

**MINUTES OF A REGULAR MEETING OF THE CITY
COUNCIL OF THE CITY OF COEUR D’ALENE, IDAHO,
HELD AT COEUR D’ALENE CITY HALL
June 18, 2019**

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, June 18, 2019 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

INVOCATION was provided by Pastor Steve Massey, Hayden Bible Church.

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

PUBLIC COMMENTS:

Steve Wilson, CDA Chamber of Commerce, thanked mayor and city for their partnership on the 4th of July and noted that staff has been awesome to work with over the last seven years, including Streets, Parks, the Police and Fire Departments, as well as support from administrative staff. He thanked the city for employing such great people.

Mr. Wilson noted that he has announced his retirement at the end of the year and is looking forward to the next chapter. Mayor Widmyer thanked Mr. Wilson for all that he has done for the Chamber.

Elaine Price commented that she is new to politics and is a “political outsider.” She commended the Mayor and Troy Tymesen for coming to the table with the school district and acknowledging that the growth that the city is experiencing is causing an issue with the school system. She noted that one constituent described an unfavorable living condition brought on by street improvements on Seltice. They live in an apartment close to where the roundabout was recently put in. The person said that it is loud and her walls shake at times, and she is overwhelmed and upset and said that there are only so many places available that she could afford, and she can’t afford to move. Ms. Price said that the person’s issue is real and we can at least be sympathetic. She said that she understands the panic of trying to find a place if you have been looking for a while. Ms. Price said that we can look forward instead of looking back and can use this is an

opportunity. She asked the council to consider the issue when they consider improvements, and noted that our city is growing and we have a responsibility to manage growth and improvements to make sure they don't have a negative impact on the community. She asked the council to consider the impacts they will have on citizens, and noted that she has encouraged the person to contact the city, file a noise disturbance report, and check with her apartment complex to see if she could move to a different apartment. Mayor Widmyer asked Ms. Price to encourage the citizen to send an email to him, or Troy Tymesen.

PRESENTATION: Health Corridor Update. Ben Weymouth, TO-Engineers, presented an update on the Health Corridor Feasibility Study. He noted that they will be presenting to council four times throughout the process to give updates, and will be updating the ignite board as well.

Mr. Weymouth said that they are just getting started. He reviewed the boundaries of the study area, which is a total of 175 acres. Planning efforts in the area began in 2017 with the ULI Technical Assistance Panel report, and the December, 2018 Health Corridor Eligibility Report. He reviewed the schedule and process, and noted that there are three separate processes: Community Stakeholder Engagement, Master Plan, and Economic Feasibility and Market Analysis. In regard to the Community and Stakeholder Engagement process, they have just completed a visioning workshop last Thursday and Friday, and will follow that with a design charette and then a final presentation to the public for the city council and ignite cda meetings. The Master Plan process documents the process, with a final master plan at the end.

Mr. Weymouth provided a project update and noted that the site tour and inventory has been completed, the site analysis and market study is ongoing, the vision workshop is completed, and community engagement is ongoing. He noted that the site tour and inventory started with gathering existing information, and then they spent about six hours one afternoon walking the majority of the corridor to get a feel for what is happening. There are some obvious challenges, including lease signs all over the place, and "for sale" signs. Everybody they have talked to brings up connectivity and traffic challenges, and, also, the importance of Kootenai Health as an anchor to the community and that specific area.

Mr. Weymouth said that a big part of the visioning workshop was stakeholder interviews. The purpose was to gather information, listen to the community, and take the information received to move forward with developing what the master plan will be. He noted that this isn't "their plan;" it is the community's plan. Pulling together the community's input is a vital part, and Mr. Weymouth noted that they aren't coming in with any preconceived ideas.

