objectives applicable to this request.

**Community & Identity**

**Goal CI 1:** Coeur d'Alene citizens are well informed, responsive, and involved in community discussions.

**Objective CI 1.1:** Foster broad-based and inclusive community involvement for actions affecting businesses and residents to promote community unity and involvement.

**Growth & Development**

**Goal GD 1:** Develop a mix of land uses throughout the city that balance housing and employment while preserving the qualities that make Coeur d'Alene a great place to live.

**Objective GD 1.1:** Achieve a balance of housing product types and price points, including affordable housing, to meet city needs.

**Goal GD 2:** Ensure appropriate, high-quality infrastructure to accommodate community needs and future growth.

**Objective GD 2.1:** Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment.

**Health & Safety**

**Goal HS 3:** Continue to provide exceptional police, fire, and emergency services.

**Objective HS 3.2:** Enhance regional cooperation to provide fast, reliable emergency services.

- A7. City utilities and facilities are available to serve the project site, if annexed. All departments have indicated the ability to serve the project with the additional conditions as stated at the end of the staff report.
- A8. The subject property has very little grade change and is relatively flat. The properties to the west are at a higher elevation. The property was recently cleared and leveled.

- A9. Due to prior uses on the property, an Environmental Site Assessment was performed by a third party. No evidence was found for a recognized environmental condition (REC) and no further environmental assessment is recommended. There is no finding of environmental concern and there are conditions of approval that provide future remediation if contamination is discovered during construction.
- A10. Due to prior uses on the property, the Department of Environmental Quality (DEQ) was consulted. The conditions of approval reflect their guidance.
- A11. This matter came before the Planning and Zoning Commission on January 13, 2026, to consider A-1-26, a request for 1.937-acre Annexation from County Ag-suburban to City R-3. The Commission voted 5-0 to recommend City R-3 zoning in conjunction with annexation. Two commissioners were absent.

**B. CONCLUSIONS OF LAW:**

**Based on the foregoing Findings of Fact, the City Council makes the following Conclusions of Law.**

- B1. That this proposal **is** in conformance with the Comprehensive Plan policies.
- B2. That public facilities and utilities **are** available and adequate for the proposed use.
- B3. That the physical characteristics of the site **do** make it suitable for the request at this time.
- B4. That the proposal **would not** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **or** existing land uses.

**C. DECISION**

The City Council, pursuant to the foregoing Findings of Fact and Conclusions of Law, **approves** the requested R-3 zoning in conjunction with annexation with the following fourteen (14) conditions to include in the annexation agreement:

**Engineering:**

- 1. Dedicate a sidewalk easement along Thomas Lane on the final plat.
- 2. Provide 3:1 tapered transition from new curb to existing asphalt at the east property line.

**Planning:**

- 3. Code requires 75' of frontage on a "*public street*." These proposed lots face a private driveway. The frontage on the residential lots facing the access driveway will also require the 75' minimum frontage. The front yard setback will be measured from the line between the residential lot and the access driveway tract boundary.
- 4. Include the utility easement within the private driveway tract on the final plat.

**Water:**

- 5. An 8" water main will be required to be extended through the property to the northern property line.
- 6. A permanent flushing station will be required to be installed at the end of the main with an adequate and approved place for drainage.

**Wastewater:**

- 7. A 30' wide shared utility easement for the city sewer and water on the private access road shall be dedicated to the City prior to building permits.
- 8. Project will require the extension of City sewer "to and through" to the north property line of the area of annexation proposed.

**Urban Forestry:**

- 9. Street trees will be required on the north side of Thomas Lane by the time the final plat is recorded. The trees shall be planted in the grass swale between the future sidewalk and the future curb.
- 10. The overhead powerlines make the site only suitable for trees off the "small" category of the City's approved street tree list. Small trees must be spaced 25 feet apart. Four trees are required for the section east of the approach and must be swale-tolerant.
- 11. Trees must be planted at the root flare and according to city planting standards. (For an electronic copy of the planting details, contact the Urban Forestry Coordinator.)

**Fire:**

- 12. Access, water and hydrant locations will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance.

**Building:**

- 13. Due to previous usage, independent soil test reports will be required with building permit applications.
- 14. Implement any other DEQ recommendations at the time of building permit applications.

Motion by Councilor Evans, seconded by Councilor Gabriel, to **approve** the requested R-3 zoning in conjunction with annexation.

**ROLL CALL:**

COUNCIL MEMBER EVANS	Voted	Aye
COUNCIL MEMBER MILLER	Absent	
COUNCIL MEMBER WOOD	Voted	Aye
COUNCIL MEMBER ENGLISH	Voted	Aye
COUNCIL MEMBER GABRIEL	Voted	Aye
COUNCIL MEMBER SHECKLER	Absent	

Motion to approve carried by a 4 to 0 vote.