

WELCOME
To a Regular Meeting of the
Coeur d'Alene City Council
Held in the Library Community Room 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 will not normally allow audience participation at any other time.

March 17, 2026

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: David Bond with Compel Community 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** – National Child and Adult Care Food Program Week – March 15-21, 2026

Accepted by: Tina Clifton, CACFP Director

2. **PROCLAMATION** – National Social Work Week – March 22-28, 2026

**Accepted by: Megan Dardis-Kunz, MSW, LMSW; Clinical Assistant Professor
Boise State University School of Social Work**

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 this evening for those items listed on the agenda.)

G. ANNOUNCEMENTS:

1. City Council
2. Mayor
 - a. Presentation to Bill Greenwood

***ALL 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 March 3, 2026 Council Meeting.
2. Approval of General Services Committee Minutes from March 9, 2026
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Approval of Final Plat: SS-25-12c Mullan Flats Condominium
6. Setting of a Public Hearings:
 - a. **April 7, 2026 – (Quasi-Judicial)** Utility Hearing regarding the Ramsey Road Signal Upgrades Project (Key Number 24276,) and relocate the utility facilities as required by the respective franchise agreements to accommodate the project.
As Recommended by the City Clerk
7. Approval of **Resolution No. 26-024**
 - a. Declaring various pieces of used equipment and items to be surplus, and authorize their sale at auction.
 - b. Approval of the amended Alcohol Service Policy at the Jewett House
 - c. Approval of Construction Contract to Big Sky ID Corp. for the Mill River Lift Station Upgrades project in the amount of \$884,037.00
 - d. Approval of a Sale Agreement with the City of Spirit Lake, Idaho, for the 2004 Ford Video Van in the amount of \$10,000.00.
 - e. Destruction of Records for the Finance, Municipal Services, Parks and Recreation, Streets and Engineering, and Wastewater Departments, pursuant to the City's Records Retention Schedule.

I. OTHER BUSINESS:

1. Downtown Core Working Group update

Presented by: Hilary Patterson, Community Planning Director , Sean Holm, Senior Planner, and Kevin Jester, DC Working Group Member

2. **Resolution No. 26-025** - Historic Preservation Mitigation Bank Grant request for \$50,000 and Idaho Heritage Trust Grant request for \$15,000.

Staff Report by: Hilary Patterson, Community Planning Director

J. PUBLIC HEARING

Please feel free to sign up in advance of the meeting to testify at <https://www.cdaid.org/signinpublic/Signinformlist> prior to 3:00 p.m. the day of the hearing.

1. (Quasi-judicial) **ZC-1-26** - A request by: Michael and Norma Reasor, for a zone change from MH-8 (8 units per acre) to R-17 (17 dwelling units per acre) on a parcel measuring 0.522 acres located at: 3620 North Fruitland Ln.

