

MINUTES OF A CONTINUED MEETING OF THE  
COEUR D'ALENE CITY COUNCIL  
HELD IN THE LIBRARY COMMUNITY ROOM  
ON MARCH 15, 2019 AT 12:00 NOON

The City Council of the City of Coeur d'Alene met in continued session with the Parks and Recreation Commission in the Library Community Room held at 12:00 NOON on March 15, 2019, there being present upon roll call a quorum.

Steve Widmyer, Mayor

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

Scott Cranston ) Members of the Parks and Recreation Commission Present  
Mike McDowell )  
Bridget Hill )  
Jim Kinnard )  
Ginny Tate )  
Christie Wood )  
Jim Lien ) Commission Member Absent

**STAFF PRESENT:** Troy Tymesen, City Administrator; Mike Gridley, City Attorney; Randy Adams, Deputy City Attorney; Renata McLeod, City Clerk; Kyle Marine, Assistant Water Superintendent; Terry Pickel, Water Superintendent; Hilary Anderson, Community Planning Director; Sean Holm, Planner; and Bill Greenwood, Parks Superintendent.

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

**ATLAS WATERFRONT PROJECT**

**STAFF REPORT:** Parks and Recreation Director Bill Greenwood explained that the purpose of the presentation was to allow the Council and Parks and Recreation Commission the opportunity to review the concept for the Atlas Waterfront space. He noted that there will be additional community input opportunities over the next few weeks and that they have engaged in community processes since December 20, 2017. Mr. Greenwood noted that this is a concept that is in flux, as they continue seeking community input. The Parks and Recreation Commission will have another meeting on Monday and accept additional public input. Additionally, the currently funded project is for a "clean and green" project concept. After the Atlas presentation, Mr. Boyd will speak in regard to the BLM Corridor master planning and will go over new opportunities that seem timely now that the City has ownership of the Atlas site.

Phil Boyd, Welch Comer President, presented an overview of the design and noted that the financial feasibility study clarified that there will only be enough funding at this time for a “clean and green”-style trail project. There are some additional funds in the Lake District and this is an opportune time to discuss options for use of those funds and to give some general guidance in priorities. He presented a drawing of the “clean and green” project concept, which includes a gravel pedestrian trail, shoreline stabilization with vegetation, and no developed water access. The current design includes one road into the parking area and connects into the Centennial Trail. The cost for development of the “clean and green” design is estimated to be \$3.5 M, which includes site grading, shoreline stabilization, paved trail, restroom and picnic shelter. They have received input regarding other potential improvement with cost estimates, such as a dog water park, several future water access points, ADA accessibility enhancements, a natural-style playground, and a trail underpass crossing at Suzanne Road. Mr. Boyd noted that they would like to see how the Council and Commission would prioritize these items going forward, and reiterated that there are additional items for potential park support and revenue opportunities. Revenue options could be a food truck vendor location, vendor/police building, maintenance building, and day use/lease docks. Mr. Boyd noted that the costs may look high, but the proposed buildings would be a very high quality to prevent future maintenance costs. Estimated revenue could be \$120,000-\$150,000 per year. He explained that the docks would be floating docks and not get beat up as much when water levels changes.

**DISCUSSION:** Councilmember McEvers asked if the parking lot is the only one proposed. Mr. Boyd noted that it would contain 65-70 spaces. Councilmember McEvers noted that there will likely be an impact to future neighborhoods and expressed concern that it would not be enough parking. Mr. Boyd said that the neighborhood parking concept was to maximize greenspace and minimize paved areas. He clarified that the ratio for parking-to-greenspace meets criteria, and there is some space to add parking later. They will review the interior parking for on-street as they move forward. Commissioner Cranston noted that his prioritization of the list would include options 1, 2, and 6 (site grading/retaining walls, vegetative shoreline stabilization, and irrigation systems) as he felt that the common theme was a community desire for water access. He believes that if they do not formalize access, then citizens will make their own access points and disturb the shoreline stabilization efforts. Additionally, he believes it should be done now to avoid it not getting done in the future. Commissioner Wood said she agreed with Cranston’s priorities, but has not seen the need for a water feature as the development is waterfront. Mr. Boyd noted that the water feature was an aesthetic element, and there are times of the year when one would not access the water and it could be built to be a toddler-type feature. Commissioner Tate noted that she had attended the Centennial Trail and Pedestrian and Bicycle Advisory Committee meetings where this concept was shown, and the Prairie Trail underpass crossing at Suzanne Road was not well received due to safety concerns in the tunnel. Councilmember Gookin asked if people launch kayaks on the river. Mr. Boyd confirmed that people launch kayaks upstream. Commissioner McDowell said that he also agrees with Commissioner Cranston’s priorities and would add that they received favorable public input regarding the natural playground landscape. The underpass and water feature would be nice, but with the limited budget he felt the other pieces are a higher priority. Commissioner McDowell also noted that maintenance is another issue and some park facility space will be needed to store equipment. Commissioner Kinnard asked when the dog park would be opened. Mr. Boyd noted that it would be the spring of 2020.

