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

March 17, 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 17, 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	)
Dan Sheckler	)
Kiki Miller	) (Arrived at 6:04 p.m.)

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

INVOCATION: David Bond with Compel Community Church provided the invocation.

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

AMENDMENT TO THE AGENDA: Mayor Gookin noted that item H.7c – Approval of Construction Contract to Big Sky ID Corp. for the Mill River Lift Station Upgrades project in the amount of $884,037.00 will be pulled out of the Consent Calendar for discussion as first item under Other Business.

NATIONAL CHILD AND ADULT CARE FOOD PROGRAM WEEK: Councilmember English read the Proclamation declaring March 15-21, 2026 as National Child and Adult Care Food Program (CACFP) Week. Scott Ferguson, Executive Director of St. Vincent de Paul, accepted the Proclamation. Mr. Ferguson thanked Council for their support. He highlighted the dedication of the 43 local home and center-based daycare providers who work daily to ensure children receive nutritious meals. He noted the program's significant impact, sharing that in 2025 it reimbursed over 700,000 meals across the five northern counties amounting to approximately $385,000 returned to providers to expand services and support families. He expressed deep gratitude for the acknowledgment of these essential workers and the vital role they play in the community.

NATIONAL SOCIAL WORK WEEK: Mayor Gookin read the Proclamation declaring March 22-28, 2026 as National Social Work Week. Megan Dardiz-Kunz, Clinical Assistant Professor at Boise State University School of Social Work accepted the Proclamation. Ms. Kunz thanked Council for recognizing social workers in the area to honor and celebrate their profession. She noted that social workers make up the largest group of mental health providers in the U.S. and that

four out of five are women, a fitting connection during March as Women's History Month. She honored social workers as "everyday heroes" who navigate complex human challenges with empathy, resourcefulness, and resilience, praising their ability to bring order to chaos and support people through life's most difficult moments. Mayor Gookin thanked all the social workers and expressed appreciation on what they do for the community.

PUBLIC COMMENTS:

Chris Meyer, Coeur d'Alene, speaking on behalf of Parkwood Business Properties, shared his appreciation for having participated in an earlier focus group involved with the community data gathering for the Downtown Core Working Group. He noted the value of bringing a private property owner's perspective to the process and expressed interest in the group's presentation. Mr. Meyer noted that the community is making meaningful progress in addressing challenging issues and urged the Council to proceed thoughtfully, exercising patience and engaging with downtown property owners, business owners, and others who may be impacted by future policy decisions.

Suzanne Knutson, Coeur d'Alene, speaking on behalf of Specialized Needs Recreation (SNR) and its board, expressed heartfelt gratitude to Parks and Recreation Director Bill Greenwood for his many years of dedicated work supporting recreation opportunities for individuals with disabilities in the community.

ANNOUNCEMENTS:

Councilmember Miller apologized for arriving a little late, explaining she had just returned from attending the statewide Housing and Economic Development Summit in Boise, which drew nearly 700 attendees. She shared that leaders from across Idaho including economic development officials, housing experts, and legislators, consistently emphasized that housing challenges and shortages are rapidly worsening both statewide and nationally. Councilmember Miller highlighted the increasing urgency to address housing needs to support local workers and maintain a strong community. She added that if a summary of the meeting becomes available, she will share it with the Council.

Mayor Gookin presented a "Key to the City" to Parks & Recreation Director Bill Greenwood in appreciation of his 27 years of outstanding service. He noted that Bill's dedication and enthusiasm have greatly benefited the community and that he will be truly missed. Mr. Greenwood expressed his gratitude and reflected on his long tenure with the City, noting the significant growth of the parks system from about 10 or 11 parks when he started to 32 today. He shared that over the years he has worked with six Mayors, five City Administrators, and roughly 28 Councilmembers. He closed by saying he truly enjoyed the work and thanked everyone for the opportunity.

Councilmember English raised a question about the status of construction at the Marriott property on Sherman Avenue, noting that it appeared idle despite earlier concerns about the building sinking and being stabilized with concrete. Mayor Gookin and Councilmember Wood stated that work is actively continuing at the site, with the Mayor noting that he sees progress there regularly.

Mayor Gookin shared an obituary honoring Kathy Goodwin, who, although not a City employee, was fondly remembered by many as the "Life Jacket Lady" for her annual visits to the Council promoting simple, lifesaving boater safety practices. Kathy served 29 years with the Coast Guard Auxiliary and was deeply committed to protecting our lake community through safe boating education. Her passion left a lasting impact, and she will be greatly missed. Mayor Gookin extended his condolences to her family and loved ones. Councilmember Dan English noted that Kathy had worked for many years in the Elections Department during his tenure and found her to be a dedicated, reliable presence and an important pillar of the community.