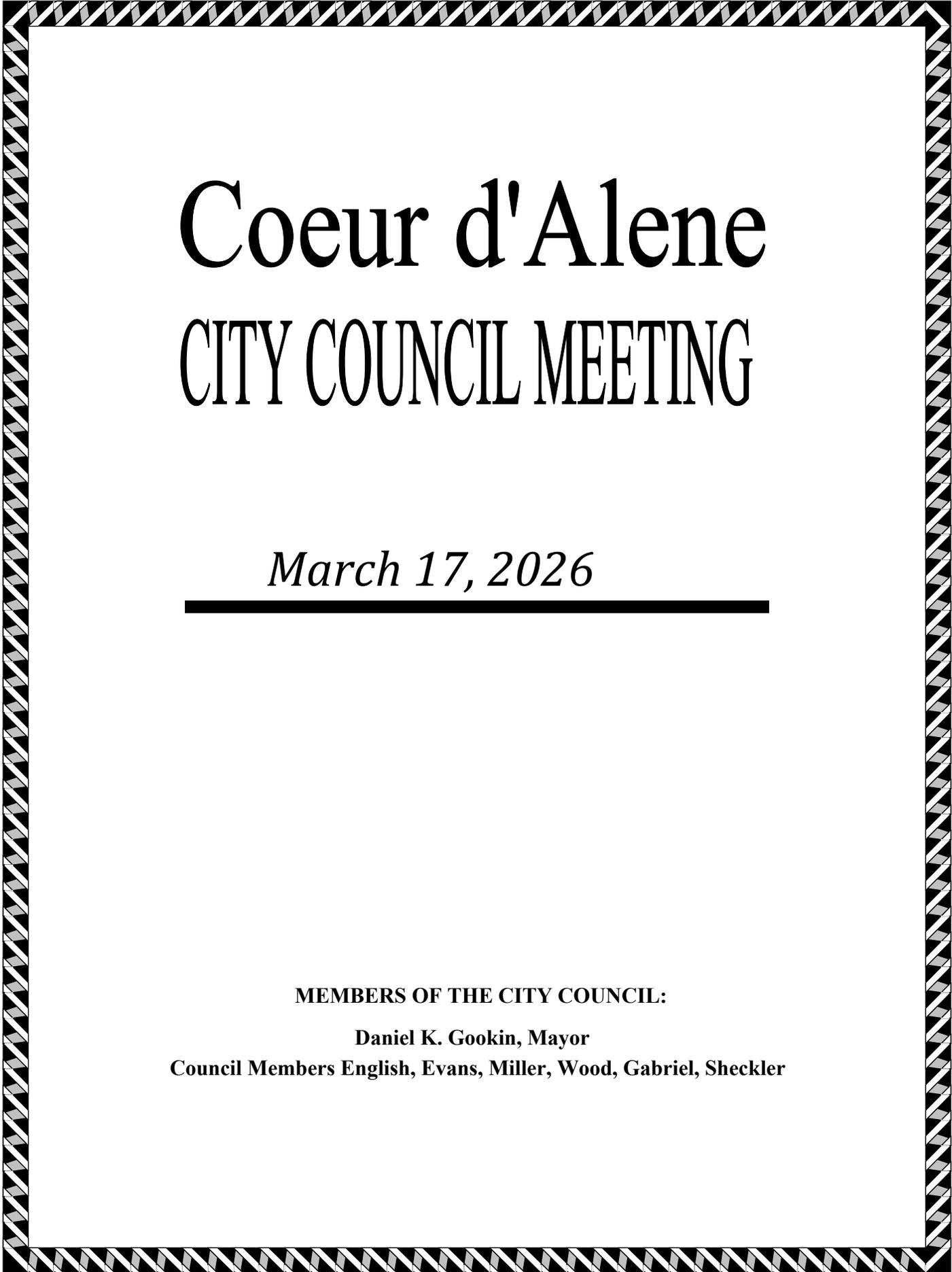
Staff Report by: Sean Holm, Senior Planner

- a. **Council Bill No. 25-1006** - Ordinance Approving a zone change from MH-8 (8 units per acre) to R-17 (17 dwelling units per acre) for a parcel measuring 0.522 acres located at 3620 North Fruitland Lane.

K. EXECUTIVE SESSION: Pursuant to Idaho Code § 74-206(1) (a) to consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

L. RECESS: to March 23, 2026, at 12:00 noon in the Library Community Room, located at 702 E. Front Avenue, for a Joint Meeting with ignite cda.

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

March 17, 2026

MEMBERS OF THE CITY COUNCIL:

Daniel K. Gookin, Mayor
Council Members English, Evans, Miller, Wood, Gabriel, Sheckler

PRESENTATIONS

PROCLAMATION

WHEREAS, one of the basic rights of children, as set forth in the Universal Declaration of Human Rights by Eleanor Roosevelt in 1948, is their right to basic nutrition. Caring for the children must be our nation's first priority; and

WHEREAS, since the inception of the Child and Adult Care Food Program (CACFP) in 1968, it has granted our children the best possible foundation in life and benefited many adults, which is vital to our state's long-term health; and

WHEREAS, the two fundamental goals of the CACFP are that children serviced by this program will be well nourished during their crucial early years, while concurrently learning healthy eating behaviors that will last their lifetime. Nutritious diets are foundational for emotional, mental, and physical health; and