Mayor Widmyer asked if the natural-style playground would have playground equipment features in it. Mr. Greenwood noted that the public input was to provide a natural-style park; however, there is a little liability if the City creates the pieces themselves. There are pieces of equipment that fit the theme that they can buy and it would be safe and look like logs and natural elements. Commissioner Wood noted that going with a timber theme was also in honor of the industry that was located on the site in the past. Councilmember Miller said that if items do not get done now, they may never get done, but there are other sites that can absorb some of the optional features. She noted that the main goal is water access and that potentially the Blackwell Island site would work for a dog park and the kayak launch could be on the west side of Tubbs Hill. Councilmember Miller commented that pedestrian access to the river is the key public input and a priority and she expressed concern with parking and agreed that the water feature may be too much with the waterfront property. Mayor Widmyer said that the estimated cost of \$65,000 for a dog park was a reasonable price and with shared mobilization costs there would be a cost benefit of staying at this site rather than going to another spot. Commissioner Wood said that she is on the site often with her dogs and people have expressed excitement for a little waterfront for dog owners and feels they would be very respectful and clean up after their dogs and that it would be great to have the Blackwell site as well. Councilmember McEvers noted that the old Osprey restaurant had lease docks but the docks took a beating on the river, and they had difficulty managing it, and he reiterated the need for more parking. Councilmember Miller asked if anyone has sought out permits for the docks. Mr. Boyd said that the City has the riparian rights as the owner and if certain criteria are met the docks could get permitted, but he has not moved forward with any applications.

Councilmember Gookin noted that the public did not seem to like the dock idea, and wondered what was driving the proposal. Mr. Boyd said that the idea came from the steering committee's desire to get revenue out of the park to assist with maintenance costs. Mr. Greenwood noted that he was concerned about the maintenance of docks as well, but does see a need for options. He noted that there are a lot of rental companies in town and they are almost over burdening the downtown dock launch and that revenues would go into the Parks Capital Fund. Councilmember Gookin asked the City could expand the docks at Independence Point. Mr. Greenwood confirmed that they can look at options at Independence Point, but there are some cost efficiencies to already being in the Atlas area, which brought this option forward. Councilmember Miller asked about congestion around this area of the river. Mr. Boyd said that in early discussions they discussed the option of making it a "no wake" zone. Additionally, they discussed the existing log booms in the area that could be removed to open the river up a bit or, on the contrary, by leaving them in and putting in more it could mitigate the waves. Commissioner Cranston noted that they have been looking at the issue of rental companies in town that are meeting customers at the dock and requests have come in to have commercial moorage dock space to allow vendors to keep boats in the water, which would keep trailers off the streets. He noted that this may not be the location but they should still look at it. Commissioner Wood noted that some of the public has expressed concern regarding the children getting into traffic with boats, but she would like to continue to look at dock/launch options and the expenses associated with upkeep as it would provide revenue for the park to pay for itself. Mayor Widmyer added that he thinks the commercial vendor area would need additional parking. Mr. Boyd noted the west marina area would be day use and annual leases, and not

intended for vendors. The west-end space would be available to residents and the other dock would be day use, so no need for car parks. Councilmember McEvers expressed concern regarding the maintenance cost for docks, and suggested that they look at costs to manage and maintain all park space. Mayor Widmyer confirmed that the previous public input was opposed to a marina-type dock development and he was looking for some sort of input at this time. Councilmember Miller said that she agrees with priorities previously discussed and would like to see a phased approach to the docks.

Commissioner Hill asked for clarification regarding the funding available for the “clean and green concept,” and questioned what other funding is available for the other options. Mayor Widmyer noted that there will be additional discussions regarding prioritizing projects for the Lake District. Commissioner Hill noted that a general amount from the funding would be valuable information for the Commission to have. Mr. Boyd noted that in their discussion with ignite cda, they might have \$7.5 Million within the Lake District and potentially lots of projects, but they are just looking at public space projects at this time. Councilmember Gookin felt that vendor space was a good revenue source, as well as parking fees, and that the commercial space will be beneficial. Water Superintendent Terry Pickel noted that the City has historical water rights in the area previously used for logs and fire protection. He has applied for the rights to be given to the City and will look to it as an irrigation source rather than using the domestic system, which would save approximately \$100,000 in cap fees, and the City could transfer the water rights to the Parks Department. Commissioner McDowell noted that they are looking at \$2.1 Million in optional items, including a maintenance facility, and they may get some grant funding in the future to help with those costs. Mr. Greenwood confirmed they are waiting to hear the results of a few grant applications. Mayor Widmyer suggested that they move the dock discussion forward, but lower on the priority list, as the other items are more important for funding first, and encouraged the Commission to continue the discussion. Mr. Boyd noted that he will analyze maintenance costs.

