

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

MAY 7, 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, May 7, 2019 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

**PLEDGE OF ALLEGIANCE:** Councilmember McEvers led the Pledge of Allegiance.

**Proclamation of Wildfire Community Preparedness Day – May 4, 2019** – Mayor Widmyer proclaimed May 4, 2019 as Wildfire Community Preparedness Day. Fire Inspector Bobby Gonder accepted the Proclamation and noted that they have had a community event last weekend with the Fernan Hill community and will have another event next weekend with the Armstrong Park Hill group. Last year both areas of the community were nationally recognized as a “Fire Wise Communities” due to their efforts in reducing fuels in their local areas. Mr. Gondor noted that this year, he and NIC Carpentry students built a small model of a community with landscaping, houses, and roadways to demonstrate how fires run through hillsides. The model was lit on fire and filmed to demonstrate how fire moves through wildland. This film will be aired on CDATV and the city webpage.

**Presentation regarding the 2nd Annual Compost Giveaway -** Wastewater Superintendent Mike Anderson noted that the City was able to give away approximately 200 yards of compost to area residents during the weekend of April 20, 2019. The intent behind the giveaway event is to get residents to test out the compost product. Mr. Anderson noted that 75% of the people were first time users of the product. Councilmember Miller thanked him for this program and questioned how the product would affect the watershed areas rather than the use of chemical filled products. Mr. Anderson noted that the compost was a slow release product and is specifically a soil amendment. Councilmember Edinger noted that the compost was used in McEuen Park many years ago and it did make the grass grow and was very clean. Councilmember English asked where people can buy the product. Mr. Anderson noted that there are three suppliers currently carrying the product; Northland, Rockhound and Tumblestone Nurseries.

**Presentation regarding the Museum of North Idaho Relocation Concept** - Jon Mueller, Landscape Architect with Architects West and Julie Gibbs, Board President of the Museum of North Idaho explained that Museum has outgrown its current location. Ms. Gibbs noted that last year was the Museum's 50<sup>th</sup> anniversary and they have appreciated the partnership with the City over those years. They have discussed the vision of becoming a premier regional Museum, and it would be difficult to do that at its current location. When the opportunity arose to consider the use of the historic J.C. White House building and relocate south of the City Hall parking lot, the Museum Board felt it was worth exploring. Ms. Gibbs thanked the Tubbs Hill Foundation and the Launder Family, the current owners of the White House. Mr. Mueller presented the area map and a draft concept drawing for how the building would fit on the site. There is interest in saving the White House and that started the discussions about how the structure could work as a piece to the Museum expansion with the future addition of two wings, including basements for storage or additional exhibit space. He explained that they would want to take advantage of some of the outdoor natural space for gathering and/or exhibits. They have begun discussions regarding the actual ability to move the house, the route, and what it would take for permitting such a move.

Mayor Widmyer noted that as the Museum began discussions, they understood there would be many steps along the way. The first step was to get the endorsement of the Museum Board and the Tubbs Hill Foundation, which they did. The next stop was the Ignite Board where they received a thumbs up to continue discussions. The Mayor noted that now is the time for the City Council to say if it is worth continuing forward with discussions. Councilmember McEvers asked about the location of the public entrances. Mr. Mueller noted that there would be two front doors, one on the North and one on the South, as they purposefully planned to be able to accommodate groups on the south and access to/from the park to the North. Mayor Widmyer noted that the reason for discussing moving the building was that the property owners verbalized that they have different plans for the property and want to move forward without the building on the land. Mr. Mueller reiterated that this building is a piece of history, as there is significance to what J.C. White provided to our community and architecturally there are only a couple houses in the area from that same time period. Mayor Widmyer noted that the next step will be for the Museum to present a final request to the Council for decision purposes. Mr. Mueller noted that he looks forward to having an answer by the end of May. Councilmember Miller thanked everyone for their efforts in this great collaborative effort. Mayor Widmyer noted that Julie Gibb, Jon Mueller, and Dorothy Dahlgren have been great leaders and this will continue to be a team effort.