Twenty-nine stakeholder interviews were conducted, including developers, business owners, the hospital, emergency service providers, community leaders, and residents of the neighborhood. On Thursday night they held a public meeting at Midtown. Thirty-three members of the community attended, along with the design team and others. They

conducted a “Strengths, Weaknesses, Opportunities and Threats” analysis and are in the process of summarizing that. They also did a separate mapping exercise and collected that information.

Public information surveys have been handed out, and they are also available on the ignite cda website at ignitecda.org. Mr. Weymouth encouraged citizens to fill them out and noted that they are due by the end of the month.

Next steps include ongoing public outreach, including door-to-door visits, pop-up meetings where they will set up an information booth for a couple of hours to try and reach as many people as they can. All of that will feed into the development program, which will include a menu of ideas that they will bring forward and suggest that might add public benefit. Those will come forward during the design workshop and charette on July 8, 9, and 10. Each evening will have a 2-to-3-hour public workshop where they will gather ideas, break into workgroups, etc. It will be a pretty intense three days and they are working at getting the word out.

Councilmember McEvers asked how they come up with design when there are already buildings, streets, people and jobs. Mr. Weymouth said that, first of all, they don’t know what it will look like until it is done. It is more a process of figuring out what is not working, what is working, and what will make it better. He acknowledged that redevelopment is always much more difficult than development of an empty field.

Councilmember McEvers asked about traffic and how they would make traffic work better. Mr. Weymouth said that their initial observations are that the streets are probably big enough in terms of width, but there is no way of understanding how to get around and it is easy to get lost. He noted that it is more of a connectivity issue and having well-defined ways to get around.

Councilmember McEvers asked if properties for lease and sale are a bad thing or a good thing. Mr. Weymouth said that, apparently, it has been a pretty consistent thing for quite a number of years. He noted that he doesn’t have the numbers, but it is not the general feeling that it is that way all over town.

COUNCIL ANNOUNCEMENTS:

Councilmember English said that as councilmembers, they get called upon to make some tough decisions and that he has one of those tonight where he will have to wrestle with a couple of options. He noted that in a few minutes the mayor will move for appointment of Cory English to the Pedestrian and Bicycle Advisory Committee. Councilmember English said that he could abstain from voting because then he can’t be accused of “feathering the family nest,” but if he abstains, he is the guy who wouldn’t even vote for his own wife! He noted that he trusts his wife to be more forgiving of his vote than some members of the public.

APPOINTMENT – PEDESTRIAN & BICYCLE ADVISORY COMMITTEE:

MOTION by Edinger, seconded by Evans, to appoint Cory English to the Pedestrian &

Bicycle Advisory Committee. Motion carried with Councilmember English abstaining

CONSENT CALENDAR: Motion by McEvers, seconded by Evans, to approve the Consent Calendar.

1. Approval of Council Meeting minutes for the June 4, 2019 Council Meeting.
2. Approval of the General Services Committee Meeting Minutes from the meeting held on June 10, 2019.
3. Approval of Bills as Submitted.
4. Approval of the Financial Report.
5. Setting of General Services and Public Works Committee meetings for June 24, 2019 at 12:00 noon and 4:00 p.m., respectively.
6. Approval of Outdoor Seating Permit at 705 River Avenue, Fort Ground Grill.
7. Approval of Eleven (11) Fireworks Stand Permits for the 2019 Season.
8. **Resolution No. 19-020:** A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE FOLLOWING AGREEMENTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE: APPROVAL OF BID AWARD AND AGREEMENT WITH BIG SKY ID, CORP., FOR THE FERNAN LIFT STATION PROJECT; APPROVAL OF A ONE-YEAR EXTENSION OF THE CONTRIBUTION AGREEMENT BETWEEN THORCO, INC., AND THE PANHANDLE PARKS FOUNDATION; APPROVAL OF AMENDMENTS TO THE CDATV POLICY AND PROCEDURES MANUAL; APPROVAL OF AGREEMENT WITH JEFF CROWE FOR PROFESSIONAL SERVICES; APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH ARCHITECTS WEST FOR RENOVATION OF THE WASTEWATER OPERATIONS BUILDING; APPROVAL OF A LEASE WITH THE CHAMBER OF COMMERCE FOR FOURTH OF JULY PARKING; AND APPROVAL OF A SOLE SOURCE PURCHASE OF MOTOROLA PORTABLE RADIOS FOR THE POLICE DEPARTMENT AND PURCHASE OF TWO INVESTIGATION VEHICLES.