CONSENT CALENDAR:

1. Approval of Council Minutes for the March 3, 2026 Council Meeting.
2. Approval of General Services Committee Minutes from March 9, 2026
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Approval of Final Plat: SS-25-12c Mullan Flats Condominium
6. Setting of a Public Hearing for **April 7, 2026 –** (Quasi-Judicial) Utility Hearing regarding the Ramsey Road Signal Upgrades Project (Key Number 24276,) and relocate the utility facilities as required by the respective franchise agreements to accommodate the project.
7. **RESOLUTION NO. 26-024** – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE DECLARATION AS SURPLUS A 2005 CHEVY TRAIL BLAZER, A 2000 CHEVY 1500 TRUCK, A 2003 CHEVY BLAZER, A 2007 FORD ESCAPE, A 2003 FIRE TRUCK, A STORAGE BUILDING, AND VARIOUS PIECES OF EQUIPMENT, AND AUTHORIZING THE SALE OF SAID PROPERTY AT AUCTION; AMENDING THE ALCOHOL SERVICE POLICY FOR THE JEWETT HOUSE; ACCEPTING THE BID OF, AND APPROVING A CONTRACT WITH, BIG SKY ID CORP. FOR THE MILL RIVER LIFT STATION UPGRADES PROJECT IN AN AMOUNT NOT TO EXCEED $884,037.00; APPROVING A PURCHASE AND SALE AGREEMENT WITH THE CITY OF SPIRIT LAKE, IDAHO, FOR THE PREVIOUSLY APPROVED SURPLUS SALE OF A 2024 FORD TV VAN IN THE AMOUNT OF $10,000.00; AND APPROVING THE DESTRUCTION OF RECORDS FOR THE FINANCE, MUNICIPAL SERVICES, PARKS AND RECREATION, STREETS AND ENGINEERING, AND WASTEWATER DEPARTMENTS, PURSUANT TO THE CITY'S RECORDS RETENTION SCHEDULE.

MOTION: Motion by Evans, seconded by Wood, to approve the Consent Calendar as presented, including **Resolution No. 26-024** excluding item H.7c – Approval of Construction Contract to Big Sky ID Corp. for the Mill River Lift Station Upgrades project in the amount of $884,037.00 for discussion.

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

CONSTRUCTION CONTRACT AWARD TO BIG SKY ID CORP. FOR THE MILL RIVER LIFT STATION UPGRADES PROJECT IN THE AMOUNT OF $884,037.00

STAFF REPORT: Wastewater Director Mike Anderson presented the request to award the construction contract for the wastewater collection system project to Big Sky ID Corp., the lowest responsive bidder, for $884,037.00. He explained that this work is part of the FY 2025–26 capital improvement plan to upgrade a lift station installed in the early 2000s in the Mill River area, which now requires increased capacity due to growth. The project will reroute flows to create a single feed into the lift station, allowing for future maintenance and bypassing, and will utilize infrastructure intentionally oversized during the initial installation. Mr. Anderson outlined the total project cost of $1.2 million, noting that although the current budget allocates $900,000, underspending from the previous year, about $315,000, will cover the difference. He also noted that a surcharge collected from users of this lift station has accumulated more than $400,000 to help fund the improvements. Mr. Anderson concluded by recommending the contract award to Big Sky ID Corp.

MOTION: Motion by Wood, seconded by English, to approve item H.7c – Approval of Construction Contract to Big Sky ID Corp. for the Mill River Lift Station Upgrades project in the amount of $884,037.00

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

DOWNTOWN CORE WORKING GROUP UPDATE

STAFF REPORT: Community Planning Director Hilary Patterson provided the City Council with the third update on the efforts to review and recommend updates to the downtown zoning code and design guidelines. She recognized the 14–18 members of the working group including representatives from Planning and Zoning Commission, Design Review Commission, Historic Preservation Commission, the Downtown Association, city staff, and a volunteer intern (James Barbour) who all have participated in 27 meetings which started in May 2024 to evaluate issues such as building height, tower spacing, view corridors, walkability, parking, and preservation of the historic core. Ms. Patterson summarized prior Council direction, which emphasized protecting view corridors, addressing tower impacts, preventing bulky block-wide buildings, strengthening Design Review Commission (DRC) authority, and using modeling and public input to guide decisions. She reviewed the working group's earlier recommendations, explaining that the group initially proposed limiting building heights along Front, Sherman, and Lakeside Avenues to 45 feet to better align with the scale and character of the historic downtown core. They also suggested allowing buildings up to 110 feet on Coeur d'Alene Avenue west of 6th Street, where the surrounding context could better support additional height. At that time, no specific height recommendation had yet been made for Indiana Avenue. The group further recommended prohibiting any new 220-foot tower developments, increasing the required tower spacing from 50 feet to 80 feet to reduce bulk and protect views, and strengthening the DRC's authority to ensure better architectural compatibility and streetscape integration. Additional recommendations included revising the floor area ratio (FAR) bonuses to align incentives with community priorities and integrating historic preservation principles more clearly into both zoning standards and design

guidelines. Ms. Patterson explained that the working group now seeks Council guidance on how to move forward, including whether to pursue incremental changes or a broader overhaul.

