

WELCOME
To a Regular Meeting of the
Coeur d'Alene City Council
Held in the Library Community Room, 702 Front Avenue, at 6:00 P.M.
AGENDA

VISION STATEMENT

Our vision of Coeur d'Alene is of a beautiful, safe city that promotes a high quality of life and sound economy through excellence in government.

The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of Public Hearings. Any individual who wishes to address the Council on any other subject should plan to speak when **Item F - Public Comments** is identified by the Mayor. The Mayor and Council will not normally allow audience participation at any other time.

July 16, 2024

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: Raydeane Owens: Heart of the City Church

C. PLEDGE OF ALLEGIANCE

D. AMENDMENTS TO THE AGENDA: Any items added less than forty-eight (48) hours prior to the meeting are added by Council motion at this time. [Action Item.](#)

E. PRESENTATIONS:

1. Proclamation – July 20, 2024 as Lemonade Day

Accepted by: Bretta Provost, Lemonade Day City Director

2. Presentation – Fiscal Year end September 30, 2023 Financial Statement Audit

Accepted by: Toni Hackwith, Managing Member, Alpine Summit CPA's

F. PUBLIC COMMENTS: (Each speaker will be allowed a maximum of 3 minutes to address the City Council on matters that relate to City government business. Please be advised that the City Council can only take official action for those items listed on the agenda.)

G. ANNOUNCEMENTS

1. City Council
2. Mayor

- a. Appointments: Cody Goettl to the Pedestrian and Bicycle Advisory Committee and Shawn Harrington to the CDATV Committee.

*****ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

H. CONSENT CALENDAR: Being considered routine by the City Council, these items will be enacted by one motion unless requested by a Councilmember that one or more items be removed for later discussion.

1. Approval of Council Minutes for the June 24, 2024 and July 2, 2024 Council Meetings.
2. Approval of Bills as Submitted
3. Approval of Financial Report
4. Approval of the Outdoor Eating Facility Encroachment Application for Black Lodge Brewing located at 206 N. 3rd St.

As recommended by the City Clerk

5. **Resolution No. 24-052** – Acceptance and Approval of S-5-14 The Trails 6th Addition: Revised Final Plat

As recommended by the City Engineering Project Manager

I. OTHER BUSINESS

1. **Resolution No. 24-053** - Approval of an amendment to the City's current Classification and Compensation Plan, specifically to the Programmer classification.

Staff Report by: Melissa Tosi, Human Resources Director

2. **Resolution No. 24-054** - Approval of development agreement with GS4 Property LLC for the development of property located at 15th Street and Best Avenue.

Staff Report by: Hilary Patterson, Community Planning Director

3. Presentation on the Downtown Core and Infill Codes and Design Guidelines Progress Report

Staff Report by: Hilary Patterson, Community Planning Director

4. **Resolution No. 24-055** – An expression of support for Kootenai County to maintain the North Idaho State Fair at its current location, the Kootenai County Fairgrounds, and to provide the support necessary to continue operations at that site into the future.

Staff Report by: Councilmember Dan Gookin

J. RECESS

This meeting is aired live on CDA TV Spectrum Cable Channel 1301, TDS Channel 5, and on Facebook live through the City's Facebook page.

Coeur d'Alene

CITY COUNCIL MEETING

July 16, 2024

MEMBERS OF THE CITY COUNCIL:

Jim Hammond, Mayor

Council Members McEvers, English, Evans, Gookin, Miller, Wood

PRESENTATIONS

PROCLAMATION

WHEREAS, Lemonade Day is an annual, experimental program designed to teach our youth the essential skills of entrepreneurship by guiding them in starting, owning, and operating their businesses; and

WHEREAS, the City of Coeur d'Alene recognizes the importance of fostering an entrepreneurial spirit in our community's youth, contributing to their personal development and the future prosperity of our city; and

WHEREAS, Lemonade Day's entrepreneurial program empowers youth by teaching them how to earn their own money, set goals, boost self-esteem, and develop innovative mindsets, providing them with valuable entrepreneurial skills for life; and

WHEREAS, the community's involvement through mentorship, sponsorship, and patronage is crucial to the success of Lemonade Day, fostering a supportive environment for young entrepreneurs in Kootenai County; and

NOW, THEREFORE, I James Hammond, Mayor of the City of Coeur d'Alene, Idaho, do hereby proclaim July 20th, 2024 as

"LEMONADE DAY"

in the City of Coeur d'Alene. I encourage all citizens to support our young entrepreneurs by visiting their business, engaging in conversations about business, and fostering a spirit of innovation within our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of Coeur d'Alene to be affixed this 16th day of July, 2024.



James Hammond
James Hammond, Mayor

ATTEST:

Renata McLeod, City Clerk



1



A financial statement audit is
required by Idaho State Statutes



Primary
purpose:

Assures that the financial
statements, in all material respects,
fairly state the financial position as
of a certain date.

Statements conform with GAAP
(generally accepted accounting
principles) and Governmental
GAAP

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CITY OF COEUR D'ALENE

FINANCIAL STATEMENT AUDIT FOR THE YEAR ENDED SEPTEMBER 30, 2023

Independent Auditor's Report on Financial
Statements - ***Unmodified Opinion (clean)***
(pages 1-3)

Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on
an Audit of Financial Statements Performed in
Accordance with Government Auditing Standards
- ***Unmodified Opinion*** (pages 93-94)

Report on Compliance for Each Major Program
and on Internal Control over Compliance Required
by the Uniform Guidance – **City complied with
the compliance requirements** - (pages 95-96)

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GENERAL FUND HIGHLIGHTS

- THE GENERAL FUND IS THE CHIEF OPERATING FUND OF THE CITY
- AT THE END OF 9/30/23 THE FUND BALANCE OF THE GENERAL FUND WAS \$18M
 - UNASSIGNED FUND BALANCE WAS \$13M, WHICH REPRESENTS 25% OF REVENUES AND EXPENDITURES
- GENERAL FUND REVENUES INCREASED BY \$4.9M
 - \$1.7M WAS AN INCREASE IN PROPERTY TAXES – CLOSING OF THE LAKE DISTRICT, ONE OF THE URBAN RENEWAL DISTRICTS CONTRIBUTED TO MUCH OF THIS
 - \$2.7M WAS AN INCREASE IN FEDERAL GRANT REVENUE, WHICH WAS MAINLY RECOGNITION OF FEDERAL ARPA REVENUES IN THE CURRENT YEAR

4

GENERAL FUND HIGHLIGHTS

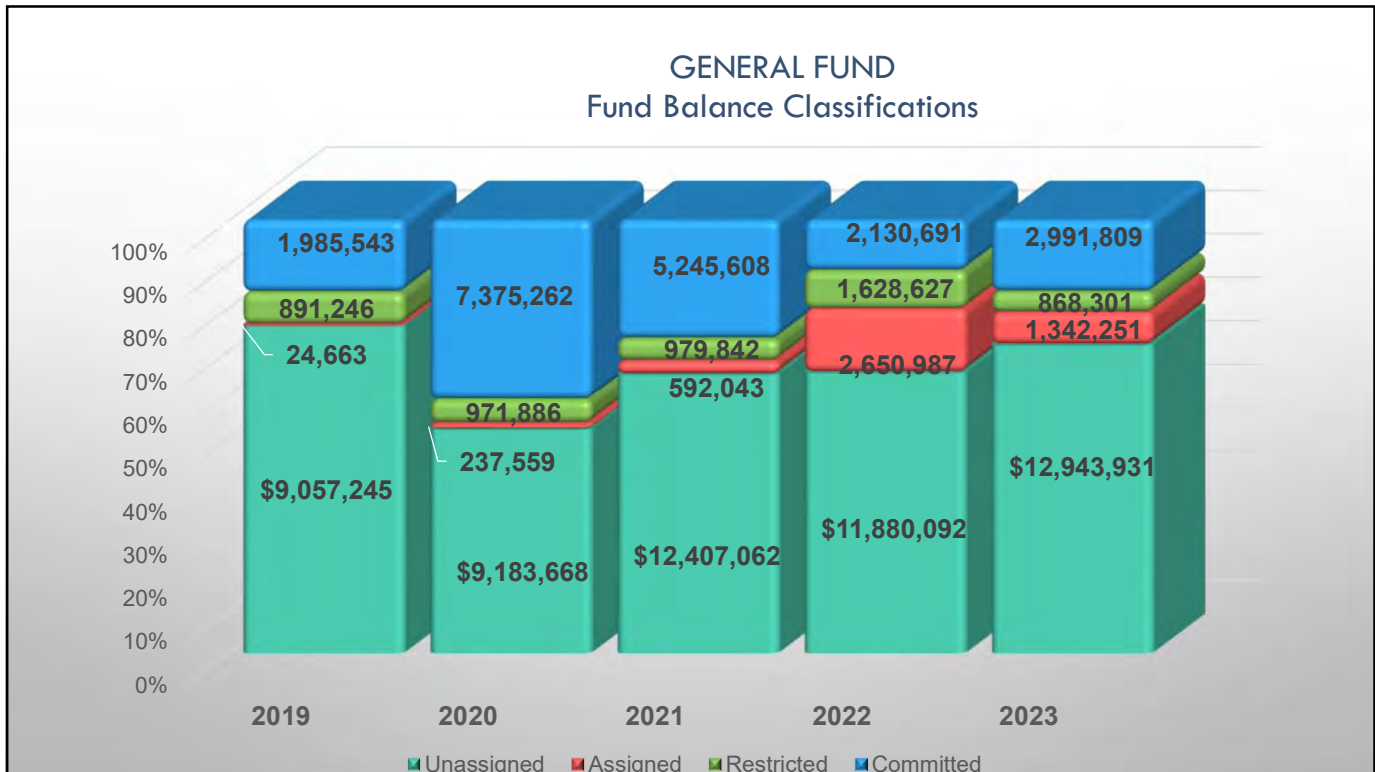
- GENERAL FUND EXPENDITURES INCREASED \$7.5M OR 17%
 - PUBLIC SAFETY INCREASED BY \$2.1M OR 8%
 - INCREASE IN WAGES AND BENEFITS
 - HIRING OF AN ADDITIONAL FIREFIGHTER
 - ADDITIONAL APPLICATIONS ANALYST IN THE POLICE DEPARTMENT
 - PUBLIC WORKS INCREASED BY \$1.3M OR 24%
 - OVERLAY AND CHIP SEAL
 - CAPITAL OUTLAY INCREASED BY \$2.8M OR 293%
 - POLICE DEPARTMENT EXPANSION
 - FIRE DEPARTMENT EQUIPMENT

5

GENERAL FUND
Revenues & Expenditures (Before Transfers)



6



7

WHY IS A FUND BALANCE IMPORTANT?

Revenue stream is not consistent month to month (property taxes received in July and January)

Provide prudent resources to meet unexpected emergencies (recessions) and protect against catastrophic events

Meet uncertainties of State and Federal funding

Protect the City from unnecessary borrowing

Helps ensure a credit rating that would qualify the City for lower interest costs (in case of needed borrowing)

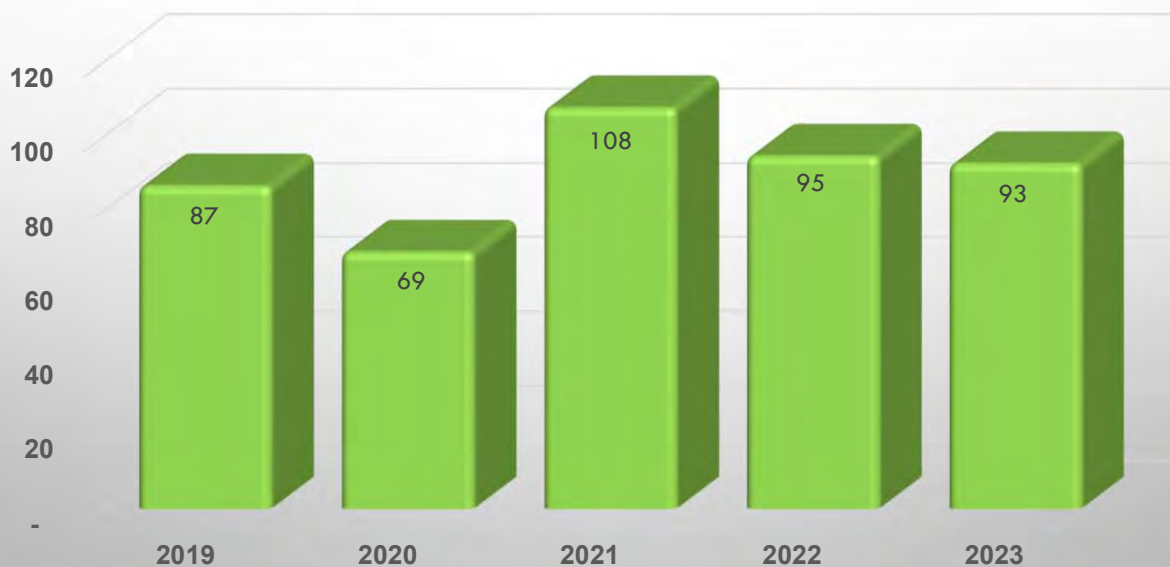
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The Government Finance Officers Association recommends *at a minimum*, that governments, maintain an *unassigned fund balance* in their general fund of no less than **two months** of regular general fund operating revenues or regular general fund operating expenditures.

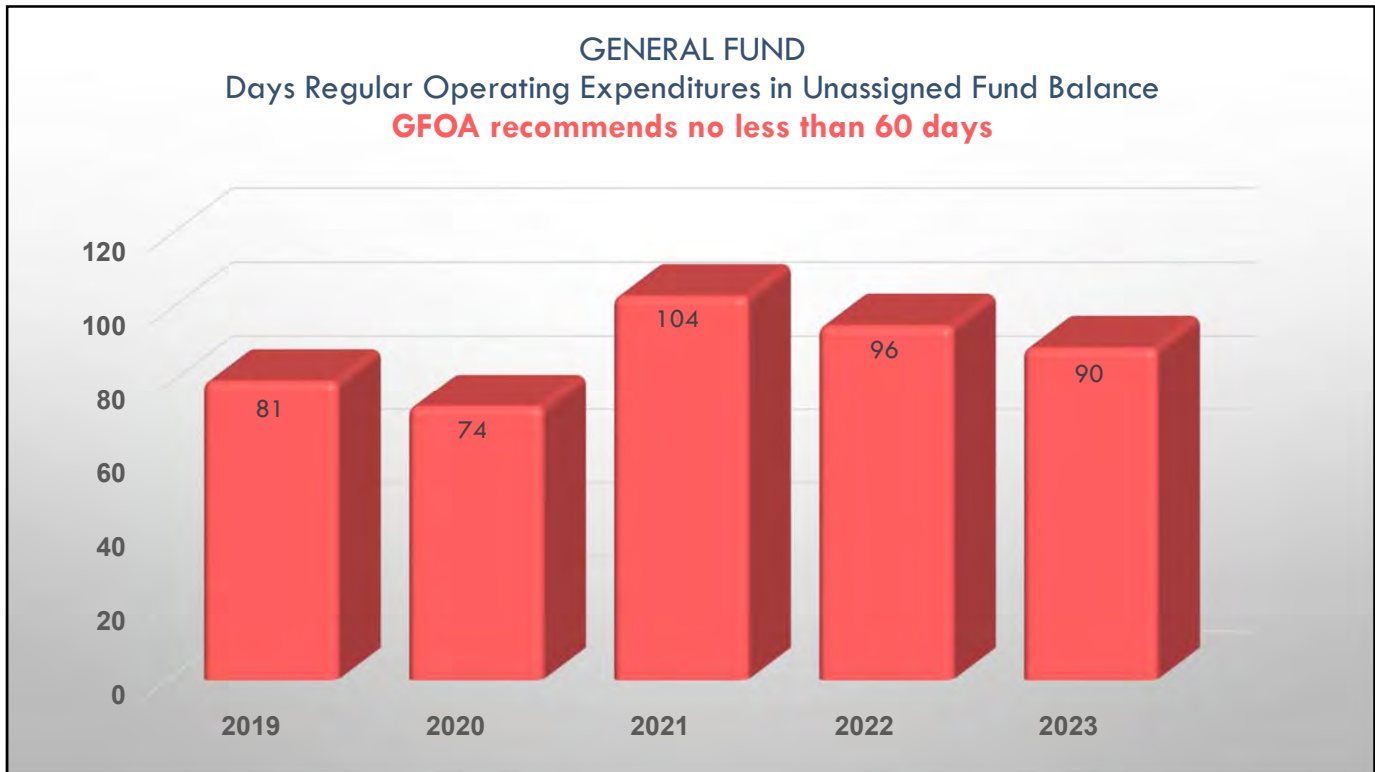
CITY OF COEUR D'ALENE

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GENERAL FUND
Days Regular Operating Revenues in Unassigned Fund Balance
GFOA recommends no less 60 days



10



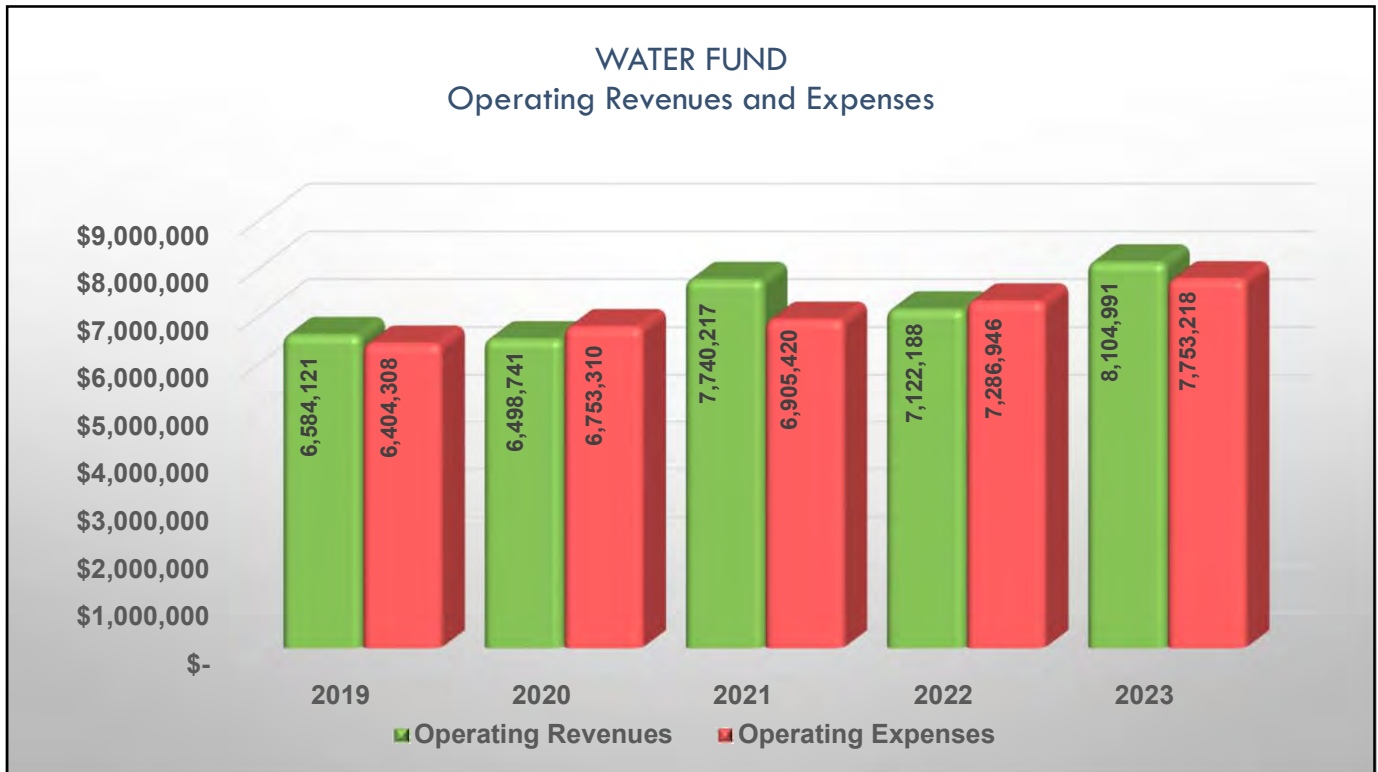
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CITY OF COEUR D'ALENE
AUDIT FOR THE YEAR ENDED SEPTEMBER 30, 2023

PROPRIETARY FUNDS - FINANCIAL HIGHLIGHTS:

- **WATER FUND**
 - OPERATING REVENUE INCREASED BY \$983K A 14% INCREASE FROM THE PRIOR YEAR.
 - OPERATING EXPENSES INCREASED BY \$466K A 6% INCREASE FROM THE PRIOR YEAR.
 - NET INCOME FROM OPERATIONS WAS \$352K – 2022 WAS A LOSS OF \$165K
- **WASTEWATER FUND**
 - OPERATING REVENUE INCREASED BY \$823K A 6% INCREASE FROM THE PRIOR YEAR
 - OPERATING EXPENSES INCREASED BY \$249K A 2% INCREASE FROM THE PRIOR YEAR.
 - NET INCOME FROM OPERATIONS WAS \$4.2M – 2022 WAS \$3.6M

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ANNOUNCEMENTS

MEMO TO COUNCIL

DATE: JULY 5, 2024

RE: APPOINTMENT TO BOARDS/COMMISSIONS/COMMITTEES

The following appointment is presented for your consideration for the July 16, 2024, Council Meeting:

CODY GOETTL PEDESTRIAN AND BICYCLE ADVISORY COMMITTEE (Appointment)

A copy of his Professional Data Sheet is attached, for your reference.

Sincerely,

Jo Anne Mateski
Executive Assistant

cc : Renata McLeod, City Clerk
 Monte McCully, Liaison to the Ped Bike Advisory Committee

MEMO TO COUNCIL

DATE: JULY 8, 2024

RE: APPOINTMENT TO BOARDS/COMMISSIONS/COMMITTEES

The following appointment is presented for your consideration for the July 16, 2024, Council Meeting:

SHAWN HARRINGTON

CDA TV COMMITTEE (Appointment)

A copy of his Professional Data Sheet is attached, for your reference.

Sincerely,

Jo Anne Mateski
Executive Assistant

cc : Renata McLeod, CDA-TV Comm Liaison

CONSENT CALENDAR

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

June 24, 2024

The Mayor and Council of the City of Coeur d' Alene met in a continued session of said Council at the Coeur d' Alene City Library Community Room on June 24, 2024, at 12:00 p.m., there being present upon roll call a quorum:

James Hammond, Mayor

Woody McEvers) Members of Council Present
Christie Wood)
Dan Gookin)
Dan English)
Kiki Miller)
Amy Evans) Member of Council Absent

DEPARTMENT HEADS PRESENT: Troy Tymesen, City Administrator; Renata McLeod, Municipal Services Director/City Clerk; Katie Ebner, Finance Director/ City Treasurer; Ted Lantzy, Building Official; Thomas Greif, Fire Chief; Melissa Tosi, Human Resource Director; Michael Priest, Library Director; Bill Greenwood, Parks & Recreation Director; Lee White, Police Chief; Todd Feusier, Streets & Engineering Director; Mike Anderson, Wastewater Superintendent; Kyle Marine, Water Superintendent; and Ryan Hunter, Deputy City Attorney.

CALL TO ORDER: Mayor Hammond called the meeting to order.

OVERVIEW: City Administrator Troy Tymesen said the workshop is being held to discuss the Preliminary Fiscal Year (FY) 2024-2025 Budget and for Council to provide input to staff. He stated that the budget for medical insurance is not locked in yet and the COLA for the Fire Department is still under negotiation.

STAFF PRESENTATION: Finance Director Katie Ebner's presentation included the following highlights:

- Since 2020, the taxable value for the city has increased by 126%. Valuations for residential property grew at a higher rate than commercial.
- Tax revenues generated from new construction and annexations have dropped over 70% compared to 2016. This is mainly caused by changes from the state legislature and rapidly increasing assessed values in the city. New growth tax revenue is capped based on a preliminary levy rate. When assessed values go up, the levy rate drops which reduces the funding to be captured from new construction each year, which compounds over several years.

- Due to the City's dropping levy rate and the 90% limitation imposed by the legislature, the City has lost an estimated \$1.8 Million in annual revenues from growth since fiscal year (FY) 2019-2020.
- The FY 2024-2025 budget includes \$2.2 Million being used from fund balance to supplement revenues and operations. To sustain a healthy financial outlook, fund balance should be considered one-time money for one-time uses.
- The preliminary budget reflects a \$4,118,167 dip into the fund balance, of which only \$1.9 Million is considered one time deficit spending. This leaves a projected ongoing deficit in the operations budget of \$2.2 Million.
- In order to move toward a balanced budget, it is suggested to cut the IT Coordinator request from the Police Department and the "sign-on bonus" line item, but honor bonus payments already promised. Also, take an additional 1% of foregone taxes to recover some of funds lost with the drop in new construction and annexation revenues. These changes would reduce the ongoing deficit by \$525,000.

DISCUSSION:

Mayor Hammond asked whether a complete remedy is expected given that the Assessor's office is addressing the disparity on the disproportionate changes for residential taxpayers, with Ms. Ebner responding that the assessed value that came in lower than expected may take effect and even out next tax year. Councilmember Wood recalled that since she's been on the Council, the City has had a very healthy fund balance and requested a history of the fund balance in the next budget presentation. Additionally, it would be good to know what is done each year to replenish the fund balance.

Councilmember Wood inquired on the proposed duties of the Operations Technology Position and why would it report to Municipal Services, with Ms. McLeod explaining that it is an IT position that will be assigned to Water and Wastewater to perform operations technology roles and part of the goal to centralize the existing IT system. Councilmember Gookin stated that he doesn't see the need for the position to be under MS and that the Water and Wastewater Departments can just share the position. Wastewater Director, Mike Anderson stated that they need an IT expert that would assist them in their operations in concert with the City's I.T. system. He added that, learning from the cyberattack incident, there is a need that personnel working in the network should be tied into the City's network personnel.

Councilmember Wood asked why the exempt classification comp study remained at \$10,000 at the Human Resources budget with Ms. Tosi responding that it is the original cost for reviewing job descriptions, but it will double the amount to \$21,000 if they do a full review of job descriptions. Due to the state of the budget, it was left at the lower cost project.

Ms. Ebner explained that the Police Department Expansion and 3 Additional Officers are grant funded. Councilmember Wood requested to put those in a capital investment line item and asked for the job description of the proposed IT personnel. Chief White explained that the IT personnel

proposed in the Police Department would be doing majority of the IT services for fire trucks, patrol cars and code enforcement vehicles. Councilmember Miller pointed out that the City has an IT Department and asked if in other cities if they have a separate IT staff working for their Fire and Police Departments. Chief White stated that it depends on the size of the city, for example where he came from, they have 64 employees working for the IT Police Department while there is a separate IT in the City that perform network administration. He added that the database that their IT staff are working on is very specifically related to public safety and police work such as the Spillman Software System. He mentioned that if the IT is housed in only one department, there will be a concern on the volume of work and prioritization. Councilmember Gookin asked if there is a COLA in the budget with Ms. Ebner responding that the negotiations with Fire Union is coming up so that is not listed on the budget yet.

Councilmember Wood inquired about the \$140,000 increase in janitorial services under Building Maintenance with Mr. Adam Korytko explaining that it is not a new fund, but it used to be lumped into Contract Services and they just broke that out to get a better idea on what is actually spent on custodial contract services.

Fire Chief Grief explained that they placed \$97,300 into overtime which is for the alternate response (AR) trial unit for six months. He added that these AR units will be an attempt to keep the fire engines in certain zones in the city. Councilmember Wood questioned the communications budget increase of \$45,000 with Chief Greif responding that they also need \$30,000 increase for mobile radios and fire engine ambulances and then \$10,000 increase for Spillman user fees.