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

RESOLUTION NO. 19-021

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AGREEMENT FOR FINANCING OF CONSTRUCTION FOR PUBLIC IMPROVEMENTS TO THE MEMORIAL FIELD GRANDSTAND WITH THE COEUR D'ALENE URBAN RENEWAL AGENCY d/b/a IGNITE CDA.

STAFF REPORT: Bill Greenwood, Parks & Recreation Director, presented a request for approval of an Agreement for Financing of Construction with ignite cda for public improvements to the Memorial Field Grandstand.

Mr. Greenwood explained that on May 21, 2019 City Council approved the agreement with Walker Construction for the remodel of the Grandstands and the partnership with

Ignite and North Idaho College. The Grandstands construction cost is \$1,253,003. The City Council approved that the shortfall in funding would come from the Parks Capital Improvement Fund. Funding from ignite will not be available as of July 1, 2019 due to new law regarding how those funds can be used. In order to make the budget for Grandstand, on May 21, 2019 Council authorized staff to remove the interior aspects of the Grandstands; i.e., restrooms and locker rooms, and phase those elements in the brick restroom in City Park. This phasing gives the City more time to budget for the restroom/locker room construction. Those elements would be budgeted in next year's fiscal budget pending approval.

Mr. Greenwood explained that this is the final piece of the puzzle and that the ignite board has endorsed the cutting of the construction in order to make the budget.

Councilmember Gookin asked about CXT. Mr. Greenwood explained that a CXT was installed at the Landings Park and is something similar to what the forest service uses. They are constructed out of concrete, brought to the site and set down. He noted that the PD has one in the city park for their folks on the weekends. They are customizable so they can get exactly what they want. Mr. Greenwood commented that they have already spoken to CXT about that part of it. It would be a men's and ladies' restroom and one end would have changing rooms.

Councilmember Edinger asked how much money NIC has contributed. Mr. Greenwood responded that they have contributed \$150,000. Councilmember Edinger asked if Mr. Greenwood could get some more money from NIC. Mr. Greenwood said that he could make that request.

Councilmember Miller asked Mr. Greenwood to quickly review how it all came to this point. Mr. Greenwood said that over a year and a half ago they went out for bids, and the bids all came in over budget by \$250,000 to under \$300,000. It was suggested that they look at the General Manager/Contract Manager process that was used at City Hall. They worked with the subcontractors and tried to get the numbers down, but still came in \$450,000 over budget. Mr. Greenwood said that Councilmember Miller then asked them if they could do something more and make some cuts. They decided that the way to make the budget work would be to remove all of the elements from underneath the grandstands and then in the near future redo the restrooms and changing rooms across the street. For the concessions area, Mr. Greenwood said that he thinks it would be easier to do a food truck spot. He noted that after they removed the elements under the grandstands, they came close to being on budget with a little extra from the Parks Capital fund.

Councilmember Miller asked Mr. Greenwood if he was comfortable that they are going to be able to get the grandstand with food service and adequately satisfy NIC's needs for use, make it secure, engineered and sound for the public, and still be able to enjoy the iconic look of Memorial Field. Mr. Greenwood responded that he was. He also agreed that he doesn't think that building prices will come down soon.

Councilmember Miller said that they have sharpened the pencil two or three times and confirmed that Mr. Greenwood agrees that this is the best compromise that they can get out of it.