Downtown Core Working Group Member Kevin Jester shared that the Stakeholders meeting held September 29, 2025 included a broad cross-section of building owners, developers, architects, engineers, preservation advocates, and business/property owners. He summarized the data collected, highlighting strong overall support for reviewing downtown height limits, with the exception of more mixed views from architects and engineers. He noted key priorities identified by stakeholders, including street-level design elements such as pedestrian protection, storefront windows, engaging entrances, outdoor seating, and historic plaques. He also reviewed preferences on building heights by street, where towers should be allowed, and additional desired code changes especially stronger historic-preservation requirements, enhanced pedestrian elements, improved parking and access, reduced maximum heights, greater setbacks, stricter design review, and adjustments to floor-area ratios.

Senior Planner Sean Holm explained that the 3D modeling work helps illustrate both current and potential future development patterns downtown. He showed the existing inventory of buildings over 75 feet, highlighting their concentration near the waterfront, the resort, and along Front Street. Mr. Holm then presented height "heat maps" and hypothetical build-out scenarios to demonstrate where redevelopment could occur, emphasizing that these examples were not predictions but illustrations of what current zoning would allow, particularly on sites such as parking lots or low-value structures. He explained the differences between existing zoning overlays, including height caps in the Downtown-N (45 feet) and Downtown-E (35–38 feet) districts. He also shared mixed-height scenarios to show how different parcels might develop at varying scales and used comparisons between 220-foot structures and 90-foot structures to demonstrate their visual impact. He explained how step-backs and floor-plate limits, required above certain heights, help prevent bulky "wall-like" structures and maintain more slender tower forms. Councilmember Christie Wood asked for clarification on the mixed-height scenario shown in the modeling slides, specifically whether the pink areas represented actual planned projects or simply potential development. Mr. Holm explained that the pink areas indicate hypothetical possibilities based on current zoning and existing site conditions such as parking lots or lower-value buildings. He then presented on how different building heights permitted under the current code would appear in various viewpoints. He presented a conceptual build-out of the East Downtown Core–East (DCE) gateway. He then discussed the group's recommendation to increase tower spacing from 50 to 80 feet, providing background on how the original 50-foot standard was established in 2006 and noting that 80 feet better preserve view corridors. Finally, he introduced shadow-study models for July, October, and December.

Ms. Patterson explained that, based on the new modeling and stakeholder feedback, the working group revised its height and design recommendations for the downtown core. The updated proposal increases the height limit on Front Avenue from 45 to 75 feet with bonuses, while keeping Sherman Avenue at 45 feet except for an "East Gateway" section between 7th and 8th Streets, where buildings up to 110 feet would be allowed. Lakeside Avenue would also permit heights up to 110 feet, and Coeur d'Alene Avenue would range from 75 to 110 feet, with taller options tied to more stringent bonus requirements. Heights would then taper down to 45 feet on Indiana Avenue to match adjacent residential areas. The group also recommend prohibiting any additional 220-foot

towers downtown, raising tower spacing from 50 to 80 feet, and increasing upper-story step-backs from 10 to 20 feet to reduce bulk. Ms. Patterson also presented proposed changes to the floor-area-ratio bonus system, eliminating bonuses for items like private health clubs and instead emphasizing bonuses for historic preservation, public parking, interior public spaces, and expanded green-building features. Councilmember English asked for clarification on the meaning of green building, and Ms. Patterson explained that they could include features such as green roofs, green walls, or LEED-certified construction.

Ms. Patterson then outlined the next steps for the downtown code update process, emphasizing that staff now needs Council guidance before moving forward. She described two possible paths. a faster route that updates the relevant commissions through shared materials or brief check-ins, and a slower route involving formal presentations to each commission. Additional work is needed to test and refine the floor-area-ratio framework, especially how base and bonus FAR function across streets with different proposed height limits. Future steps could include joint workshops with the Planning & Zoning Commission, Design Review Commission, and Historic Preservation Commission or proceeding directly to public hearings. She added that broader topics such as downtown parking ratios, fee-in-lieu programs, boundary adjustments, and updates to design guidelines would come later, in smaller phases as previously recommended by Council. Ms. Patterson concluded by asking Council's guidance for staff to begin drafting code amendments focused specifically on height, FAR, tower spacing, and upper stepback.

