

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

December 2, 2025

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 December 2, 2025, at 6:00 p.m., there being present the following members:

Woody McEvers, Mayor

Dan English)	Members of Council Present
Christie Wood)	
Dan Gookin)	
Kiki Miller)	
Kenny Gabriel)	

Amy Evans)	Members of Council Absent
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CALL TO ORDER: Mayor McEvers called the meeting to order.

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

PUBLIC COMMENTS:

Rod Forsberg, Coeur d'Alene, shared concerns regarding the Coeur Terre infrastructure, and invited Council to view traffic from 3-5 p.m. on a weekday at Kathleen and Atlas. He noted the current traffic is already back up and he does not believe more traffic should be added. He hopes the City will be proactive.

Lorelei Ruddick, Coeur d'Alene, shared that she lives in Indian Meadows and the whole neighborhood does not want roads through. She noted that when they purchased in the area they thought the development would be a continuation of the development of 1 acre lots. She asked the Council to be proactive and go around the neighborhood and not punch roads through.

Duncan Koler, Coeur d'Alene, noted that he lives downtown across from the Marriott project and has concerns with the unstable land and potential of a crane crashing. He believes testing should be done and understands there is concrete being added under the foundation and the City should stay on top of it. He recalls that during the proposed development phase there was discussion that the authority to review impacts was delegated to the Planning and Zoning Commission and was out of Council's hands and hopes this will be taken up under Mayor Gookin. Additionally, he noted that the traffic signal at 2nd and Lakeside is not giving vehicular priority in the right direction and backs up traffic.

Carol Root, Coeur d'Alene, noted that she lives in Indian Meadows and recently submitted traffic photos and is concerned with connecting roads through the neighborhood, as she recently sat through 7 stop lights before she was able to get through an intersection on Atlas. Since there are no plans to upgrade Atlas, she believes it would just add to the congestion to the roads going through the neighborhood. She noted that there are bus routes within the neighborhood and is concerned for children's safety. She referenced several comprehensive plan goals for healthy lifestyles and feels that opening up roads goes against these codes. She requested the Council consider Industrial Way as the through street to Coeur Terre.

Pam Holcomb, Coeur d'Alene, noted that she has lived in Coeur d'Alene for 42 years and 33 years on Nez Pierce, and the realtor didn't mention that the farm would become a development and/or that the Nez Pierce would become an arterial. The comprehensive plan changed in 2023 and the Coeur Terre development is planned to have 11,000 daily vehicles coming through. She expressed concern with speeding cars as their road was originally built as a rural roadway and the City should use an existing arterial meant for higher traffic, such as the industrial loop.

Susan Knutson, Coeur d'Alene, noted that on December 3 communities will celebrate IDPD Idaho Person with Disabilities Day. North Idaho Specialized Needs Recreation creates events for those with disabilities, and on December 3 they will host basketball, bowling, educational sessions and have created a building committee to help fundraise for a future facility. She invited Idaho citizens to share their vision and celebrate with them on December 3. She thanked Bill Greenwood for his support over the years and Councilmember Gookin.

John Pulsipher, Coeur d'Alene, thanked the Council for opening up invocations. He noted that there are several ways for faith leaders to participate such as Interfaith CDA, a group that is open to any leader anywhere and to lead the invocation. He is in the process of creating a nonprofit called CDA Chaplain Core for first responders. He felt that this was a way to create a program without use of City funds and work together with the City.

ANNOUNCEMENTS:

Councilmember Gookin noted that the Streets and Engineer Director explained that Atlas Road is being overwhelmed due to area ITD projects and the development of the Northwest of town traffic, and will look to adjust the signal. In regards to the Marriott Hotel development, he noted that the developer is very responsive and they have provided the City with an engineering report and have mediated the situation. He reminded the community that Friday is the last day to make public comments on the ITD bridge over Appleway, he recently made a comment regarding the economic justice index, noting the economic vulnerability of the area of the overpass as it is one of the most risky areas.

Councilmember Wood noted that John Pulsipher's idea was nice and encouraged him to work with Police and Fire Chiefs to meet policies.

Councilmember English, thanked the speakers and concurred that the Atlas and 7th and Lakeside light are issues and the City should be made aware of the need to adjust the signals.