#### **PUBLIC COMMENTS:**

Elizabeth Hinkel, Coeur d'Alene, expressed concern about the rescuing of the White House, as she felt that funds were better used to build a new structure for the Museum and photographs of the building should be good enough record of its history. She noted that years ago there was a plan for a new Museum facility to be built on Northwest Boulevard and wondered about the cost to renovate the White House building after it is moved. She questioned who would be paying for the move and expressed that she does not want her tax dollars used for the move. Mayor Widmyer explained that this deal would be structured the same as the Carousel Foundation project, wherein the Foundation paid for the structure and the City provided the land. He noted that the Museum has acknowledged that they have fund raising to do and that a new Museum

was going to cost \$6-\$8 Million dollars. Councilmember Gookin noted that many people have commented regarding the lack of historical structures in the downtown area and buildings are rapidly disappearing.

Maryjo Kringess, Coeur d'Alene, expressed concern that there is a conflict of interest of the Museum Board members, as she is concerned that the property at 8<sup>th</sup> and Sherman will be changed to R-34 zoning. She noted that the land where the house will be moved is funded by taxpayers through ignite cda. This deal would clear a corner on Sherman and moves the building into a residential space that is not as accessible as the Museum is now. There are three real-estate developers on the ignite board and believes that is a significant conflict of interest. Additionally, the City has not updated the comprehensive plan since 2007, it should be updated before any more land trades or R-34 zoning is allowed. Councilmember Gookin asked the Community Planning Director Ms. Anderson to address the downtown overlay district densities, as both parcels being discussed are within that overlay district. Ms. Anderson noted within the downtown overlay district one can build higher density and a higher height, civic use could be 45' high and as residential use it would be 38' in height. Councilmember Gookin explained that the property south of City Hall would become public space with the Museum use and it could have high density on it otherwise.

Richard Price, Coeur d'Alene, stated that he is neutral on the issue; however, it seemed that the parking would be an issue as it is using the City Hall parking lot. As a resident he wants to be able to park without a fee, and not fight for space to park with other uses. He thinks non-residents should pay double the price for parking and residents should park for free.

Councilmember English noted that he saw this presentation at the ignite meeting and he is excited about the project. He clarified that this move will provide an exterior piece of history; however, it has an updated interior for the Museum to use. He noted that there may have to be negotiations on the parking and they may need to provide more; however, he feels it will balance out throughout the process.

#### **COUNCIL ANNOUNCEMENTS:**

Councilmember Miller noted that she recently was the Master of Ceremonies at the Safe Passage's breakfast and thanked Police Chief Lee White and Chief Prosecuting Attorney Wes Somerton in their pledge to stop domestic violence to the best of their abilities. Additionally, the Library Director gave a presentation to the School Board and got affirmation for the planning of an exterior access public library branch at the new Prairie Elementary School. Additionally, other cities, and some cities in other states, are now looking at putting public library branches within the public schools, using the City of Coeur d'Alene as an example. She stated that she is proud of our Library.

Mayor Widmyer requested the appointment of Mary Lee Ryba and Margaret Behrmann to the Arts Commission, and Joshua Gore to the Design Review Commission.

**MOTION:** Motion by Evans, seconded by McEvers to appoint Mary Lee Ryba and Margaret Behrmann to the Arts Commission, and Joshua Gore to the Design Review Commission.