Councilmember McEvers asked if, theoretically, for the difference of \$400,000, could it be put back into what it originally was? Mr. Greenwood said that he met with the contractor this week, and that option is available to them if they choose to do it in the future. He commented that he believes the better option is that the restrooms across the street need to be replaced, and noted that it is 150 feet from the grandstands to the restrooms. The NIC ladies are using it now to change in and are on board with the proposal. Mr. Greenwood commented that it was Councilmember Miller and Christie Wood who prompted him to consider phasing, and that it gives them a chance to budget.

MOTION: Motion by Gookin, seconded by McEvers, to approve Resolution No. 19-021, Approval of an Agreement for Financing of Construction with ignite cda for public improvements to the Memorial Field Grandstand.

ROLL CALL: McEvers, Aye; Gookin, Aye; English, Aye; Edinger, Aye; Evans, Aye; Miller, Aye. Motion carried.

RESOLUTION 19-022

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO APPROVING AN AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES WITH MIG, INC. FOR THE ENVISION COEUR D'ALENE PROJECT RELATED TO UPDATING THE 2007 COMPREHENSIVE PLAN, COMMUNITY VISION STATEMENT, AND STRATEGIES AND IMPLEMENTATION PLAN.

STAFF REPORT: Hilary Anderson, Community Planning Director, and Sean Holm Senior Planner, presented a request for approval an agreement with MIG, Inc. to update the City's Comprehensive Plan, Vision and Implementation Plan for the project known as Envision Coeur d'Alene.

Ms. Anderson said that Envision is an update to the city's comprehensive plan, and the vision and implementation plan. They are not asking for funding at this point, just the agreement. She noted that Envision is a project of the City of Coeur d'Alene, collaborating with CDA 2030, and seeking assistance from MIG and their subconsultants to move this forward. They are trying to update all three of the documents and align them and integrate them so they are one cohesive document that can also function separately.

Ms. Anderson explained that the comprehensive plan is the 20-year guide for how we grow as a community, and is one of the most critical documents. She also noted that work that the CDA 2030 committee has done has also been critical. She said that she expects that the effort with MIG and its subconsultants will take about 18 months, with completion in December, 2020.

Councilmember Gookin asked if MIG is updating three documents. Ms. Anderson clarified that it is all one document and that the comprehensive plan is supposed to have a vision statement and an implementation plan, which is required by state statute. She said that she is not sure when the implementation plan requirement came to be, and noted that there are 17 requirements per the state statute that need to be addressed in the comprehensive plan, including the implementation plan. The comprehensive plan will be looking at 2020 – 2040, and it is critical that they look at how the community has been changing and how they want to move forward.

Mr. Holm discussed the history and noted that the current comprehensive plan covers the years 2007-2027. He noted that it was a long 2+ year process to get it implemented. Since that plan was passed, they have added approximately 15,000 people to the city. Along with that growth comes jobs, but also other things including transportation issues, traffic, etc. He noted that, traditionally, the comprehensive plan has been developed and updated in-house, but that times have changed and technology has really taken off since then. The new technology software systems are able to take a look at land use modeling and look at where they are headed based upon where they have been, and are also able to look at transportation and economy. Another missing item that wasn't taken care of very well last time was community engagement. Mr. Holm noted that there are tools now and a digital component for getting people's ideas and feedback.

Mr. Holm said that the CDA 2030 plans were a grass roots organic assessment of community vision and goals, and an implementation plan to achieve them. He noted that the current comprehensive plan does have a small implementation portion at the very end, about a half page long, but it didn't really give a clear path forward, which is a requirement now.

Mr. Holm reviewed the project and noted that on November 28, 2017 there was a workshop with the Planning Commission, on March 6, 2018 a city department workshop, and on May 8, 2018 Sam Wolkenhauer (Idaho Department of Labor), and Alivia Metts (The Metts Group/Emsi) presented to the city council and Planning Commission on economics and demographics. On June 12, 2018, representatives from NIC, Lewis Clark State College, University of Idaho, School District 271 and Charter presented to the Planning Commission regarding the growth they are seeing as well as needs for expansion of campuses and future sites.