CONSENT CALENDAR:

1. Approval of Council Minutes for the November 18, 2025 Council Meeting.
2. Approval of General Services/Public Works Committee Meeting Minutes from November 24, 2025.
3. Setting of the General Services/Public Works Committee Meeting at Noon on December 8, 2025.
4. Approval of Bills as Submitted.
5. Approval of **Resolution No. 25-068** - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AMENDMENT NO. 6 TO THE PROFESSIONAL SERVICES AGREEMENT WITH HDR ENGINEERING, INC., IN THE AMOUNT OF SEVENTY-ONE THOUSAND FORTY-FOUR AND NO/100 DOLLARS (\$71,044.00), FOR ADDITIONAL PROFESSIONAL SERVICES ASSOCIATED WITH THE SOLIDS BUILDING IMPROVEMENT PROJECT RELATED TO A NEW ELECTRONIC OPERATIONS AND MAINTENANCE MANUAL.

MOTION: Motion by Gookin, seconded by Wood to approve the Consent Calendar as presented, including **Resolution No. 25-068**.

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

APPROVAL OF INVOCATION GUIDELINES THAT ALLOW NON-PROFIT FAITH-BASED ORGANIZATIONS LOCATED WITHIN KOOTENAI COUNTY TO PERFORM INVOCATIONS AT THE CITY COUNCIL MEETINGS.

STAFF REPORT: Renata McLeod, City Clerk noted that the City of Coeur d'Alene continues the tradition of providing an invocation at City Council meetings. Certain standards were set by Council to include a lottery system for any non-profit faith-based organization within the City of Coeur d'Alene to provide the invocation, allowing for the single exception of the Coeur d'Alene Tribe which has a significant presence in the City. Originally the Council discussed allowing churches within Kootenai County to participate. Based on limited responses within Coeur d'Alene this year, the lottery was ran twice and several people provided the invocation twice, rather than once a year. Ms. McLeod is seeking Council input as to whether or not it should be opened up to Kootenai County or remain for faith-based nonprofits within the City limits.

DISCUSSION: Councilmember Gookin noted that he was recently at a meeting with the Ministerial Association and there were some questions as to why they were unable to perform the invocation as their church is outside the city limits but they have members who live in the city limits. He thought it would be good to bring back to the Council for discussion. Councilmember English noted he would support the amendment. Councilmember Gabriel noted that one of the issues discussed at General Services/Public Works was there wasn't a lot of people signed up to conduct the invocation, and we had to run the lottery twice this year to fill all the Council meeting dates. Councilmember Wood noted that there aren't enough to fill the spots which might be partially due to it being unusual for a governmental organization to have an invocation. She would recommend a moment of silent to honor all faiths as it seems like it is something we spend time trying to fill without that much interest. Councilmember Miller concurred with

Councilmember Wood and likes the tradition as it gives Council a moment to center themselves before the meeting starts. However, there is a lot of time spent trying to make it work and feels it is distracting from the agenda. Councilmember Miller noted that she doesn't see a need to expand it to outside the city limits and they could handle the vacant dates with a moment of silence or with a Councilmember providing the prayer. Mayor McEvers noted that he has always enjoyed the variation of faith-based organizations but also noted that he spent some time calling the churches and understands the amount of time it takes to organize the process. Councilmember English would like to see if we could fill all the dates if we open it up to the entire County. Councilmember Miller noted she would support it based on revisiting it in a year. She suggested that if we don't have someone sign up, the vacancy could be solved by having a Councilmember fill in or by having a moment of silence. Councilmember Wood noted that she would like to revisit this in a year.

MOTION: Motion by English, seconded by Gookin, to Council approve invocation guidelines that would allow for any non-profit faith-based organization located within Kootenai County to perform the invocation at a City Council meeting. **Motion Carried, with all in favor.**

ACCEPTANCE OF CANVASSED ELECTION RESULTS -PURSUANT TO THE NOVEMBER 4, 2025, ELECTION

MOTION: Motion by Gookin, seconded by Gabriel, to accept the canvassed election results for the November 4, 2025, Election as presented by Kootenai County and report the results in the minutes of this meeting. **Motion Carried, with all in favor.**