DISCUSSION: Councilmember Wood thanked the working group for its extensive effort and emphasized the need for careful, incremental decision-making on such impactful downtown code changes. She stated she strongly prefers a series of small, topic-specific workshops rather than moving directly to public hearings, to ensure all potential impacts are fully considered. Councilmember Wood also requested that feedback be actively solicited from downtown property owners, noting comments made earlier by Chris Meyer. Regarding FAR bonuses, she shared that the Downtown Business Association's top concern is the lack of public restrooms in the area and suggested considering a FAR bonus for providing public restroom facilities. Ms. Patterson noted that public restrooms had been removed from the draft bonus list due to lack of stakeholder interest, Councilmember Wood asked that the idea be reconsidered because the need remains significant despite past reluctance from developers. Mayor Gookin noted that he had recently spoken with Mr. Greenwood about the possibility of partnering with the Downtown Association to install indoor public restrooms at Rotary Park. He emphasized that the City is actively considering this option and that public restrooms have also been discussed as a possible FAR bonus. Councilmember Wood appreciated that the City was exploring the idea.

Councilmember Gabriel agreed with Councilmember Wood that the downtown code updates should move forward in smaller, focused pieces and supported holding workshops so the public can better digest the information and provide meaningful feedback. He then asked for clarification on what it would mean to give the Design Review Commission (DRC) more "teeth," particularly regarding historic preservation and maintaining downtown's character. Ms. Patterson explained that the DRC currently has limited authority, its review is based on existing design guidelines but does not allow it to require specific materials, control driveway placement, or enforce historic compatibility. Some issues, such as vehicular access, have been allowed through departures, leaving the Commission feeling constrained. She added that stronger historic-design requirements

could be added during a later update to the design guidelines, after height and massing issues are addressed.

Councilmember Miller asked for clarification on how the recommendation for allowing a 110-foot building at the east entrance of Coeur d'Alene Avenue was developed, expressing concern about the proximity of such height to nearby single-story homes in the Garden District. Ms. Patterson explained that heights on Indiana Avenue to the north would remain at 45 feet and that the intent was for Coeur d'Alene Avenue to step up gradually, generally 75 feet with additional bonuses required to reach 110 feet, while ensuring taller buildings do not extend east of 5th Street to avoid conflicts with the Garden District. Councilmember Miller noted that the proposed height area appeared very close to historic homes, and she questioned whether Garden District residents had been included in the outreach. Ms. Patterson confirmed that some neighborhood representatives had participated.

Councilmember Evans expressed her appreciation to the working group, noting that the discussion brought back memories of her early work with the City in 2006. She acknowledged the extensive work the current group has put into the downtown update. She stated her support for moving forward with future workshops as part of the process.

Councilmember English eemphasized the importance of providing public restrooms downtown, noting that while private developers may be reluctant to allocate space for them, there are opportunities on City-owned property where permanent facilities could realistically be built.

Mayor Dan Gookin reminded Council that staff was seeking guidance on whether to proceed with focused deliberations on height, downtown core boundaries, tower spacing, and upper step-backs. Ms. Patterson reiterated that addressing these priority items in smaller phases would allow the City to be more responsive to community concerns while continuing broader work on issues like parking and historic elements over time.

Councilmember Wood emphasized that the downtown code changes are significant enough to warrant multiple workshops rather than a single session, urging that the topics be broken into smaller, manageable discussions to ensure the Council fully understands the long-term impacts. She stressed the importance of gathering broad input from property owners and other stakeholders and questioned how that feedback could be incorporated if public comment is not typically taken during workshops. Ms. Patterson asked whether the upcoming workshops should include all three commissions, noting that their participation could be valuable. Mayor Gookin indicated he was hearing support for that approach. Ms. Patterson added that staff could either allow limited public input during the workshops or gather stakeholder feedback in advance to present to the Council, and Mayor Gookin suggested that written questions or comments could also be accepted to help maintain an orderly process.

RESOLUTION NO. 26-025

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING STAFF AND THE HISTORIC PRESERVATION COMMISSION TO APPLY FOR, AND IF AWARDED ACCEPT, AN HISTORIC PRESERVATION MITIGATION BANK GRANT IN THE AMOUNT OF $50,000, AND AN IDAHO HERITAGE TRUST GRANT IN

THE AMOUNT OF $15,000 FOR BRICK-AND-MORTAR REHABILITATION OF THE INLAND EMPIRE ELECTRIC SUBSTATION.

STAFF REPORT: Planning Director Hilary Patterson noted that the City Council established its Historic Preservation Code and Commission in 2019 and has since supported multiple preservation-related grant opportunities. The Historic Properties Mitigation Bank (HPMB), a new statewide program funded through Idaho's Leading Idaho Local Bridge Program, offers up to $50,000 for historic preservation projects without requiring a local match, while the Idaho Heritage Trust (IHT) provides up to $15,000 in technical assistance and funding for brick-and-mortar preservation projects with a dollar-for-dollar match. Coeur d'Alene's Historic Preservation Commission recommends pursuing both grants to begin phased rehabilitation of the City-owned Inland Empire Electric Substation, built in 1904 and listed on the National Register, which currently houses HREI and is the last remaining structure of the Spokane and Inland Empire Railway. Engineering assessments and contractor quotes indicate an estimated $134,500 is needed to repair all exterior walls, with the first phase focused on the public-facing north wall. HREI has offered a letter of support, and both grant programs require a five-year façade easement. If awarded, HPMB notifications would arrive by July 15, 2026, with a three-year expenditure period, while IHT grants, also with a three-year period, are due April 30, 2026, and could be matched using HPMB funds. Staff and the Commission recommend Council authorization to apply for and accept both grants.