On February 12, 2019, a Request for Proposals was issued. Mr. Holm thanked Nicole Kahler from CDA 2030, and Jake Garringer (Planning Department Intern) for their work on the Request for Proposals. He noted that Mr. Garringer will be leaving the city and taking a new position working with the Governor. Mr. Holman also thanked Marie Nail of CDA 2030 and Glen Miles from KMPO, who served on the selection committee and has offered KMPO's data and his time to help them achieve their goals. He also thanked Tom Messina, Planning Commission chair, and Marcy Hartzel.

On March 29, 2019, the selection panel met and MIG was identified as the top contender. He noted that the bids came in quite a bit over the projected budget of \$245,380, and as a result they looked at what staff could do to save some dollars. They worked together with MIG to realize a \$29,000 savings of items that staff took on to help and some efficiencies that were identified to bring the cost down. Mr. Holm noted that, right now, there is \$50,000 available in the current budget to begin the project, and the remaining \$165,984 would be included in the Fiscal Year 2019-2020 budget request. He also clarified that it was noted in the agreement so that it does not tie the council in the future.

Mr. Holm reviewed the things that staff took on to whittle the costs down, which include public engagement, coordination of community working groups, organizing community meetings, coordinating with regional governments, and additional cost savings realized by reducing and consolidating consultant trips.

Ms. Anderson said that MIG does multidisciplinary work, land use, and comp plan updates throughout the country. They have worked on the city's Parks & Rec master plan as well as the education corridor. She noted that MIG is very excited about the project, and have partnered with two subconsultants – Kittelson and Associates, who will be focusing on transportation, and Bridge Economic Development, LLC, who will be helping with market and economic analysis.

Ms. Anderson said that both MIG and Kittelson and Associates came to town at their own cost for an in-person scoping meeting. They will also be organizing their work based on the six themes identified in the CDA 2030 plan: Community and Identity, Education and Learning, Environment and Recreation, Growth and Development, Health & Safety, and Jobs and Economy.

The project will include five phases: (1) Project management and team oversight, (2) Project analysis and framework, (3) Visioning, (4) Planning and modeling, and (5) Refining. Major components of the project will be the economy, transportation, and land use. Ms. Anderson said that MIG will have to address land use, infill development, density, and how it impacts transportation. She noted that they will not have to do a separate transportation master plan, and that this is a way they can do it simultaneously with the comprehensive plan looking at land use and looking at transportation and traffic ramifications of growth and what the mitigation strategies are. They are working on cost savings and if they were to do a separate transportation master plan, it would probably be an additional \$150,000.

Councilmember McEvers asked for clarification regarding the traffic plan. Ms. Anderson said that it is a full traffic analysis, but not a full transportation master plan. It is a “beefed up” comprehensive plan with transportation modeling and looking at how it impacts transportation. She commented that Kittelson and Associates will work closely with City Engineer Chris Bosley and Glen Miles of KMPO and will do some additional analyses and recommendations. It will be a great tool, but not a “full-blown” transportation plan.

Councilmember McEvers asked when was the last time that the CDA 2030 plan was updated. Ms. Anderson replied that December, 2017 was the last update to the implementation plan, but the visioning plan hasn't been updated since 2014. CDA 2030 will be working on the implementation plan during the first two phases so the consultant can look at those.

Councilmember McEvers asked about coordination of county and neighboring cities, and asked if that is new, and if Post Falls is thinking about their impact on Coeur d'Alene. Ms. Anderson said that it is important for all of us, and noted that the planners and city engineers have been meeting for a couple of years. She commented that there are some things that are critical for our neighborhood communities to coordinate.