Kootenai County

Consolidated Election - November 4, 2025

November 04, 2025

Detailed Results by Contest

Coeur d'Alene Mayor Vote For 1								
	Dan Goshorn	Dianne Lofgren	Wendy McEvers	John Pomeroy	Over Votes	Unkn. Votes	Total Registered Votes	Total Votes Cast
	NON	NON	NON	NON				
Precinct 205	0	0	0	0	0	0	1,573	0
Precinct 322	165	228	102	72	0	7	2,063	567
Precinct 421	99	147	83	49	0	2	1,318	378
Precinct 422	114	147	48	47	0	0	1,509	350
Precinct 423	162	132	103	52	1	8	1,836	440
Precinct 424	153	127	129	56	0	0	1,465	404
Precinct 425	151	106	119	75	0	1	1,742	454
Precinct 426	220	115	65	38	0	2	1,381	458
Precinct 427	219	113	106	38	0	2	1,532	408
Precinct 428	117	132	107	52	0	4	1,539	408
Precinct 429	129	132	141	40	0	3	1,413	448
Precinct 410	227	165	106	67	0	4	1,452	626
Precinct 411	130	106	58	50	0	1	1,455	374
Precinct 412	141	139	143	41	0	5	1,375	404
Precinct 413	107	95	111	40	0	5	1,503	353
Precinct 414	107	123	88	48	0	2	1,425	365
Precinct 415	116	101	100	47	0	2	1,355	383
Precinct 416	183	80	159	64	0	1	1,273	460
Precinct 417	171	112	157	47	1	6	1,483	457
Precinct 418	208	108	180	50	0	5	1,445	548
Precinct 419	194	109	157	48	0	1	1,410	493

Coeur d'Alene Mayor
Vote For 1

	Dan Goshen	Daphne Lofman	Wendy McGrew	John Paulshter	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
	NON	NON	NON	NON				
Precinct 420	103	55	102	40	0	1	1,320	333
Precinct 517	60	59	33	15	0	0	1,353	167
Precinct 520	0	0	0	0	0	0	1,583	0
Contest Total	3,265	2,674	2,527	1,064	2	66	35,847	9,550

Coeur d'Alene City Council Seat 2
Vote For 1

	Amy Evans	Jeff "Doc" Larson	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
	NON	NON				
Precinct 205	0	0	0	0	1,673	0
Precinct 322	253	279	0	52	2,063	512
Precinct 401	197	156	0	53	1,314	325
Precinct 402	152	151	0	49	1,569	313
Precinct 403	245	150	0	60	1,636	395
Precinct 404	247	179	0	39	1,463	425
Precinct 405	227	179	1	48	1,742	408
Precinct 406	215	196	0	59	1,381	401
Precinct 407	295	153	0	49	1,532	449
Precinct 408	217	164	0	31	1,538	351
Precinct 409	252	167	0	32	1,413	419
Precinct 410	326	235	0	58	1,452	561
Precinct 411	206	197	0	32	1,455	343
Precinct 412	254	180	0	55	1,375	414
Precinct 413	193	116	0	47	1,603	311
Precinct 414	195	142	0	38	1,456	330
Precinct 415	163	133	0	39	1,363	328
Precinct 416	330	197	0	30	1,273	467
Precinct 417	314	133	0	47	1,483	447
Precinct 418	380	137	0	37	1,440	517
Precinct 419	339	133	0	27	1,415	472

Coeur d'Alene City Council Seat 2
Vote For 1

	Amy Evans	Jeff "Doc" Larson	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
	NON	NON				
Precinct 420	105	106	0	51	1,320	303
Precinct 517	80	59	0	19	1,353	148
Precinct 520	0	0	0	0	1,583	0
Contest Total	5,358	3,467	1	952	35,847	8,665

**Coeur d'Alene City Council Seat 6
Vote For 1**

	Bill Brooks	JD Cawedge	Kia Miller	Over Votes	Under Votes	Total Registered Voting	Total Votes Cast
	NON	NON	NON				
Precinct 205	0	0	0	0	0	1,573	0
Precinct 322	54	282	207	0	21	2,091	563
Precinct 401	45	181	149	0	3	1,318	375
Precinct 402	44	170	132	0	7	1,559	355
Precinct 403	46	172	232	0	5	1,636	450
Precinct 404	55	174	229	0	7	1,463	457
Precinct 405	54	187	205	0	9	1,742	449
Precinct 406	59	191	198	0	12	1,361	449
Precinct 407	57	144	275	0	12	1,532	495
Precinct 408	66	155	152	0	8	1,538	404
Precinct 409	54	178	198	1	10	1,413	440
Precinct 410	83	187	327	0	22	1,452	507
Precinct 411	66	127	175	0	7	1,455	368
Precinct 412	49	178	226	0	16	1,375	453
Precinct 413	58	123	157	1	16	1,003	338
Precinct 414	58	137	181	0	14	1,494	364
Precinct 415	48	128	181	0	11	1,384	354
Precinct 416	65	114	306	0	10	1,273	487
Precinct 417	53	127	294	0	20	1,483	474
Precinct 418	58	122	358	0	18	1,444	558
Precinct 419	52	124	318	0	5	1,416	494