WHEREAS, we acknowledge the child and adult care providers, nutrition educators, program specialists and staff, state and federal professionals and parents who contribute to the success of this outstanding program; and

WHEREAS, the CACFP community will continue its commitment to the benefits of nutritious eating for children and adults. Together, as Americans, we can make a difference in the lives of the youngest and most vulnerable citizens

NOW, THEREFORE, I Daniel K. Gookin, Mayor of the City of Coeur d'Alene, Idaho, do hereby proclaim March 15th to 21st, 2026 as

"NATIONAL CHILD AND ADULT CARE FOOD PROGRAM WEEK"

I urge our citizens and all agencies and organizations to unite on that week in observance of the necessity of the Child and Adult Care Food Program to provide food security to children, individuals with disabilities and older adults in our community

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of Coeur d'Alene to be affixed this 17th day of March 2026.



Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

PROCLAMATION

WHEREAS, for more than a century, Social Workers have strengthened communities and improved the lives of millions of Americans in hospitals, schools, social service agencies, and all levels of government; and

WHEREAS, the 2026 theme, "Social Workers: Uplift. Defend. Transform," recognizes the steadfast spirit of social workers as they bring hope, healing, and justice to the communities they serve; and

WHEREAS, Social Workers follow a Code of Ethics rooted in equity, human dignity, and the fight against injustice, advocating for the rights and well-being of individuals and families; and

WHEREAS, Social Workers support people facing trauma, loss, behavioral health challenges, and systemic barriers, and play an essential role in helping communities recover from natural disasters, public health crises, and other hardships; and

WHEREAS, the profession continues to grow, with more than 810,000 Social Workers nationwide contributing to a more just and compassionate society through leadership, advocacy, education, and service.

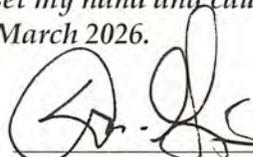
NOW, THEREFORE, I Daniel K. Gookin, Mayor of the City of Coeur d'Alene, Idaho, do hereby proclaim March 22 to 28, 2026 as

"NATIONAL SOCIAL WORK WEEK"

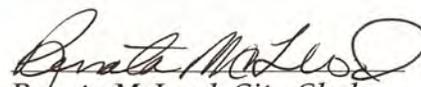
and call upon all residents to join the National Association of Social Workers and the City of Coeur d'Alene in celebrating the essential contributions of Social Workers who uplift, defend, and transform our communities every day.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of Coeur d'Alene to be affixed this 17th day of March 2026.




Daniel K. Gookin, Mayor

ATTEST:


Renata McLeod, City Clerk

ANNOUNCEMENTS

CONSENT CALENDAR

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

March 3, 2026

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 March 3, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

Dan English) Members of Council Present
Christie Wood)
Amy Evans)
Kenny Gabriel)

Kiki Miller) Members of Council Absent
Dan Sheckler)

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

INVOCATION: Steve Massey of Hayden Bible Church provided the invocation.

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

RED CROSS AWARENESS MONTH – MARCH 2026: Mayor Gookin proclaimed the month of March as Red Cross Awareness Month. The Proclamation was received by Jessica Worden and Kathleen Elliott, volunteers of American Red Cross for the Northwest Region. Ms. Elliott shared that their mission is to prevent and alleviate human suffering during emergencies through the dedication of volunteers and the generosity of donors. Over the past year, the American Red Cross responded to 10 disasters in Northern Idaho area, supported by 73 volunteers statewide, including 45 in Kootenai County.

MULTIPLE SCLEROSIS WEEK – MARCH 8-14, 2026: Councilmember Wood read the Proclamation declaring March 8-14, 2026 as Multiple Sclerosis (MS) Awareness Week. The Proclamation was accepted by Fire Chief Tom Greif with Dr. Nina Bozinov and Chase Cullen of the Kootenai Health Neurology Clinic. Chief Greif stated that, as a longtime public servant living with MS, he expressed appreciation for the chance to advocate for greater awareness and understanding of the disease. He emphasized the importance of educating the community. He shared that while the diagnosis was life-changing, it also brought meaningful relationships and unexpected blessings, including strong support from the MS community and the dedicated team at Kootenai Health, whom he considers extended family. He introduced Dr. Nina Bozinov, who has been instrumental in caring for MS patients in the region since 2020. Dr. Bozinov explained that she is one of only two MS-fellowship-trained neurologists in Idaho, serving a large population of patients with multiple sclerosis. She outlined MS as a chronic autoimmune disease affecting the