Mr. Greenwood explained that the Parks Department has a vacancy for a pay grade level 9 and would want to convert it into an office assistant position; however, they have not finalized the pay level. He stated that a pay grade 6 entry level might not be sustainable for the employee to stay in the position. Ms. Tosi pointed out that an entry level Administration position is at a level 6 pay grade and the City doesn't have an Administration position at level 8. She noted that if an employee is hired to perform duties equivalent to an admin assistant position and sharing duties, then they should be hired at pay grade level 10, hence Parks would need additional funding to cover the difference. She further explained that to go from a pay grade 6 to an admin assistant pay grade 10 will be about \$10,000 jump for year one. Mr. Greenwood stated that they need to fill this position because staff that are deployed in the field had to come back to the office to cover for lunch break or vacation days of the sole Administration Assistant and she is also extremely busy dealing with Parks concerns. Councilmember McEvers asked if the City can cut back on programs to cover the funding needed. Councilmember Wood pointed out that the Recreation Department grew from 336 kids in 2021 to 580 in the spring of 2024 and asked if the fees are sufficient to pay for the programs. Recreation Superintendent Adam Rouse stated that their numbers have increased dramatically, for example the kids golf program increased from 450 last summer to 1,000 today. Councilmember Miller reiterated that there might be a need to think of discontinuing the services if there is not enough funding to cover the staff requirement and the program. Mr. Greenwood explained that the public pays a fee to use the park; however, none of those generated fees are enough to pay for the staffing. Mr. Tymesen shared that Parks is holding a vacant Recreation Program Coordinator position right now.

Mr. Tymesen stated that the new positions of Police Officers and Municipal Services Operations Technology staff are funded through grants and/or enterprise funds, so those will be a very minimal impact overall to balance the budget by cutting those.

Councilmember Wood requested a presentation of the Fund Balance history and projection all the way through FY2029 on what it looks like for tax revenues from Coeur Terre, Atlas Waterfront and closure of urban renewal districts. Ms. Ebner mentioned that new annexations and constructions will come in, but it will be difficult to capture unless the levy rate increases. She added that the revenues coming in may not be enough to offset all the ongoing personnel-related costs. Mayor Hammond stated that the City can get the budget balanced this year, but he is concerned about the succeeding budgets. Councilmember Miller shared that, based on the Association of Idaho Cities discussions, the legislature is likely to look at urban renewal again for possible changes. Mr. Tymesen stated that some positions are on hold to avoid using savings to fund the operations. He explained that the proposed cuts to move towards a balanced budget are a result of meetings with the departments prior to this meeting.

Mayor Hammond asked the staff to provide recommendations in the budget workshop on how to meet a balanced budget, with better information on new growth, medical insurance, and fund balance history through 2029.

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

The meeting adjourned at 1:37 p.m.

James Hammond, Mayor

ATTEST:

Jo Anne Mateski
Executive Assistant

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

July 2, 2024

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 July 2, 2024, at 6:00pm., there being present the following members:

James Hammond, Mayor

Woody McEvers) Members of Council Present
Christie Wood)
Dan Gookin)
Dan English)
Amy Evans)
Kiki Miller)

CALL TO ORDER: Mayor Hammond called the meeting to order.

INVOCATION: Grant MacLean, Trinity Lutheran Church

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

MAYOR'S MESSAGE: Mayor read a message of condolences to the family of former Mayor Jim Fromm who served the City of Coeur d'Alene from 1982-1986. He also thanked his wife, Lisa Fromm, for attending the Council meeting.

AMENDMENTS TO THE AGENDA: Motion by Gookin, seconded by Wood, to pull-out item 3c from the Consent Calendar regarding the establishment of the Coeur d'Alene Poet Laureate program funded through the Arts Commission funds, for separate discussion. Mayor Hammond requested to switch the items on Other Business and discuss first Council Bill 24-1010 or the adoption of a new chapter of the Coeur d'Alene Municipal Code, Chapter 9.23: Hate Crime.

ANNOUNCEMENTS: Councilmember Miller shared that the Panhandle Area Council is putting together community outreach sessions in order to come up with a community economic development strategy report that is required by the Economic Development Administration. She explained that a lot of nonprofit organizations and cities rely on this report because it is a vision of what the strengths and weaknesses as well as directions the community is taking to remain economically viable. She said that the report will be posted to the Panhandle Area Council website in January. Councilmember English stated that this coming Saturday will be the last of the civil discussion series and thanked those who participated.

PUBLIC COMMENTS:

Tony Stewart, Coeur d'Alene, noted his support of the proposed hate crime ordinance stating that it will help to stop the verbal abuse of people of color in the City. He mentioned that 49 states and territories, including Idaho, have hate crime legislation. He rallied everyone to be good citizens to speak out and condemn such horrific behavior.

Shelley Rae Phillips, Coeur d'Alene, thanked the Council bringing in the hate crime ordinance and stated that it is important to make some statement against hate crimes.

Ralph Ginorio, Coeur d'Alene, spoke in defense of free speech and stated that the proposal is an introduction of the concept of thought crime into the local ordinance. He added that it is not the Council's job to monitor the conscience of its citizens.

Betsy Kovatch, Coeur d'Alene, stated that the hate crime ordinance is a step in the right direction toward making Coeur d'Alene safe for all people to live, recreate, or visit the city without fear of harassment, intimidation and violence towards them because of their skin color, sexual orientation, gender identity, nation of origin, or any mental or physical disability. She mentioned that this ordinance will send a strong message and hold accountable those who continue to make others feel intimidated and unsafe.

Jeanette Laster, Coeur d'Alene, asked the Council to adopt the hate crime ordinance on behalf of all the victims who sit in fearful silence. She stated that consistent and accurate data collection is vital to understand the scope of violence over time and what measures are effective and ineffective in combating hate crime. She thanked Councilmember Wood for participating in HREI's Juneteenth Community Leadership Panel where they discussed the need for more accurate reporting and the need for leadership to have the resources, tools or ability to prosecute.

Marty Modance, Post Falls, stated that hate is not the issue but penalizing straight white Christian conservative males for their freedom of speech.

Tyler Davis, Coeur d'Alene, noted that there was a breach of contract with the City on the live after 5 concert series and the reason stated is he did not pay the fees 30 days in advance which was never done in the past. He said that last year, he paid the day before the event started. Mr. Davis reasoned that prematurely cancelling the live after 5 concert series for no cause will harm the city and the community as well as the vendors and sponsors who already signed up for the event.

Bill Green, Coeur d'Alene, shared that everything begins with a thought and whenever people try to hurt someone or make them feel less worthy, they are really talking about themselves. He stated that the people of Coeur d'Alene are known to be friendly and would respond in a different way that when somebody harass someone, they know by example that they can cut that off. He pointed out that the Council can make a new rule but the complexity of enforcing it will be a challenge.

Dean Haagenson, Hayden, urged the Council to reject the hate crime ordinance saying that limiting speech by making it a crime threatens the right to free speech and would reinforce the opinion of some that the City is racist.

Chief Allan, Worley, said that he is embarrassed as a citizen of this country because he thought that bigoted behavior was in the past. He stated that Indian people have always stood up for our country, our rights, and to dispel bullies. He asked the Council to protect the people. Mayor Hammond mentioned that the Coeur d'Alene Tribe members have been wonderful neighbors and good friends with the City of Coeur d'Alene, and they are always welcome.

Helo Hancock, Coeur d'Alene, noted that racism and discrimination is real and hurtful. He recalled that early in his career as a lawyer working at the Coeur d'Alene Tribe, a tribal member came to his office very upset and told him about being refused service at a restaurant just outside the reservation boundaries and told "we don't serve your kind here." He stated that this reputation deprives businesses of revenues and deprives them of a diverse workforce. He thanked the Council for the proposed ordinance and hopes to see the larger community rally behind it.

Linda Coppess, Coeur d'Alene, thanked the Council for amending the Municipal Code to add an ordinance on hate crime and for its commitment to fight racism and discrimination in the City. She shared that she has wonderful friends from different countries, but it breaks her heart that many won't come to Coeur d'Alene for fear of their safety. She hopes to that this ordinance is just the beginning, and the people will join to combat racism and other forms of oppression towards creating a community that fosters inclusivity, kindness, and respect for all.

Jody Hiltenbrand, Dalton Gardens, encouraged the Council to vote in favor of the hate crime ordinance. She commended the City Council for not being silent in the wake of hateful incidents in the past months. She stated that the passage of the proposed ordinance will further testify to the community and its guests that the words of support are embedded in the Code of Coeur d'Alene.

Anita Paresot, Coeur d'Alene, thanked the Council for introducing the hate crime chapter in the Municipal Code at a time when hate and discrimination seemed to be at an all-time high in North Idaho. She said that this ordinance is more than a legal measure but a statement of our values and commitment to protecting the rights and dignity of every person.

Alan Golub, Hayden, stated that no law can make people love each other. He mentioned that if the hate crime ordinance is legislated, people will be scared to speak.

Ryan Nipp, Hayden, recommended that the Council adopt the hate crime ordinance and stated that there must be consequences to despicable behavior. He said that the hateful acts of recent incidents do not represent who we are as a community, and we must respond with courage.

Tyler Stevenson, Medimont, noted that when he read the words in the proposed ordinance on hate crime, it does not regulate speech let alone thought. He clarified that the City would be regulating conduct and not the speech or thought. He said that even if the ordinance cannot regulate every despicable act that might happen, it sends a message and gives the prosecution and the City Police the tools that they can use in the future should another incident happens.

Emily Peterson, Coeur d'Alene, urged the Council to pass the hate crime ordinance. She shared that her children have identified as members of the LGBTQ community and have been subjected

to physical and verbal attacks, both within and outside of school, and they were told that there is no recourse for these events. She said that she finds it difficult to answer when asked if Coeur d'Alene is a safe and healthy place to raise children. While she agrees with the comment that the fault of the offender is a defect on their psyche that is resulting to bad behavior, it is the responsibility of the community and the leaders to educate the oppressor.

Cecil Kelley III, Coeur d'Alene, stated that he has lived through this bigotry, there were bigots 2000 years ago and there are going to be bigots in this world 2000 years in the future, and what the people can do is to stand up to it and do what is right, moral, and ethical. He added that all Coeur d'Alene citizens are equal.

Cajetan Matheson, Plummer, encouraged the Council to adopt proposed ordinance on hate crime. He agreed with what was said earlier that all laws are statements of values and asked the Council to make sure that they are making the right statement on behalf of its people on what we stand for, what we believe, and what we will not stand for.

Clark Richman, Coeur d'Alene, asked the Council to pass the hate crime ordinance. He said that the recent incidents are embarrassing and uncalled for. He said that Christianity has nothing to do with white nationalism. He encouraged people to be aware and to at least film incidents of hate crime.

Blair Williams, Coeur d'Alene, said that because of the hate speech seen in the community, she has seen an 18% decrease in their business located downtown. She added that in the last three years, there's been a 27% decrease in her legacy clients and was told with fear that they don't want to come to Coeur d'Alene anymore.

Susan Crowe, Coeur d'Alene, spoke in support of Council Bill 24-1010. She stated that verbal bullying is not harmless teasing or playful banter but has serious consequences for both the target and the overall social climate in which it occurs. She also pointed out that silence, inaction, and indifference can be a few of the most significant enablers of bullying. She asked the Council to stand up for the vulnerable members of society.

Jeff Crowe, Coeur d'Alene, noted the use of the First Amendment argument to protect hate speech for decades and pointed out that the Supreme Court has ruled on various occasions that free speech does not extend without boundary, hence there are lines that cannot or should not be crossed. He stated that we all have a line when it comes to hate speech and its intersection with our First Amendment rights. He asked the City to come to a consensus on where to draw its line for the betterment of the community.

CONSENT CALENDAR:

1. Approval of Council Minutes for the June 18, 2024 Council Meeting.
2. Setting of General Services/Public Works Committee Meeting for Monday, July 8, 2024, at 12:00 noon.
3. **Resolution No. 24-052** – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO APPROVING THE FOLLOWING: AGREEMENT FOR MAINTENANCE / WARRANTY OF SUBDIVISION WORK, AND APPROVAL OF

FINAL PLAT AND SECURITY FOR CENTER POINTE [S1-23]; AND AMENDMENT
TO THE MEMORANDUM OF UNDERSTANDING WITH EMERGE CDA INC., FOR
STUDENT ART SCHOLARSHIPS

MOTION: Motion by McEvers, seconded by Evans to approve the Consent Calendar as presented, including **Resolution No. 24-052** excluding item 3c Establishment of the Coeur d’Alene Poet Laureate funded through Arts Commission for discussion.

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

COUNCIL BILL 24-1010

AN ORDINANCE PROVIDING FOR THE ADOPTION OF A NEW CHAPTER OF THE COEUR D’ALENE MUNICIPAL CODE, CHAPTER 9.23: HATE CRIMES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

STAFF REPORT: City Attorney Randy Adams explained that the new ordinance creates an offense known as a “hate crime,” which is the commission of certain, already established crimes, but motivated by a person’s actual or perceived race, color, creed, religion, ancestry, gender, sexual orientation, gender identity, physical or mental disability, or national origin. He emphasized that the proposed ordinance does not criminalize speech and it does not criminalize hateful beliefs. He stated that under this law, people can continue to hold and express their views that are hurtful to others, but they cannot actually harm others. Mr. Adams pointed out that this is an effort to punish the conduct of selecting a victim based on race and other characteristics, hence if someone commits a crime of intimidation, malicious injury to property, harassment, assault and battery, disorderly conduct, or commits a public nuisance against another human being because of that person’s actual or perceived race, color, creed, etc., they will be held responsible not just for the underlying crimes but also of something called a hate crime. He stated that the prosecution must prove every element of the offense beyond reasonable doubt and the jury will have to be satisfied and convinced that every element of that crime has been proven, including intent. He mentioned that this ordinance will subject a violator to a citation for an additional misdemeanor which carries a possible fine and jail time. He explained that the proposed new Chapter to the City Code is modeled after ordinances in other communities which have dealt with such abhorrent behavior and select federal laws.

DISCUSSION: Councilmember McEvers inquired if this ordinance had been in place last year and if it would have made a difference in the recent racial hate incidents, with Mr. Adams responding that the prosecutor found that the statute was not violated because there was no threat of physical harm or injury, with the expectation that that would actually occur, so this ordinance would not change that result. Councilmember Wood stated that the proposed ordinance is well researched and asked about offering possible sentencing guidelines, with Mr. Adams explaining that the idea is to give the judge an option in addition to a fine or jail time, but the prosecutor can only make a recommendation. Councilmember English said that he approves Section C under Penalty about ineligibility for a period of up to three years for any City license, permit, or activity.

Mr. Adams mentioned that there are similar provisions throughout the City Code that prevent or deny a license if there has been a conviction within a certain period of time. Councilmember Gookin asked about the difference between motive and intent, with Mr. Adams explaining that motive refers to what prompts a person to do any act while intent refers to the state of mind that someone is intentionally doing something. He further explained that in creating ordinances, intent is used because it is a state of mind which is a recognized element of many crimes and refers to an intentional act in doing something rather than a negligent or careless act. He added that intent is shown in a variety of ways which will take some work for the prosecutors to find evidence, but it is done everyday in court. Councilmember Gookin requested clarification if the hate crimes listed on the proposed code are augmented penalties and Mr. Adams stated that they are a separate crime, but some jurisdictions augment the penalties for an existing crime if it's done with the improper motive. He added that if an underlying crime has already a misdemeanor, we can't enhance the penalty for a misdemeanor, but it can be made a separate offense, so in these situations, a person has not only committed one crime but also committed a second crime. Councilmember Gookin asked how the intent to intimidate another person becomes a crime, with Mr. Adams responding that there is a state law on intimidation by communication and it is recognized and approved by the courts. Councilmember Gookin stated that the proposed ordinance is not shading the First Amendment at all, but it triggers that they can be charged if it rises to a level of harassment, intimidation or threats. He added that the police would have to investigate and if they found substantial evidence, it goes to the prosecutor. Mr. Adams agreed and stated that the jury would be the ultimate to decide whether the prosecution has shown every element of the crime, including intent. Mayor Hammond pointed out that the proposed ordinance is not a fix all on the issues that the City faced recently and, in the past, but a smaller part of a larger campaign to change the culture of the City so that the people who have that kind of hate will fear sharing it publicly because it is just not acceptable in the community. Councilmember Evans commented that this is the right thing to do to protect the community and the people. She added that hate should not be tolerated in Coeur d'Alene or surrounding areas.

MOTION: Motion by Evans, seconded by Miller, to dispense with the rule and read **Council Bill No. 24-1010** once by title only.

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

MOTION: Motion by Evans, seconded by Miller, to adopt **Council Bill No. 24-1010**.

DISCUSSION: Councilmember Wood stated that this is the strongest step that the Council can take to protect the victims in this community that have endured hate crime over and over. She said that she is pleased with the work done by the City Attorney on this and thanked the Mayor and Council for standing up and moving forward with this. Councilmember English said that he respects people's right to their opinion, but the proposed ordinance is a clear cut. He mentioned that as a counselor, he deals with people who experience trauma based on their religion, gender, or race, and that trauma has a long-term effect on people. Councilmember Gookin shared that he had to weigh his decision very carefully and did a lot of research. He pointed out that people must be aware that while incidents are being reported at a higher level, they are being prosecuted at a lower level. He commented that change will not happen overnight, and the true solution is that the

community should come together in more ways to fight it. Councilmember Miller said that she agrees with Councilmember Gookin that intent must be proven but we should not just stand and remain silent. Mayor Hammond shared that he is reminded of what we are taught as preschoolers and in kindergarten, and that is to be kind, learn to work with others, and learn to share, which apparently some people don't get it. He added that schools and families need to do more to teach children how to behave and to make sure that children know right from wrong. Councilmember McEvers thanked Councilmember Gookin for his research and stated that this is a big step and the right thing to do.

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

RECESS: Mayor Hammond called for a recess at 7:48 p.m. The meeting resumed at 7:54 p.m.

PRESENTATION REGARDING A PUBLIC SAFETY GENERAL OBLIGATION BOND FOR CAPITAL REPLACEMENT FOR THE MAY 2025 ELECTION

STAFF REPORT: Fire Chief Tom Greif noted that since 2005, the City has relied upon a General Obligation Bond referendum to fund most of the Fire Department's capital replacement and improvement needs. He recalled that the first Public Safety Bond was passed in 2005 and the second, which came in 2015, will mature in August 2025. Their current priorities include Fire apparatus fleet replacement, expansion/ remodel of Station 2 which will include a designated PPE room, expansion of Station 1, expansion of Station 3 for needed storage, command vehicles replacement, Self-Contained Breathing Apparatus (SCBA), and station alerting system upgrades. Councilmember McEvers inquired about the PPE room, with Chief Greif responding that those are turnout fire suit that they wear, and currently two of the stations have PPE storage rooms but Station 1 and 2 do not so the turnouts are on the apparatus floor and exposed to diesel fumes daily. Chief Greif presented a comparative cost of equipment in 2015: Pumper Engine is \$585,000 in 2015 and now costs \$1.24 Million; Ladder Truck is \$1.4 Million in 2015 and today costs \$2.26 Million; and Command Vehicles were \$62,500 in 2015 but today costs \$95,000. He stated that the life expectancy of fire engines is 15 years per guidelines, but they evaluate every 10 to 12 years because it is important for the Fire Department to move frontline apparatus into a backup position. He pointed out that they currently don't have a backup aerial apparatus, and although they have one ladder truck but if it is out of service for repair or maintenance, that is all they have. The only backup apparatus they have right now is one pumper engine. Chief Greif explained that a municipal advisory firm would provide the expertise to proceed in an organized and active direction to achieve this necessary funding. He stated that there are approximately \$140,000.00 of funds available in the City's Debt Service Fund that would be appropriate to utilize with Council's approval. He noted that the approximate cost for a municipal advisory firm's services would be \$50,000.00 and would be selected through an RFQ process. He asked the Council to approve the Fire Department to proceed with an RFQ to select a municipal advisory firm and begin planning for a General Obligation Bond election at the May 2025 election.

DISCUSSION: Councilmember McEvers asked why there is no budget allotted, with Chief Greif responding that in the past they did the planning and hiring an advisor internally. Councilmember

Gookin asked why they did not hire a municipal advisor before, and Chief Greif explained that in past bonds, the union took a lead in the GO Bond campaign process but decided to move in a different direction this time by seeking a municipal financial advisor, so they are calling it a “public engagement” and not to use the word “campaign.” Councilmember Gookin asked clarification if the debt service fund is the interest on the unspent bond fund, with Chief Greif responding affirmatively and stated that the debt service fund is currently in the amount of \$140,000.00 that would be available. He explained that the requested amount of \$50,000.00 for the municipal financial advisor is an approximate based on Caldwell who also hired an advisor was able to pass their Bond. Mr. Tymesen stated that the funding being proposed is for the information aspect which financial advisors are now doing quite regularly. He added that the City always had a financial advisor to guide through the General Obligation framework and they will bring forward the legal counsel. Councilmember Wood stated that the Fire Department must have the apparatus to protect the public. She shared that she recently went to the basement of Station 1, and it looks run-down, and hopes that this will be addressed with the proposed expansion. She added that she hopes that there is some working relationship with the Police Department (PD) and their needs would also be addressed. She also inquired if the City can count on the support of the Union moving forward on the Bond. Chief Greif explained that they have not received any long-term asset request from PD but it is still very early and they can reprioritize once they get the municipal financial advisor. He added that it is important to go this route because the community is an important player and needs to be involved. He pointed out that the Union will be involved with the public engagement process. Mayor Hammond stated that the bond market is always challenging to understand in terms of rates and viability, and it will be wise before Police and Fire can decide what kind of program to put together, they need to better understand what the financial market looks like and what can be done.

MOTION: Motion by Miller, seconded by Evans to approve the Fire Department to proceed with an RFQ to select a municipal advisory firm and begin planning for a General Obligation Bond election at the May 2025 election.

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

REQUEST FOR ESTABLISHMENT OF THE COEUR D’ALENE POET LAUREATE PROGRAM FUNDED THROUGH THE ARTS COMMISSION FUNDS

DISCUSSION: Councilmember Gookin explained that he pulled this item from the Consent Calendar for discussion because he feels that the \$1500 a year for three years to hire a Poet Laureate for the City would be unsustainable spending. He moved to send this back to the Arts Commission with the recommendation to dedicate majority of this funding to establish community performing arts and lower the amount that will be given to the Poet Laureate. Councilmember Evans stated that in the past, the Council discussed about expanding arts in the community in different forms. She explained that a Poet Laureate is not only responsible for writing poems, but they will host poetry workshops, recite poems in public events, organize literary events, judge poetry contests, compose poems for special occasions, introduce poets and authors in events, and encourage budding poets. She added that the Poet Laureate will have an understanding on the

history and rich heritage of the City and find unique ways to express it. She said that she would highly support this as did the Arts Commission voted on this unanimously. Mr. Tymesen mentioned that the contract with Emerge provides scholarships for pottery and there are summer camps going on. Councilmember Evans pointed out that pottery is another art form that is offered to the community. Councilmember Wood said that the Council has indeed asked for expansion of the arts and \$1500 for a Poet Laureate is not outrageous. Councilmember English stated that he is supportive of this if the Arts Commission has the funds, and this is how they want to spend it. Councilmember Miller stated that like Councilmember Gookin, she has been very vocal in support of performing arts and so she would like to see the Arts Commission address this.

MOTION: Motion by Evans, seconded by English to approve the establishment of the Coeur d'Alene Poet Laureate program funded through the Arts Commission funds.

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

ADJOURNMENT: Motion by McEvers, seconded by Miller that there being no other business this meeting be adjourned. All in favor. Motion carried.

The meeting adjourned at 8:22 p.m.