**Coeur d'Alene City Council Seat 6
Vote For 1**

	Bill Brooks	JD Cawedge	Kia Miller	Over Votes	Under Votes	Total Registered Voting	Total Votes Cast
	NON	NON	NON				
Precinct 420	41	97	190	1	5	1,303	328
Precinct 517	27	72	81	0	7	1,263	190
Precinct 520	0	0	0	0	0	1,561	0
Contest Total	1,217	3,390	4,762	3	246	35,847	9,369

RESOLUTION NO. 25-069

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE PROGRAMMATIC AGREEMENT WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), THE IDAHO STATE HISTORIC PRESERVATION OFFICE (SHPO), GENERAL LOCAL GOVERNMENTS ACTING AS RESPONSIBLE ENTITIES, AND THE ADVISORY COUNCIL ON HISTORIC PRESERVATION FOR REVIEW OF HUD-ASSISTED PROJECTS AND PROGRAMS.

STAFF REPORT: Sherrie Badertscher, CDBG Specialist, noted that the City receives an annual direct allocation of CDBG funds from HUD's Community Development Block Grant (CDBG). HUD requires compliance with the National Environmental Policy Act (NEPA) and an Environmental Review (ER) must be completed before any project funds may be committed or spent. As part of the ER, the Idaho State Historic Preservation Officer (SHPO) must be consulted on projects that are not exempt from review. HUD and Responsible Entities in the State of Idaho have participated in the development of the Programmatic Agreement (PA) and have determined that the development of a single PA for all HUD Programs in the State of Idaho would foster consistency and efficiency in activities which have minimal or no potential to

adversely affect historic properties. Approving the PA will streamline the ER process in regards to Historic Preservation consultation for the CDBG program, which currently can take up to 30 days. Staff presented the PA to the City's Historic Preservation Commission on November 12, receiving support from Commissioners, and conducted outreach to Kootenai County Historic Preservation Commission, Coeur d'Alene Tribe, and the Museum of North Idaho.

MOTION: Motion by Gookin, seconded by Miller, to approve **Resolution No. 25-069**, approving a Programmatic Agreement with HUD and SHPO for Environmental Reviews for the CDBG Program.

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

LEGISLATIVE PUBLIC HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PLAN YEAR 2024, YEAR END CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER).

STAFF REPORT: Ms. Badertscher noted that each year the City is required to complete a CAPER, hold a public hearing, and allow the public at least 15 days to share public comment. The CAPER provides an overview of the past year's project outcomes and spending priorities. The 2024 CAPER highlights accomplishments that took place October 1, 2024 to September 30, 2025 utilizing Plan Year 2024 funds, as well as funds expended from Plan Years 2022 and 2023 during this reporting timeframe. Public comment was noticed from November 17, through December 2, 2025. For PY24, the City received entitlement funding of \$296,418. Funded goals for PY24 included Affordable For Sale and For Rent Housing (including Owner Occupied Housing Rehab), Public Services, and Public Facility and Infrastructure Projects, all aimed at supporting low- and moderate-income (LMI) residents of Coeur d'Alene. The 2024 CAPER financials include a total of \$207,577.82 drawn down as follows: Safe Passage "Safe House" projects: \$12,406.14; United Way North Idaho Childcare Scholarship Project: \$34,462.00; Eight (8) EMRAP projects: \$42,002.97; Home Delivered Meals: \$10,000.00; General Administration: \$59,283.00; EMRAP Activity Delivery Costs: \$49,423.71. PY24 remaining funds are \$88,840.18, with the following projects in process: TESH, INC.: \$29,454.00 (Committed); EMRAP Projects: \$50,064.32 (\$14,000 committed to activities); Community Opportunity Grant (COG) Funds: \$9,321.86 (Reallocated to projects in PY25). She reviewed funds from prior years that were utilized during this term in order to complete projects previously funded and approved.