optic nerve, brain, or spinal cord, with symptoms that vary widely and require individualized care. Although there is no cure, more than 20 FDA-approved treatments now help reduce attacks and improve quality of life, making early diagnosis especially important. She noted that Idaho has a higher prevalence of MS than many states and that before she joined Kootenai Health in 2020, patients often had to travel out of state for specialized care. She emphasized that National MS Week helps raise awareness, support families and caregivers, and highlighted continuing research and progress both locally and nationally.

Councilmember Wood asked whether there was any data explaining why MS appears more prevalent in Idaho and eastern Washington. Dr. Bozinov responded that ongoing research suggests possible links to factors such as distance from the equator, vitamin D deficiency, climate and temperature, all of which may contribute to higher regional rates. Councilmember Wood also thanked Chief Greif for sharing his personal experience. Mayor Gookin asked whether the latitudinal pattern is similar in Europe, and Dr. Bozinov confirmed that it is.

PUBLIC COMMENTS:

Wesley Davis, Post Falls, as General Manager of Republic Services, provided an update 16 months after Republic Services acquired the solid waste service operation, noting the transition has gone well. He retained 38 of the original 40 employees and has expanded the team with additional mechanics, a supervisor, a sales representative, and another driver, along with adding a new truck to meet growing service demands. Mr. Davis emphasized that residents should expect the same high-quality solid waste service and thanked the City for its support in improving alley and community safety. He also addressed frequent questions about recycling, explaining that materials are taken to the Hayden facility for bailing and preparation before being shipped to Seattle for final sorting and then on to mills as feedstock, and invited anyone interested to tour the facilities.

Suzanne Knutson, Coeur d'Alene, noted the observance of Disability Awareness Month, emphasizing that more than one in four Americans lives with a disability and that people of all abilities contribute to Coeur d'Alene's neighborhoods, schools, businesses, and community life. She highlighted the importance of moving beyond sympathy toward true understanding, shifting from after-the-fact accommodations to intentional inclusion, and recognizing that accessibility benefits everyone. Ms. Knutson urged the community to prioritize inclusive design, equitable access, and representation. She stressed that when all residents can fully participate, confidence grows, isolation decreases, and the entire community is strengthened. She thanked the City for supporting the Specialized Needs Recreation Building Belonging Project and encouraged Coeur d'Alene to continue embracing inclusion as part of its identity.

ANNOUNCEMENTS:

Councilmember Wood shared that she attended the CDAEDC (Jobs Plus) meeting this morning held via Zoom, noting that the Interim City Administrator also participated. She described the group as highly focused on efforts to attract high-paying jobs to the region, explaining that while she could not share specific prospects, the organization is working diligently on economic development initiatives.

Mayor Gookin shared an obituary honoring Phyllis Van Leuven, who served the Coeur d'Alene Police Department as a secretary, typist, and clerk. Hired on May 12, 1969, she dedicated 26 years of service to the City before retiring in 1995. Mayor Gookin recognized her kindness, warm spirit, and strong commitment to service, and expressed condolences to her family and loved ones during this difficult time.

Mayor Gookin requested the appointments of Benton Wolfinger, Vonnie Jensen, and Mike Gridley to the Personnel Appeals Board.