James Hammond, Mayor

ATTEST:

Jo Anne Mateski
Executive Assistant

CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
NINE MONTHS ENDED
June 30, 2024

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 6/30/2024	PERCENT EXPENDED
Mayor/Council	Personnel Services	\$266,305	\$193,448	73%
	Services/Supplies	10,128	7,145	71%
Administration	Personnel Services	241,168	179,869	75%
	Services/Supplies	2,590	1,023	39%
Finance	Personnel Services	847,769	691,978	82%
	Services/Supplies	713,940	693,210	97%
Municipal Services	Personnel Services	1,528,562	1,044,919	68%
	Services/Supplies	1,048,123	1,079,732	103%
	Capital Outlay	18,000	10,668	59%
Human Resources	Personnel Services	362,646	272,063	75%
	Services/Supplies	136,559	66,393	49%
Legal	Personnel Services	1,317,913	1,014,080	77%
	Services/Supplies	63,000	103,356	164%
Planning	Personnel Services	755,763	570,618	76%
	Services/Supplies	54,050	46,542	86%
	Capital Outlay			
Building Maintenance	Personnel Services	355,212	272,386	77%
	Services/Supplies	315,600	322,125	102%
	Capital Outlay	31,000	55,287	178%
Police	Personnel Services	17,977,696	12,865,623	72%
	Services/Supplies	1,932,595	1,341,785	69%
	Capital Outlay	1,929,000	1,281,752	66%
Fire	Personnel Services	12,637,563	9,674,491	77%
	Services/Supplies	949,774	558,156	59%
	Capital Outlay			
General Government	Services/Supplies	2,019,067	665,713	33%
	Capital Outlay			
Police Grants	Personnel Services	91,364	81,173	89%
	Services/Supplies		3,129	
	Capital Outlay		48,277	
CdA Drug Task Force	Services/Supplies		3,550	
	Capital Outlay			
Streets	Personnel Services	3,525,902	2,667,692	76%
	Services/Supplies	2,965,163	1,049,167	35%
	Capital Outlay	750,000	2,055,277	274%
Parks	Personnel Services	2,154,256	1,470,925	68%
	Services/Supplies	751,710	456,234	61%
	Capital Outlay	107,026	93,741	88%

CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
NINE MONTHS ENDED
June 30, 2024

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 6/30/2024	PERCENT EXPENDED
Recreation	Personnel Services	669,375	504,883	75%
	Services/Supplies	159,950	108,453	68%
	Capital Outlay			
Building Inspection	Personnel Services	1,102,433	759,235	69%
	Services/Supplies	44,309	21,357	48%
	Capital Outlay			
Total General Fund		<u>57,835,511</u>	<u>42,335,456</u>	<u>73%</u>
Library	Personnel Services	1,648,968	1,203,484	73%
	Services/Supplies	220,000	157,702	72%
	Capital Outlay	190,000	124,475	66%
CDBG	Personnel Services	87,021	50,117	58%
	Services/Supplies	302,942	47,973	16%
Cemetery	Personnel Services	226,159	168,485	74%
	Services/Supplies	139,150	74,072	53%
	Capital Outlay			
Impact Fees	Services/Supplies	63,000	186,716	296%
Annexation Fees	Services/Supplies	520,000	520,000	100%
Parks Capital Improvements	Capital Outlay	710,060	575,090	81%
Cemetery Perpetual Care	Services/Supplies	4,500	3,446	77%
Jewett House	Services/Supplies	28,615	178,219	623%
Reforestation	Services/Supplies	6,500		
Street Trees	Services/Supplies	112,000	26,138	23%
Community Canopy	Services/Supplies	1,500		
Public Art Fund	Services/Supplies	239,500	36,409	15%
		<u>4,499,915</u>	<u>3,352,327</u>	<u>74%</u>
Debt Service Fund		<u>876,307</u>	<u>17,436</u>	<u>2%</u>

CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
NINE MONTHS ENDED
June 30, 2024

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 6/30/2024	PERCENT EXPENDED
Atlas - Kathleen to Newbrook	Capital Outlay	1,010,734		
Traffic Calming	Capital Outlay	40,000	15,916	40%
Public Transit Sidewalk Accessibility	Capital Outlay	204,999	319,766	156%
Ramsey Road Rehabilitation	Capital Outlay			
15th Street	Capital Outlay	2,300,000	408,973	18%
LHTAC Pedestrian Safety	Capital Outlay	873,245		
Atlas Waterfront Project	Capital Outlay			
Wilbur / Ramsey Project	Capital Outlay	169,595	5,000	3%
Government Way	Capital Outlay		179,000	
LaCrosse Ave. Improvements	Capital Outlay		79,724	
		<u>4,598,573</u>	<u>1,008,380</u>	<u>22%</u>
Street Lights	Services/Supplies	760,200	511,272	67%
Water	Personnel Services	3,005,767	2,003,607	67%
	Services/Supplies	5,748,776	1,440,486	25%
	Capital Outlay	5,717,240	1,692,792	30%
Water Capitalization Fees	Services/Supplies	3,000,000		
Wastewater	Personnel Services	3,402,504	2,338,341	69%
	Services/Supplies	8,680,182	2,592,335	30%
	Capital Outlay	12,237,000	5,158,980	42%
	Debt Service	3,512,941	484,050	14%
WW Capitalization	Services/Supplies	3,499,100		
WW Property Management	Services/Supplies		(12,410)	
Sanitation	Services/Supplies	5,315,582	3,789,558	71%
Public Parking	Services/Supplies	1,778,929	738,150	41%
	Capital Outlay			
Drainage	Personnel Services	262,860	189,949	72%
	Services/Supplies	1,189,030	406,087	34%
	Capital Outlay	1,143,000	1,081,855	95%
Total Enterprise Funds		<u>59,253,111</u>	<u>22,415,052</u>	<u>38%</u>
Kootenai County Solid Waste		3,115,000	2,152,294	69%
KCEMSS Impact Fees			23,384	
Police Retirement		146,000	108,567	74%
Business Improvement District		176,200	126,200	72%
Homeless Trust Fund		10,000	4,368	44%
Total Fiduciary Funds		<u>3,447,200</u>	<u>2,414,813</u>	<u>70%</u>
TOTALS:		<u>\$130,510,617</u>	<u>\$71,543,464</u>	<u>55%</u>

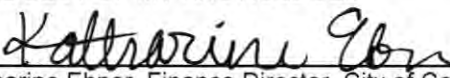
I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Katharine Ebner, Finance Director, City of Coeur d'Alene, Idaho

CITY OF COEUR D'ALENE
Treasurer's Report of Cash and Investment Transactions

FUND	BALANCE 5/31/2024	RECEIPTS	DISBURSE- MENTS	BALANCE 6/30/2024
<u>General-Designated</u>	\$7,760,530	\$1,684	\$29,311	\$7,732,903
<u>General-Undesignated</u>	9,036,026	8,888,666	11,684,588	6,240,104
<u>Special Revenue:</u>				
Library	13,914	44,710	180,125	(121,500)
CDBG	(19,585)	-	7,920	(27,505)
Cemetery	146,682	37,197	41,236	142,643
Parks Capital Improvements	1,072,932	201,760	39,513	1,235,180
Impact Fees	6,581,110	107,025	1,780	6,686,355
Annexation Fees	574,225	2,570	-	576,795
American Recovery Plan	4,331,004			4,331,004
Cemetery P/C	1,173,975	13,852	2,220	1,185,607
Jewett House	95,946	16,874	6,238	106,582
Reforestation	0	-	-	0
Street Trees	186,123	7,133	2,161	191,095
Community Canopy	0	-	-	0
Public Art Fund	49,912	223	19,190	30,946
Public Art Fund - ignite	458,621	2,053		460,673
Public Art Fund - Maintenance	132,509	593		133,102
<u>Debt Service:</u>				
2015 G.O. Bonds	666,133	23,513		689,646
<u>Capital Projects:</u>				
Street Projects	1,282,261	5,740	83,654	1,204,347
Riverstone Mill Site Project	-			-
<u>Enterprise:</u>				
Street Lights	73,141	102,818	104,197	71,762
Water	3,096,678	761,683	884,354	2,974,007
Water Capitalization Fees	6,199,118	151,542	3,235	6,347,424
Wastewater	20,771,649	2,014,742	1,503,540	21,282,851
Wastewater-Equip Reserve	352,659	27,500		380,159
Wastewater-Capital Reserve	5,500,000			5,500,000
WWTP Capitalization Fees	4,638,667	402,758	3,435	5,037,989
WW Property Mgmt	68,323	4,108	48	72,383
Sanitation	815,789	589,455	624,652	780,591
Public Parking	1,001,179	63,452	84,282	980,348
Drainage	906,658	997,782	527,674	1,376,766
Wastewater Debt Service	374,129	1,675	-	375,804
<u>Fiduciary Funds:</u>				
Kootenai County Solid Waste Billing	282,946	347,621	362,131	268,436
KCEMSS Impact Fees	2,375	5,412	2,375	5,412
Police Retirement	445,094	8,698	15,821	437,971
Sales Tax	1,906	1,911	2,042	1,775
BID	438,811	5,627	65,000	379,439
Homeless Trust Fund	462	401	462	401
GRAND TOTAL	\$78,511,903	\$14,840,777	\$16,281,184	\$77,071,496

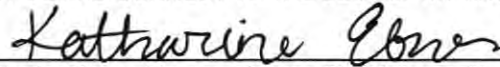
I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE, ON THE CASH BASIS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Katharine Ebner, Finance Director, City of Coeur d'Alene, Idaho

**City of Coeur d'Alene
Cash and Investments
6/30/2024**

Description	City's Balance
<hr/>	
U.S. Bank	
Checking Account	1,514,768
Checking Account	70,519
Checking Account	312,187
Investment Account - Police Retirement	394,907
Investment Account - Cemetery Perpetual Care Fund	1,176,613
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Idaho Central Credit Union	
Certificate of Deposit	1,065,661
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Idaho State Investment Pool	
State Investment Pool Account	40,278,377
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Spokane Teacher's Credit Union	
Certificate of Deposit	6,318,625
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Numerica Credit Union	
Certificate of Deposit	9,981,103
Money Market	15,957,385
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Cash on Hand	
Treasurer's Change Fund	1,350
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Total	<u><u>77,071,496</u></u>

I HEREBY SWEAR UNDER OATH THAT THE AMOUNTS REPORTED ABOVE
ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Katharine Ebner, Finance Director, City of Coeur d'Alene, Idaho



City of Coeur d'Alene
Municipal Services
Department

City Hall, 710 E. Mullan Avenue
Coeur d'Alene, Idaho 83814
(208)769-2229 or Fax (208)769-2237
ksetters@cdaid.org

OUTDOOR EATING FACILITY ENCROACHMENT APPLICATION

Valid March 17 – Nov 1 Annually

New applications or renewals with changes will be submitted to City Council for approval.
The application must be received in the Customer Service Center a minimum of seven (7) days prior to a City Council meeting (first and third Tuesday of each month). Payments are due with the application.

Please mark the appropriate seating location below:

☐ Seating on Private Property

☒ Seating on Public Right of Way
**Encroachment Permit and additional insurance required*

Name of Eating Establishment: Black Lodge Brewing
Applicant's Name: Ginger Cantamessa Phone Number: 208-620-1204
Contact Person: same Phone Number: 208-620-1204
Cell Phone: 208-620-1204 Email: ginger@blacklodgebrewingco.com
Mailing Address: 206 N. 3rd St City/State/Zip: Coeur d'Alene, ID 83814
Physical Address: same City/State/Zip: same

Completed Application
Change in ownership or type of use?

☒ New
☐ No

☐ Renewal
☐ Yes

Please specify

Do you hold a current State of Idaho
Kootenai County and City of CDA alcohol license?

☐ No

☒ Yes

If yes, on your State of Idaho alcohol license
do you have a restaurant designation?

☐ No

☒ Yes

Is anyone under the age of 21 allowed in the area inside
your establishment where alcohol is served?

☐ No

☒ Yes

What hours/days is the full menu available? Start 11am End 11pm Days Wednesday - Saturday

Please supply a proposed site/seating plan, which is subject to approval and includes the following:

- ☐ Show table sizes and chair placement, distance from building (side street 24" tables maximum).
- ☐ Show distance to any tree, grate, bench, light post, bicycle rack, news rack, etc.
- ☐ What is width of sidewalk from property line to curb?
- ☐ Please show location of refuse receptacle and disposal of cigarette remains.
- ☐ If within the City sidewalk or City property, provide a Certificate of Liability Insurance naming the City as additional insured (\$1,000,000).
- ☐ If within the City sidewalk or City property, complete a signed encroachment application.

FEES

Number of Seats x \$65.12 per seat (Sewer Cap Fee)

4

=

\$

260.48

**Fee required if not previously included in your original sewer rate seat count.*

If located on a sidewalk or City property, the encroachment fee is \$131.25.

+

\$

131.25

TOTAL DUE

\$

391.73

If this is new or a renewal of permit with any changes to site plan or ownership, submit documentation. Please include the following, if within City sidewalk or City-owned property:

- ☐ If serving alcohol, submit a site plan indicating proposed location of posts, type of barrier between posts, measurements from posts, and barriers to any obstacles including curbs, trees, grates, benches, etc.
- ☐ Mark sidewalk for placement of posts and have the City team inspect and approve markings prior to installation
- ☐ Have sidewalk cored and posts installed with caps for winter, at owner's expense, after obtaining City Council approval (*see attached policy*)
- ☐ Signs installed at exits\
- ☐ Umbrellas must be included on the site plan. NOTE: They must be taller than 8 feet and not hang over the stanchions and into the right of way.

I have read the outdoor eating policy, and agree to abide by the regulations of the City. Further, I understand that no alcohol may be served at outdoor eating tables placed on City property after 10 p.m.


Applicant Signature

6/22/24
Date

Internal Use Only

Reviewed and approved on: _____

By: _____

Issued By: _____

Date: _____

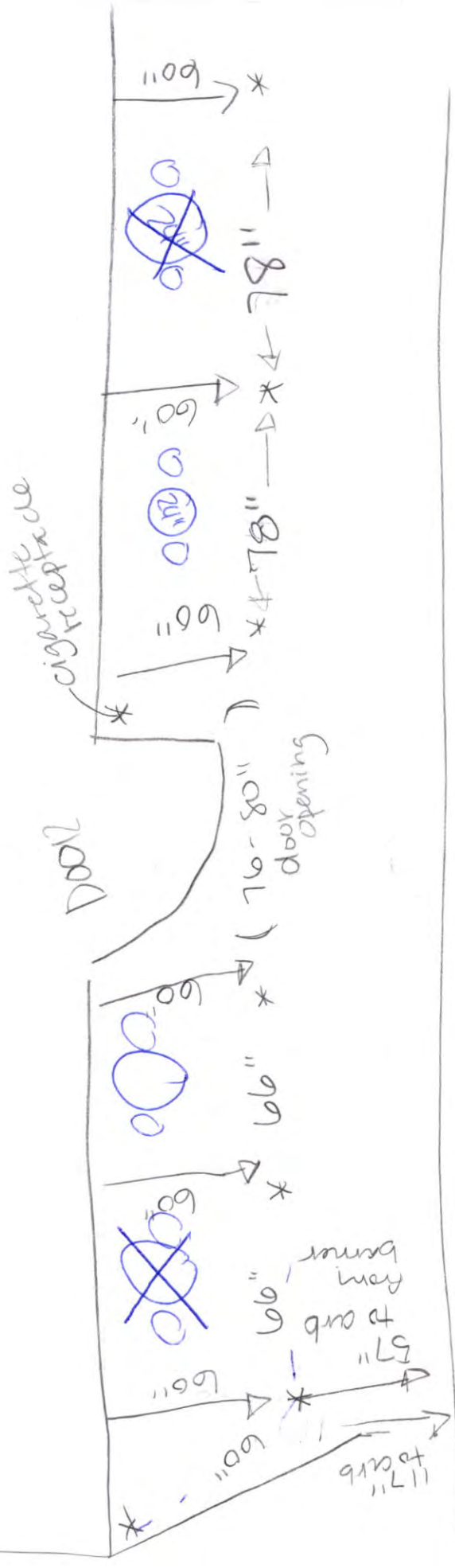
Conditions: _____

Denied due to: _____

Date: _____

dumprstr

Black Lodge BREW CO



2 tables
+ 4 chairs

3RD STREET



CITY COUNCIL STAFF REPORT

DATE: July 16, 2024
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: **The Trails 6th Addition: Revised Final Plat Approval**

DECISION POINT

Staff is requesting the following:

1. Approval of the revised final plat document, a forty-eight (46) lot residential development.

HISTORY

- a. Applicant: Melissa Wells, Manager
Coeur Development, LLC
1859 N. Lakewood Drive, Suite 201
Coeur d'Alene, ID 83814
- b. Location: East of the Centennial Trail and west of Downing Lane on Homeward Bound Blvd.
- c. Previous Action:

There was a revision to the previous version of the Trails 6th Addition plat that was approved on June 4, 2024. Three lots were removed and one remainder lot was added. The Planning Department stated that it is consistent with the preliminary plat.

DECISION POINT RECOMMENDATION

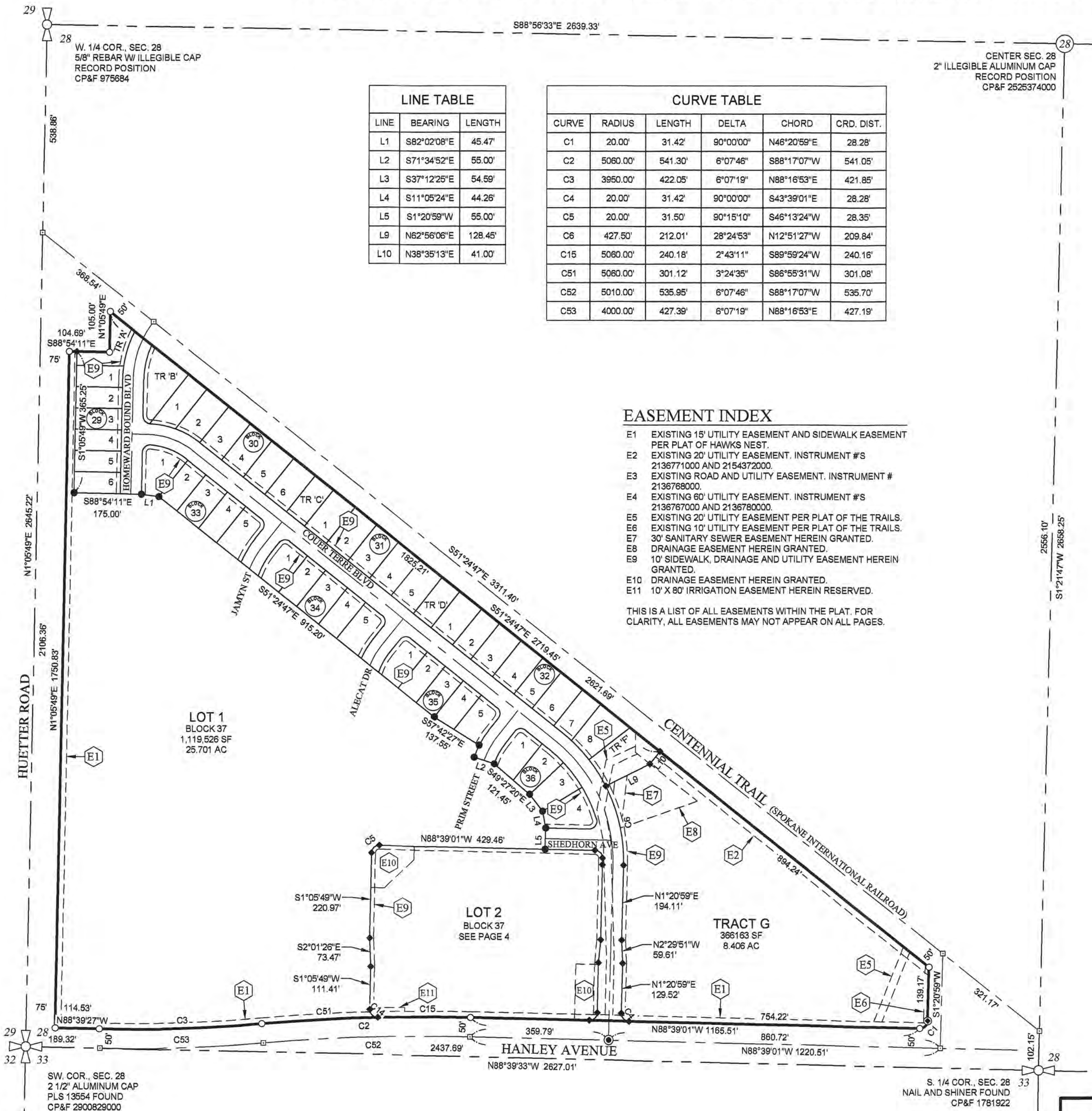
1. Approve the revised final plat document.

THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST. #



LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°02'08\"E	45.47'
L2	S71°34'52\"E	55.00'
L3	S37°12'25\"E	54.59'
L4	S11°05'24\"E	44.26'
L5	S1°20'59\"W	55.00'
L9	N62°56'06\"E	128.45'
L10	N38°35'13\"E	41.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	20.00'	31.42'	90°00'00\"	N46°20'59\"E	28.28'
C2	5060.00'	541.30'	6°07'46\"	S88°17'07\"W	541.05'
C3	3950.00'	422.05'	6°07'19\"	N88°16'53\"E	421.85'
C4	20.00'	31.42'	90°00'00\"	S43°39'01\"E	28.28'
C5	20.00'	31.50'	90°15'10\"	S46°13'24\"W	28.35'
C6	427.50'	212.01'	28°24'53\"	N12°51'27\"W	209.84'
C15	5060.00'	240.18'	2°43'11\"	S89°59'24\"W	240.16'
C51	5080.00'	301.12'	3°24'35\"	S86°55'31\"W	301.08'
C52	5010.00'	535.95'	6°07'46\"	S88°17'07\"W	535.70'
C53	4000.00'	427.39'	6°07'19\"	N88°16'53\"E	427.19'

EASEMENT INDEX

- E1 EXISTING 15' UTILITY EASEMENT AND SIDEWALK EASEMENT PER PLAT OF HAWKS NEST.
E2 EXISTING 20' UTILITY EASEMENT. INSTRUMENT #S 2136771000 AND 2154372000.
E3 EXISTING ROAD AND UTILITY EASEMENT. INSTRUMENT # 2136768000.
E4 EXISTING 60' UTILITY EASEMENT. INSTRUMENT #S 2136767000 AND 2136780000.
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E6 EXISTING 10' UTILITY EASEMENT PER PLAT OF THE TRAILS.
E7 30' SANITARY SEWER EASEMENT HEREIN GRANTED.
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E9 10' SIDEWALK, DRAINAGE AND UTILITY EASEMENT HEREIN GRANTED.
E10 DRAINAGE EASEMENT HEREIN GRANTED.
E11 10' X 80' IRRIGATION EASEMENT HEREIN RESERVED.

THIS IS A LIST OF ALL EASEMENTS WITHIN THE PLAT. FOR CLARITY, ALL EASEMENTS MAY NOT APPEAR ON ALL PAGES.



H-Scale 1" = 200'
200' 100' 200' 400'

LEGEND

- FOUND 5/8" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
- SET 5/8" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
- ◆ SET 1/2" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
- ⊙ SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP, P.L.S. 9367
- ⊗ SET BRASS CAP MARKED P.L.S. 9367 IN CONCRETE
- CALCULATED POSITION, NOTHING FOUND OR SET
- # CENTER SECTION CORNER AS NOTED
- ⊕ E-W 1/4 SECTION CORNER AS NOTED
- ⊗ N-S 1/4 SECTION CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- E1 EASEMENT IDENTIFIER
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)

TITLE DOCUMENTS

THESE ARE DOCUMENTS IN TITLE REPORT COMMITMENT KT-502074, ISSUED BY KOOTENAI COUNTY TITLE COMPANY, DATED: 12/29/2023 THAT FOR THE REASON INDICATED, CAN NOT BE DISPLAYED ON THE MAP.

- BK 69 OF DEEDS, PG 353 AND BK 115 OF DEEDS, PG187 - HAVE NO EFFECT ON THE SUBJECT PROPERTY.
- BK 115 OF DEEDS, PAGE 188, IS A BLANKET EASEMENT OVER THE SOUTHWEST QUARTER OF SECTION 28 FOR AN ELECTRICAL TRANSMISSION LINE AND TELEPHONE SYSTEM BENEFITING WASHINGTON WATER AND POWER.

REFERENCES

IN RECORDS OF KOOTENAI COUNTY, IDAHO:

- R-1 PLAT OF HAWKS NEST 1ST ADDITION BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK K OF PLATS, PAGE 94, UNDER INSTRUMENT NUMBER 2139756000.
- R-2 PLAT OF THE TRAILS BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK L OF PLATS, PAGE 54, UNDER INSTRUMENT NUMBER 2527217000.
- R-3 PLAT OF THE TRAILS 4TH ADDITION BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK L OF PLATS, PAGE 405, UNDER INSTRUMENT NUMBER 2724783000.
- R-4 PLAT OF ENCLAVE AT THE TRAILS BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK L OF PLATS, PAGE 639, UNDER INSTRUMENT NUMBER 2872327000.
- R-5 PLAT OF THE TRAILS 5TH ADDITION BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK L OF PLATS, PAGE 764, UNDER INSTRUMENT NUMBER 2920350000.

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT COORDINATES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N: 2,211,208.49, E: 2,348,419.65) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 (GEOID 18). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.00008293 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF - 00°49'50"

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 1, BLOCK 11, OF THE TRAILS. SURVEY MONUMENTS WHERE FOUND/HELD AS DEPICTED HEREON.

NOTE

- EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY UNRECORDED EASEMENTS.



THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS
SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: DEC. 2023	DRAFTED BY: DTL	PLAT DATE: 07/08/2024	SHEET 1	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
FILE NAME: 23-082 PLAT	CHECKED BY: CJJ	PROJECT No.: 23-082	5	

Johnson
Surveying

THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



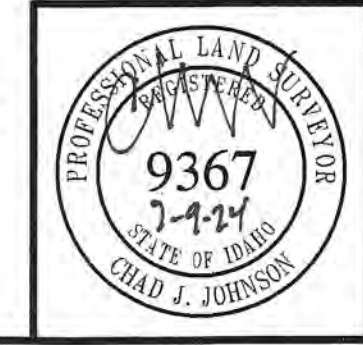
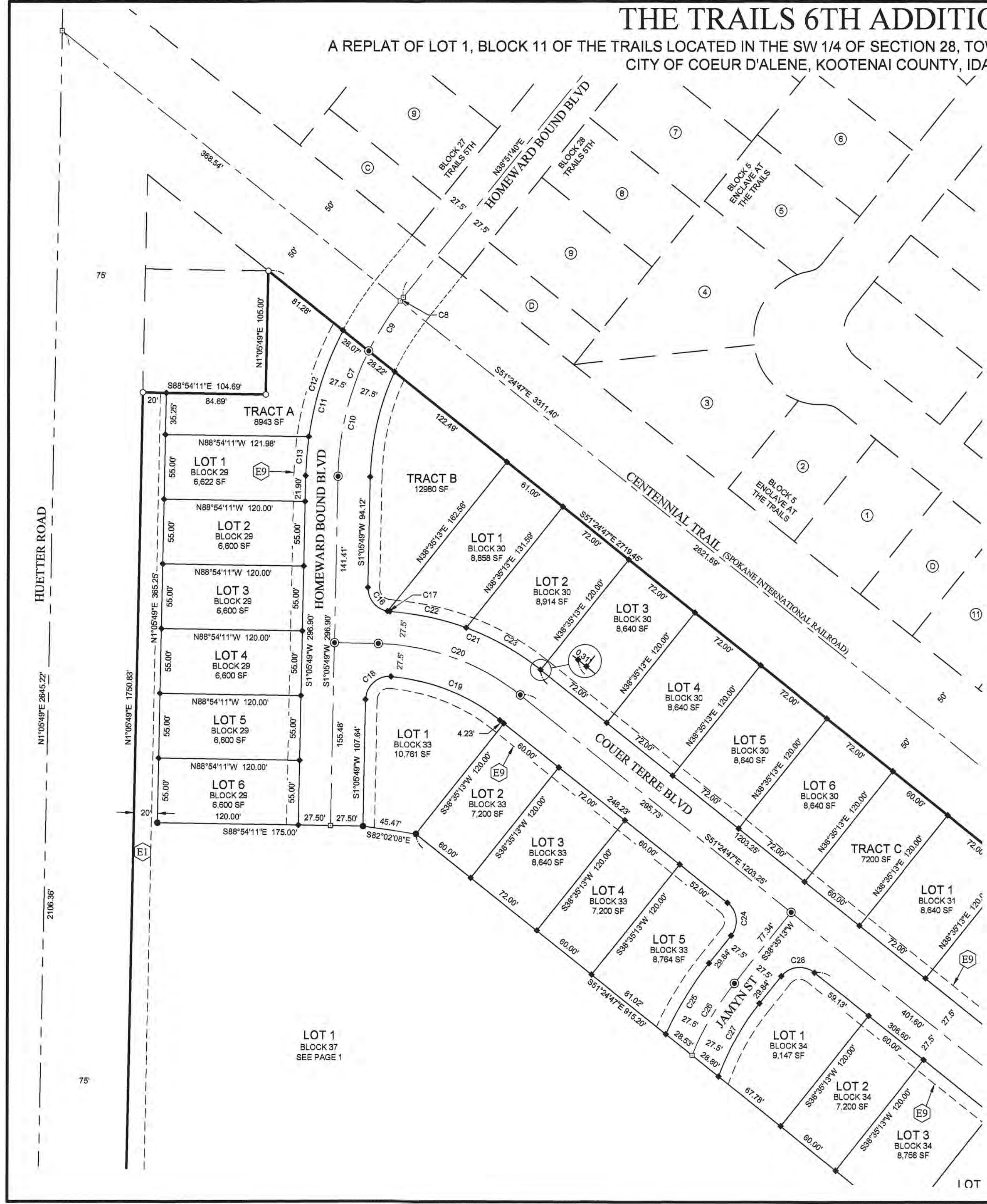
H-Scale 1" = 60'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C7	250.00'	164.78'	37°45'51"	S19°58'45"W	161.81'
C8	250.00'	4.03'	0°55'25"	S38°23'58"W	4.03'
C9	250.00'	50.40'	11°33'04"	S32°09'44"W	50.32'
C10	250.00'	110.35'	25°17'23"	S13°44'30"W	109.45'
C11	277.50'	128.42'	26°30'52"	S14°21'15"W	127.27'
C12	277.50'	95.23'	19°39'47"	S17°46'48"W	94.77'
C13	277.50'	33.18'	6°51'05"	S4°31'21"W	33.16'
C16	20.00'	28.51'	81°40'25"	S39°44'24"E	28.16'
C17	20.00'	2.08'	5°58'19"	S83°33'45"E	2.08'
C18	20.00'	32.75'	93°49'23"	S48°00'30"W	29.21'
C19	172.50'	101.36'	33°40'02"	N68°14'48"W	99.91'
C20	200.00'	130.87'	37°29'24"	N70°09'29"W	128.54'
C21	227.50'	139.51'	35°08'08"	N68°58'51"W	137.33'
C22	227.50'	66.57'	16°46'00"	N78°09'55"W	66.34'
C23	227.50'	72.94'	18°22'08"	N60°35'51"W	72.62'
C24	20.00'	31.42'	90°00'00"	N6°24'47"W	28.28'
C25	277.50'	70.93'	14°38'41"	S31°15'53"W	70.74'
C26	250.00'	71.11'	16°17'53"	N30°26'17"E	70.87'
C27	222.50'	71.38'	18°22'49"	S28°23'49"W	71.07'
C28	20.00'	31.42'	90°00'00"	S83°35'13"W	28.28'