DISCUSSION: Councilmember English noted that one goal was not funded and questioned if there were any submittals for an economic development grant, with Ms. Badertscher stating that one was submitted but the review committee did not rank it as a higher need than the other applications. Councilmember Wood asked how citizens would determine their eligibility, with Ms. Badertscher noting that there is information on the website and they can contact her directly. Councilmember Gabriel thanked Ms. Badertscher for her work on this program.

PUBLIC TESTIMONY: Mayor McEvers opened the public testimony portion of the hearing.

Rebecca Pratt, Coeur d'Alene, noted that she is with United Way of North Idaho and receives funding for the childcare scholarship program. They have a Region 1 Early Childhood Development Committee that reviews the grant requests, who have also created a list of resources for various emergencies in the Alice (Asset Limited, Income Constrained and Employed) population. They review family expenses and needs, with one final step to complete a self-paced parenting course. Ms. Pratt thanked the Council for their support.

Marcie Hartzell, Coeur d'Alene, stated that she is the CEO of TESH, and over the years their organization has received close to \$200,000 in CDBG funds, which is vital to their organization, that provides services provided to those with intellectual disabilities. She thanked the City for their programs, reiterating that these funds are necessary for the upgrades to their facility. She also noted that the childcare scholarship program has helped her staff as well.

Racheal Peterson, Coeur d'Alene, noted that she is the Executive Director of United Way. She noted that they were able to expand their childcare scholarships, which help families to be able to continue to work and keep kids in consistent childcare facilities. They make the most of the funding and wrap around the families with other supportive services. She read some supportive comments from grantees expressing their gratitude.

Patty Wheeler, Coeur d'Alene, noted that she is with Safe Passage and thank the City for helping with upgrading the domestic violence shelter. Services are provided to those that are fleeing, with housing for multiple families who share kitchens and the shelter had a leaky roof. The kitchen was dysfunctional for more than one person to cook at a time. The CDBG funding fixed the roof and expanded the kitchen.

Nancy Phillips, Coeur d'Alene, the Executive Director of the Lake City Center, noted that they serve approximately 350 meals per month, to homebound citizens that are over 60 years old, three times a week. The food delivery also provides social interaction. She thanked the City for increasing their funding this year.

MOTION: Motion by Wood, seconded by Miller, to approve the Community Development Block Grant 2024 Consolidated Annual Performance Evaluation Report (CAPER). **Motion Carried.**

QUASI-JUDICIAL PUBLIC HEARING - A-1-25 - ANNEXATION OF A 3.19-ACRE PARCEL AND ZONING THE PARCEL R-3 (RESIDENTIAL AT 3 UNITS PER ACRE), BY THE EUGENE P. HAAG JR. TRUST, LOCATED AT: 2248 E. STANLEY HILL ROAD, COEUR D'ALENE, ID.

STAFF REPORT: Sean Holm, Senior Planner explained that this request for a 3.19 acre annexation in conjunction with zoning approval from County Agricultural-Suburban to the R-3 zoning district in the Hillside Overlay, specifically known as 2248 E. Stanley Hill Road. This has been before the Council in the past and that the owner is coming forward to annex and subdivide the property. Mr. Holm explained some of the previous Council concerns and provided clarification. Mr. Holm also noted there were four (4) required findings for a zone change: Finding #B1: that the proposal (is or is not) in conformance with Comprehensive Plan

policies; #B2: that public facilities and utilities (are or are not) available and adequate for the proposed use; Finding #B3: that the physical characteristics of the site (do or do not) make it suitable for the request at this time; and Finding #B4: that the proposal (would or would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, and/or existing land uses. He reviewed the appropriate sections of the findings. He noted that there several proposed conditions recommended with this request, contained in the findings, related to water line connectivity and fire hydrant water flow capacity, sewer to and through, payment of appropriate fees with development.

DISCUSSION: Councilmember Gookin asked for clarification regarding the parcels outside of the city limits that received city water service and their existing agreement terms. City Attorney Randy Adams explained that the agreement continues until a majority of the owners agree to a change of the term. Councilmember Wood noted that Planning and Zoning Commission said the Council would need to discuss and decide the annexation and who would repair and maintain the road. City Engineer, Chris Bosley noted that he had met with East Side Highway District and discussed making some improvements regarding vision triangle and some drainage improvements needed due to ponding. Maintenance would be the City's responsibility from Lilly Drive to Hill Drive but no formal agreement is currently in place, but they are looking to formalize these items. It does make sense for the City to continue snow plowing through the entire street. Councilmember Gabriel confirmed that Lilly Drive was intended to be connected and asked how many vehicle trips were expected, with Mr. Bosley noting that peak hours would be estimated at 10-11 trips per day per household so the additional four houses would not be a substantial impact and some additional traffic will occur by connecting Lilly Drive.