**MOTION:** Motion by Gookin, to remove all docks from the proposal. **Motion died** for a lack of second.

#### BLM CORRIDOR PROJECTS WITHIN THE IGNITE LAKE DISTRICT

Mr. Boyd noted that when ignite asked about potential projects to be funded, it was an opportunity to look at BLM property, since the City has Atlas ownership. The property can use mitigation of knap weeds, rocks, and basic land mitigation with a replacement of dryland grass seed so there is no immediate need for irrigation. Additionally, they would recommend a restroom, a picnic shelter, and some gravel walking paths be installed. In summary, Mr. Boyd presented the cost summary sheet for improvement options and the recommendations for Lacrosse and potential revenue options.

**DISCUSSION:** Councilmember McEvers asked what the recommendations were for a Lacrosse intersection. Mr. Boyd noted that there is public street right-of-way that goes to the edge of Lakewood, so to complete the connection the City would need private property owners to finish the road. Conduit would be placed for a future signal. Councilmember McEvers asked about access to Bellerive. Mr. Boyd said there is a fire access point that would go there, which would

be gated. Mayor Widmyer asked Mr. Greenwood if it make sense to invest in this area. Mr. Greenwood confirmed that it would be a good area to invest in and that they have some obligations here that would be good to fund, such as infrastructure, which would provide the ability to do more in the future. He noted that flush restrooms would cost approximately \$225,000 and, if it cannot be funded at this time, it can be plumbed for the future. Commissioner Cranston felt that the City should prioritize funding of the infrastructure on the BLM property and they could work with user group partners after the infrastructure is in place to complete the active use fields. Mayor Widmyer noted that he walks the area and confirmed that it is a long way between restrooms.

Councilmember Gookin asked what the status of the Union Pacific properties was. Mr. Tymesen stated that the property is under contract with the private developer and is on its 13<sup>th</sup> extension, and that the City is in communication with the developer and trying to solve title issues. Councilmember Miller wondered if the commercial dock leases could be moved to this location. Mr. Boyd noted that if the docks were move there, it would require parking. Mr. Greenwood felt that it would help solve the demand being experienced at 3<sup>rd</sup> Street, and has put a request in with the Department of Lands to allow for vendors to bid to build a dock on the City's riparian rights.

Mr. Tymesen noted that the City's Comprehensive Plan study is in process and that bids for proposals were due today. The City will look at their recommendations and look at traffic flows. Density will be a big discussion item in all the public engagements. Commissioner Hill and Cranston asked for final clarification from Council as they move forward. Mayor Widmyer noted that the City would like the Commission's priority items voted on and ranked in order. Councilmember Miller said that she would like to see the phasing of the priority list as well. Mayor Widmyer would like the Commission to provide their thoughts on Lacrosse priorities as well. Councilmember McEvers said that he thinks it's important to have connectivity. He told the commission that they should look at the money part of the equation later, and that they should look at the big picture.

#### **PUBLIC COMMENT:**

Cindy Livingstone, Coeur d'Alene, said that she lives along the river and serves on the Centennial Trail Board. She thanked the Council for providing this area and felt the concept was pretty. She hoped the Council would consider a comprehensive plan for the area by looking at the whole corridor with the mindset of 15 to 20 years from now. She expressed concern with the number of docks proposed throughout the corridor from the BLM piece to Mill River.

Sandy Emerson, Coeur d'Alene, noted that he served on the County Waterways Board for many years and they tried to develop amenities like this over the years. He expressed the importance of the area as being some of the last remaining waterfront area. He has heard many comments that you can't have launches on rivers, but many cities have rivers, not lakes, and many have launch locations and it very feasible. He noted that in regard to the water feature amenity, it would be important to plumb it in advance and potentially look for sponsorship for the piece at a later date. He commended everyone involved for their hard work.

Lloyd Stewart, Coeur d'Alene, asked Council to consider flip-flopping the dog park and the ADA accessible area, as wheelchair bound people often have lower immune systems.

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

The meeting adjourned at 1:31 p.m.

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Steve Widmyer, Mayor

ATTEST:

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Renata McLeod, CMC  
City Clerk