Councilmember Gookin said that it seems very ambitious and there are a lot of moving pieces. He inquired if it was too much. Ms. Anderson responded, no, the city needs to do this, and the comprehensive plan is in need of an update. She noted that the city council directed them to move forward and that she thinks this is the best way to do it. They wanted to take it to the next level and bring in the expertise. She noted that collaboration with CDA 2030 is excellent as well, and CDA 2030 has been putting in funds for the project already, along with some branding efforts and paying Jacob Garringer to help with the work. CDA 2030 has allocated \$22,000 for the project.

Councilmember Gookin clarified that Envision CDA is the name, and it is not an organization. Ms. Anderson confirmed that and said that it is similar to how the county uses "Keeping Kootenai." She noted that a lot of communities in the U.S. have done this to make it more interesting and to get people involved.

Councilmember Gookin asked if there will be plenty of opportunity for public input. Ms. Anderson said that they are building a project website right now, and will make it live and start collecting people's contact information and giving them an opportunity to participate.

Councilmember Gookin asked if they will be covering what to do about density. Ms. Anderson said they will and that density and infill are huge components.

Councilmember Gookin said that he noticed that the Planning Commission is actually charged with coming up with the comprehensive plan. Ms. Anderson said that they are advisory, and are also the advisory committee for development impact fees. They work closely with staff, and they have talked about the commissioners serving on focus groups, and they can also help with writing if they want to. Councilmember Gookin asked if the Planning Commission has been workshopping for this project. Ms. Anderson said that they have had several workshops with them and have been waiting to get the consultant on board to take the next steps.

Councilmember Miller said that she thinks that CDA 2030 has basically been updating the accomplished items on their implementation plan, and asked if they are going to do that first, will there be an expanded version or will CDA 2030's be different or will it be

the same thing. Ms. Anderson said that an interim item will just be looking at the 183 tasks, and through the comprehensive plan and visioning they will be able to address new ones to add.

Councilmember Miller asked how Ms. Anderson sees the comprehensive plan guiding what CDA 2030 will do towards their mission. Ms. Anderson said that the city will be able to use their implementation plan as a strategic plan, and CDA 2030 can also use it, and it will be housed in the comprehensive plan.

Councilmember English said that he is impressed with reading through the project information and thinks that it is going to hit on a lot of concerns that they are hearing, and commented that he thinks it is absolutely vital to bring in some outside expertise and timing. He commented that he knows there has been a little frustration expressed about the time it took to get it going, but on the other hand it seems like in the last 18 months or so that things like traffic and density are reaching a fever pitch and so, in some ways, it might be an advantage.

Councilmember McEvers asked about neighborhood nodes, which were a part of the last comprehensive plan, and noted that they didn't work. Ms. Anderson responded that they have a few neighborhood nodes but want to continue to look at it.

Councilmember McEvers asked about "industry clusters" and if that would be something like the hospital zone. Ms. Anderson said that that would be one, but there are others. Clusters are similar job industries and then you have the supply chain for those industries. Those are the things they have to look at in terms of what we currently have, what are our strengths, and what do we have to do to grow and attract other business. She noted that infill is not just for housing, and that a lot of the businesses locally are small business. That has become more of a focus of Jobs Plus, and the NIC entrepreneurial program, and they will be working with those organizations.

MOTION: Motion by Gookin, seconded by Evans, to approve Resolution No. 19-022, an Agreement with MIG, Inc. for the City Comprehensive Plan also known as the Envision Coeur d'Alene Plan.

ROLL CALL: Gookin, Aye; English, Aye; Edinger, Aye; Evans, Aye; Miller, Aye; McEvers, Aye. Motion carried.