**Motion carried.**

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

1. Approval of Council Minutes for the April 16, 2019 Council Meeting.
2. Approval of Bills as Submitted.
3. Setting of General Services and Public Works Committees meetings for Monday, May 13, 2019 at 12:00 noon and 4:00 p.m. respectively.
4. Setting of a Public Hearing on **June 4, 2019** for the Appeal of the approval of SP-1-19: Located at 215 W. Mill, 1715,1705, 1719 N. Govt Way, 208 W. Davidson; a requested Special Use Permit in the R-17 & C-17L zoning district for an R-34 Density Increase
5. Approval of a Cemetery Lot transfer from Leland Baisch to Eveline Baisch for Lots 01, 02, 03; Block 17, Section D of Forest Cemetery
6. **Resolution No. 19-013 - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE BELOW MENTIONED AGREEMENTS AND OTHER ACTIONS OF THE CITY OF COEUR D'ALENE INCLUDING: AN AGREEMENT WITH COEUR D'ALENE BMX ASSOCIATION FOR THE USE OF THE CHERRY HILL COMMUNITY PARK; AN AGREEMENT WITH ROBERT GREEN, SANTEE VALLEY DEVELOPMENT, LLC, FOR SUBDIVISION IMPROVEMENTS AND FINAL PLAT, AND APPROVAL OF SECURITY FOR SUBDIVISION IMPROVEMENTS; A QUIT CLAIM DEED FOR A FIVE FOOT STRIP OF PUBLIC RIGHT-OF-WAY TO RONALD AYERS; AND ACCEPTANCE OF A QUIT CLAIM FOR PUBLIC RIGHT-OF-WAY AND A UTILITY EASEMENT FROM ASPEN HOMES AND DEVELOPMENT, LLC.**

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

#### **RESOLUTION NO. 19-014**

**A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, DECLARING ITS INTENT TO EXCHANGE REAL PROPERTY OWNED BY THE CITY OF COEUR D'ALENE, LOCATED AT 102 AND 106 E. HOMESTEAD AVENUE, COEUR D'ALENE, IDAHO, FOR REAL PROPERTY OWNED BY THE SOCIETY OF ST. VINCENT DE PAUL IN THE CITY OF CDA, INC., AND THE ST. VINCENT DE PAUL SALVAGE BUREAU, INC., LOCATED AT 1516 AND 1620 E. SHERMAN AVENUE, COEUR D'ALENE, IDAHO, AND TO SET A PUBLIC HEARING FOR FURTHER CONSIDERATION OF THE EXCHANGE.**

**STAFF REPORT:** City Attorney Mike Gridley explained that the City owns a land located at 102 and 106 East Homestead in Coeur d'Alene (valued at \$500,000). The Society of St. Vincent De Paul In the City of Cda, Inc. and the St. Vincent De Paul Salvage Bureau, Inc. own properties located at 1620 East Sherman Avenue, known as the Sandman property, (valued at \$425,000) and 1516 East Sherman Avenue, known as the Star Haven property (valued at \$375,000) in

Coeur d'Alene, with a total value of both properties of \$800,000. The City and the Society of St. Vincent De Paul In the City of Cda, Inc. and the St. Vincent De Paul Salvage Bureau, Inc. are proposing to exchange these properties for the mutual benefit of each party. The City will also pay Three Hundred Thousand Dollars (\$300,000) to the Society of St. Vincent De Paul In the City of Cda, Inc. and the St. Vincent De Paul Salvage Bureau, Inc. The exchange as proposed is for equal value. Mr. Gridley provided a photograph of each of the properties and requested the Council set a public hearing for June 4, 2019 and express their intent to conduct a property exchange under Idaho Code.