APPLICANT: Applicant Eugene Haag, Jr. Trust being represented by Eric Olson of Olson Engineering, noted that several things have changed since the 2021 application, including information pertaining to the ground water, and benefits to the City and the public. He noted that the annexation is logical as it is abutting city limit boundaries and that the public road is beneficial to the City, and reiterated that Lilly Drive was meant to be connected. The Fire Department input notes that the proposed road connection along Lilly Drive would enhance response times to areas beyond city limits, as well as the installation of a second fire hydrant along Lilly Street improving fire protection coverage. Mr. Olson explained that the secondary road access provides traffic alternatives in case of an emergency. He believes the road connection will spread out the traffic throughout the area. He presented supportive recommendations for each required finding category. He explained that the decision not to do a PUD was because a subdivision is a more straight forward way to complete the desired lots. He reviewed the ground water concerns and noted that they can deal with it in final design as it is not a seasonal stream or spring, rather run off from other parcels. Owner Mr. Haag, Jr. said he is a dad with six kids and just wants to provide a place for them to live and come back to the community.

PUBLIC TESTIMONY: Mayor McEvers opened the public testimony portion of the hearing.

Chris Cheeley, Post Falls, wanted to speak in support of the annexation and respects it is difficult decision for Council to approve annexations. He believes the proposal is responsible and respectful to the neighborhood.

APPLICANT REBUTTAL: The applicant had no additional information to add.

DISCUSSION: Councilmember Miller asked for clarification regarding the groundwater concern, with Mr. Olson explaining that it was a concern raised at the previous hearing and he wanted to clarify that it has been addressed. Councilmember Miller asked if the water runoff issues to be addressed in the final plans were a condition of the highway district. Mr. Olson explained that it is on the west end of the County side of the property on Lilly Drive, so anything that hits road will flow to city storm drain and city has confirmed that would be acceptable. Councilmember Wood stated that this proposal is providing more information and connection and appreciates the idea of providing for his family.

With no other comments received, Mayor McEvers closed public testimony.

MOTION: Motion by Gookin, seconded by Wood, to approve without prejudice the Annexation of a 3.19-acre parcel and zoning the parcel R-3 (Residential at 3 units per acre), requested by the Eugene P. Haag Jr. Trust, located at: 2248 E. Stanley Hill Road, Coeur d'Alene, ID, pursuant to the following Findings and Order: (**Worksheet attached**)

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

Council Bill No. 25-1020

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 18, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED AS 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.

MOTION: Motion by Gookin, seconded by Miller, to dispense with the rule and read **Council Bill No. 25-1020** once by title only.

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

MOTION: Motion by Gookin, seconded by Miller, to adopt **Council Bill 25-1020**.

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

QUASI-JUDICIAL PUBLIC HEARING APPROVING AMENDED EXHIBIT “E” TO THE COEUR TERRE DEVELOPMENT AGREEMENT, TO MODIFY EXHIBIT “E” CHANGING THE DESIGNATION OF A 10.91-ACRE C-17 ZONED CHURCH PROPERTY IN THE CONCEPTUAL MASTER PLAN FROM “URBAN TOWNHOMES” TO “RELIGIOUS ASSEMBLY”; LOCATED AT HANLEY AVENUE AND COEUR TERRE BOULEVARD IN A PORTION OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO. THE LEGAL DESCRIPTION IS FULL CIRCLE TRACTS, LOT 2, BLOCK 1. REQUESTED BY: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS.