MOTION: Motion by Miller, seconded by Wood, to approve **Resolution No. 26-025** - Authorizing staff and the City's Historic Preservation Commission to apply for, and if awarded accept, a Historic Preservation Mitigation Bank Grant in the amount of up to $50,000 and an Idaho Heritage Trust grant of up to $15,000, for brick-and-mortar rehabilitation of the City-owned building listed in the National Register as the Inland Empire Electric Substation.

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

(QUASI-JUDICIAL) **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 LOCATED AT: 3620 NORTH FRUITLAND LANE.

STAFF REPORT: Senior Planner Sean Holm presented presented a request to rezone a property located at 3620 N. Fruitland Lane from MH-8 to R-17, outlining the site's location, surrounding context, and background. He explained that the Planning and Zoning Commission unanimously recommended approval with no conditions and reviewed the four required findings for a zone change, noting that the proposal aligns with the Comprehensive Plan's "Compact Neighborhood" designation and associated zoning types. Ms. Holm detailed available public utilities and infrastructure, described the site's physical characteristics through photos, and addressed potential traffic impacts estimating approximately 59 daily trips if the property were developed to maximum density. He reviewed the mixed residential and commercial uses in the surrounding area and compared what could be built under MH-8 versus R-17 zoning, explaining that R-17 would allow up to nine units at a greater height and require larger setbacks. Mr. Holm concluded that staff

identified no conditions for the request and that the Council must determine whether the findings support approval or denial of the R-17 zone change.

DISCUSSION: Councilmember Gabriel commented that placing R-17 zoning on a half-acre lot felt dense and asked whether similar MH-8 to R-17 zone changes had occurred nearby. Mr. Holm confirmed that properties across the street had previously been rezoned from MH-8 to R-17 and noted that those parcels were larger, approximately three-quarters of an acre and extending from Fruitland Lane to Howard Street.

Councilmember Sheckler eexpressed concern about approving a zone change for a single parcel surrounded by mobile homes, noting that it could allow a 45-foot apartment building to rise in the middle of predominantly low-profile MH-8 properties. He questioned whether it was appropriate to rezone one lot without evaluating the suitability of R-17 for the entire area. Mr. Holm responded that this would not constitute spot zoning because the Comprehensive Plan designates the area as "Compact Neighborhood," which supports R-17 as a compatible zoning option. He acknowledged that the surrounding context includes lower-height structures but explained that required setbacks, approximately 25 feet between the rear of an existing mobile home and the potential side of a new 45-foot building, would help provide separation if the zone change is approved.

PUBLIC TESTIMONY: Mayor Gookin opened the public testimony portion of the hearing with the clerk swearing-in those who provided testimony.

APPLICANT: Michael Reasor briefly stated that his intent in requesting the zone change is to enable the property to be used for affordable housing or a similar residential purpose.

Shelley Porche, Coeur d'Alene, expressed strong concerns about the proposed zone change, explaining that she has lived in the neighborhood for 19 years and has firsthand experience with increasing traffic and parking pressures along Fruitland Lane. She noted that the presentation did not show the frequent on-street parking that already forces drivers to stop and let others pass on the narrow, heavily used road, which also serves as a bus stop and a common cut-through route since the traffic signal at Bosanko and U.S. 95 was removed. Ms. Porche questioned how nine apartments and the required parking could realistically fit in with a half-acre lot and raised doubts about whether the units would truly be affordable. She emphasized that the surrounding mobile home residents had little notice of the proposal and that developers and decision-makers do not live in the neighborhood. She urged the Council to consider the impact on existing residents, suggesting that perhaps four units would be more reasonable and warning that enforcement would be needed to prevent further parking and traffic problems if higher density is approved.

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

DISCUSSION: Councilmember Miller sought clarification that the request before the Council was solely a zone change and that the Council cannot dictate specific uses such as requiring condominiums or for-sale units, unless those terms are included within a development agreement. Mr. Holm confirmed that a development agreement could be required but is not typically used for smaller projects, and that the nine units mentioned are only a theoretical maximum subject to