A-1-19: A PROPOSED 4.6-ACRE ANNEXATION FROM COUNTY COMMERCIAL TO R-17 ZONING DISTRICT; LOCATION: 7725 N. RAMSEY ROAD; APPLICANT: TED P. BURNSIDE AND TAMMI L. KERR. PURSUANT TO COUNCIL ACTION ON APRIL 16, 2019

RESOLUTION 19-023

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING AN ANNEXATION AGREEMENT [A-1-19] WITH TED P. BURNSIDE AND TAMMI L. KERR, TRUSTEES UNDER THE BURNSIDE & KERR TRUST, (UDT), DATED THE 31ST OF MARCH, 2000, WITH AN ADDRESS OF 7725 N. RAMSEY ROAD, COEUR D' ALENE, ID 83814.

MOTION: Motion by McEvers, seconded by Edinger, to approve Resolution 19-023, Annexation Agreement with Ted P. Burnside and Tammie L. Kerr for the annexation of 4.6 acres located at 7725 N. Ramsey Road; zoning from County Commercial to R-17 zoning district.

ROLL CALL: English, Aye; Edinger, Aye; Evans, Aye; Miller, Aye; McEvers, Aye; Gookin, Aye. Motion carried.

COUNCIL BILL 19-1006

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED AS PORTIONS OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; 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 McEvers, seconded by Evans, to dispense with the rule and read Council Bill N. 19-1006 once by title only.

ROLL CALL: Edinger, Aye; Evans, Aye; Miller, Aye; McEvers, Aye; Gookin, Aye; English, Aye. Motion carried.

MOTION: Motion by McEvers, seconded by Miller, to adopt Council Bill 19-1006.

ROLL CALL: Edinger, Aye; Evans, Aye; Miller, Aye; McEvers, Aye; Gookin, Aye; English, Aye. Motion carried.

PUBLIC HEARING: A-2-19: LOCATION: 6215 N. ATLAS ROAD; A PROPOSED 11.73 ACRE ANNEXATION FROM COUNTY INDUSTRIAL TO C-17 ZONING DISTRICT; APPLICANT: JOHN HERN.

Mayor Widmyer read the rules of order for this quasi-judicial hearing.

STAFF REPORT: Senior Planner Sean Holm explained that the applicant, Tri-State Consulting Engineers, on behalf of the owner, John Hern, is requesting approval of a proposed +/- 11.74 acre annexation from Kootenai County Light Industrial to City C-17 zoning district. Two parcels make up the request; the first measuring 3.262 acres, and the second 8.473 acres. The request was filed in conjunction with a special use permit for existing uses. He noted that the C-17 district is a broad-spectrum commercial district that permits limit service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of 17 units per gross acre. He noted that there four findings for this annexation as follows: that the proposal is or is not in conformance with the Comprehensive Plan polices; that public facilities and utilities are or are not available and adequate for the proposed use; that the physical characteristics of the site make or do not make it suitable for the request at this time; and that the proposal would or would not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, and/or existing land uses. He presented the surrounding zoning, land uses, and applicable Comprehensive Plan objectives and provided staff input regarding the finding categories, including traffic.

PUBLIC COMMENTS: The mayor opened the meeting for public testimony. The Clerk swore in those that gave testimony.

APPLICANT:

Chris Clark, TriState Consulting Engineers, representing the applicant, said that they are hoping to make the area a “node.” He also commented that they understand that the area going west will be an important and well-traveled arterial, and said that the annexation allows them the ability to maintain a similar use to what is there now. Mr. Clark said that the C-17 zoning has a little higher density with more options for commercial and residential mixed uses and they see it as an opportunity to bring that piece of infill into the city. Mr. Clark said that all of the services are there and it is more than ripe to become a part of the city of Coeur d’Alene and can become a benefit to the city neighborhoods by becoming a residential node with services. He further noted that the other big part of it is creating a buffer zone between residential and manufacturing. With the annexation they have the opportunity to not only extend the trail from the north intersection of Hanley, but also to extent it as far south as they can. Mr. Clark commented that it will definitely allow for more connectivity and easier access to the trail, and that it is an awesome piece of property and great development and benefit to the adjacent neighborhood.

