

MINUTES OF A CONTINUED MEETING OF THE  
COEUR D'ALENE CITY COUNCIL  
HELD IN THE OLD COUNCIL CHAMBERS  
ON JULY 9, 2015 AT 3:00 P.M.

The City Council of the City of Coeur d'Alene met in continued session in the Library Community Room held at 3:00 P.M. on July 9, 2015, there being present upon roll call a quorum.

Mayor Widmyer

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

**PARKS AND RECREATION COMMISSION:** Dave Patzer; Mike McDowell; Scott Cranston; and Virginia Tate.

**GUESTS:** Janna Paronto, BLM; Phil Boyd, Welch Comer Engineers; Dell Hatch, Bernado Wills Architects; Dick Stauffer, Miller-Stauffer Architects; Michael Teague, BLM Advisory Committee; Mark Browning, BLM Advisory Committee; and Tony Berns, BLM Advisory Committee.

**STAFF PRESENT:** Troy Tymesen, Finance Director; Renata McLeod, City Clerk; Mike Gridley, City Attorney; Steve Anthony, Parks and Recreation Director; Bill Greenwood, Parks Superintendent; Hilary Anderson, Community Planning Director; Tim Martin, Street Superintendent.

**CALL TO ORDER:** Mayor Widmyer called the meeting to order and explained that the purpose of the meeting is to hear the status of the BLM Planning, determine next steps, and review the 4-Corners Planning.

Parks and Recreation Director Steve Anthony explained that staff has conducted a lengthy process of planning the property that included several stakeholder meetings and input from social media. He felt that staff and the Advisory Committee have gathered enough data to submit the application to the BLM for lease of the property.

Janna Paronto, Realty Specialist with the Bureau of Land Management, provided an overview of the process required for the recreation and public purpose lease. The Recreation and Public Use Act allows for the sale or lease of public lands for the purposes of recreational use at no charge to other governmental entities. She explained that the application requirement includes a certified copy of the city charter and a resolution authorizing the application, a draft development plan and funding sources for the development of the land and time table for development. The

BLM will determine if the proposal meets their land use plans and will go through the NEPA review process. Additionally, they will solicit public comments.

Councilmember McEvers asked for clarification as to what is allowable non-profit use. Ms. Paronto explained that nonprofits could apply to lease lands; however, they will be charged 50% of fair market value for the lease, while a government using the land for recreation will be charged \$10 per acre with a \$50 minimum. She said the longest part of the application review will be getting the Federal Register Notice approved, as it goes to Washington, DC and will be a minimum of six weeks. Mayor Widmyer clarified that any revenue received by the City (for allowable uses such as parking) would have to be set aside in a dedicated fund for maintenance. Councilmember Gookin asked for clarification regarding what occurs after the lease period. Ms. Paronto explained that most leases occur for a 25-year period, and then once land improvements are complete the City could apply to have the land patented. When the land patent is complete it will include a reversionary clause, which means that if the City does not follow the plan submitted to the BLM it would be considered a violation and the land could go back to BLM or a purchase of the land at current market value could be required. Commissioner Cranston asked how amendments are handled if an allowable recreational opportunity arises during the lease period. Ms. Paronto explained that the City can submit an amendment to BLM, which will go through the same review as the original application.

Phil Boyd, Welch-Comer Engineers President, provided an overview of the proposed BLM Master Plan. He said that the presentation will provide brief highlights as it has been presented several times in the past. He noted the proposed uses as these will be what the BLM will hold the city to unless there is a plan amendment submitted in the future. He reviewed the location of the 26 acres and presented the proposed uses to include micro soccer, an arboretum, parking, Centennial Trail realignment, pickle ball courts, water front access, bike park, dog park, an educational building, boulder court, futsal court, playground, and a skate park. He reiterated that they took the public input and wanted to make sure the Council did not have other ideas that were missed.

**DISCUSSION:** Councilmember Gookin asked how the Union Pacific property fits into the plan. City Attorney Mike Gridley was not sure if BLM owns it, but there have been discussions regarding selling it to the City in the future. Councilmember McEvers expressed concern with the timeframe for completing proposed land uses. Ms. Paronto stated that it is clear that this is future planning so there is no need to be concerned if it does not happen; BLM is just wanting to know what could possibly be there and ensure that it works within their use allowances. She also confirmed that funding options can include potential grants and private fundraising.

Mr. Boyd reviewed the phasing/implementation plan that includes funding from Ignite, Trail Foundation, LWCF grants, Parks Capital Improvement funds, etc. as an outline for the City to consider for each phase of the project. He assumes the land development and funding to be a 13 year timeframe. Ms. Paronto confirmed this would be a reasonable timeframe and understands it takes a long time and creative methods of funding to create each portion of the plan. Councilmember Miller asked for clarification regarding the amendment process. Ms. Paronto explained that the current plan would have to go through an amendment process, which would be the same as the submittal of the original plan. Councilmember McEvers asked if the City could

approve temporary uses. Ms. Paronto confirmed that the City could allow temporary uses as long as there are no fees charged for the use.

Commissioner Cranston explained that the master planning has dealt with a lot of the area outside the actual BLM boundary, as they are deemed to be connected so it will be attached to the application as part of the NEPA process for BLM review. The Parks and Recreation Commission wanted to send a recommendation of approval of the plan to the City Council. Commissioner Patzer explained that the Commission had spent a year on this before the BLM Advisory Committee was formed, so he believes they have been reviewing this several times and thinks the best uses are presented in the plan. Mr. Gridley recommended sending a draft to BLM for review prior to final submittal.