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THE TRAILS 6TH ADDITION			
A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: DEC. 2023	DRAFTED BY: DTL	PLOT DATE: 07/08/2024	SHEET 2
FILE NAME: 23-062 PLAT	CHECKED BY: CJJ	PROJECT No.: 23-062	5

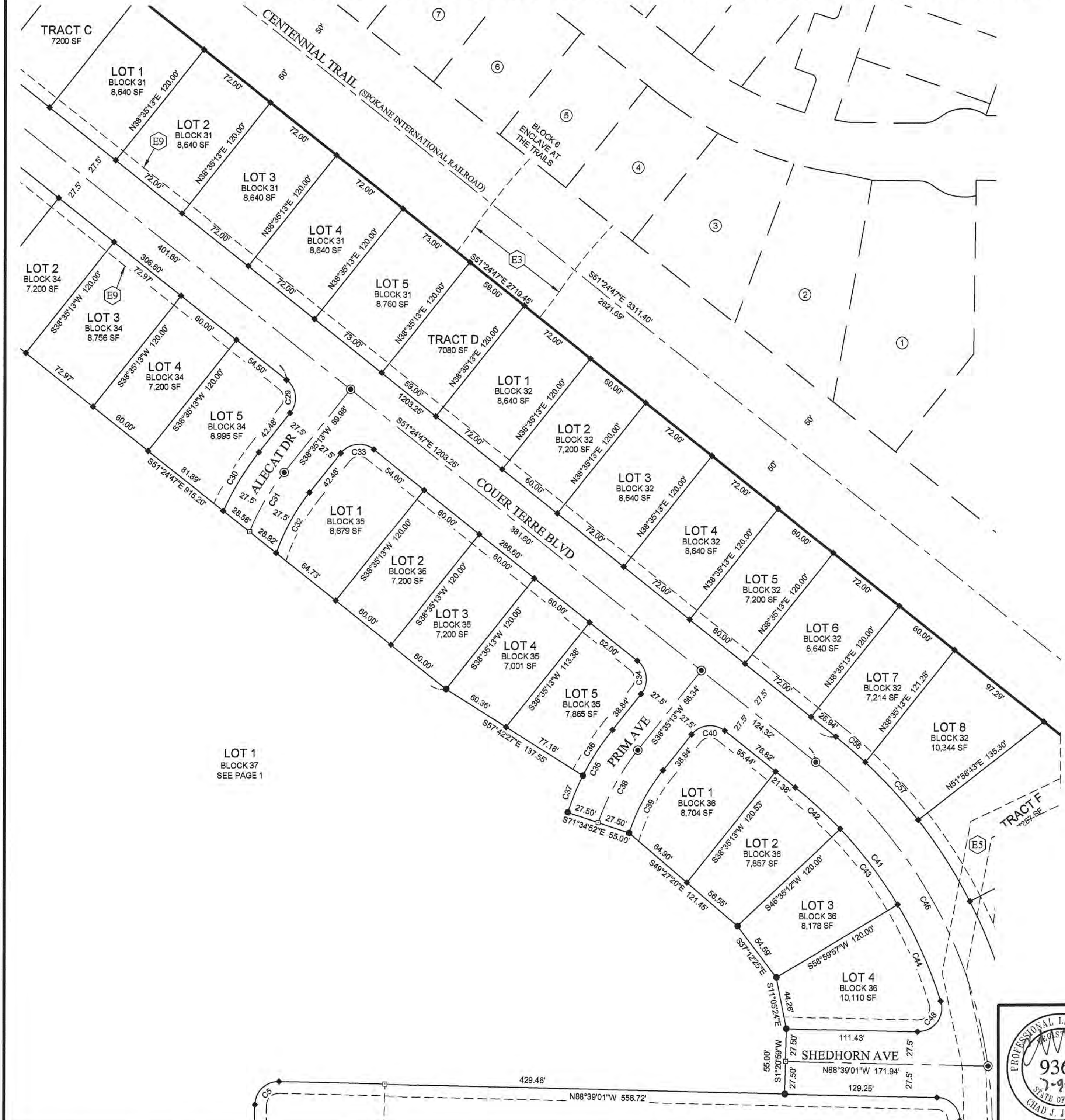
Johnson
Surveying

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



H-Scale 1" = 60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C29	20.00'	31.42'	90°00'00"	N6°24'47"W	28.28'
C30	227.50'	58.18'	14°38'47"	S31°15'50"W	58.00'
C31	200.00'	58.35'	16°42'56"	N30°13'45"E	58.14'
C32	172.50'	58.65'	19°28'47"	S28°50'50"W	58.37'
C33	20.00'	31.42'	90°00'00"	S83°35'13"W	28.28'
C34	20.00'	31.42'	90°00'00"	N6°24'47"W	28.28'
C35	227.50'	80.08'	20°10'05"	S28°30'11"W	79.67'
C36	227.50'	46.41'	11°41'14"	S32°44'36"W	46.33'
C37	227.50'	33.67'	8°28'51"	S22°39'34"W	33.64'
C38	200.00'	70.40'	20°10'05"	S28°30'11"W	70.04'
C39	172.50'	60.72'	20°10'05"	S28°30'11"W	60.41'
C40	20.00'	31.42'	90°00'00"	S83°35'13"W	28.28'
C41	372.50'	222.71'	34°15'19"	N34°17'07"W	219.40'
C42	372.50'	52.01'	7°59'59"	N47°24'47"W	51.97'
C43	372.50'	80.70'	12°24'45"	N37°12'25"W	80.54'
C44	372.50'	90.00'	13°50'35"	N24°04'45"W	89.78'
C46	400.00'	303.68'	43°29'56"	N29°39'49"W	296.44'
C48	20.00'	37.88'	108°30'27"	N37°05'46"E	32.46'
C56	427.50'	33.09'	4°26'07"	N49°11'43"W	33.09'
C57	427.50'	66.83'	8°57'23"	N42°29'58"W	66.76'

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THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS

SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN

CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: DEC. 2023

FILE NAME: 23-062 PLAT

DRAFTED BY: DTL

CHECKED BY: CJJ

PLOT DATE: 07/08/2024

PROJECT No.: 23-062

SHEET 3 OF 5

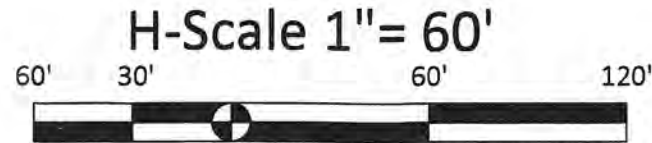
Johnson
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THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



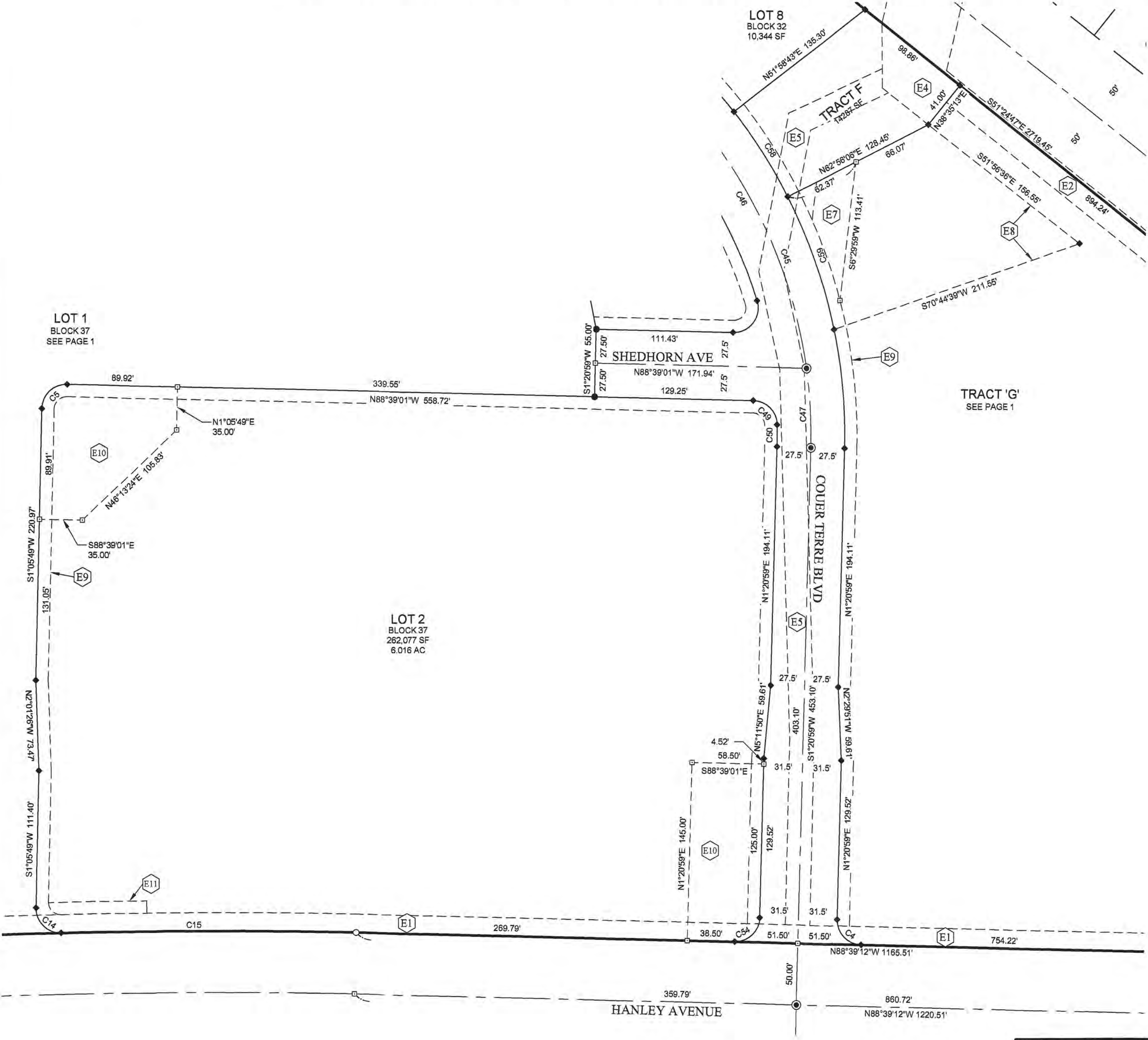
EASEMENT INDEX

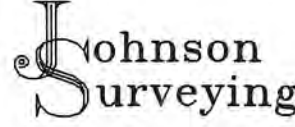
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CURVE TABLE

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C4	20.00'	31.42'	90°00'00"	S43°39'01"E	28.28'
C5	20.00'	31.50'	90°15'10"	S46°13'24"W	28.35'
C14	20.00'	32.28'	92°28'00"	S45°08'11"E	28.89'
C15	5060.00'	240.18'	2°43'11"	S89°59'24"W	240.16'
C45	400.00'	368.35'	52°45'46"	N25°01'54"W	355.48'
C46	400.00'	303.68'	43°29'56"	N29°39'49"W	296.44'
C47	400.00'	64.68'	9°15'51"	N3°16'56"W	64.60'
C49	20.00'	30.46'	87°15'11"	N45°01'25"W	27.60'
C50	372.50'	17.86'	2°44'49"	N0°01'25"W	17.86'
C54	20.00'	31.42'	90°00'00"	N46°20'59"E	28.28'
C58	427.50'	81.75'	10°57'23"	N32°32'35"W	81.62'
C59	427.50'	114.64'	15°21'54"	N19°22'57"W	114.30'



THE TRAILS 6TH ADDITION				
A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO				
DATE SURVEYED: DEC. 2023	DRAFTED BY: DTL	PLOT DATE: 07/08/2024	SHEET	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
FILE NAME: 23-062 PLAT	CHECKED BY: CJJ	PROJECT No.: 23-062	4 5	

THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE

INST.#

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT COEUR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "THE TRAILS 6TH ADDITION".

LOT 1, BLOCK 11 OF THE PLAT OF THE TRAILS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK L OF PLATS, PAGES 54-54F, RECORDS OF KOOTENAI COUNTY, IDAHO.

CONTAINING 53.403 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS OF RECORD OR APPEARING ON SAID PLAT.

ALL LOTS ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER INSTRUMENT NO. 2524354000, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE OWNER HEREBY DEDICATES, TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D' ALENE, THE INTERIOR RIGHTS-OF-WAY TO BE KNOWN AS HOMEWARD BOUND BOULEVARD, COEUR TERRE BOULEVARD, JAMYN STREET, ALECAT DRIVE, PRIM STREET AND SHEDHORN AVENUE AS SHOWN ON THE FACE OF THE PLAT.

- THE OWNER(S) HEREBY DEDICATE TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE TRACT F AS DEPICTED HEREON FOR A SANITARY SEWER LIFT STATION.
- THE OWNER(S) HEREBY DEDICATE TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE TRACT G AS DEPICTED HEREON FOR USE AS A PARK.
- THE OWNER(S) HEREBY GRANT TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE THE THIRTY (30) FOOT WIDE SEWER EASEMENT IDENTIFIED HEREON AS EASEMENT E7.
- THE OWNER(S) HEREBY GRANT TO THE TRAILS HOME OWNER'S ASSOCIATION THE DRAINAGE EASEMENTS IDENTIFIED HERON AS EASEMENT E8 AND E10.
- THE OWNER(S) HEREBY GRANT TO THE TRAILS HOME OWNER'S ASSOCIATION THE 10' X 80' IRRIGATION EASEMENT IDENTIFIED HERON AS EASEMENT E11.
- THE OWNER(S) HEREBY GRANT TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE THE TEN (10) FOOT WIDE SIDEWALK, DRAINAGE AND UTILITY EASEMENT, ADJACENT TO ALL ROADS, IDENTIFIED HEREON AS EASEMENT E9.
- TRACTS A, B, C AND D SHALL BE DEEDED TO THE TRAILS HOME OWNER'S ASSOCIATION FOR INSTALLATION, OPERATION AND MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, PUBLIC PATHWAYS AND SIDEWALKS. SAID TRACTS CANNOT BE SOLD OR TRANSFERRED. IN ADDITION, THE STORM WATER FACILITIES CANNOT BE MODIFIED WITHOUT EXPRESS WRITTEN APPROVAL OF THE CITY OF COEUR D' ALENE ENGINEERING DEPARTMENT.
- THE TRAILS HOME OWNER'S ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR LANDSCAPING, IRRIGATION AND MAINTENANCE OF TRACTS A, B, C AND D.
- THE OWNER HEREBY GRANTS AN INGRESS & EGRESS EASEMENT OVER THE EASEMENT IDENTIFIED HEREON AS EASEMENT E10 TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES.
- THE OWNER HEREBY GRANTS AN INGRESS & EGRESS EASEMENT OVER THE ENTIRETY OF TRACTS A, B, C AND D TO THE CITY OF COEUR D'ALENE FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES.

- SANITARY SEWER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE.
- DOMESTIC WATER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE.

Melissa Wells
MELISSA WELLS, MANAGER

7-9-24
DATE

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF KOOTENAI) S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF July, IN THE YEAR OF 2024, BY MELISSA WELLS AS MANAGER OF COEUR DEVELOPMENT LLC, IDAHO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: Cynthia L Thomas

MY COMMISSION EXPIRES: JUNE 7, 2028



PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY THE QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING (CITY OF COEUR D'ALENE) AND THE QPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE: Kelina Kuts DATE July 9, 2024

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF COEUR D'ALENE, IDAHO, THIS _____ DAY OF _____, 20____.

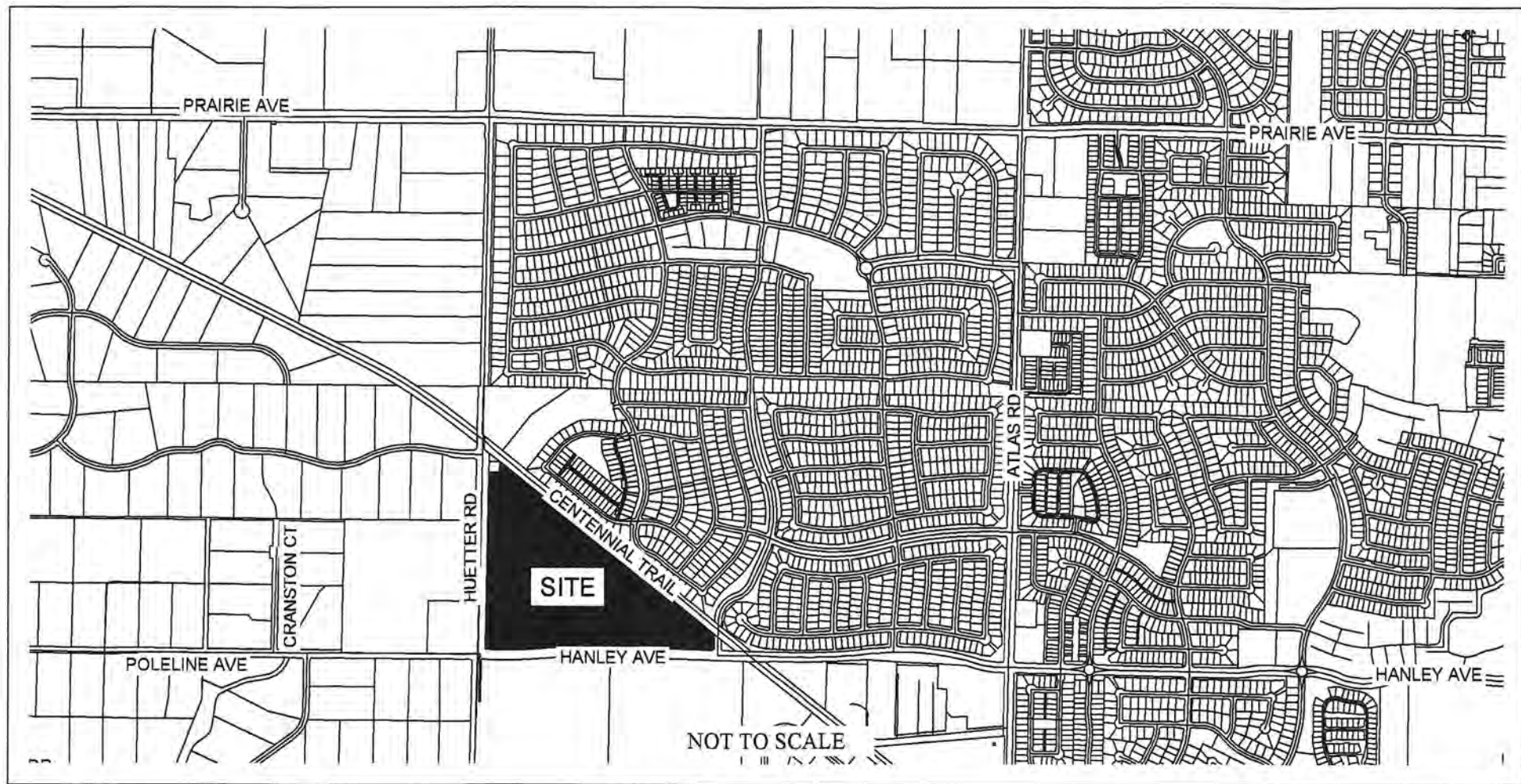
CITY OF COEUR D'ALENE, CLERK

CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT, THIS 16th DAY OF July, 2024.

Christopher W. Bosley
CHRISTOPHER W. BOSLEY
CITY OF COEUR D'ALENE, ENGINEER PE #10804

VICINITY MAP



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS 9th DAY OF July, 2024, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH

December 31, 2023

Ann Van Kester Deputy Treasurer
KOOTENAI COUNTY TREASURER

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS _____ DAY OF _____, 20____.

AT _____ M. AND DULY RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AND UNDER INSTRUMENT NO. _____ AT THE REQUEST OF _____.

KOOTENAI COUNTY CLERK

BY: _____ DEPUTY CLERK

FEE PAID

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20____.

RODNEY E. JONES PLS 12463
KOOTENAI COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

Chad J. Johnson 7-9-24
CHAD J. JOHNSON PLS 9367 DATE



THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS
SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: DEC. 2023	DRAFTED BY: DTL	PLOT DATE: 07/08/2024	SHEET	P.O. Box 2544 Post Falls, ID 83877 208-860-2351 johnsonsurveyingnw.com
FILE NAME: 23-062 PLAT	CHECKED BY: CJJ	PROJECT No.: 23-062	5	

RESOLUTION NO. 24-052

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AND ACCEPTING THE REVISED FINAL PLAT FOR THE TRAILS 6TH ADDITION [S-5-14].

WHEREAS, pursuant to Resolution No. 24-044, adopted on or about the 4th day of June, 2024, the City of Coeur d'Alene approved and accepted the Final Plat, Accepted Installed Public Infrastructure Improvements, and approved a maintenance/Warranty Agreement and Security for the Trails 6th Addition; and

WHEREAS, the applicant prepared and presented a revision to the Trails 6th Addition Final Plat, that was approved and accepted on June 4, 2024, which removed three lots and added one lot;

WHEREAS, the Planning Department and the City Engineer have determined that the Revised Final Plat is consistent with the preliminary plat; and

WHEREAS, the City Engineering for the City has recommended that the City of Coeur d'Alene approve and accept the Revised Final Plat for The Trails 6th Addition, a copy of which is attached hereto as Exhibit "A" and by reference made a part hereof; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to approve and accept the Revised Final Plat.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City approve and accept the Revised Final Plat for The Trails 6th Addition, in the form attached hereto as Exhibit "A" and incorporated herein by reference.

BE IT FURTHER RESOLVED that the City Clerk be and is hereby authorized to sign the Revised Final Plat on behalf of the City.

DATED this 16th day of July, 2024.

James Hammond, Mayor

ATTEST:

Renata McLeod, City Clerk

Motion by , Seconded by , to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER GOOKIN Voted

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER MCEVERS Voted

COUNCIL MEMBER WOOD Voted

was absent. Motion .

THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST.#



H-Scale 1" = 200'
200' 100' 200' 400'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°02'08"E	45.47'
L2	S71°34'52"E	55.00'
L3	S37°12'25"E	54.59'
L4	S11°05'24"E	44.26'
L5	S1°20'59"W	55.00'
L9	N62°56'06"E	128.45'
L10	N38°35'13"E	41.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	ORD. DIST.
C1	20.00'	31.42'	90°00'00"	N46°20'59"E	28.28'
C2	5060.00'	541.30'	6°07'46"	S88°17'07"W	541.05'
C3	3950.00'	422.05'	6°07'19"	N88°16'53"E	421.85'
C4	20.00'	31.42'	90°00'00"	S43°39'01"E	28.28'
C5	20.00'	31.50'	90°15'10"	S46°13'24"W	28.35'
C6	427.50'	212.01'	28°24'53"	N12°51'27"W	209.84'
C15	5060.00'	240.18'	2°43'11"	S89°59'24"W	240.16'
C51	5060.00'	301.12'	3°24'35"	S86°55'31"W	301.08'
C52	5010.00'	535.95'	6°07'46"	S88°17'07"W	535.70'
C53	4000.00'	427.39'	6°07'19"	N88°16'53"E	427.19'

EASEMENT INDEX

- E1 EXISTING 15' UTILITY EASEMENT AND SIDEWALK EASEMENT PER PLAT OF HAWKS NEST.
E2 EXISTING 20' UTILITY EASEMENT. INSTRUMENT #S 2136771000 AND 2154372000.
E3 EXISTING ROAD AND UTILITY EASEMENT. INSTRUMENT # 2136768000.
E4 EXISTING 60' UTILITY EASEMENT. INSTRUMENT #S 2136767000 AND 2136780000.
E5 EXISTING 20' UTILITY EASEMENT PER PLAT OF THE TRAILS.
E6 EXISTING 10' UTILITY EASEMENT PER PLAT OF THE TRAILS.
E7 30' SANITARY SEWER EASEMENT HEREIN GRANTED.
E8 DRAINAGE EASEMENT HEREIN GRANTED.
E9 10' SIDEWALK, DRAINAGE AND UTILITY EASEMENT HEREIN GRANTED.
E10 DRAINAGE EASEMENT HEREIN GRANTED.
E11 10' X 80' IRRIGATION EASEMENT HEREIN RESERVED.

THIS IS A LIST OF ALL EASEMENTS WITHIN THE PLAT. FOR CLARITY, ALL EASEMENTS MAY NOT APPEAR ON ALL PAGES.

LEGEND

- FOUND 5/8" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
● SET 5/8" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
◆ SET 1/2" x 24" REBAR WITH PLASTIC CAP, P.L.S. 9367
⊙ SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP, P.L.S. 9367
⊙ SET BRASS CAP MARKED P.L.S. 9367 IN CONCRETE
□ CALCULATED POSITION, NOTHING FOUND OR SET
CENTER SECTION CORNER AS NOTED
E-W 1/4 SECTION CORNER AS NOTED
N-S 1/4 SECTION CORNER AS NOTED
SECTION CORNER AS NOTED
E1 EASEMENT IDENTIFIER
CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)

TITLE DOCUMENTS

THESE ARE DOCUMENTS IN TITLE REPORT COMMITMENT KT-502074, ISSUED BY KOOTENAI COUNTY TITLE COMPANY, DATED: 12/29/2023 THAT FOR THE REASON INDICATED, CAN NOT BE DISPLAYED ON THE MAP.

- BK 69 OF DEEDS, PG 353 AND BK 115 OF DEEDS, PG187 - HAVE NO EFFECT ON THE SUBJECT PROPERTY.
- BK 115 OF DEEDS, PAGE 188, IS A BLANKET EASEMENT OVER THE SOUTHWEST QUARTER OF SECTION 28 FOR AN ELECTRICAL TRANSMISSION LINE AND TELEPHONE SYSTEM BENEFITING WASHINGTON WATER AND POWER.

REFERENCES

IN RECORDS OF KOOTENAI COUNTY, IDAHO:

- R-1 PLAT OF HAWKS NEST 1ST ADDITION BY CHAD J. JOHNSON, PLS 9367. RECORDED IN BOOK K OF PLATS, PAGE 94, UNDER INSTRUMENT NUMBER 2139756000.
R-2 PLAT OF THE TRAILS BY CHAD J. JOHNSON, PLS 9367. RECORDED IN BOOK L OF PLATS, PAGE 54, UNDER INSTRUMENT NUMBER 2527217000.
R-3 PLAT OF THE TRAILS 4TH ADDITION BY CHAD J. JOHNSON, PLS 9367. RECORDED IN BOOK L OF PLATS, PAGE 405, UNDER INSTRUMENT NUMBER 2724783000.
R-4 PLAT OF ENCLAVE AT THE TRAILS BY CHAD J. JOHNSON, PLS 9367. RECORDED IN BOOK L OF PLATS, PAGE 639, UNDER INSTRUMENT NUMBER 2872327000.
R-5 PLAT OF THE TRAILS 5TH ADDITION BY CHAD J. JOHNSON, PLS 9367. RECORDED IN BOOK L OF PLATS, PAGE 764, UNDER INSTRUMENT NUMBER 2920350000.

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT COORDINATES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N: 2,211,208.49, E: 2,348,419.65) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD83 (GEOID 18). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.00008293 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF - 00°49'50"

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 1, BLOCK 11, OF THE TRAILS. SURVEY MONUMENTS WHERE FOUND/HELD AS DEPICTED HEREON.