STAFF REPORT: Senior Planner Sean Holm presented a request from The Church of Jesus Christ of Latter-Day Saints for approval to modify Exhibit “E” to the Annexation and Development Agreement with Kootenai Land Company, et al., changing the designation of a 10.91-acre C-17 zoned property in the Conceptual Master Plan from “Urban Townhomes” to “Religious Assembly.” C-17 zoning does allow religious assembly; however, Exhibit “E” was limiting the use to townhomes. He noted the Comprehensive Plan has determined an urban neighborhood as a guideline. He reviewed the area proposed land use and current uses. City Department comments included the Fire Department noting it would be similar or lower call volumes from townhomes; the Planning Department noted that a maximum of 2800 ERU’s is still in place, traffic impacts will be noted with each phase review; the Police Department did not expect any changes to call volumes; Streets and Engineering Department traffic impacts will be included in the Coeur Terre concurrency analysis, submitted with each phase of development.

DISCUSSION: Councilmember Gookin clarified that the land use is the only decision tonight, not roadway connections to the rest of the community. Councilmember Miller noted that C-17 zoning allows religious assembly by right; however, the Exhibit specifically states townhomes so this amendment is needed to allow the religious assembly use.

APPLICANT: Johnny Watson, with the Church of Jesus Christ of Latter-day Saints stated that staff covered the basics of the request and that this is the first step of approving their project. The parcel was targeted due to C-17 zoning, which allows religious assembly by right. This is an exciting process to complete their proposed facility, and he requests approval. Brad Moss, Post Falls, noted he is the local Stake President and has lived here for 15 years, has 7 kids, and thanked the City for their thoughtful way they have developed this and appreciates the time and effort. As Stake President for the church, he will serve 10 years and represents approximately 10,000 members in the area. He has heard about concerns about traffic and noted that their use would be less traffic than a row of condos.

PUBLIC TESTIMONY: Mayor McEvers opened the public testimony portion of the hearing, noting a list of those in favor that did not wish to testify.

Richard Dance, Hayden, stated that it will be a great building and invited everyone to the open house upon its completion.

Addison Wallace, Post Falls, noted that youth worship is important and local youth must travel to Spokane, which takes 40 minutes to 1 hour for others. This location would be safer and more convenient for youth. She asked the Council to approve the request.

Steve Griffiths, Hayden, noted the City has amazing staff and thanked the Council for their service. He noted that if the traffic measurement per home is 10 visits per day, the temple would create about 1/10 the traffic. He noted that the temple would have an extensive open space area around the structure, open to the public and the cost to maintain will be incurred by the church. He also invited the community to the open house.

Amy Ferguson, Spirit Lake, thanked the City for their service. She reiterated that religious assembly is allowed in a C-17 zone and compared it to adding more residential units and added it should be an allowable amendment to the neighbors as it will lower traffic.

Shon Hocker, CDA School District Superintendent, stated that the school has reviewed the amendment and supports the request and is in agreement with the prior testimony that the amended use will lessen the traffic and provides partnerships between the school and church.

DISCUSSION: Councilmember Wood thanked the Coeur d'Alene School Superintendent for providing support at this meeting.

With no other comments received, Mayor McEvers closed public testimony.

RESOLUTION NO. 25-070

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AMENDED EXHIBIT "E" (CONCEPTUAL MASTER PLAN) TO THE ANNEXATION AND DEVELOPMENT AGREEMENT WITH KOOTENAI LAND COMPANY, ET AL., CHANGING THE DESIGNATION OF A 10.91-ACRE C-17 ZONED PARCEL FROM "URBAN TOWNHOMES" TO "RELIGIOUS ASSEMBLY."


MOTION: Motion by Gookin, seconded by Wood, to adopt **Resolution No. 25-070**, Approving Amended Exhibit "E" to the Annexation and Development Agreement with Kootenai Land Company, et al., changing the designation of a 10.91-acre C-17 zoned property in the Conceptual Master Plan from "Urban Townhomes" to "Religious Assembly."

DISCUSSION: Councilmember Wood said the information presented was well researched and the traffic concern was addressed, and she is happy to support it.

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

ADJOURNMENT: Motion by Miller, seconded by Gabriel, that there being no other business this meeting be adjourned. **Motion carried, with all in favor.**

The meeting ended at 8:30 p.m.


Woody McEvers, Mayor

ATTEST:


Renata McLeod, City Clerk

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

A-1-25

INTRODUCTION

This matter came before the City Council on December 2, 2025, to consider A-1-25, a request for annexation and for zoning from County Ag Suburban to City Residential R-3, of 3.19 acres located at 2248 E. Stanley Hill Road.