design constraints like setbacks, parking, and height limits. Councilmember Miller reiterated her desire for development agreements to be discussed with all zone changes and annexations as a tool for promoting attainable housing. When Mayor Gookin asked how the process would work, City Attorney Randy Adams explained that municipal code allows the Council to require a development agreement as a condition of approving a zone change. Councilmember Miller emphasized that a development agreement is a negotiated instrument between the city and the property owner. She noted that she wanted to see if there is potential that staff could work with the property owner to have something in writing before Council approves the zone change. She clarified that the reference to nine units is simply a mathematical maximum and does not guarantee that nine units would fit or be feasible, and that the Council cannot require applicants to present building plans before approving a zone change because zoning only establishes allowable land-use types. She also noted that the request is consistent with the comprehensive plan and was appropriately recommended by the Planning and Zoning Commission. In response to Councilmember Sheckler's question raised earlier, she clarified that the Council cannot unilaterally rezone surrounding properties without landowner requests, reinforcing that this zone change is before them solely because the applicant has initiated it. Mr. Holm explained that while a landowner typically initiates a zone change request, the Council does technically have the authority to initiate one themselves even though doing so is often unpopular and rarely pursued. Councilmember Miller asked whether staff and the property owner had discussed the possibility of a development agreement and whether tabling the item might allow time for those conversations. Mayor Gookin noted that the Council already has the authority to direct staff to enter into a development agreement as part of the motion if they choose.

Councilmember Miller explained that her concern was whether staff had engaged the applicant about their stated interest in affordable housing and what that might look like. Mr. Holm stated that staff had not had that conversation; however, the Planning Commission discussed it and concluded that high rents were unlikely in this location, so they did not recommend pursuing affordability conditions. Councilmember Miller emphasized the need to explore every opportunity for attainable housing and expressed interest in tabling the request for two weeks to allow discussions with the landowner about including attainable housing in a development agreement.

MOTION: Motion by Miller, seconded by Wood to table the request for zone change from MH-8 (8 units per acre) to R-17 (17 dwelling units per acre) for a parcel measuring 0.522 acres located at 3620 North Fruitland Lane, for two weeks.

DISCUSSION: Councilmember Miller stated that discussions about a potential development agreement should take place between staff and the property owner so they can fully explore options and return to the Council with something concrete. Mr. Holm responded that staff could meet with the applicant as long as he is available, noting that the applicant had been out of the country during the earlier hearing.

Councilmember English acknowledged that development agreements are a useful tool but cautioned that the Council must consider the scale, effort, and staff time required. He stated he would not support using development agreements for every zone change, particularly for straightforward requests like this one. He added that practical constraints such as meeting parking and infrastructure requirements will naturally limit what can be built on the site, and he noted from

his own experience driving the area that parking concerns there are legitimate. Because of these factors, he said he would not support tabling the request for two weeks. Mr. Adams clarified that the next Council meeting will be in three weeks.

Councilmember Evans asked whether the Council could approve the zone change now and address a development agreement later. Mr. Adams clarified that a development agreement must be made as a condition of the zone change at the time of approval; otherwise, the option to require one is lost. Councilmember Miller added that since Planning and Zoning recommended the request with no conditions, the Council could attach a condition directing staff to discuss a development agreement with the landowner for potential attainable housing and bring it back. Mr. Adams cautioned that there is always the possibility that the parties may not be able to reach agreement on the terms of a development agreement. If a development agreement is made a condition of the zone change and that condition is not met, then the zone change cannot take effect.

Mr. Holm sought clarification from Council about the motion. Councilmember Miller explained that explained that her goal is to ensure a discussion occurs with the property owner about incorporating attainable housing, noting that they often promise affordability but later abandon those plans when the numbers no longer "pencil out." She emphasized that attainable options could include rental units set at defined affordability levels rather than ownership. She stated that making such a discussion a condition of the zone change would allow the city to explore possibilities for local-worker housing.

AMENDED MOTION: Motion by Miller, seconded by Wood to table the request for zone change from MH-8 (8 units per acre) to R-17 (17 dwelling units per acre) for a parcel measuring 0.522 acres located at 3620 North Fruitland Lane, for discussion in the next Council meeting.

DISCUSSION: Councilmember Evans said she is open to staff having a discussion with the applicant about a development agreement but prefers to move forward with the zone change request while adding a condition that such a discussion take place and be brought back to the Council at a future meeting. She noted that the full public hearing has already occurred and expressed a desire to conclude the item while still allowing staff and the applicant time to explore options.

Mr. Adams clarified that, under Councilmember Evans' proposal, the Council would approve the zone change with a condition requiring staff and the applicant to negotiate a development agreement that includes provisions related to workforce housing. That agreement would then be brought back at the next meeting for the Council to either approve or reject. If the Council were to reject the development agreement, the zone change would not move forward.

Councilmember Wood said she appreciates Councilmember Miller's intentions and agrees that the city must take action to address workforce housing, but she is concerned that introducing a development agreement at this stage may be unfair to the applicant. She noted that there had been no prior discussion about requiring a development agreement until this moment, leaving the applicant unprepared for potential financial or permitting implications. She expressed hesitation about tabling the item without understanding how it might affect the applicant.

Councilmember Miller noted that there are several ways to proceed once staff and the applicant have had a chance to discuss the possibility of a development agreement, emphasizing that her intention is simply to allow that conversation to occur.