NOTE

- EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY UNRECORDED EASEMENTS.



THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS
SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: DEC. 2023 DRAFTED BY: DTL PLOT DATE: 07/08/2024 SHEET
FILE NAME: 23-062 PLAT CHECKED BY: CJJ PROJECT No.: 23-062 1/5

Johnson
Surveying

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

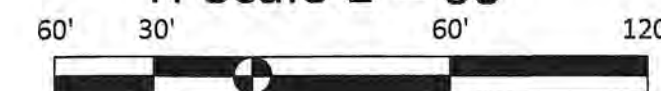
THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST.#



H-Scale 1" = 60'

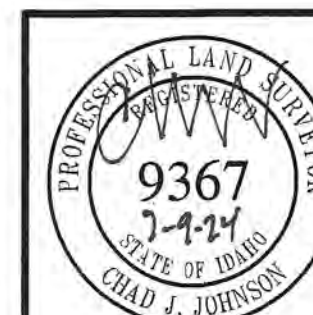


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C7	250.00'	164.78'	37°45'51"	S19°58'45"W	161.81'
C8	250.00'	4.03'	0°55'25"	S38°23'58"W	4.03'
C9	250.00'	50.40'	11°33'04"	S32°09'44"W	50.32'
C10	250.00'	110.35'	25°17'23"	S13°44'30"W	109.45'
C11	277.50'	128.42'	26°30'52"	S14°21'15"W	127.27'
C12	277.50'	95.23'	19°39'47"	S17°46'48"W	94.77'
C13	277.50'	33.18'	6°51'05"	S4°31'21"W	33.16'
C16	20.00'	26.51'	81°40'25"	S39°44'24"E	26.16'
C17	20.00'	2.08'	5°58'19"	S83°33'45"E	2.08'
C18	20.00'	32.75'	93°49'23"	S48°00'30"W	29.21'
C19	172.50'	101.36'	33°40'02"	N68°14'48"W	99.91'
C20	200.00'	130.87'	37°29'24"	N70°09'29"W	128.54'
C21	227.50'	139.51'	35°08'08"	N68°58'51"W	137.33'
C22	227.50'	66.57'	16°46'00"	N78°09'55"W	66.34'
C23	227.50'	72.94'	18°22'08"	N60°35'51"W	72.62'
C24	20.00'	31.42'	90°00'00"	N6°24'47"W	28.28'
C25	277.50'	70.93'	14°38'41"	S31°15'53"W	70.74'
C26	250.00'	71.11'	16°17'53"	N30°26'17"E	70.87'
C27	222.50'	71.38'	18°22'49"	S28°23'49"W	71.07'
C28	20.00'	31.42'	90°00'00"	S83°35'13"W	28.28'

EASEMENT INDEX

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- E3 EXISTING ROAD AND UTILITY EASEMENT. INSTRUMENT # 2136768000.
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- E6 EXISTING 10' UTILITY EASEMENT PER PLAT OF THE TRAILS.
- E7 30' SANITARY SEWER EASEMENT HEREIN GRANTED.
- E8 DRAINAGE EASEMENT HEREIN GRANTED.
- E9 10' SIDEWALK, DRAINAGE AND UTILITY EASEMENT HEREIN GRANTED.
- E10 DRAINAGE EASEMENT HEREIN GRANTED.
- E11 10' X 80' IRRIGATION EASEMENT HEREIN RESERVED.

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THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS
SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: DEC. 2023	DRAFTED BY: DTL	PLOT DATE: 07/08/2024	SHEET 2
FILE NAME: 23-062 PLAT	CHECKED BY: CJJ	PROJECT No.: 23-062	5

Johnson
Surveying

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST.#



H-Scale 1" = 60'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C29	20.00'	31.42'	90°00'00"	N6°24'47"W	28.28'
C30	227.50'	58.16'	14°38'47"	S31°15'50"W	58.00'
C31	200.00'	58.35'	16°42'56"	N30°13'45"E	58.14'
C32	172.50'	58.65'	19°28'47"	S28°50'50"W	58.37'
C33	20.00'	31.42'	90°00'00"	S83°35'13"W	28.28'
C34	20.00'	31.42'	90°00'00"	N6°24'47"W	28.28'
C35	227.50'	80.08'	20°10'05"	S28°30'11"W	79.67'
C36	227.50'	46.41'	11°41'14"	S32°44'36"W	46.33'
C37	227.50'	33.67'	8°28'51"	S22°39'34"W	33.64'
C38	200.00'	70.40'	20°10'05"	S28°30'11"W	70.04'
C39	172.50'	60.72'	20°10'05"	S28°30'11"W	60.41'
C40	20.00'	31.42'	90°00'00"	S83°35'13"W	28.28'
C41	372.50'	222.71'	34°15'19"	N34°17'07"W	219.40'
C42	372.50'	52.01'	7°59'59"	N47°24'47"W	51.97'
C43	372.50'	80.70'	12°24'45"	N37°12'25"W	80.54'
C44	372.50'	90.00'	13°50'35"	N24°04'45"W	89.78'
C46	400.00'	303.68'	43°29'56"	N29°39'49"W	296.44'
C48	20.00'	37.88'	108°30'27"	N37°05'46"E	32.46'
C56	427.50'	33.09'	4°26'07"	N49°11'43"W	33.09'
C57	427.50'	66.83'	8°57'23"	N42°29'58"W	66.76'

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LOT 1
BLOCK 37
SEE PAGE 1



THE TRAILS 6TH ADDITION

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SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: DEC. 2023 DRAFTED BY: DTL PLOT DATE: 07/08/2024
FILE NAME: 23-062 PLAT CHECKED BY: CJJ PROJECT No.: 23-062

SHEET
3
5

Johnson
Surveying

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THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE

INST.#



H-Scale 1" = 60'



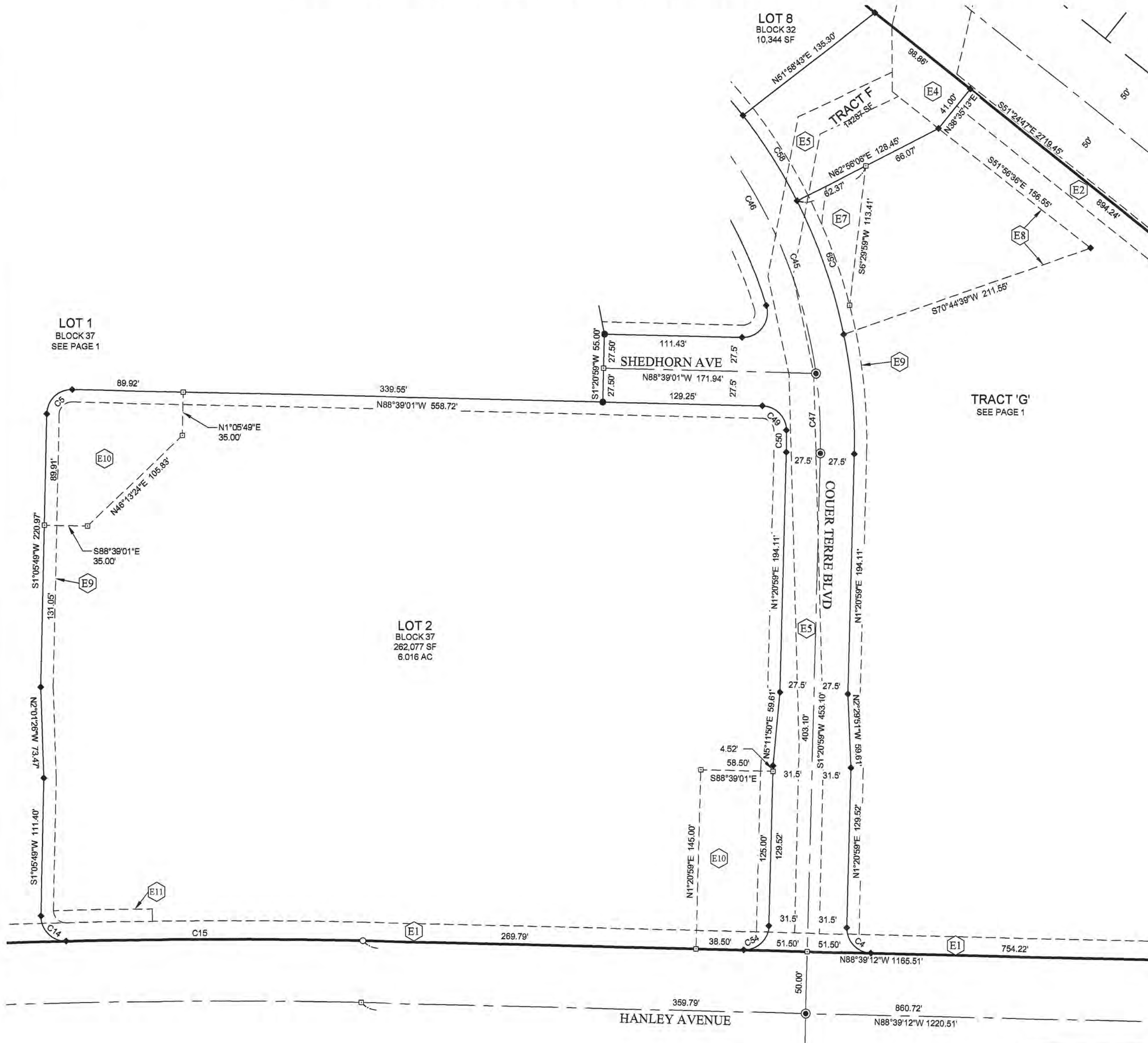
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CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C4	20.00'	31.42'	90°00'00"	S43°39'01"E	28.28'
C5	20.00'	31.50'	90°15'10"	S46°13'24"W	28.35'
C14	20.00'	32.28'	92°28'00"	S45°08'11"E	28.89'
C15	5060.00'	240.18'	2°43'11"	S89°59'24"W	240.16'
C45	400.00'	368.35'	52°45'46"	N25°01'54"W	355.48'
C46	400.00'	303.68'	43°29'56"	N29°39'49"W	296.44'
C47	400.00'	64.68'	9°15'51"	N3°16'56"W	64.60'
C49	20.00'	30.46'	87°15'11"	N45°01'25"W	27.60'
C50	372.50'	17.86'	2°44'49"	N0°01'25"W	17.86'
C54	20.00'	31.42'	90°00'00"	N46°20'59"E	28.28'
C58	427.50'	81.75'	10°57'23"	N32°32'35"W	81.62'
C59	427.50'	114.64'	15°21'54"	N19°22'57"W	114.30'



THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS
SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: DEC. 2023	DRAFTED BY: DTL	PLOT DATE: 07/08/2024	SHEET 4 5
FILE NAME: 23-062 PLAT	CHECKED BY: CJJ	PROJECT No.: 23-062	

P.O. Box 2544 Post Falls, ID 83877
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THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS

LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST.#

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT COEUR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "THE TRAILS 6TH ADDITION".

LOT 1, BLOCK 11 OF THE PLAT OF THE TRAILS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK L OF PLATS, PAGES 54-54F, RECORDS OF KOOTENAI COUNTY, IDAHO.

CONTAINING 53.403 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS OF RECORD OR APPEARING ON SAID PLAT.

ALL LOTS ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER INSTRUMENT NO. 2524354000, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE OWNER HEREBY DEDICATES, TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE, THE INTERIOR RIGHTS-OF-WAY TO BE KNOWN AS HOMEWARD BOUND BOULEVARD, COEUR TERRE BOULEVARD, JAMYN STREET, ALECAT DRIVE, PRIM STREET AND SHEDHORN AVENUE AS SHOWN ON THE FACE OF THE PLAT.

- THE OWNER(S) HEREBY DEDICATE TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE TRACT F AS DEPICTED HEREON FOR A SANITARY SEWER LIFT STATION.
- THE OWNER(S) HEREBY DEDICATE TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE TRACT G AS DEPICTED HEREON FOR USE AS A PARK.
- THE OWNER(S) HEREBY GRANT TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE THE THIRTY (30) FOOT WIDE SEWER EASEMENT IDENTIFIED HEREON AS EASEMENT E7.
- THE OWNER(S) HEREBY GRANT TO THE TRAILS HOME OWNER'S ASSOCIATION THE DRAINAGE EASEMENTS IDENTIFIED HEREON AS EASEMENT E8 AND E10.
- THE OWNER(S) HEREBY GRANT TO THE TRAILS HOME OWNER'S ASSOCIATION THE 10' X 80' IRRIGATION EASEMENT IDENTIFIED HEREON AS EASEMENT E11.
- THE OWNER(S) HEREBY GRANT TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE THE TEN (10) FOOT WIDE SIDEWALK, DRAINAGE AND UTILITY EASEMENT, ADJACENT TO ALL ROADS, IDENTIFIED HEREON AS EASEMENT E9.
- TRACTS A, B, C AND D SHALL BE DEEDED TO THE TRAILS HOME OWNER'S ASSOCIATION FOR INSTALLATION, OPERATION AND MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, PUBLIC PATHWAYS AND SIDEWALKS. SAID TRACTS CANNOT BE SOLD OR TRANSFERRED. IN ADDITION, THE STORM WATER FACILITIES CANNOT BE MODIFIED WITHOUT EXPRESS WRITTEN APPROVAL OF THE CITY OF COEUR D'ALENE ENGINEERING DEPARTMENT.
- THE TRAILS HOME OWNER'S ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR LANDSCAPING, IRRIGATION AND MAINTENANCE OF TRACTS A, B, C AND D.
- THE OWNER HEREBY GRANTS AN INGRESS & EGRESS EASEMENT OVER THE EASEMENT IDENTIFIED HEREON AS EASEMENT E10 TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES.
- THE OWNER HEREBY GRANTS AN INGRESS & EGRESS EASEMENT OVER THE ENTIRETY OF TRACTS A, B, C AND D TO THE CITY OF COEUR D'ALENE FOR INSPECTION AND EMERGENCY MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES.

- SANITARY SEWER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE.
- DOMESTIC WATER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE.

Melissa Wells 7-9-24
MELISSA WELLS, MANAGER DATE

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF KOOTENAI } S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF July, IN THE YEAR OF 2024, BY MELISSA WELLS AS MANAGER OF COEUR DEVELOPMENT LLC, IDAHO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: Cynthia L Thomas
MY COMMISSION EXPIRES: JUNE 7, 2028



PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY THE QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING (CITY OF COEUR D'ALENE) AND THE QPPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE: Kristina Kerts DATE July 9, 2024

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF COEUR D'ALENE, IDAHO, THIS _____ DAY OF _____, 20____.

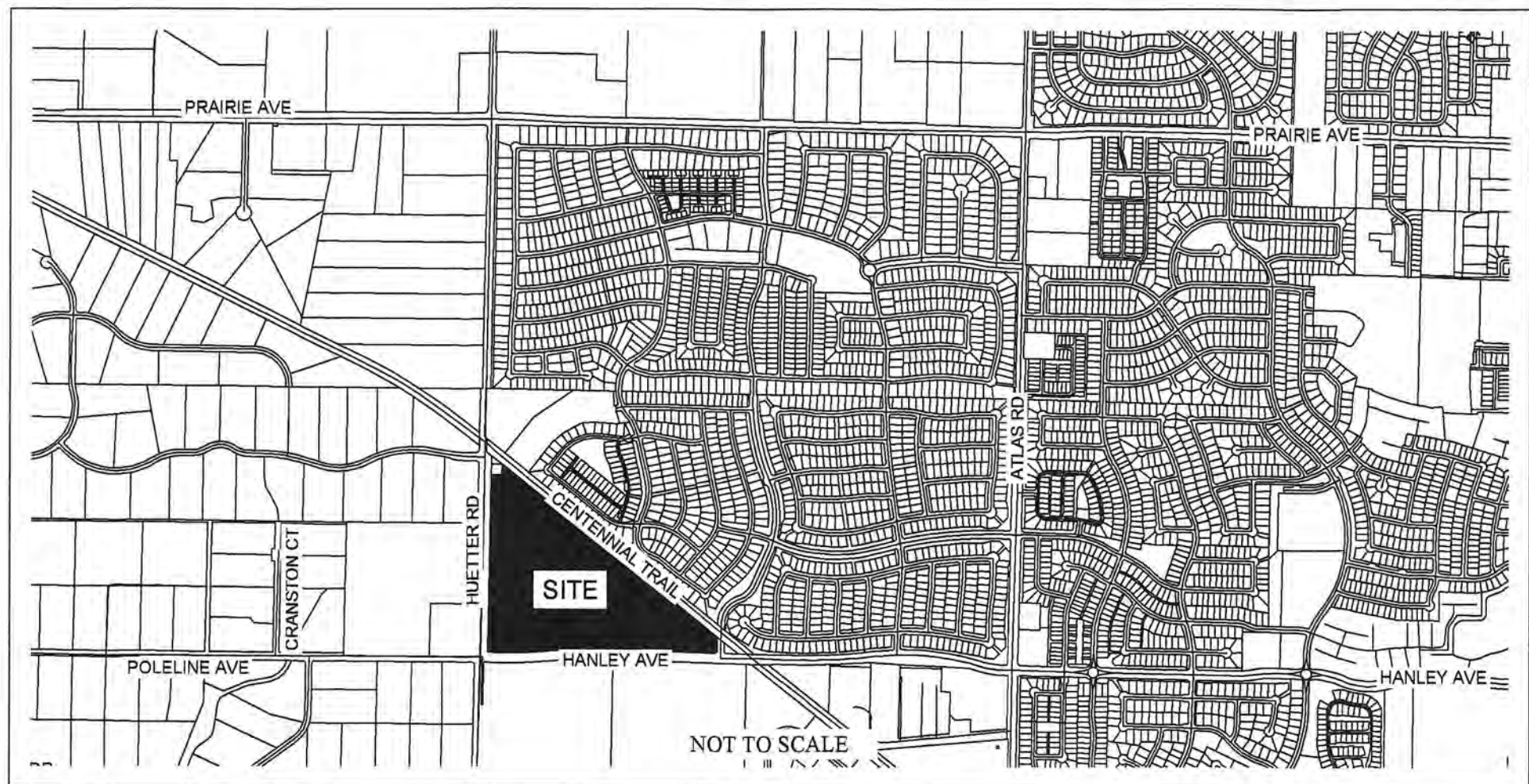
CITY OF COEUR D'ALENE, CLERK

CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT, THIS 16th DAY OF July, 2024.

Christopher W. Bosley
CHRISTOPHER W. BOSLEY PE #10804
CITY OF COEUR D'ALENE, ENGINEER

VICINITY MAP



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS 9th DAY OF July, 2024, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH

December 31, 2023.

Ann Van Kinsbury Deputy Treasurer
KOOTENAI COUNTY TREASURER

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS _____ DAY OF _____, 20____.

AT _____ M. AND DULY RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AND UNDER INSTRUMENT NO. _____ AT THE REQUEST OF _____.

KOOTENAI COUNTY CLERK BY: _____ DEPUTY CLERK FEE PAID

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20____.

RODNEY E. JONES PLS 12463
KOOTENAI COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

Chad J. Johnson 7-9-24
CHAD J. JOHNSON PLS 9367 DATE



THE TRAILS 6TH ADDITION

A REPLAT OF LOT 1, BLOCK 11 OF THE TRAILS
SW 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: DEC. 2023	DRAFTED BY: DTL	PLOT DATE: 07/08/2024	SHEET 5
FILE NAME: 23-062 PLAT	CHECKED BY: CJJ	PROJECT No.: 23-062	5

Johnson
Surveying

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

OTHER BUSINESS

**CITY COUNCIL
STAFF REPORT**

DATE: JULY 16, 2023

FROM: MELISSA TOSI, HUMAN RESOURCES DIRECTOR

SUBJECT: PERSONNEL RULE AMENDMENT – CLASSIFICATION AND
COMPENSATION PLAN

DECISION POINT: Should the City Council approve an amendment to the City’s current Classification and Compensation Plan, specifically to the Programmer classification?

HISTORY: The Programmer classification is currently leveled at a Pay Grade 11. The position works with system users in various City departments, determines their needs, and creates programs and applications to fulfill those needs. The position requires a high level of interpersonal skills in dealing with system users. In addition, the position requires a variety of related technical, professional, and analytical skills to conceptualize, design, develop, test, implement, and maintain software, programs, and applications.

The classification has been updated to reflect that the minimum required programming experience is three (3) years and requires the FBI Criminal Justice Information Services (CJIS) Security Awareness Level 4 certification. Extensive knowledge of programming languages and technical protocol is required.

When reviewing placement for this classification, the recommendation from staff and Ameriben, Human Resources Consulting, is to increase the pay grade from a Pay Grade 11 to a Pay Grade 12.

The proposed Personnel Rule amendment was posted a minimum of ten (10) consecutive days before this City Council meeting.

FINANCIAL ANALYSIS: Below are the annual base wages for the current and proposed Pay Grade. The increase in base wages from a Pay Grade 11 to a Pay Grade 12 is 8%. The Municipal Services will be able to absorb this difference in the current budget due to salary savings and it has been accounted for in the fiscal year 2024-2025 proposed budget.

Programmer

- Current Pay Grade 11: → \$50,752 - \$71,427
- Proposed Pay Grade 12: → \$54,787 - \$77,105

PERFORMANCE ANALYSIS: Authorizing the above noted amendments will provide an updated leveling for the duties and responsibilities needed for the Programmer classification.

RECOMMENDATION: The City Council should approve the amendments to the City’s Classification and Compensation Plan, specifically to the Programmer classification.

RESOLUTION NO. 23-053

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AMENDMENT TO THE CITY'S CLASSIFICATION AND COMPENSATION PLAN REGARDING THE POSITION OF PROGRAMMER IN THE MUNICIPAL SERVICES DEPARTMENT, RE-LEVELING THE POSITION FROM PAY GRADE 11 TO PAY GRADE 12.

WHEREAS, the need to revise the Classification and Compensative Plan has been deemed necessary by the City Council and the Human Resources Director; and

WHEREAS, said amendment has been properly posted ten (10) days prior to this Council Meeting; and

WHEREAS, the employee bargaining units of the City have approved the amendment; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof that the amendment to the City's Classification and Compensation Plan, as shown in Exhibit "A" attached hereto, be adopted.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the amendment to the Classification and Compensation Plan, as shown in Exhibit "A" attached hereto, be and is hereby adopted.

DATED this 16th day of July, 2024.

James Hammond, Mayor

ATTEST:

Renata McLeod, City Clerk

Motion by , Seconded by , to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER MILLER	Voted
COUNCIL MEMBER ENGLISH	Voted
COUNCIL MEMBER GOOKIN	Voted
COUNCIL MEMBER EVANS	Voted
COUNCIL MEMBER MCEVERS	Voted
COUNCIL MEMBER WOOD	Voted



Information Technology (IT) Programmer

Department: Municipal Services **Reports to:** IT Database Applications Developer **Pay Grade:** 12 ++
Date Established: 1/2017 **Date Revised:** 7/2024 **FLSA Status:** Covered

Classification Summary

The Information Technology (IT) Programmer performs a variety of technical duties related to the design, maintenance and documentation of programs, applications, and databases for the City computer and network systems. The position develops and maintains in-house applications and websites. The position works with system users in various City departments, determines their needs, and creates programs and applications to fulfill those needs. The position requires a variety of related technical, professional, and analytical skills to conceptualize, design, develop, test, implement, and maintain software, programs, and applications. It also requires a high level of interpersonal skills in dealing with system users. The IT Programmer is supervised by the IT Database Applications Developer, with latitude for independent judgment and initiative. An Associate's degree or advanced technical training in computer science is required. Three (3) ~~Two (2)~~ years of programming experience is required and extensive knowledge of programming languages is required. FBI's Criminal Justice Information Services (CJIS) Security Awareness Level 4 certification required within 6 months from date of hire. The position works in a public building environment where the noise level is generally moderate.

Essential Duties and Responsibilities *(illustrative only and may vary by assignment)*

- Designs and maintains programs, software, applications, websites, and related computer and network applications to support the operation and maintenance of the City computer system;
- Works with system users in all City departments to determine needs and creates programs, applications, and software to meet those needs, including ongoing support;
- Provides support to all system users, answering questions and providing information, as needed;
- Develops software programs and systems to meet City program and process needs;
- Upgrades existing systems and software to increase efficiency and effectiveness using current programming techniques;
- Repairs, modifies, and expands existing programs and applications;
- Troubleshoots and repairs software, program, and application problems;
- Researches, learns, and maintains proficiency in new software and programming packages and techniques being used or that may be acquired by the City;
- Maintains records, logs, and documentation of work performed;
- Prepares and presents oral and written reports, as needed;
- Responds to management's, supervisor's, co-workers' and citizens' questions and comments in a courteous, thorough and timely manner;
- Performs time management and scheduling functions, meets deadlines, and sets project priorities;
- Maintains strict confidentiality of all matters;
- Assists other department and City employees as needed or requested;
- Performs all work duties and activities in accordance with City policies, procedures, and safety practices.

Secondary Duties and Responsibilities:

- Assists City users with routine computer problems;
- Assists in locating and marking underground cables;
- Performs other duties as assigned.

Classification Requirements:

The requirements listed below are representative of the minimum knowledge, skill, and/or ability required for an individual to satisfactorily perform each essential duty satisfactorily and be successful in the position.

Knowledge of:

- Operation of the City computer and information technology system;
- Methods and techniques of computer program and application analysis, writing, and modification;
- Windows and web development using Microsoft tools and technology specific to and required by the City computer and network systems;
- Internet and intranet operating system technology;
- Methods and techniques of installing, maintaining, and upgrading the City computer and information technology systems;
- Methods and techniques of performing troubleshooting and repairing equipment;
- Methods and techniques of maintaining system security, including virus and malware protection;
- Operation of standard office equipment;
- Customer service methods, techniques, and objectives;
- World Wide Web Consortium programming languages: HTML, XHTML, XML, XSL, XSLT, CSS, SOAP/XMLP, XPATH, DOM, XML Schema, XPath, DTD;
- Server-side programming to include C#, VB.Net, SQL
- Client-side programming languages to include JavaScript, JQuery, DHTML;
- TCP/IP, systems administration, security/firewalls, databases, and database linking;
- The following frameworks: ASP.NET MVC, ASP.NET Core MVC, ASP.NET Core Blazor;
- The following transport protocols HTTP, HTTPS, SMTP, FTP;
- Public sector, government, or related environment and operations, including general municipal management terminology, codes, acts, and regulations.

Skill and Ability to:

- Analyze, write, modify and document computer programming, applications, and software;
- Ascertain user needs and determine technology to meet those needs;
- Use computer programming languages specific to and required by the City computer and networking systems;
- Create and maintain records, logs, and documentation of programs and applications created, upgraded, and maintained;
- Provide efficient customer service to users of all ability and skill levels;
- Operate standard office equipment;
- Prepare and present technical reports;
- Establish and maintain effective working relationships with elected officials, co-workers, and the public;
- Use English and speak clearly for understanding;
- Listen carefully to, understand, and effectively communicate through verbal, written, and electronic communication channels;
- Perform duties to supervisor's expectations;

- Follow verbal and written instructions;
- Work independently and exercise initiative, with general guidance and supervision;
- Maintain a professional demeanor at all times;
- Perform a wide variety of duties and responsibilities with accuracy and speed under the pressure of time-sensitive deadlines;
- Demonstrate integrity and ingenuity in the performance of assigned tasks and solving problems;
- Perform all duties in accordance with City policies and procedures with regard for personal safety and that of other employees and the public.