APPLICANT: Olson Engineering
OWNER: Eugene P. Haag, Jr. Trust
LOCATION: 2248 E. Stanley Hill Road, Idaho 83814

A. FINDINGS OF FACT:

The City Council finds that the following facts, A1 through A11 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-1-25.
- 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 November 15, 2025 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 November 20, 2025, twelve 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). Seventy-Nine (79) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on November 14, 2025.
 - 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 November 14, 2025, 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 November 14, 2025.
- A2.** Public testimony was received at a public hearing on December 2, 2025.
- A3.** The subject site is located in an unincorporated area of Kootenai County, with the total area of the subject property measuring 3.19 acres and is currently zoned AG-Suburban.

- A4.** The subject property is currently developed as a large lot single family home. If approved, the project would include the existing home on a lot, four (4) hillside residential lots, and a future public street connection and dedication of Lilly Drive between the existing termini.
- 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
- A6.** The following Comprehensive Plan goals and objectives are applicable to this request for annexation in conjunction with R-3 zoning:

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.

Environment & Recreation

Goal ER 3: Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.

Objective ER 3.1: Preserve and expand the number of street trees within city rights-of-way.

Objective ER 3.2: Protect and enhance the urban forest, including wooded areas, street trees, and "heritage" trees that beautify neighborhoods and integrate nature with the city.

Objective ER 3.3: Minimize the risk of fire in wooded areas that also include, or may include residential uses.

Objective ER 3.4: Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

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.** The Comprehensive Plan lists the area under consideration as Hillside. Hillsides are important due to their scenic qualities and provide recreational opportunities. In 2003, the City enacted a Hillside Ordinance to protect the hillsides and preserve the visual asset they represent to the entire community. The Ordinance contains guidelines for development on these fragile areas to minimize impacts to the environment and ensure the safety of people and structures.

- A8.** 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.
- A9.** The property is sloped, and single-family homes are the dominant land use nearby. The natural features of the site are consistent with the natural features of the surrounding properties. Hillside code will apply to four of the five proposed lots.
- A10.** The Planning and Zoning Commission held a public hearing on September 9, 2025. Following testimony, the Commission voted 6-to-1 to recommend R-3 zoning if the City Council approves of the annexation request and approved the subdivision request (item S-1-25), contingent on City Council approval of the annexation. The Commission found that the requested annexation and subdivision were consistent with surrounding development patterns, the request would improve fire protection and looping of the water system, and that the potential increase in traffic would be outweighed by the public benefits, including continuation of Lilly Drive which was intended to connect per the Ponderosa Terrace plat.
- A11.** The Subdivision request approved by the Planning and Zoning Commission in item S-1-25 is contingent upon the annexation request being approved by the City Council.

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, and existing land uses.

C. DECISION

The City Council, pursuant to the foregoing Findings of Fact and Conclusions of Law, approves the annexation and the requested R-3 zoning with the following conditions to be included in the annexation agreement:

Planning:

1. Prior to final plat recordation, the applicant must remove the non-functional cistern(s) and remediate the disturbance. Doing this will accomplish two things: First, ending the easement for irrigation water that exists for land that has been subdivided in the county and is no longer a viable source of water, and second, would allow for the projected disturbance for future homesites.

Fire:

2. Water line connecting both sides of E Lilly Dr must be connected to ensure needed fire flows at fire hydrants 176-B and 177-C
3. The slope of the proposed Lilly Dr. connection must not exceed 8% grade with the road width to match existing road width minimum. It must be built to accommodate 75,000-pound fire apparatus.

Water:

4. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permitting.
5. A main extension will be required to serve this subdivision and be tied into the existing main on E Lilly Dr. Both ends of the water main on Lilly Dr. must be tied together.

Wastewater:

6. This project will require the extension of sewer "To and Through" for this annexation as proposed unless private sewer is approved to serve one parcel. Policy #716 states One Parcel, One Lateral.
7. Existing home on this parcel must connect to City sewer and pay appropriate sewer cap fees.


Motion by Councilmember Gookin, seconded by Councilmember Miller, to approve the annexation and requested R-3 zoning of property located at 2248 E. Stanley Hill Road, Idaho 83814.

ROLL CALL:

GOOKIN	Voted	Aye
EVANS	Absent	
MILLER	Voted	Aye
WOOD	Voted	Aye
ENGLISH	Voted	Aye
GABRIEL	Voted	Aye

Motion to approve carried by a 5 to 0 vote.

APPROVED:


Woody McEvers, Mayor