Councilmember Gookin asked where was the closest commercial. Mr. Clark said that essentially you have to go to 95 and that is where you will find most of the commercial corridor. There is a little bit of commercial in some of the industrial park areas, but not for residents. Beyond that, he thinks that you would end up closer to Post Falls or north into Hayden. Councilmember Gookin asked if that is their goal to provide those services. Mr. Clark responded that it definitely is, and that is what they are seeing would be the best use and most lucrative. If they can bring some service industries and some small businesses, mini-storage, etc., people aren’t going to have to make those extra trips, and will want to stop there.

PUBLIC COMMENT:

Mayor Widmyer asked for public comment. He noted that Ron Oriti and Barbara Oriti had indicated on the sign in sheet that they were in opposition to the project, but were not present to testify.

Public testimony was closed.

MOTION: Motion by McEvers, seconded by Edinger, to approve A-2-19: Location: 6215 N. Atlas Road; A proposed 11.73-acre annexation from County Industrial to C-17 zoning district; Applicant: John Hern, to direct staff to negotiate an annexation agreement, and to develop the necessary Findings and Order.

DISCUSSION: Councilmember McEvers said that area used to be his favorite place many years ago. He loved all the independents out there and you could always tell you were in the industrial park. He commented that it is nice to see it being salvaged and there are some amazing workers out there and it is nice to see they aren't getting encroached on. He commented that the project is great for the neighborhoods.

ROLL CALL: English, Aye; Edinger, Aye; Evans, Aye; Miller, Aye; McEvers, Aye; Gookin, Aye. Motion carried.

CDBG 2018 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

STAFF REPORT: Michelle Cushing, CDBG Community Development Specialist, presented a review of the Plan Year 2018 Consolidated Annual Performance Evaluation Report (CAPER). She noted that the City of Coeur d'Alene receives an annual direct allocation of HUD Community Development Block Grant (CDBG) funds. Every year the City is required to complete a CAPER report, allowing the public two weeks to share public comment. She explained that the CDBG funds support low-to-moderate income residents. The City has received a total of \$3,309,440 since 2007, with \$2,646,895 allocated towards projects.

Ms. Cushing reviewed the Consolidated 5-Year Plan Goals, which are to increase the supply of for-sale housing at prices affordable to low and moderate income workers; increase the supply of affordable rental housing; improve the city's sidewalks to make them more accessible; continue with neighborhood revitalization efforts; expand higher-paying employment opportunities; and offer public service program assistance to service organizations supporting low and modern income residents.

Ms. Cushing reviewed the status of Plan Year 2018 projects, 2018 goal successes and highlights, and 2018 Community Opportunity grants awarded, including grants to the NIC College Foundation, Lake City Center, and TESH. She also noted that 16 homes

were rehabilitated through the Emergency Minor Home Repair Program (EMRAP) during Plan Year 2019.

Councilmember McEvers asked about the home repairs and if they were able to find people to do the work pretty easily. Ms. Cushing said that sometimes it is difficult for residents to find three bids, which is what they ask for. In those instances where they cannot find three bids, as long as they can submit evidence that they have been making contacts but have been rejected, that could justify them moving forward. Ms. Cushing said that they always want to maintain cost reasonableness when it comes to contractors.

Councilmember Edinger asked how many people are served with “Meals on Wheels.” Ms. Cushing said that in 2018, the Lake City Center reported that 67 seniors were served monthly. The last time she spoke to Bob from the center, he said that the number is growing.

PUBLIC COMMENT:

There were no public comments.

Public testimony was closed

MOTION: Motion by Gookin, seconded by Edinger to approve the Community Development Block Grant 2018 Consolidated Annual Performance Evaluation Report (CAPER).

Motion carried.

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

The meeting adjourned at 7:35 p.m.

Steve Widmyer, Mayor

ATTEST:

Amy C. Ferguson, Deputy City Clerk