Acceptable Experience and Training:

- Associate's degree or advanced technical training in computer science is required;
- ~~Two (2)~~ Three (3) years' experience in programming is required;
- FBI's Criminal Justice Information Services (CJIS) Security Awareness Level 4 certification required within 6 months of hire;
- An equivalent combination of education and experience that provides the required skills, knowledge and abilities to successfully perform the essential functions of the position may be considered.

Physical Demands & Work Environment:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this classification. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this classification, the employee is frequently required to stand, walk, sit, stoop, kneel, bend, use hands to manipulate and make adjustments to tools used in performing the essential functions of the classification, and reach with hands and arms. The employee must frequently lift and/or move up to 25 pounds. Specific vision abilities required by this classification include close vision, distance vision, color vision, peripheral vision, depth perception and ability to adjust focus. Sufficient clarity of speech and hearing abilities required by this classification includes those which permit the employee to discern verbal instructions and communicate effectively in person and by telephone. While performing the duties of this classification, the employee works in a public office environment where the noise level is usually moderate.

**CITY COUNCIL
STAFF REPORT**

DATE: JULY 16, 2024

FROM: HILARY PATTERSON, COMMUNITY PLANNING DIRECTOR, AND
MIKE BEHARY, ASSOCIATE PLANNER

SUBJECT: ZC-1-24 – 15TH STREET AND BEST AVENUE DEVELOPMENT AGREEMENT
WITH GS4 PROPERTY LLC

DECISION POINT:

Anjandeep Singh of GS4 Property LLC is requesting consideration of approval for a development agreement in conjunction with the approved zone change from NC (Neighborhood Commercial) to C-17 (Commercial at 17 units per acre) at the southeast corner of 15th Street and Best Avenue.

Should the City Council approve the development agreement for approximately 0.925 acres of land south of E. Best Avenue and east of N. 15th?

HISTORY:

Zone change application ZC-1-24 was made before the Planning and Zoning Commission on January 9, 2024; a request for zone change from NC to C-17 with a motion by Ward, seconded by Luttrupp, to reject the zone change. The motion to deny was carried by a 7 to 0 vote.

The City Council heard the zone change request on May 21, 2024. After hearing from the staff, applicant, and members of the public, a motion by was made by Evans, seconded by English, to approve the zone change conditionally subject to approval of a Development Agreement. The motion to approve the zone change conditionally subject to a development agreement was carried by a 5 to 1 vote.

FINANCIAL ANALYSIS:

No financial impact to the city is expected.

PERFORMANCE ANALYSIS:

Council approved the requested Zone Change on May 21, 2024, and the Owner agreed that it must execute this Agreement before the Zone Change will become effective.

Planning staff and the City Attorney worked with the applicant to discuss the terms of the Agreement. The mutually agreed Development Agreement is attached. A summary of the items agreed to is provided on the following pages.

DECISION POINT/RECOMMENDATION:

City Council should approve or reject the development agreement for approximately 0.925 acres of land south of E. Best Avenue and east of N. 15th, or Council may request modifications to the Agreement.

DEVELOPMENT AGREEMENT SUMMARY:

LIGHTING

- The Owner agrees to adhere to the Commercial Design Guidelines, have full cut-off light fixtures and all exterior lighting will be downward directed.
- Parking lot and exterior lighting, including canopy lights shall not exceed 3,000 Kelvin and 10 foot-candles.
- Canopy lights for the fuel pumps shall be turned on no earlier than 6:00 a.m. each day and turned off no later than 10:00 p.m. each night.
- A lighting plan shall be submitted as part of the building permit.

SIGNAGE

- All signs shall be low-profile, including canopy signage.
- Monument signs shall be no taller than eight feet.
- Pole signs and roof-mounted signs shall be prohibited and no sign shall extend above the roofline or top of canopy.
- Any canopy or wall mounted signs shall be installed to face the adjacent roadways.
- No sign that requires a sign permit shall be installed that faces the residential properties to the east.
- The fuel canopy signage will be channel lettering and illuminated. The fuel canopy shall have the fuel company's letters on the south side of the canopy and the logo on the west side of the canopy.
- No LED reader boards shall be allowed on the property.
- The Owner shall install appropriate signage directing delivery vehicles, including fuel trucks to the permitted ingress and egress for the property.
- The Owner shall work with a contractor with a Public Works License to install new signage on Best Avenue indicating No Outlet and No Trucks, or similar, that is approved by the City Engineer.
- Ingress and egress locations, as well as signage directing vehicles, shall be approved by the City Engineer.

FUEL PUMPS & CANOPY

- No more than three dual-sided fuel pumps may be installed.
- The fuel pump canopy shall be designed to be minimally visible and match the building design and materials.
- The fuel pumps, and canopy and pump lights will be turned off at 10:00 p.m. and not turned on until 6:00 a.m.

BUILDING AND CANOPY HEIGHTS

- The maximum height of the building shall be 28 feet.
- The maximum height of the fuel canopy shall be 20 feet

(Notes: The applicant had noted a 20-foot building height at the hearing; however, that height didn't allow for Coeur d'Alene's height measurement to the peak of the roof. NC Zoning allows for 32 feet. Also, adjacent residential zoning allows 32 feet tall for principal residential uses and up to 45 feet tall for public recreation, community education and religious assembly.)

DRIVETHROUGH RESTRICTION

- Drive-throughs, other than the fuel pumps, shall be restricted.

LANDSCAPE BUFFER & BUILDING SETBACK

- The Owner agrees to use the Neighborhood Commercial (NC) bufferyard standards along the eastern and southern boundaries, which is a minimum 10-foot side planting strip containing evergreen trees along the area bordering the commercial and residential uses. The trees must be at least 15 feet tall at the time of planting and planted no more than 25 feet apart. The buffering shall substantially conform to the rendering. (See Exhibit "D" in the Development Agreement)
- All buildings shall be setback at least 10 feet from the eastern and southern property lines.

PROJECT DESIGN

- The project must be constructed substantially in accordance with the rendering and site plan (see Exhibit "D")

City Council Meeting



July 16, 2024

1

ZC-1-24 Development Agreement – C-17 Conditional Zoning SE corner of Best Ave and 15th St. (+/- 0.93 Acres)

DECISION POINT:

Anjandeeep Singh of GS4 Property LLC is requesting consideration of approval for a development agreement in conjunction with the approved zone change from NC (Neighborhood Commercial) to C-17 (Commercial at 17 units per acre) at the southeast corner of 15th Street and Best Avenue.

Should the City Council approve the development agreement for approximately 0.925 acres of land at the southeast corner of 15th and Best?

2

**ZC-1-24 Development Agreement – C-17 Conditional Zoning
SE corner of Best Ave and 15th St. (+/- 0.93 Acres)**

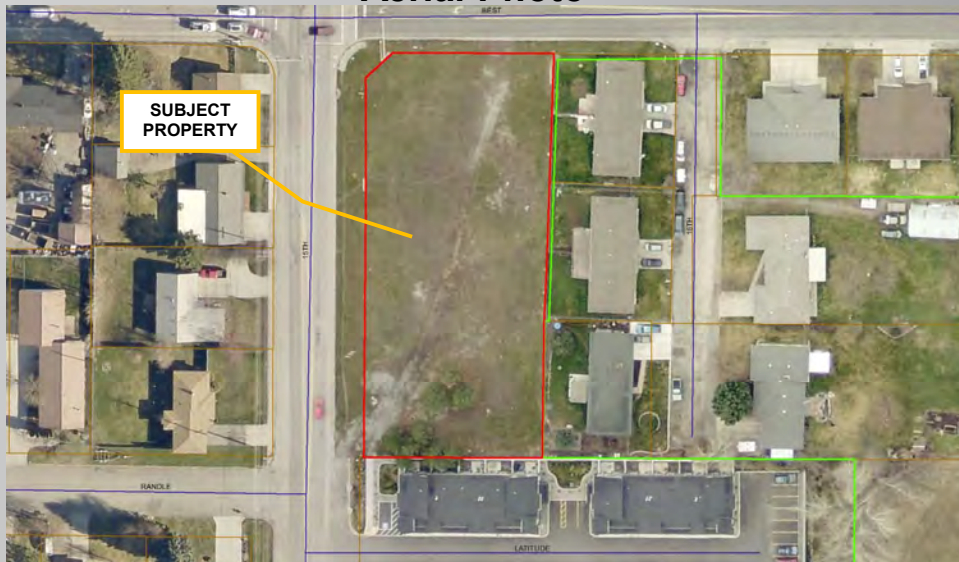
Location Map



3

**ZC-1-24 Development Agreement – C-17 Conditional Zoning
SE corner of Best Ave and 15th St. (+/- 0.93 Acres)**

Aerial Photo



4

**ZC-1-24 Development Agreement – C-17 Conditional Zoning
SE corner of Best Ave and 15th St. (+/- 0.93 Acres)**

HISTORY OF ZONE CHANGE REQUEST FROM NC TO C-17

Planning and Zoning Commission: January 9, 2024

Motion by Ward, seconded by Luttropp, to reject the zone change. The motion to deny was carried by a 7 to 0 vote.

City Council: May 21, 2024

Motion by Evans, seconded by English, to approve the zone change conditionally subject to approval of a Development Agreement. The motion to approve the zone change conditionally subject to a development agreement was carried by a 5 to 1 vote.

5

**ZC-1-24 Development Agreement – C-17 Conditional Zoning
SE corner of Best Ave and 15th St. (+/- 0.93 Acres)**

PERFORMANCE ANALYSIS

Council approved the requested Zone Change on May 21, 2024, and the Owner agreed that it must execute this Agreement before the Zone Change will become effective.

Planning staff and the City Attorney worked with the applicant to discuss the terms in which Mr. Singh agreed to the language provided in the Development Agreement.

6

DEVELOPMENT AGREEMENT SUMMARY (ZC-1-24)

LIGHTING

- The Owner agrees to adhere to the Commercial Design Guidelines, have full cut-off light fixtures and all exterior lighting will be downward directed.
- Parking lot and exterior lighting, including canopy lights shall not exceed 3,000 Kelvin and 10 foot-candles.
- Canopy lights for the fuel pumps shall be turned on no earlier than 6:00 a.m. each day and turned off no later than 10:00 p.m. each night.
- A lighting plan shall be submitted as part of the building permit.

7

DEVELOPMENT AGREEMENT SUMMARY (ZC-1-24)

SIGNAGE

- All signs shall be low-profile, including canopy signage.
- Monument signs shall be no taller than eight feet.
- Pole signs and roof-mounted signs shall be prohibited and no sign shall extend above the roofline or top of canopy.
- Any canopy or wall mounted signs shall be installed to face the adjacent roadways.
- No sign that requires a sign permit shall be installed that faces the residential properties to the east.

8

DEVELOPMENT AGREEMENT SUMMARY (ZC-1-24)

- The fuel canopy signage will be channel lettering and illuminated. The fuel canopy shall have the fuel company's letters on the south side of the canopy and the logo on the west side of the canopy.
- No LED reader boards shall be allowed on the property.
- The Owner shall install appropriate signage directing delivery vehicles, including fuel trucks to the permitted ingress and egress for the property.
- The Owner shall work with a contractor with a Public Works License to install new signage on Best Avenue indicating No Outlet and No Trucks, or similar, that is approved by the City Engineer.
- Ingress and egress locations, as well as signage directing vehicles, shall be approved by the City Engineer.

9

DEVELOPMENT AGREEMENT SUMMARY (ZC-1-24)

FUEL PUMPS & CANOPY

- No more than three dual-sided fuel pumps may be installed.
- The fuel pump canopy shall be designed to be minimally visible and match the building design and materials.
- The fuel pumps, and canopy and pump lights will be turned off at 10:00 p.m. and not turned on until 6:00 a.m.

10

DEVELOPMENT AGREEMENT SUMMARY (ZC-1-24)

BUILDING AND CANOPY HEIGHTS

- The maximum height of the building shall be 28 feet.
- The maximum height of the fuel canopy shall be 20 feet

(Notes: The applicant had noted a 20-foot building height at the hearing; however, that height didn't allow for Coeur d'Alene's height measurement to the peak of the roof. NC Zoning allows for 32 feet. Also, adjacent residential zoning allows 32 feet tall for principal residential uses and up to 45 feet tall for public recreation, community education and religious assembly.)

11

DEVELOPMENT AGREEMENT SUMMARY (ZC-1-24)

LANDSCAPE BUFFER & BUILDING SETBACK

- The Owner agrees to use the Neighborhood Commercial (NC) bufferyard standards along the eastern and southern boundaries, which is a minimum 10-foot side planting strip containing evergreen trees along the area bordering the commercial and residential uses. The trees must be at least 15 feet tall at the time of planting and planted no more than 25 feet apart. The buffering shall substantially conform to the rendering. (See Exhibit "D" in the Development Agreement)
- All buildings shall be setback at least 10 feet from the eastern and southern property lines.

12

DEVELOPMENT AGREEMENT SUMMARY (ZC-1-24)

DRIVETHROUGH RESTRICTION

- Drive-throughs, other than the fuel pumps, shall be restricted.

PROJECT DESIGN

- The project must be constructed substantially in accordance with the rendering and site plan (see Exhibit "D")

13



14



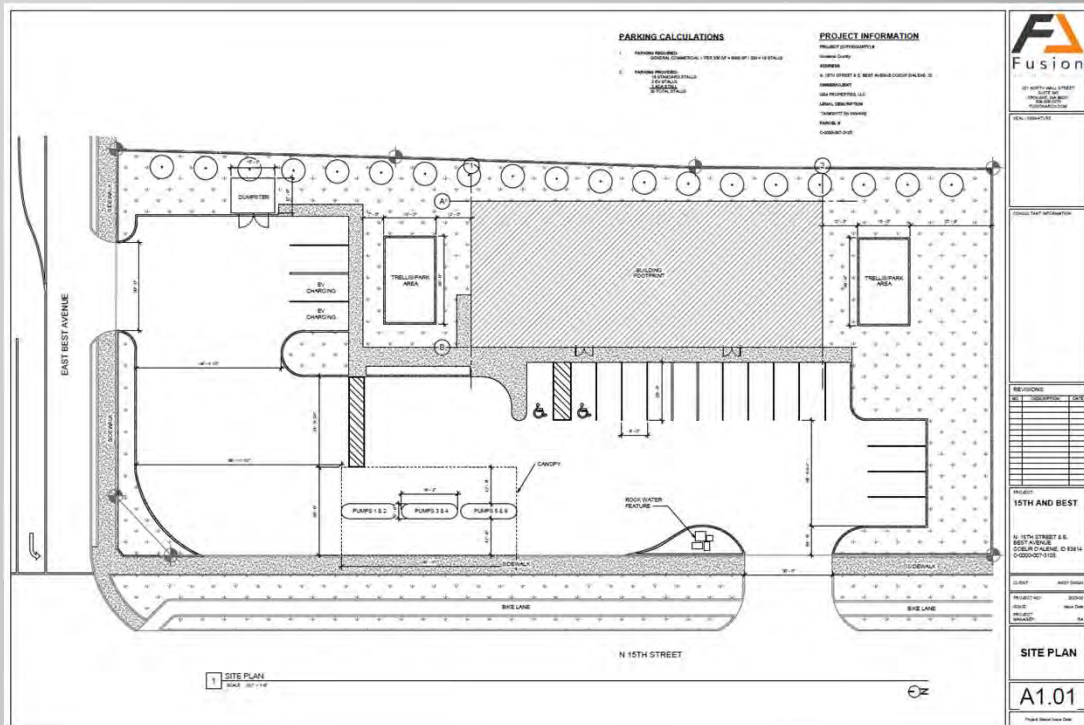
15



16



17



18



19

**ZC-1-24 Development Agreement – C-17 Conditional Zoning
SE corner of Best Ave and 15th St. (+/- 0.93 Acres)**

DECISION POINT/RECOMMENDATION:

City Council is tasked with making a motion for Resolution 24-054 on the development agreement for approximately 0.925 acres of land south of E. Best Avenue and east of N. 15th.



20

RESOLUTION NO. 24-054

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A DEVELOPMENT AGREEMENT WITH GS4 PROPERTY LLC FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 15TH STREET AND BEST AVENUE (ZC-1-24).

WHEREAS, a Development Agreement has been negotiated between the City of Coeur d'Alene and GS4 Property LLC, with the terms and conditions as set forth in said agreement, a copy of which is attached hereto as Exhibit "1" and by this reference made a part hereof; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to enter into such agreement.

NOW, THEREFORE,

BE IT RESOLVED that the City enter into a Development Agreement with GS4 Property LLC for the development of the property at 15th Street and Best Avenue (ZC-1-24) in substantially the form attached hereto as Exhibit "1" and incorporated herein by reference, with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreement, with the applicant's consent, to the extent the substantive provisions of the agreement remain intact.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute such agreement on behalf of the City of Coeur d'Alene.

DATED this 16th day of July, 2024.

James Hammond, Mayor

ATTEST:

Renata McLeod, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER WOOD Voted

COUNCIL MEMBER GOOKIN Voted

COUNCIL MEMBER MCEVERS Voted

COUNCIL MEMBER ENGLISH Voted

_____ was absent. Motion _____.

DEVELOPMENT AGREEMENT

(File No. ZC-1-24)

THIS DEVELOPMENT AGREEMENT (hereinafter referred to as the “Agreement”) is made and dated this 16th day of July, 2024, by and between the **City of Coeur d’Alene**, a municipal corporation organized and existing pursuant to the laws of the state of Idaho, hereinafter referred to as the “City,” and **GS4 Property LLC**, an Idaho limited liability company, hereinafter referred to as the “Owner.”

W I T N E S S E T H:

WHEREAS, the Owner owns approximately 0.925 acres of land within the City south of E. Best Avenue and east of N. 15th Street (hereinafter referred to as the “Property”), which the Owner wishes to develop, and the Owner has applied for a zone change for the Property from NC to C-17. A map of the Property is attached hereto and incorporated herein by reference as Exhibit “A;” and

WHEREAS, on May 21, 2024, the Coeur d’Alene City Council determined that it would be in the best interests of the City and the citizens thereof to grant the zone change subject to conditions. A copy of the approved Findings and Order are attached hereto and incorporated herein by reference as Exhibit “B;” and

WHEREAS, the Community Planning Director, the Mayor, and the City Council of the City have determined that it would be in the best interests of the City and the citizens thereof for the City to enter into a Development Agreement with the Owner for the Property pursuant to the terms contained herein as a condition of granting the application for a zone change; and

WHEREAS, the Owner has participated in the drafting of this Agreement, and acknowledges that the terms hereof are fair and reasonable, and that in the interpretation of this Agreement terms should not be construed for or against either party.

NOW, THEREFORE,

IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

ARTICLE I: EFFECTIVE DATE

- 1.1 Effective Date of Agreement: Council approved the requested Zone Change on May 21, 2024, and the Owner agrees that it must execute this Agreement before the Zone Change will become effective.

ARTICLE II: LEGAL DESCRIPTION, MAP, AND ZONING

- 2.1 Legal Description and Map: The Property is approximately 0.925 acres, comprised of one (1) parcel, generally located south of E. Best Avenue and east of N. 15th Street, and is more particularly described in Exhibit “A.”
- 2.2 Zoning Districts and Zoning Map: The agreed upon zoning district is described and shown on the zoning map attached hereto and incorporated herein by reference as Exhibit “C.”

ARTICLE III: STANDARDS

- 3.1 Construction to City Standards: The Owner agrees that all improvements required by this Agreement, or by any and all applicable codes, regulations, and policies adopted by the City, will be built to City standards. The Owner further agrees to adhere to all applicable City policies and procedures regarding such improvements, including, but not limited to, sanitary sewer, water lines, fire hydrants, landscaping, work in the flood plain, storm water management, curbs, sidewalks, approaches, street trees, streetlights, and pedestrian/bicycle facilities.
- 3.2 Effective Date of Applicable Standards: The Owner agrees that all laws, codes, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet pursuant to this Agreement or applicable City codes are those in effect upon application for a permit for such improvement. If the Owner fails to comply with applicable laws in the course of constructing improvements on the Property, public or otherwise, the Owner acknowledges that the City may withhold further development approvals for the Property including, but not limited to, site development permits, site plan approval, building permits, and certificates of occupancy, until such compliance is attained. The Owner further acknowledges that the City may also pursue any other legal remedy for its failure to comply with applicable laws.
- 3.3 Inspection and Testing: The Owner agrees that it will retain the services of a civil engineer, licensed by the State of Idaho, to perform construction inspection and testing during the construction of all public improvements on the Property. The Owner agrees to provide copies of all field inspection reports and test results to the City Engineer accompanied by a certification that the improvements have been installed in compliance with applicable City requirements prior to requesting that the City accept the public improvements for ownership and maintenance. The inspection, testing and certification reports must be provided at no cost to the City and comply with City submittal standards. The Owner agrees that a representative of the City must be present at the pressure testing of water mains and sanitary sewer mains. The Owner agrees to provide the City with at least twenty-four (24) hours-notice before such testing. The City retain sole authority to determine if the public improvement meets City requirements for acceptance.

- 3.4 As-Built Drawings: The Owner agrees to provide the City accurate “as-built” drawings, conforming with City submittal standards, for all public improvements within thirty (30) days of the date of substantial completion of construction of any specific public improvement on the Property or portion thereof if the public improvement is to be built in phases. If as-builts are not provided as required by this Agreement, the Owner agrees that the City may withhold further development approvals for the Property and waives, on behalf of itself and its successors in interest, any and all claims against the City relating to the City withholding development approvals. The Owner understands and agrees that the City will not accept public improvements for maintenance or allow occupancy of structures using said improvements until accurate “as-builts” are provided, the improvements have passed City inspection referenced in Section 3.3, and the improvements have been accepted for public maintenance or approved for private use.
- 3.5 Fire Department Requirements: The development must be approved by the Fire Department and meet all requirements of the adopted Fire Code.

ARTICLE IV. UTILITIES

- 4.1 Water: The Owner agrees to use City water for any development of the Property and to pay all required fees and charges, including all connection and/or capitalization charges generally applicable, at the time service is requested. All additional water service cap fees are payable at the time of application for building permits. The fees charged shall be those in effect when a complete permit application is submitted to the City. Any additional main extensions and/or fire hydrants and services will be the responsibility of the Owner at its sole expense.
- 4.2 Wastewater: The Owner agrees to use the City Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges, including all connection and/or capitalization charges generally applicable at the time service is requested. The fees charged shall be those in effect when a complete permit application is submitted to the City. Sanitary sewer service will be provided in accordance with the rules and regulations of the City in effect at the time of request. The City does not warrant that sanitary sewer capacity will be available at the time the Owner requests connection to the sanitary sewer system. Any connections and associated projects must not negatively impact the progression and continuity of the City’s wastewater collection system. All public sewer plans require IDEQ or QLPE Approval prior to construction.
- 4.3 Maintenance of Private Sanitary Sewer and Water Lines: The Owner agrees that the City shall not be responsible for the maintenance of any private sanitary sewer lines or laterals, or water lines, including appurtenances, within the Property.
- 4.4 Stormwater: The Owner agrees to adhere to City policies and standards for stormwater control design and construction.

- 4.5 Garbage Collection: The Owner agrees that it will use the garbage collection service contracted by the City. The Owner is responsible for contacting the City's garbage collection vendor to determine if the vendor has capacity to serve the Development. If the vendor does not have such capacity, the Owner shall arrange for garbage collection services for the Development with a vendor of its choice.
- 4.6 Lighting: The Owner agrees to adhere to City policies and standards for street light design and construction. Pursuant to the City's Commercial Design Guidelines, all lighting fixtures shall be equipped with a "full cut-off," either with an external housing or internal optics, that directs light downward. Parking lot and all other exterior lighting, including canopy lights, shall not exceed 3,000 Kelvin and ten (10) foot-candles. No poles for lighting shall be over thirty feet (30'). Finally, the Owner agrees that the canopy lights for the fuel pumps shall be turned on no earlier than 6:00 a.m. each day and turned off no later than 10:00 p.m. each night. A Lighting Plan, indicating the foot candles over the entire site, must be submitted as part of the building permit.
- 4.8 Street Trees: The Owner agrees to adhere to City policies and standards for street trees.

ARTICLE V: OTHER CONDITIONS

- 5.1 All signs shall be low-profile. This standard also applies to any canopy signage. Monument signs shall not be taller than eight feet (8'). Pole signs and roof-mounted signs shall be prohibited, and no sign shall extend above the roofline or top of canopy. Any canopy or wall mounted signs shall be installed to face the adjacent roadways. No sign that requires a sign permit shall be installed that faces the residential properties to the east.
- 5.2 No LED reader boards shall be allowed on the property.
- 5.3 No more than three dual-sided fuel pumps may be installed.
- 5.4 The fuel canopy shall be designed to be minimally visible and match the building design and materials. The fuel canopy shall have the fuel company's letters on the south side of the canopy and the logo on the west side of the canopy. The fuel canopy signage will be channel lettering and illuminated. The lights will be turned off at 10:00 p.m.
- 5.5 The Owner shall install appropriate signage directing delivery vehicles, including fuel trucks, to the permitted ingress and egress for the property. Ingress and egress locations, as well as signage directing vehicles, shall be as approved by the City Engineer. The Owner shall work with a contractor with a public works license to install new signage on Best Avenue indicating No Outlet and No Trucks, or similar, that meets MUTCD (Manual on Uniform Traffic Control Devices) standards and has been approved by the City Engineer with the intention of restricting food service distribution and fuel truck access beyond the eastern property line.

- 5.6 The Development shall substantially conform to the conceptual rendering and site plan attached hereto as Exhibit “D.”
- 5.7 The maximum height of the building shall be twenty-eight feet (28').
- 5.8 The maximum height of the fuel canopy shall be twenty feet (20').
- 5.9 The business shall be open no earlier than 6:00 a.m. and closed no later than 10:00 p.m., and the fuel pumps, and canopy and pump lights shall be off between the hours of 10:00 p.m. and 6:00 a.m.
- 5.10 The Development shall not include any drive-through uses, with the exception of the fuel pumps.
- 5.11 Landscape Buffer: The Owner agrees to use the Neighborhood Commercial bufferyard standards along the eastern and southern boundaries, and provide a landscape buffer along the northern and western sides to screen the fuel pump island, consistent with Exhibit “D.” Neighborhood Commercial bufferyard standards. The Owner shall create a minimum ten-foot (10') wide planting strip containing evergreen trees along the area bordering the commercial and residential uses. The trees must be at least fifteen feet (15') tall at time of planting and be planted no more than twenty-five feet (25') apart. Landscaping for the property shall substantially conform to the rendering attached hereto as Exhibit “D.”
- 5.12 Owner agrees to have all buildings set back at least ten feet (10') from the eastern and southern property lines.

ARTICLE VI: CONSIDERATION & FEES

- 6.1 Consideration: The Owner agrees that the fees and promises set out in this Agreement constitute good and sufficient consideration for the Agreement between the Parties.
- 6.2 Required Fees: Additionally, the Owner shall be responsible for all required fees and charges including but not necessarily limited to water hook-up fee(s), water connection (capitalization) fee(s), sanitary sewer connection (capitalization) fee(s), building permit fees, and any applicable impact fees. Fees referred to in this section are established by Municipal Ordinance and/or resolution and arise independent of this Agreement.
- 6.3 Owner's Reimbursement to the City: The Parties agree that the City has utilized substantial staff time to prepare the Development Agreement that will benefit the Owner. The Parties further agree the City shall be reimbursed a reasonable fee for its costs to prepare such

Agreement. The Parties agree that such fee shall be in the amount of Two Thousand Five Hundred and no/100 Dollars (\$2,500.00).