**MOTION:** Motion by Commissioner McDowell, seconded by Commissioner Tate that the Parks and Recreation Commission recommend the City Council direct staff to prepare the BLM land lease application for submittal and final approval of the City Council. **Motion Carried.**

**MOTION:** Motion by Councilmember Evans, seconded by Councilmember Miller to approve to proceed as recommended with the finalization of the BLM land application.

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

#### **4-CORNERS DISCUSSION**

Mr. Anthony explained the Four-Corner's area is outside of the BLM Plan but is connected public space and was part of the discussion since the Committee of 9 almost 10 years ago. Mr. Boyd reviewed the option for a realignment of Mullan Avenue, as it would provide the potential to improve the area parking to include RV's. They have also reviewed the reorienting of Memorial Field with an all-weather surface. He explained that before the educational corridor improvements there were extreme traffic counts on Mullan Avenue and now the counts are down and there is no need for five lanes. After community feedback it was determined to realign the road and include traffic slowing improvements. He reiterated that this is a concept and they have not completed a design quality review to know the tree impacts yet.

Councilmember Gookin asked why they are not recommending closing the road. Mr. Boyd said that it was discussed but the BLM Advisory Committee determined re-alignment to be the least impacting option. He further explained that the traffic impact of closing the road would require vehicular traffic to go to River Avenue, causing further travel to the neighborhood. Mr. Boyd clarified that from a consultant standpoint he would like to connect the two parks together by a road closure. Dick Stauffer, Partner at Miller Stauffer Architects, further explained that during the open houses the Fort Ground homeowners were a large input group, and their comments regarding closing the road were not consistent. Therefore, softening the road was a collaborative solution. Councilmember Gookin said that he has received feedback from the neighborhood to save the trees. Dell Hatch, Landscape Architect with Bernardo Wills, indicated that if the street was closed the parking lots would be impacted. Additionally, the proposed northwest side of the park parking lot was suggested to mitigate lost parking stalls from the

removal of on-street parking. He felt that the northwest parking lot would still be applicable if the street were closed. Councilmember Gookin asked if it would decrease costs to the project if the street were closed. Mr. Hatch confirmed that it would decrease project costs. Commissioner Cranston said that the BLM Advisory Committee looked at alternatives regarding a Garden Avenue extension and they felt the input received was to soften Mullan and keep it quiet. Opening up Garden Avenue would cause the need for another signal. Commissioner McDowell explained that when they first began discussions regarding moving into the park area, he looked at the proposed configuration and estimated it would encroach approximately 70 feet. Upon his review of the trees (depending where you drew the boundary) there were approximately 2 dozen trees that would need to come out. Commissioner McDowell felt that the trees were not in that bad a condition and is concerned about trade-off of removing trees for parking when there are possible options with the Ignite CDA property. Mayor Widmyer asked if there is any portion of the Ignite property that could be used for realignment of the road. Mr. Boyd said that the Ignite property would not change the alignment of the road. Commissioner McDowell felt that diagonal parking would be a potential option. Commissioner Tate asked about the connective action and if the Ignite property should be included in the BLM Plan. Ms. Paronto explained that since it is private property it would not need to be included.

Mayor Widmyer suggested a couple different scenarios and options for the road be brought forward to Council at the appropriate time. Councilmember Gookin asked if any of the roadway alignments would affect the proposed location of the carousel. Mr. Boyd explained that if the road were closed it would potentially cause a move to the proposed carousel site; however, even with the alignment it may move a bit. Councilmember McEvers felt that the encroachment into the park creates new space, so it is a tradeoff to get more space. Mr. Anthony clarified that the Mullan Avenue design allows an option for it to be closed seasonally and/or with special events and that the realignment plan provides a compromise, as well as meets the goal of providing a safer pedestrian crosswalk area. Mr. Anthony explained that he is looking for direction on placement of the carousel at this time as the Carousel Association is ready to solicit donors and they need to have a location established to formalize those donations. The Carousel Association feels they need some assurance with the City for a location in this area so they can move forward with fundraising.

**MOTION:** Motion by Councilmember Adams, seconded by Councilmember Gookin to direct staff to negotiate a lease agreement with Coeur d'Alene Carousel Association.

**DISCUSSION:** Councilmember Miller expressed concern regarding the approval of a lease for space that hasn't had a plan approved yet and that community input will no longer be solicited. City Administrator Jim Hammond concurred that it is a little early for normal lease negotiations; however, this will allow the Carousel Association to strike while their funding sources are ready and believes it makes the statement that the City wants the carousel in this area. Councilmember Adams felt there was plenty of room within the vicinity to include the carousel and that it would be a good addition.

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

**RECESS:** Motion by Councilmember Gookin, seconded by Councilmember Adams to recess to July 14, 2015, at 1:00 p.m., in the Library Community Room (702 Front Avenue) for a Workshop regarding the Fiscal Year 2015-2016 annual appropriation budget. **Motion Carried.**

The meeting adjourned at 4:17 p.m.

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Steve Widmyer, Mayor

ATTEST:

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Renata McLeod, City Clerk