**DISCUSSION:** Mayor Widmyer noted that the Homestead property is currently under a long-term (75 year) lease between St. Vincent and the City. Councilmember Miller asked if during the public hearing will there be formal appraised values presented. Mr. Gridley noted that these are market values and felt it would serve just as well as an appraisal. Ms. Anderson noted possible uses for the East Sherman properties and presented a map provided by Community Builders that broke the East Sherman area up into different nodes. The properties being discussed for trade fall within the "core" area of the district, demarking the area of high potential and current activity. She noted possible uses at the Star Haven property could include food vendor courts with leases to bring in revenue, including a restroom and option for a beer and wine vendor, other ideas could be pop up shops, or a year-round farmers market or a Co-op Market. The City could also leverage the property and release an RFP to developers to submit ideas/concepts. One example of that would be for an affordable housing project on the property through a public-private partnership to guide the type of development that is desired on East Sherman. Councilmember Gookin noted that there doesn't appear to be an adopted plan at this time, and there has been no past discussion about the City owning property on Sherman. She noted that for the Sandman site there could be opportunities for public parking lots, pocket park including fitness zones, artistic elements such as a mural wall or movie wall, or interactive art or play features possibly in partnership with Gizmo and the Arts Commission, and games, or farmer's market areas with an opportunity for a festival street on 17 Street. Ms. Anderson noted that the draft master plan for East Sherman includes some related action item such as encouraging a variety of housing choices, flexible public places and creation of a parking lot. Additionally, there are seven vision statements from the draft Master Plan that are supportive of the ideas presented tonight.

Councilmember McEvers asked for clarification regarding what the City would be accomplishing by buying dirt. Ms. Anderson noted that this is a unique opportunity because the City owns the property on Homestead, and that by acquiring the Sherman Avenue properties it gives the City an opportunity toward redevelopment and control the property to do something other than transitional housing. Mayor Widmyer clarified that the Council has all acknowledged that East Sherman is an area that needs revitalization. This is an opportunity for the City to get more involved, as the result of inactivity over the years are working. Additionally, there has been a huge push to create an urban renewal district in the area, which the Mayor would like to see the area developed outside of a new district. The Mayor stated that this might be the push to get more outside investment into the area after the City's investment is noted. Councilmember Gookin expressed his desire to see a more detailed master plan for East Sherman. He expressed concern that during the last few strategic planning sessions this idea was not brought up and it seems hasty. Councilmember Gookin felt this was not a noted priority for this fiscal year and

does not believe it has been a transparent process. He stated that this was not allocated within the budget and felt that there was no extra money available at the budget creation time and expressed concern that now there is money available, so he will be opposed to the approval to move this forward. The Mayor clarified that the City has been talking about East Sherman for a long time, and that this wasn't in the budget discussions as this opportunity wasn't available at that time. He noted that this would be an investment that shows the City is concerned with East Sherman and that one can't always plan for things in the budget as unknown opportunities come up, as is the case for this proposal. Councilmember Gookin stated that he felt the City is trying to resolve a problem of St. Vincent de Paul. The Mayor clarified that the two properties on Sherman came up for sale and talks came forward regarding this opportunity at that time. Councilmember Evans noted that the City has been working toward revitalizing East Sherman for years and noted that Councilmember Gookin had sat in on some of those sub-committee discussions. Councilmember Miller stated that she would like to hear what the public has to say about all this and that setting a public hearing would provide that opportunity. She felt that an appraisal would ensure more of a fair trade, and that this is a wise move to take advantage of space on East Sherman so that there are opportunities for parking to encourage private business.

**MOTION:** Motion by Miller, seconded by Evans, to approve **Resolution No. 19-014** Declaring the Intent to exchange property with Society of St. Vincent de Paul in Coeur d'Alene, Idaho, Inc., and setting a June 4, 2019 public hearing for the consideration of the exchange of certain parcels of real property known as 102 and 106 East Homestead Ave., and 1516 and 1620 E. Sherman Avenue, in Coeur d'Alene, Idaho.

**DISCUSSION CONTINUED:** Councilmember English noted that he has been involved in nonprofits and government most of his life and a budget is a tool and a guide and should not be locked in to cut off creativity. Sometimes an opportunity comes up so you need to have the leadership to take a potential risk and East Sherman has been an issue for a while. He noted that this is a unique opportunity and he felt that the City should take advantage of it and hopes it can be a catalyst for economic development of the area.

**ROLL CALL:** Evans Aye; Miller Aye; McEvers Aye; Gookin No; English Aye; Edinger Aye.  
**Motion Carried.**

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

The meeting adjourned at 7:20 p.m.

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Steve Widmyer, Mayor

ATTEST:

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