ARTICLE VII. MISCELLANEOUS

- 7.1 Relationship of Parties: It is understood that the relationship between the City, and the Owner is purely contractual and that no Party is the agent, partner, or joint venturer of any other Party.
- 7.2 Successors and Assigns: This Agreement shall inure to the benefit of the City, the Owner, and each of their respective heirs, successors and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and is hereby declared a covenant running with the land with regard to the Property or any portion thereof, and is binding on all parties to this Agreement as well as their respective heirs, successors and assigns.
- 7.3 No Waiver: In the event that the Parties, or their respective successors and assigns, do not strictly comply with any of the obligations and duties set forth herein, thereby causing a default under this Agreement, any forbearance of any kind that may be granted or allowed by the City, the Owner, or any successor or assign, to the other party under this Agreement shall not in any manner be deemed or construed as waiving or surrendering any of the conditions or covenants of this Agreement with regard to any prior or subsequent default or breach.
- 7.4 Partial Invalidity: In the event that any provision of this Agreement is deemed to be invalid by reason of the operation of any law, or by reason of the interpretation placed thereon by any court or other governmental body, this Agreement shall be construed as not containing such provision and the invalidity of such provision shall not affect the validity of any other provision hereof, and any and all other provisions hereof which otherwise are lawful and valid shall remain in full force and effect.
- 7.5 Entire Agreement: This Agreement sets forth the entire understanding of the Parties hereto, and shall not be changed or terminated orally. Any other agreements between the Parties, express or implied, are hereby cancelled and of no further force nor effect. It is understood and agreed by the Parties hereto that there are no verbal or written promises, agreements, stipulations or other representations of any kind or character, express or implied, other than as set forth in writing in this Agreement.
- 7.6 Authority: Each of the persons executing this Agreement represents and warrants that he has the lawful authority and authorization to execute this Agreement, as well as all deeds, easements, liens and other documents required hereunder, for and on behalf of the entity executing this Agreement.
- 7.7 Time is of the Essence: Time is of the essence in this Agreement.

- 7.8 Non-Merger: The representations, warranties, covenants, conditions, and agreements of the parties contained in this Agreement shall survive the acceptance of any deeds, dedications, and/or easements.
- 7.9 Recordation and Amendment: The Owner further agrees this Agreement shall be recorded by the City at the Owner's expense. The parties agree that this Agreement shall only be amended by a writing signed by both parties. The parties agree that this Agreement shall not be amended by a change in any law. The parties agree this Agreement is not intended to replace any other requirement of City Code.
- 7.10 Compliance with applicable laws: The Owner agrees to comply with all applicable Federal, State, and local laws and regulations.
- 7.11 Venue, Jurisdiction, and Governing Law: If legal action is initiated, it shall be brought in Kootenai County, Idaho. Idaho law shall govern and all disputes.
- 7.12 Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and must be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
- 7.13 Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party will be entitled to its reasonable attorney's fees and related costs of enforcement.

IN WITNESS WHEREOF, the City of Coeur d'Alene has caused this Agreement to be executed by its Mayor and City Clerk and its corporate seal affixed hereto, and GS4 Property LLC has caused the same to be executed by its duly authorized agent on the day and year first above written.

CITY OF COEUR D'ALENE

ATTEST:

By _____
James Hammond, Mayor

By _____
Renata McLeod, City Clerk

GS4 Property LLC:

Anjandeep Singh, Member

EXHIBIT “A”
(Legal Description & Map)

LEGAL DESCRIPTION

A parcel of land in the Northwest Quarter of Section 7, Township 50 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, as adjusted on Record of Survey Book 21, page 85, records of Kootenai County and further described as follows:

Commencing at the Northwest corner of said Section 7;

thence South 53°29'47" East, a distance of 50.77 feet to a point 30 feet South of the centerline of Best Avenue and the North line of said Section 7;

thence South 89°43'02" East, along a line 30 feet from and parallel with said Section line a distance of 21.00 feet to the POINT OF BEGINNING for this description;

thence continuing along said parallel line South 89°42'54" East, a distance of 120.27 feet to the Northeast corner of said adjusted parcel 3100 and the Northwest corner of adjusted parcel 3000;

thence South 02°11'54" West, along the common line between said adjusted parcels 3100, 3000 and 3050, a distance of 198.09 feet to the Southwest corner of said adjusted parcel 3050;

thence continuing along the East line of said parcel 3100, South 00°37'39" West, a distance of 102.00 feet to the Southeast corner of said adjusted parcel 3100;

thence North 89°43'26" West, along the South line of said parcel, a distance of 132.45 feet to a point 43 feet Easterly from the West line of said Section 7;

thence along a line parallel with said West line, North 00°21'43" East, a distance of 281.00 feet to a point;

thence North 45°19'21" East, a distance of 26.88 feet to the POINT OF BEGINNING.

LEGAL MAP

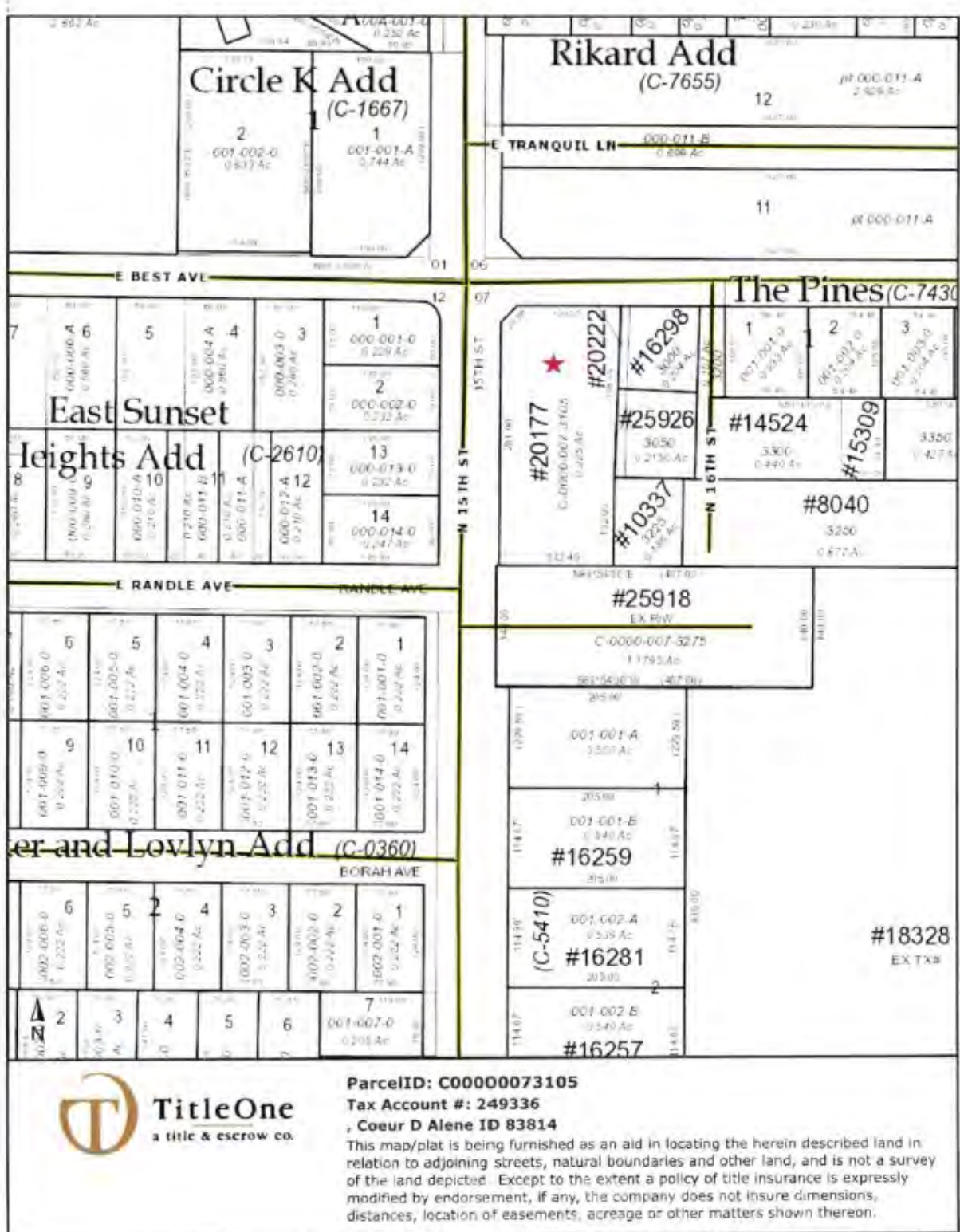


EXHIBIT “B”
(City Council Findings and Order)

COEUR D'ALENE CITY COUNCIL
FINDINGS AND ORDER
ZC-1-24

INTRODUCTION:

This matter came before the City Council on May 21, 2024, to consider ZC-1-24, a request for a zone change from NC (Neighborhood Commercial) to C-17 zoning district.

APPLICANT: GS4 Property LLC

LOCATION: A parcel of land in the Northwest Quarter of Section 7, Township 50 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, as adjusted on Record of Survey, Book 21, page 85, records of Kootenai County, and located on the southeast corner of the intersection of 15th Street and Best Avenue, being Tax # 20177.

A. FINDINGS OF FACT:

The City Council finds that the following facts, A1 through A19, 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 ZC-1-24.

- 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 in the Coeur d'Alene Press on May 4, 2024, 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 May 12, 2024, nine 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). Fifty-four (54) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on May 3, 2024.
- 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 May 3, 2024, seventeen 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 May 3, 2024.

- A2. Public testimony was received at a public hearing on May 21, 2024.
- A3. The subject property is vacant and is located on the southeast corner of the intersection of 15th Street and Best Avenue. The subject site is .93 acres in area and is relatively flat.
- A4. The subject site is currently zoned Neighborhood Commercial (NC) and was annexed into the City in 2011 in item A-1-11.
- A5. The neighborhood is a mix of commercial and residential uses. The site is adjacent to two duplexes and one single family dwelling that are located in the county to the east. To the south is a multi-family apartment complex that is located within the city limits. There is a gas station on the northwest corner of intersection of 15th Street and Best Avenue that is zoned C-17.
- A6. The Comprehensive Plan Future Land Use Map designation is the Mixed-Use Low Place Type. The Comprehensive Plan states that the compatible zoning for such Place Type are C17, C17L, NC, and CC. The Comprehensive Plan Future Land Use Map designation is the Mixed-Use Low Place Type.
- A7. The Place Types in the Comprehensive Plan represent the form of future development, as envisioned by the residents of Coeur d'Alene. These Place Types will, in turn, provide the policy level guidance that will inform the City's Development Ordinance. Each Place Type corresponds to multiple zoning districts that will provide a high-level of detail and regulatory guidance on items such as height, lot size, setbacks, adjacencies, and allowed uses.
- A8. According to the Comprehensive Plan, Mixed-Use Low places are highly walkable areas typically up to four-stories. Development types are primarily mixed-use buildings, with retail, restaurants on corners or along the entire ground floor frontage, but could also include townhomes and multifamily housing. Floors above are residential, office, or a combination of those uses. Multifamily residential development provides additional housing options adjacent to mixed-use buildings. This place type is typically developed along a street grid that has excellent pedestrian and bike facilities, with mid-block crossings, as needed, to provide

pedestrian access.

- A9. The Comprehensive Plan Goals, Objectives and Policies that are applicable to this matter are as follows:

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.

Goal CI 3

Coeur d'Alene will strive to be livable for median and below income levels, including young families, working class, low income, and fixed income households.

OBJECTIVE CI 3.1

Support efforts to preserve existing housing stock and provide opportunities for new affordable and workforce housing.

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.

OBJECTIVE GD 1.5

Recognize neighborhood and district identities.

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.

- A10. There is adequate capacity in the public water system to support commercial, residential, irrigation, and fire flow for the proposed zone change. There is an

existing 12" main on the west side of the property paralleling 15th Street approximately 5' behind the curb and a 12" main in Best Avenue. There are two 2" services currently stubbed in to the property as well as a 6" Fireline stub. 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.

- A11. The nearest public sanitary sewer is located in 15th Street to the west of subject property. The Subject Property is within the City of Coeur d'Alene and is in accordance with the 2023 Sewer Master Plan. The City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this zone change request as proposed.
- A12. Fire department access to the site (road widths, surfacing, maximum grade and turning radiuses), and fire protection (size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance.
- A13. The Police Department does not have concerns with the proposed zone change.
- A14. The site is generally flat and has a slight slope to the east. The site is vacant, and is in a natural state with grass and trees located on it.
- A15. The proposed zone change itself would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from a zone change alone. However, the application shows eight fueling positions (four pumps) in the site plan, as well as a market. Using Land Use Code 853 – Convenience Market with Gasoline Pumps from the ITE Trip Generation Manual, it can be estimated that this use will generate 133 a.m. peak hour trips and 153 p.m. peak hour trips. It is assumed that many of these trips would be pass-by trips rather than diverted trips. It is unlikely that this use will adversely affect traffic on 15th Street.
- A16. 15th Street is a Major Collector that experiences over 1000 trips per day. The Kootenai Metropolitan Planning Organization's traffic model predicts a potential maximum of 1200 vehicles per hour, but capacity would largely be controlled by the traffic signal, which can theoretically move over 1700 vehicles/hour. Future 15th Street improvements will upgrade the traffic signal to better accommodate traffic. Access to 15th Street will be limited to approximately the south ½ of the parcel to ensure approaches are not within the functional area of the Best Ave intersection.
- A17. Both the NC and C17 zoning districts have design guidelines, performance standards, and parking requirements to minimize impacts to neighboring properties.
- A18. The applicant has indicated that, if this zone change request is approved, he intends to build a gas station with a mini mart and a quick serve restaurant on the subject site. Per the applicant's narrative and testimony, the owner intends to develop a

project with design aspects to be a good neighbor, such as using a low-profile signs, no LED reader boards, limiting the number of fuel stations, and turning off fuel canopy lights after 11:00pm. However, unless approved as a conditional zoning with conditions, it should be noted that if the zone change is approved all uses within the C-17 zoning district would be allowed and C-17 performance standards would apply. (See the C-17 permitted uses on page 21)

- A19. The Planning and Zoning Commission considered this zone change request at their regularly scheduled hearing on January 9, 2024. In a unanimous vote of 7-0 they recommended that City Council deny the zone change request from NC to C-17. The Planning and Zoning Commission found that the proposed development would still negatively affect the surrounding neighborhood in terms of increased traffic, non-residential noise, and light which would be greater than uses permitted in the NC zone. In this case, the Planning and Zoning Commission found that the zoning is incompatible with the surrounding zoning and uses. Other than the commercial use to the northwest, everything else to the north, south, east and west is residential.

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the City Council makes the following Conclusions of Law.

- B1. This proposal **is** in conformance with the Comprehensive Plan.
- B2. Public facilities and utilities **are** available and adequate for the proposed use.
- B3. The physical characteristics of the site **do** make it suitable for the request.
- B4. The proposal **would not** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, and or existing land uses .

C. DECISION:

The City Council, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the requested zone change does comply with the required evaluation criteria and the zone change request is approved with conditions.

Conditions:

- 1. Low profile signs are required.
- 2. LED Reader boards are not allowed.
- 3. No more than three (3) fuel pumps may be installed.
- 4. Canopy lights must be turned off by ten o'clock p.m.
- 5. Signage directing deliveries in and out of the property must be installed.
- 6. The applicant must enter into a development agreement with the City, approved by Council, which agreement shall include that the project must be constructed substantially in accordance with the rendering provided by the applicant at the

hearing.

Motion by Amy Evans, seconded by Dan English, to adopt the foregoing Findings and Order and approve the request with conditions.

ROLL CALL:

COUNCIL MEMBER ENGLISH	Voted	Aye
COUNCIL MEMBER MILLER	Voted	Aye
COUNCIL MEMBER GOOKIN	Voted	No
COUNCIL MEMBER EVANS	Voted	Aye
COUNCIL MEMBER MCEVERS	Voted	Aye
COUNCIL MEMBER WOOD	Voted	Aye

Motion to approve with conditions carried by a 5 to 1 vote.

Approved

By 
James Hammond, Mayor

EXHIBIT “C”
(Description of Zoning District & Zoning Map)

DESCRIPTION OF C-17 ZONING DISTRICT AND CONDITIONAL REZONING

17.05.490: GENERALLY:

A. The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre.

B. This district should be located adjacent to arterials, however, joint access developments are encouraged.

C. A variance may be granted to partially waive off street parking and/or lot coverage requirements for commercial developments utilizing common parking facilities.

D. Residential developments in this district are permitted as specified by the R-17 district.

E. Project review (chapter 17.07, article IV of this title) is required for all subdivisions and for all residential, civic, commercial, service, and industry uses, except residential uses for four (4) or fewer dwellings. (Ord. 3288 §36, 2007: Ord. 1691 §1(part), 1982)

17.09.140: CONDITIONAL REZONING:

The City Council may impose conditions upon rezoning where such conditions are required to ensure that proposed uses of the area are consistent with community needs and its public health, safety, and general welfare. The Planning Commission may recommend conditions upon rezoning, for the City Council's consideration. (Ord. 1691 §1(part), 1982)

ZONING MAP

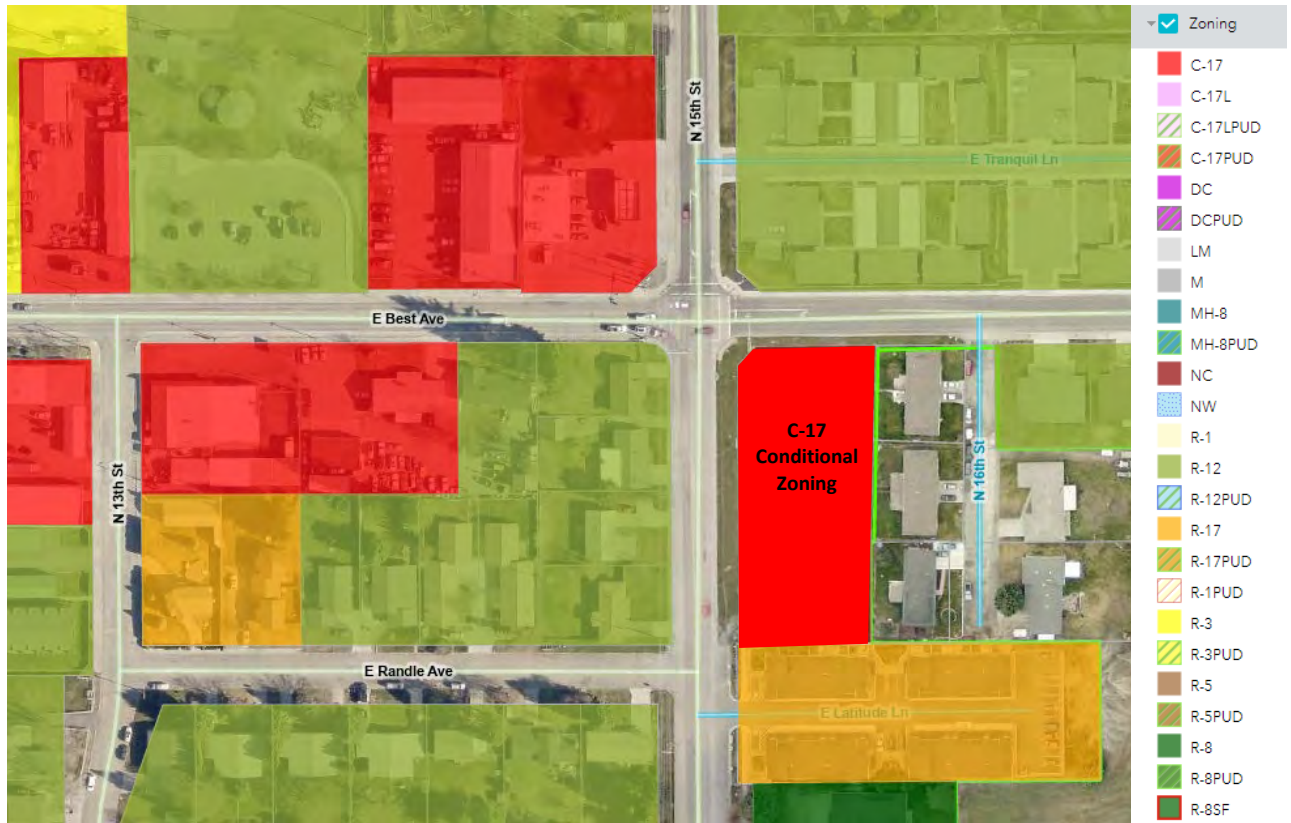


EXHIBIT “D”
(Development Renderings and Site Plan)

DEVELOPMENT RENDERINGS



PERSPECTIVE LOOKING SW



BUILDING ENTRY



LOOKING SE FROM BEST



PERSPECTIVE LOOKING NW

221 NORTH MAIN STREET
SPRING VALLEY
TULSA, OK 74107
TULSAARCHITECT.COM

SCALE: 1/8"=1'-0"

PROJECT INFORMATION

REVISIONS

NO. DESCRIPTION DATE

1. 15TH AND BEST

PROJECT NO. 15TH AND BEST

PROJECT NAME 15TH AND BEST

PROJECT LOCATION 15TH AND BEST

PROJECT DATE 15TH AND BEST

PROJECT MANAGER 15TH AND BEST

PROJECT STATUS 15TH AND BEST

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PROJECT CONTINENT 15TH AND BEST

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PROJECT POWER 15TH AND BEST

PROJECT ENERGY 15TH AND BEST

PROJECT ENTROPY 15TH AND BEST

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PARKING CALCULATIONS

1. PARKING DEMAND

2. PARKING SUPPLY

3. PARKING DEFICIT

4. PARKING SURPLUS

5. PARKING BALANCE

6. PARKING SHORTAGE

7. PARKING EXCESS

8. PARKING DEFICIT

9. PARKING SURPLUS

10. PARKING BALANCE

11. PARKING SHORTAGE

12. PARKING EXCESS

13. PARKING DEFICIT

14. PARKING SURPLUS

15. PARKING BALANCE

16. PARKING SHORTAGE

17. PARKING EXCESS

18. PARKING DEFICIT

19. PARKING SURPLUS

20. PARKING BALANCE

CITY COUNCIL STAFF REPORT

DATE: JULY 16, 2024
FROM: HILARY PATTERSON, COMMUNITY PLANNING DIRECTOR
SUBJECT: DOWNTOWN CORE AND INFILL CODES AND DESIGN GUIDELINES
PROGRESS REPORT

DECISION POINT:

What direction should Council provide to the Planning Department regarding updates to the development standards and design guidelines for the Downtown Core and Downtown Infill Areas, including outreach, priority items, and consultant studies?

Should Council direct staff to issue a Request for Proposals seeking urban design expertise to help evaluate the development potential of the Downtown Core and potential code amendments related to height, tower locations, tower spacing, traffic, parking, view corridors, wind and shade studies?

HISTORY & PERFORMANCE ANALYSIS:

The City hired Mark Hinshaw, urban designer, formerly with LMN Architects, to assist the community in updating the Zoning Code and providing design guidelines and a design review process. Detailed studies conducted by consultant team were done along with community and stakeholder outreach to develop the codes and guidelines that are in place today. The current DC development standards and design guidelines have been in place since 2006 and current Downtown Overlay – Eastside (DO-E) and Downtown Overlay – Northside (DO-N) development standards and design guidelines have been in place since 2004. The most recent parking analysis for the Downtown was conducted in 2016 by Rich & Associates, Inc.

The 2022-2042 Comprehensive Plan and 2021 Historic Preservation Plan both anticipated updates to the development standards for the Downtown Code and Infill Areas, and included goal/objectives and actions related to evaluating view corridors, development potential, tower heights and locations, and ways to protect historic structures in the Downtown. Recent development projects in the Downtown Core and DO-N infill area prompted Council to request staff to prioritize the Code and design guideline updates, including downtown parking, height restrictions, floor area ratio bonuses, and design review commission materials related to the Downtown Core (DC) and Downtown Infill Area development standards in the Zoning Code and Design Guidelines be placed on a future agenda for discussion. Following the request from Council, a Working Group was formed in May 2024 and there have been four meetings to date to begin the extensive effort. An overview of the Working Group and work effort is provided below. This presentation is for the purpose of providing a progress report and to receive further direction and clarification on Council's desired updates to the development standards and design guidelines.

The Working Group consists of representatives from the City Council, Planning and Zoning Commission, Design Review Commission, Historic Preservation Commission, Downtown Association, and other design and historic preservation professionals, guided by staff from the Planning Department, Building Department and Engineering. The goal of these representatives is to provide input and expertise for the evaluation of, and recommended updates to, the DC and DO-N/DO-E Infill development standards and design guidelines. The Working Group includes the following members:

Dan Gookin	City Council member	
Jon Ingalls	P&Z Vice Chair and DRC member	architecture, facilities management
Lynn Fleming	P&Z member	interior designer
Jef Lemmon	DRC member	architect, builder
Walter Burns	HPC Chair	historic restoration
Anneliese Miller	HPC Vice Chair	architect
Shannon Sardell	HPC member	architect, historic preservation
Jon Mueller	former HPC and DRC member	landscape architect, urban design, historic preservation
Kevin Jester		architect
Emily Boyd	Downtown Association, Executive Director	

<u>City Staff:</u>		
Hilary Patterson	Community Planning Director	
Sean Holm	Senior Planner	
Tami Stroud	Associate Planner	
Mike Behary	Associate Planner	
Ted Lantzy	Building Official	
Chris Bosley	City Engineer	

The Working Group will conduct stakeholder/property owner interviews and engage in public outreach to help inform the Code and design guideline updates. There is a consensus among the members that the Design Guidelines can be updated without consultant assistance, but that the Code amendments would greatly benefit from consultant expertise and analysis which cannot be done by staff or members of the Working Group.

Working Group Summary of Meetings and Items for Council Direction

Consensus Items for Downtown Core:

- No vehicular access for new projects off of Sherman Avenue from 1st to 8th Streets
- No designated loading zones on Sherman Avenue from 1st to 8th Streets
- Add Vehicular Circulation to the Design Guidelines – either under Location of Parking or Width & Spacing of Curb Cuts – add Circulation and access into/out of parking lots from lowest classified roadway and incorporate pedestrian warning devices.

- Require Traffic Studies before initial meeting with staff. Chris Bosley, City Engineer, will provide input on the threshold for triggering the study and what should be included.
- Add more teeth for the Design Review Commission and clearer guidance in the design guidelines – for example, change “should” to “shall”
- Maximum Height in the “Historic Core”: 48 feet along Sherman Avenue and the south side of Lakeside Avenue from 2nd to 8th Avenues
- Add Historical Context to Design Guidelines:
 - Add a definition of Historic Property to the Downtown and Infill Design Guidelines – related to the preservation of historically significant structures that would qualify for a new FAR bonus
 - New construction shall not replicate or create a false history, but shall complement the historic character of downtown. Incorporate historic materials/colors, as feasible, but introduce and encourage more sustainable materials.
 - Add historical elements and design standard for repetition of form, proportion, rhythm, incorporating a minimum of three (3) similar accent materials, field materials or other architectural features of buildings within the district boundaries to achieve the historical expression of the local vernacular (examples will be shown in the Design Guidelines).
 - Reinforce the established building scale of the historic core by requiring a building setback above the fourth story to give the street wall feeling of the historic downtown
 - Add details about protecting historic facades
- Removing Gateways and incorporate the design guidelines from that section into the Entrances and Ground Level Details design guidelines
- Enhance the Ground Floor Design Guideline to require ground floor commercial spaces be designed to accommodate retail spaces with taller storefront windows and 12-foot ceilings.
- Placement of mechanical equipment – reinforce current design guidelines that require rooftop equipment be screened by a parapet wall or other roof forms that are integrated with the architecture of the building and require it to not be visible from a 45-degree angle for line of sight from across the street and nearby streets, and prevent equipment from being mounted on exterior walls.
- Require a lighting plan for new construction to show exterior lighting, uplighting, colored lighting, and add lighting standards to the Design Guidelines
- Extensions into the Right-of-Way – modify the current code to allow a maximum 2-foot extension into the right-of-way for balconies, bay windows, bow windows, corbels and other architectural projections if at the second floor or above, and clarify extensions and encroachments are not ok over the alley. Provide an exception that they can extend 4 feet into the right-of-way if they are providing additional sidewalk space.
- Keep DO-N and DO-E boundaries to separate the more residential areas from the Downtown Core, but have more discussion on removing the overlap of the DC and DO-N and potentially creating a new zoning district for DO-N.
- Define Floor Plate in the Development Standards to clarify it includes the gross square footage of a building.