Councilmember Sheckler stated that he supports Councilmember Evans' approach, recommending that the Council approve the zone change today with a condition for a development agreement. If the development agreement discussions fail and no acceptable agreement is reached, the matter would return to the Council for further consideration. He agrees that there are multiple options and that the decision on the zone change request should not be postponed.

Mr. Adams explained that the only motion currently before the Council is the motion to table the item. He noted that, procedurally, that motion must either be withdrawn or brought to a vote before the Council can entertain any new motions or take further action on the request.

Motion withdrawn.

MOTION: Motion by Evans, seconded by Gabriel to approve without prejudice a zone change from MH-8 (8 units per acre) to R-17 (17 dwelling units per acre) for a parcel measuring 0.522 acres located at 3620 North Fruitland Lane, based on the attached findings and conclusions, which are established by the undisputed evidence set forth in the staff report, during staff presentation, and the testimony of the applicant, with a condition that the applicant and staff discuss a Development Agreement as soon as possible and bring the Agreement to Council for approval.

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

EXECUTIVE SESSION: Mayor Gookin asked Mr. Adams to review the task of the Council in the executive session. Mr. Adams explained that an executive session is permitted for discussing the qualifications of applicants for public positions such as the Police and Fire Chiefs. While department heads are typically appointed by the City Administrator without Council involvement, Interim City Administrator Ron Jacobson's contract requires Council consent before he can appoint or remove a department head. Mr. Adams stated that after executive session, Mr. Jacobson is responsible for making an appointment or recommendation, which the Council must then vote to approve or reject. If the Council rejects the appointment, Mr. Jacobson may propose another candidate. He emphasized that neither state law, personnel rules, nor the Administrator's contract allow the Council to bypass this process and directly make the appointment. Any final action must occur in public, and while the Council may choose to make a conditional offer rather than an appointment, the procedural requirements remain essentially the same.

MOTION: Motion by Wood, seconded by Gabriel to enter into Executive Session Pursuant to Idaho Code § 74-206(1) (a) to consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

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

The Council entered into Executive Session at 8:11 p.m. Those present were the Mayor, City Council, Interim City Administrator, City Attorney, City Treasurer, and Human Resources Director. Council exited Executive Session at 9:02 p.m.

APPOINTMENT OF POLICE CHIEF

Mr. Jacobson recommended the appointment of Mr. Greg Yeager as the new Police Chief.

FIRST MOTION: Motion by Wood, seconded by English, to reject the appointment of Greg Yeager to the position of Police Chief for the City of Coeur d'Alene.

ROLL CALL: Wood Aye; Evans No; Miller No; Gabriel No; Sheckler No; English Aye.
Motion failed.

SECOND MOTION: Motion by Miller, seconded by Evans to approve the appointment of Greg Yeager to the position of Police Chief for the City of Coeur d'Alene.

DISCUSSION: Councilmember Gabriel explained that his approach to the decision has been grounded in respecting and protecting the integrity of the established process. He noted that from the outset, it was emphasized to him that the process must be followed, and he has tried to honor that throughout. While he is strongly supportive of the Police Department and thinks highly of Interim Chief Dave Hagar, he acknowledged that it is difficult for him to go against the procedure that was put in place, underscoring his commitment to adhering to the established process.

Councilmember English explained that although he felt Greg Yeager was the strongest of the external candidates, the presence of a qualified internal candidate, Interim Chief Dave Hagar, shaped his perspective. He emphasized his long-held belief in developing leadership from within and supporting employees as they advance through the ranks, trusting that the process will naturally reveal when someone is or isn't suited for top roles. He stated that he believes Mr. Hagar has earned the position; however, he will still support whichever candidate the Council ultimately chooses.

Councilmember Wood stated that she agrees with Councilmember English, noting that Interim Chief Dave Hagar has been an exceptional employee who has served the city with dedication for more than a decade. She emphasized the value of promoting strong internal candidates whenever possible and expressed complete confidence in Mr. Hagar's abilities. She concluded that her preferred choice for the position is Interim Chief Dave Hagar.

Councilmember Miller said she appreciated the strength of the overall interview process, noting that two of the four Police Chief candidates were especially impressive and would both serve the city well. She explained that she ultimately chose the candidate she felt had broader experience in key areas and delivered an interview that reminded her of former Chief Lee White, giving her confidence in his leadership potential. She emphasized that her decision reflects no disrespect toward Interim Chief Dave Hagar, whom she described as a wonderful person, but she is supporting the candidate she believes is the best fit based on experience.

ROLL CALL: Wood No; Evans Aye; Miller Aye; Gabriel Aye; Sheckler No; English No. Mayor declined to break the tie vote. **Motion failed.**

Mayor Gookin explained that he did not want to split the Council. He stated that Mr. Dave Hagar will then continue as the Interim Police Chief. He asked Mr. Jacobson if he has another recommendation. Mr. Jacobson recommended waiting until a permanent City Administrator is on board.

APPOINTMENT OF FIRE CHIEF

Mr. Jacobson recommended Jake Bieker as the new Fire Chief and asked Council for confirmation.

MOTION: Motion by Miller, seconded by Evans to appoint Jake Bieker to the position of Fire Chief for the City of Coeur d'Alene.

DISCUSSION: Councilmember Wood stated that, similar to her earlier remarks, she believes the city should promote an internal candidate whenever possible, especially someone who has been loyal, highly capable, and trusted. She expressed full confidence in Jake Bieker and affirmed her strong support for his appointment.

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

RECESS: Motion by Evans, seconded by Gabriel, to recess to March 23, 2026 at 12:00 noon in the Library Community Room, located at 702 E. Front Avenue for a Joint Meeting with ignite cda. **Motion carried.**

The meeting ended at 9:12 p.m.

Daniel K. Gookin, Mayor

ATTEST:

Jo Anne Mateski
Executive Assistant

COEUR D'ALENE CITY COUNCIL
FINDINGS AND ORDER
ZC-1-26

INTRODUCTION

This matter having come before the City Council on March 17, 2026, to consider ZC-1-26, a request for a zone change from MH-8 to R-17 on a parcel measuring 0.522 +/- acre.

APPLICANT: Michael & Norma Reasor

LOCATION: 3620 N. Fruitland Lane Coeur d'Alene ID, 83815

A. FINDINGS OF FACT:

The City Council finds that the following facts, A1 through A12, 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 requirements have been met for item ZC-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 28, 2026.
- 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 March 4, 2026.
- 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). Fifty-one (51) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on February 27, 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, at least fifteen (15) days prior to the public 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).
- A public hearing was held with the Planning and Zoning Commission on February 10, 2026 to receive comments and consider this request.
- A public hearing was held with the City Council on March 17, 2026 to receive comments and consider this request.

A2. The subject property is currently vacant, the home and accessory structures having been demolished in 2023. Only one person, other than the applicant, testified. Shelley Porche lives near the subject property. She did not dispute any of the facts recited herein as relevant to the decision, but raised concerns about parking and traffic. Parking will be addressed when plans are submitted. The traffic information provided by the City Engineer was not disputed by Ms. Porche.

A3. The subject site is currently zoned Mobile Home (MH-8).

A4. The neighborhood surrounding 3620 N. Fruitland Lane is characterized by a mix of residential units ranging from mobile homes, townhomes, multi-family, and commercial to the north. A mini-storage business is located northwest on Fruitland Lane with the city's Water Department and compost facility located west on N. Howard St.

A5. The Comprehensive Plan Future Land Use Map designation is the Compact Neighborhood place type. The Comprehensive Plan states that the compatible zoning districts are listed as R-12, R-17, MH-8, NC, and CC.

A6. According to the 2022-2042 Comprehensive Plan, the Compact Neighborhood place type is described as places that are medium density residential areas located primarily in older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Development is typically single-family homes, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.

A7. The Planning and Zoning Commission has identified the following Comprehensive Plan Goals and Objectives as being applicable to this matter.

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.

Goal CI 3: Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.

Objective CI 3.1: Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

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.

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.

A8. The applicant has indicated that, if this zone change request is approved, they intend to develop the property as a multi-family development of up to nine (9) units. However, it should be noted that if the zone change is approved, all uses within the R-17 zoning district would be allowed (See the R-17 permitted uses on page 20).

A9. City departments have indicated that water and wastewater services are available for residential use of the subject property. Frontage improvement requirements including curb, gutter, sidewalk, and stormwater swales will be handled at the time of construction.

A10. The subject property is approximately 22,738 square feet in size and is relatively flat with minimal landscaping. The immediate area is characterized by a mix of residential, commercial, and civic development.

A11. The City Engineer has indicated that the applicant intends to construct nine workforce housing units. Multifamily Low-Rise Apartments (Land Use Code 221) are a reasonable approximation with an estimate of 59 trips per day with five occurring in the AM Peak Hour and six occurring in the PM Peak Hour. Fruitland Lane has the available capacity to accommodate the additional traffic.

A12. The Planning and Zoning Commission considered this zone change request at their regularly scheduled hearing on February 10, 2026 and recommended adoption of the R-17 zoning district by a vote of 5-0. 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. This proposal **is** in conformance with the Comprehensive Plan.

B2. Public facilities and utilities **are** available and adequate for the proposed use.

B3. The physical characteristics of the site **do** make it suitable for the request.

B4. The proposal **would not** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character**,** and or existing land uses

C. DECISION

The City Council, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the requested zone change does comply with the required evaluation criteria and the zone change request is **approved** with the condition that a Development Agreement discussion will occur between the applicant and staff as soon as possible and the Development Agreement will come back to Council for approval.

Motion by Evans, seconded by Gabriel, to adopt the foregoing Findings and Order and **approve with one condition** the request.

ROLL CALL:

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

Motion to approve carried by a 6 to 0 vote.