- Review and Update FAR Bonuses:
 - Add bonus for preservation of historic property
 - Add bonus (and possibly increased height) for adding public parking
 - Remove bonus for alley enhancements
 - Remove bonus for water feature
 - Remove bonus for private amenity space
 - Remove bonus for common space (private use)
 - Consider removing the bonus for public art or clarify what should qualify
 - Clarify bonus for exterior public space
 - Clarify or remove bonus for upgraded building materials and require that quality building materials be used. Include a list of inappropriate building materials.
- Input is needed from stakeholders/property owners in the DC to understand their development expectations
- More information and analysis are needed in order to update the DC development standards. Recommended studies include:
 - *Evaluation of View Corridors, Shadows, Wind, and Modeling of Development Potential to help evaluate tower heights, tower locations and tower spacing*
 - *Updated Parking Study for the Downtown Area to include development potential and help evaluate parking ratios and “fee in lieu of” option*
 - *Traffic Analysis of the Downtown Area to include development potential*

Direction Requested from the City Council on the Following Items:

- Does Council concur with the recommendations from the Working Group on Consensus Items?
- Maximum Building Height
 - Historic Core
 - Keep DO-N and DO-E boundaries (*consider removing the overlay and have these areas have stand-alone development standards*)
 - Tower Height: 200’ and 220’ with bonuses – *still ok? – need public/property owner input? – need development potential study?*
 - Tower Locations – *need public/property owner input? – need development potential study?*
 - Tower Spacing (50’ spacing for buildings 75’ and above) – *still ok? – need public/property owner input? – need development potential study?*
 - Verify a “tower” is 75’ tall
- Review Required Minimum Parking Ratios
- Review “Fee In Lieu of” Parking
- FAR Bonuses
- Build Historical Context into the Design Guidelines
- Community Engagement
 - Webpage with information & FAQs
 - Stakeholder/Property Owner Interviews
 - Input from Downtown Association
 - Public Meetings/Surveys
- Potential Consultant Studies – development potential and tower locations, view corridors, shade, wind, parking, and traffic, etc. to help guide code amendments.

FINANCIAL ANALYSIS:

No financial impact to the City is expected for the Working Group to continue efforts. However, if consultants are brought in to provide needed expertise related to analyzing the development potential of current codes and possible amendments, by conducting modeling to determine appropriate building heights and tower locations, evaluating traffic impacts of the development potential and increased traffic through the downtown area, evaluating existing and future parking needs related to parking ratios for new development and public parking for locals and visitors, evaluating the impacts of new development and towers on view corridors, and potentially conducting wind and shade studies for buildings over 10 stories, the scope of the consulting services would dictate the cost. It is possible that architecture students may be able to provide modeling assistance to evaluate view corridors, tower heights, spacing, and wind/shade studies to help reduce costs.

DECISION POINT/RECOMMENDATION:

Council should direct staff and the Working Group on how to proceed, identify the priority items to address with the code and design guideline updates, provide input on public and stakeholder outreach, and determine whether consultant expertise and assistance should be pursued to assist with the updates to the development standards.



1

DECISION POINT:

What direction should Council provide to the Planning Department regarding updates to the development standards and design guidelines for the Downtown Core and Downtown Infill Areas, including outreach, priority items, and consultant studies?

Should Council direct staff to issue a Request for Proposals seeking urban design expertise to help evaluate the development potential of the Downtown Core and potential code amendments related to height, tower locations, tower spacing, traffic, parking, view corridors, wind and shade studies?

2

HISTORY & PERFORMANCE ANALYSIS:

- Mark Hinshaw, urban designer, assisted Coeur d'Alene with current development standards and design guidelines.
- DC Code and Design Guidelines adopted in 2006
- Infill Code and Design Guidelines adopted in 2004
- 2022-2042 Comprehensive Plan and 2021 Historic Preservation Plan both anticipated updates to the development standards related to view corridors, development potential, towers, and historic structures.
- Recent development projects promoted Council to request prioritization of updates to the code and design guidelines.
- Working Group was formed in May 2024

3

Dan Gookin	City Council member	
Jon Ingalls	P&Z Vice Chair and DRC member	architecture, facilities management
Lynn Fleming	P&Z member	interior designer
Jef Lemmon	DRC member	architect, builder
Walter Burns	HPC Chair	historic restoration
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Chris Bosley	City Engineer	

5

Working Group Consensus Items for Downtown Core:

- No vehicular access for new projects off of Sherman Avenue from 1st to 8th Streets
- No designated loading zones on Sherman Avenue from 1st to 8th Streets
- Add Vehicular Circulation to the Design Guidelines – add circulation and access into/out of parking lots from lowest classified roadway and incorporate pedestrian warning devices.
- Require Traffic Studies before initial meeting with staff.
- Add more teeth for the Design Review Commission and clearer guidance in the design guidelines – for example, change “should” to “shall”
- Maximum Height in the “Historic Core”: 48 feet along Sherman Avenue and the south side of Lakeside Avenue from 2nd to 8th Avenues
- Add Historical Context to Design Guidelines
- Enhance Ground Floor Design Guideline for retail space design
- Placement of mechanical equipment – screened from view and restrict wall-mounted
- Extensions into ROW for balconies, windows, and architectural features

6

- Review and Update FAR Bonuses: **(DC and Infill Areas)**
 - Add bonus for preservation of historic property
 - Add bonus (and possibly increased height) for adding public parking
 - Remove bonus for alley enhancements
 - Remove bonus for water feature
 - Remove bonus for private amenity space
 - Remove bonus for common space (private use)
 - Consider removing the bonus for public art or clarify what should qualify
 - Clarify bonus for exterior public space
 - Clarify or remove bonus for upgraded building materials (*Require quality materials*)
- Input is needed from stakeholders/property owners in the DC and more analysis/information
- Recommended studies:
 - *View Corridors, Shadows, Wind, and Modeling of Development Potential Parking Study for the Downtown Area*
 - *Traffic Analysis of the Downtown Area*
 - *Parking Analysis of the Downtown Area*

7

- Input is needed from stakeholders/property owners in the DC to understand their development expectations
- More information and analysis are needed in order to update the DC development standards.
- Recommended studies:
 - *Evaluation of View Corridors, Shadows, Wind, and Modeling of Development Potential to help evaluate tower heights, tower locations and tower spacing*
 - *Updated Parking Study for the Downtown Area to include development potential and help evaluate parking ratios and "fee in lieu of" option*
 - *Traffic Analysis of the Downtown Area to include development potential*

8

Direction Requested from the City Council:

- Does Council concur with the recommendations from the Working Group on Consensus Items?
- Maximum Building Height
 - “Historic Core”
 - Keep DO-N and DO-E boundaries
 - Tower Height: 200’ and 220’ with bonuses
 - Tower Locations
 - Tower Spacing
 - Verify a “tower” is 75’ tall
- Review Required Minimum Parking Ratios
- Review “Fee In Lieu of” Parking
- FAR Bonuses
- Build Historical Context into the Design Guidelines
- Community Engagement
 - Webpage with information & FAQs
 - Stakeholder/Property Owner Interviews
 - Input from Downtown Association
 - Public Meetings/Surveys
- Potential Consultant Studies – development potential and tower locations, view corridors, shade, wind, parking, and traffic, etc. to help guide code amendments.

9

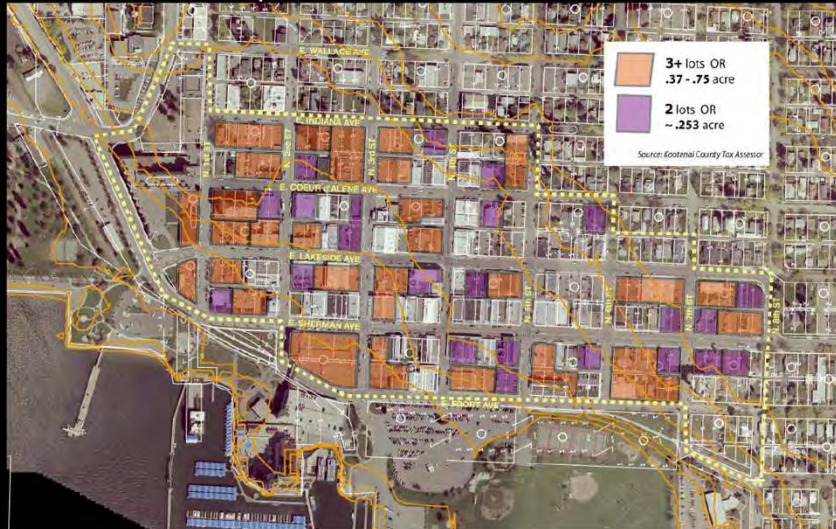
Tower Analysis from Current Code

10

ANALYSIS

CURRENT DEVELOPMENT POTENTIAL

Common Ownership

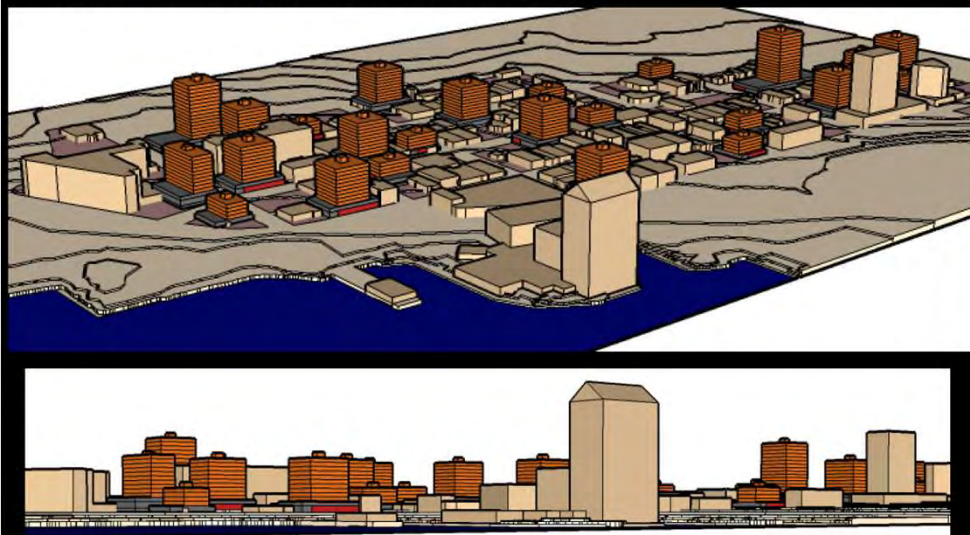


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ANALYSIS

CURRENT DEVELOPMENT POTENTIAL

Possible Development over next 5-20 years



12

ANALYSIS

CURRENT DEVELOPMENT POTENTIAL

Possible Development over next 5-20 years



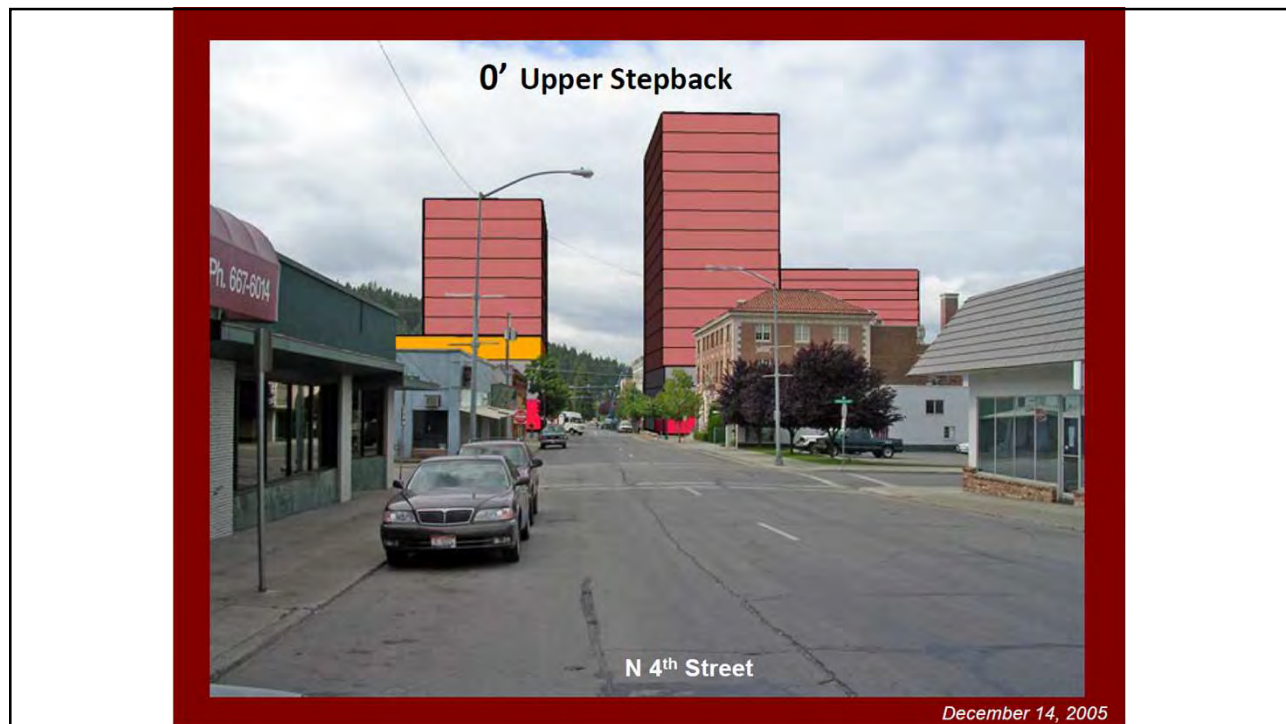
Looking East



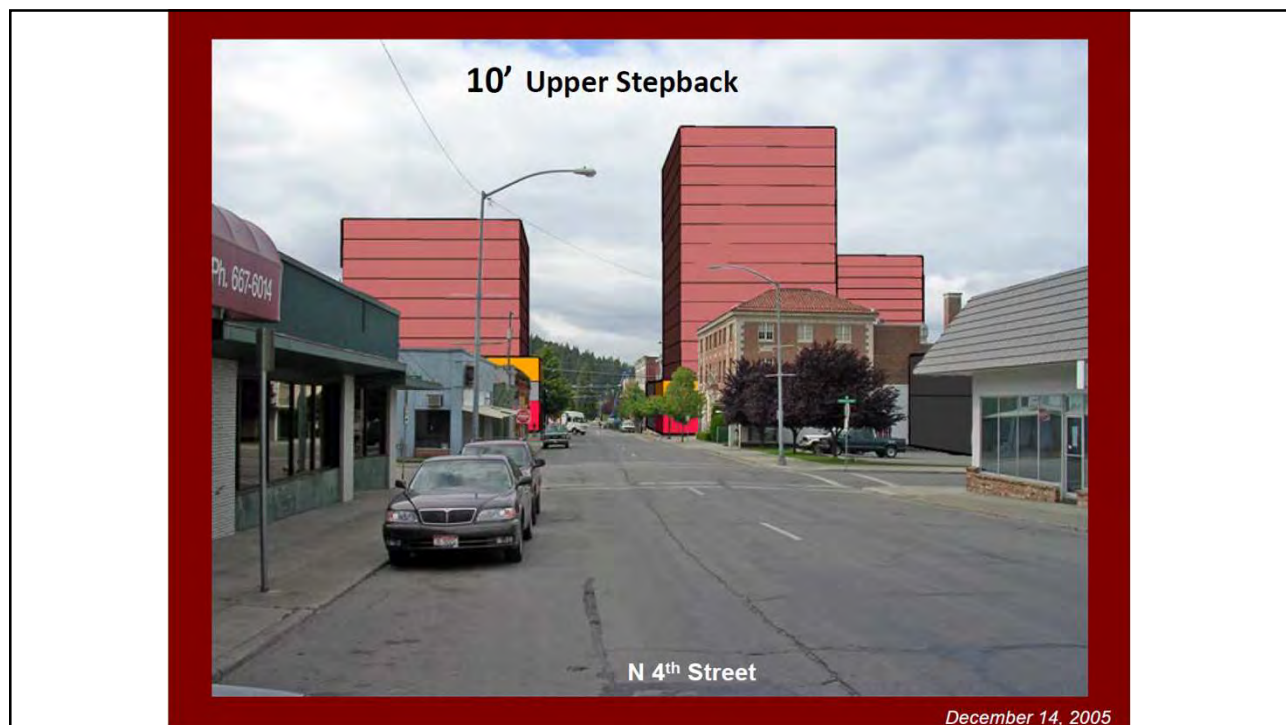
13

View Analysis from Current Code

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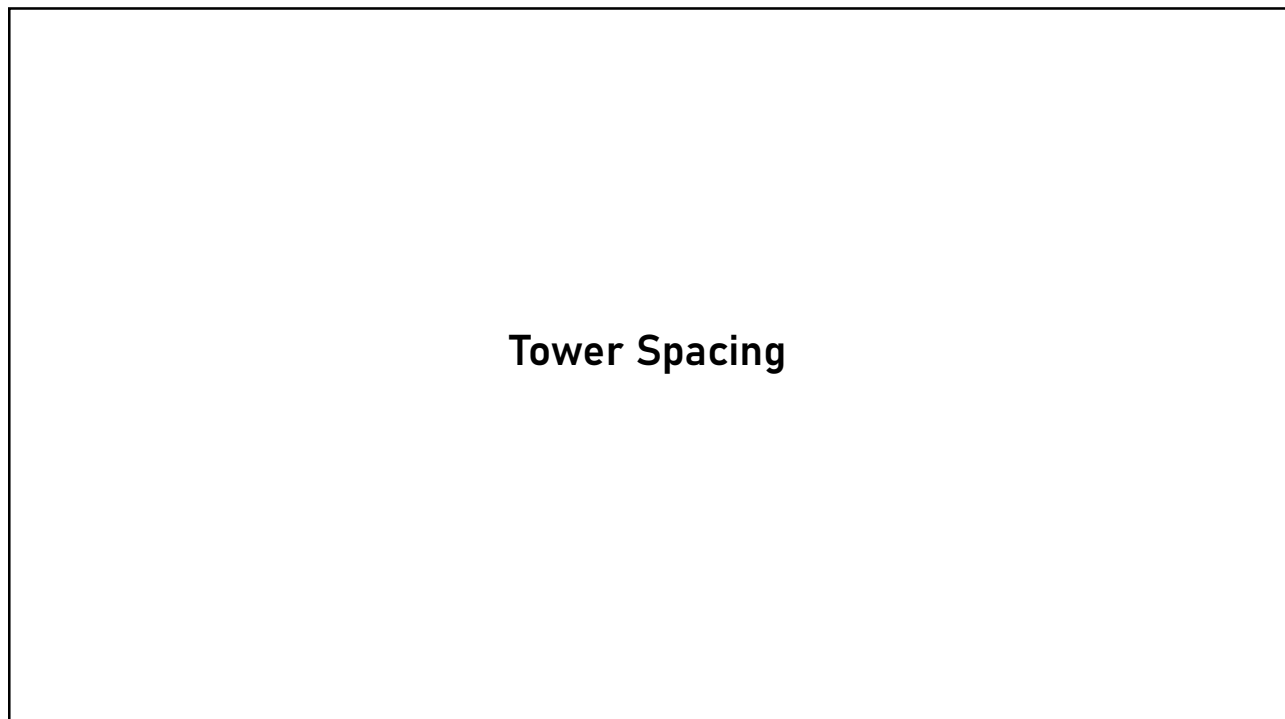
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Proposed Code in 2005 considered 80-foot tower spacing and 10-foot stepback above 45 feet.

Adopted Code has 50-foot tower spacing and 10-foot stepback above 45 feet.

IV. Basic Development Standards

D. Building Bulk

Tower Floor Size

Building floors over 75 feet in height above grade shall have a maximum area of 8000 square feet.

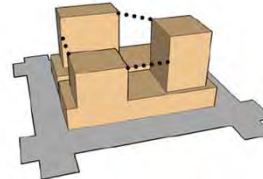
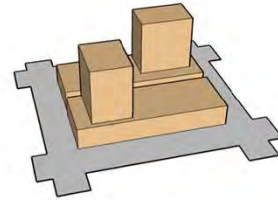
Tower Separation

Building floors over 75 feet in height above grade shall be at least 80 feet from any other structure over 75 feet above grade.

Upper Level Setback

On the following streets, building floors over 45 feet in height above grade shall be stepped back from the right-of-way by at least 20 feet: N 1st St, N 2nd St (?), N 3rd St, N 4th St, N 5th St, N 6th St, and N 7th St.

On Sherman Avenue, building floors over 45 feet in height above grade shall be stepped back from the right-of-way by at least 10 feet.

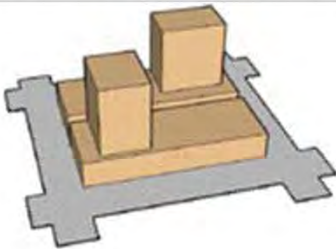


December 14, 2005

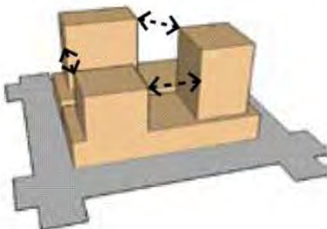
19

17.05.695: BASIC DEVELOPMENT STANDARDS; BUILDING BULK:

A. Tower Floor Size: Building floors over seventy five feet (75') in height above grade shall have a maximum floor area of eight thousand (8,000) square feet.



B. Tower Separation: Building floors over seventy five feet (75') in height above grade shall be at least fifty feet (50') from any other structure over seventy five feet (75') above grade.



20

C. Upper Level Stepback:

1. Building floors over forty five feet (45') in height above grade shall be stepped back ten feet (10') from the right of way on the following streets:
 - a. First Street.
 - b. Third Street.
 - c. Fourth Street.
 - d. Fifth Street.
 - e. Sixth Street.
 - f. Seventh Street.
 - g. Sherman Avenue.
 - h. Lakeside Avenue.



21

Los Angeles Code: 80-foot tower spacing

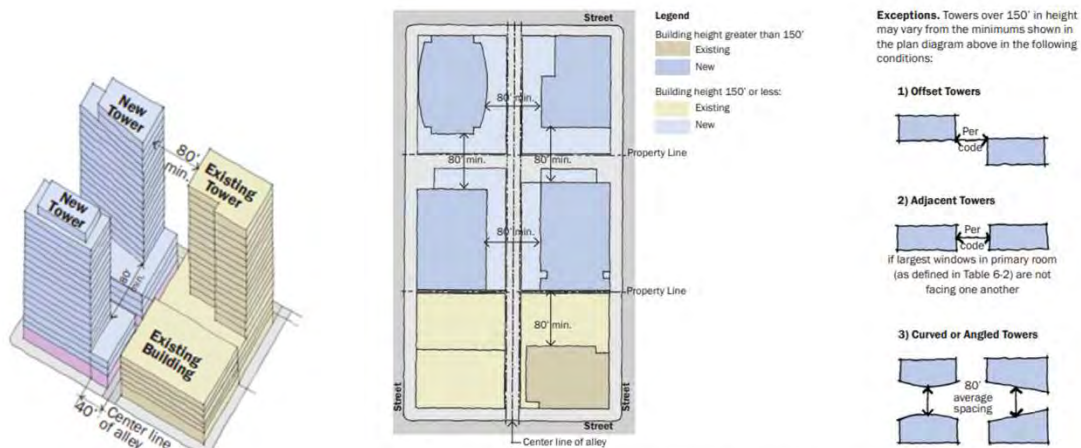


Figure 6-2 Plan and axonometric diagram showing minimum tower spacing to existing and future adjacent towers and exceptions.

22

FINANCIAL ANALYSIS:

No financial impact to the City is expected for the Working Group to continue efforts.

If consultant assistance is required to update the development standards to truly understand the development potential and impacts, the scope of the consulting services would dictate the cost.

It is possible that architecture students may be able to provide modeling assistance to evaluate view corridors, tower heights, spacing, and wind/shade studies to help reduce costs.

23



DECISION POINT/RECOMMENDATION:

Council should direct staff and the Working Group on how to proceed, identify the priority items to address with the code and design guideline updates, provide input on public and stakeholder outreach, and determine whether consultant expertise and assistance should be pursued to assist with the updates to the development standards.

24

RESOLUTION NO. 24-055

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, EXPRESSING SUPPORT FOR THE NORTH IDAHO STATE FAIR AND ENCOURAGING KOOTENAI COUNTY TO MAINTAIN THE CURRENT KOOTENAI COUNTY FAIRGROUNDS AS THE SITE OF THE FAIR INTO THE FUTURE.

WHEREAS, in 1952 the City of Coeur d'Alene initiated a land exchange with Kootenai County to move the North Idaho Fair and Rodeo, now the North Idaho State Fair, from McEuen Field to Weeks Field, which was to become the Kootenai County Fairgrounds;

WHEREAS, the Kootenai County Fairgrounds, located east of and abutting Government Way, between Kathleen Avenue and Dalton Avenue, provides easy access to all residents of Kootenai County due to its centralized location and close proximity to I90 and US95;

WHEREAS, the North Idaho State Fair welcomes nearly 300,000 visitors each year, generates \$30 million in economic output, supports 260 jobs, and serves the citizens of the region;

WHEREAS, the North Idaho State Fair and Kootenai County Fairgrounds host a variety of events year-round, fostering community connections, economic growth, and cultural enrichment through events such as expos, livestock shows, concerts, and more, benefiting local businesses and providing educational opportunities for youth;

WHEREAS, the 2022 North Idaho State Fair attracted 168,567 attendees, a 9% increase over 2021, setting a single-day attendance record with approximately 18,000 visitors on the last Saturday. The Fair attracted visitors from nearly 20 counties across nine states and featured over 75 acts, including the Gem State Stampede, an annual rodeo;

WHEREAS, the North Idaho State Fair plays a critical role in preserving cultural heritage, providing educational opportunities for nearly 1,900 Kootenai County 5th grade students through hands-on agriculture education, and supporting over 300 local 4-H members who participate in market animal projects;

WHEREAS, the North Idaho State Fair contributes significantly to local non-profits, with annual average of over \$240,000 raised for area non-profits; and

WHEREAS, the North Idaho State Fair has a comprehensive Master Plan aimed at enhancing its current facilities and infrastructure, ensuring that it remains a first-class venue for community and regional celebrations for the next several decades.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City supports the North Idaho State Fair and is confident in the Fair's continued success serving the citizens of Coeur d'Alene, Kootenai County, and the Inland Northwest.

BE IT FURTHER RESOLVED that the City encourages Kootenai County to maintain the Fair at its current location at the Kootenai County Fairgrounds and provide the support necessary to continue operations for the next several decades as it provides a valued service to our citizens, their children, and posterity.

DATED this 16th day of July, 2024.

James Hammond, Mayor

ATTEST:

Renata McLeod, City Clerk

Motion by _____, Seconded by _____, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER MCEVERS Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER WOOD Voted

COUNCIL MEMBER GOOKIN Voted

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER ENGLISH Voted

_____ was absent. Motion _____.