MOTION: Motion by Gabriel, seconded by Evans, to confirm the appointment of Ben Wolfinger, Vonnie Jensen, and Mike Gridley to the Personnel Appeals Board. **Motion carried.**

CONSENT CALENDAR:

1. Approval of Council Minutes for the February 17, and 23, 2026 Council Meeting.
2. Setting of the March 9, 2026 General Services Committee Meeting.
3. Setting a Public Hearing for **March 17, 2026** for ZC-1-26 - A request by: Michael and Norma Reasor, for a zone change from MH-8 (8 units per acre) to R-17 (17 dwelling units per acre) on a parcel measuring 0.522 acres to build nine (9) workforce/affordable housing units, located at: 3620 North Fruitland Lane.
4. Approval of Bills as Submitted.
5. **RESOLUTION NO. 26-018** – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, DECLARING WATER DEPARTMENT USED EQUIPMENT TO BE SURPLUS AND AUTHORIZING THE SALE OF SAID EQUIPMENT AT AUCTION; AND DIRECTING THE REMOVAL OF SIGNATURE AUTHORITY FOR TROY TYMESEN AND APPROVING SIGNATURE AUTHORITY FOR RONALD G. JACOBSON.

MOTION: Motion by Evans, seconded by Wood, to approve the Consent Calendar as presented, including **Resolution 26-018**.

ROLL CALL: English Aye; Wood Aye; Evans Aye; Gabriel Aye. **Motion carried.**

RESOLUTION NO. 26-019

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING CHANGE ORDER #4 AND CHANGE ORDER #5 TO THE SOLIDS BUILDING IMPROVEMENTS CONTRACT WITH APOLLO, INC., IN THE TOTAL AMOUNT OF \$202,880.56.

STAFF REPORT: Capital Programs Manager Mike Becker noted that the Wastewater Solids Building Improvement Project, initiated on July 31, 2023, by Apollo, is nearing completion with an expected finish date of April 24, 2026, and includes upgrades to equipment and control systems to improve sludge dewatering capacity and treatment redundancy at the Water Resource Recovery Facility (WRRF). Throughout construction, the Wastewater Department has processed change orders as work progressed. Change Order 4, totaling \$12,068.67, covered relocating overhead utilities for safety and removing the centrifuge using a crane. Change Order 5, totaling \$190,811.89 after applying a credit, addressed miscellaneous electrical work, filling in a wall, and

improvements to an existing panel. Although no funds were budgeted for this fiscal year based on the expected project timeline, the department underspent by over \$1 Million last year, leaving sufficient funding available. A budget amendment will be processed as needed, and he recommended Council approval of both change orders.

MOTION: Motion by Wood, seconded by English, to approve **Resolution No. 26-019** - Approving Change Orders #4 and #5 to the Solids Building Improvements Project Contract with Apollo, Inc., in the amount of \$12,068.67 and \$190,811.89, respectively.

ROLL CALL: English Aye; Wood Aye; Evans Aye; Gabriel Aye. **Motion carried.**

RESOLUTION NO. 26-020

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE CREATION OF A 15-MINUTE PARKING RESTRICTION AT 108 E. INDIANA AVENUE.

STAFF REPORT: City Engineer Chris Bosley explained that, with the Parking Commission no longer in place, parking-related requests now come directly to the City Council. He presented a request for a 15-minute parking zone at 108 E. Indiana Avenue, the first East-West Street north of downtown without two-hour restrictions. The request comes from Beatific, a behavioral health service that recently moved into a former daycare building. Their clients, many with mental or physical disabilities and some who may attempt to run, are dropped off by bus at the front door, but current on-street parking blocks direct access to the curb. To address this safety concern, the department proposes designating a short drop-off zone, which would take only a couple of parking spaces. Mr. Bosley noted that, if approved, staff would meet with the organization to finalize the exact location.

DISCUSSION: Mayor Gookin asked why the request at 108 E. Indiana couldn't simply be designated as a standard loading and unloading zone rather than a 15-minute space. Mr. Bosley explained that while it could function as a loading zone, the City avoids painting curbs, especially due to winter snow cover, and instead relies on signage, which can reflect any time restriction the Council prefers. He added that any timed parking limitation must be approved by Council and written into code. Councilmember Wood commented that it is a legitimate safety concern. City Attorney Randy Adams clarified that the City's loading-zone code allows up to 30 minutes.

MOTION: Motion by Wood, seconded by Evans to approve **Resolution No. 26-020** - Approving the creation of a 15-minute parking restriction at 108 E. Indiana Avenue.

ROLL CALL: Wood Aye; Evans Aye; Gabriel Aye; English Aye. **Motion carried.**

RESOLUTION NO. 26-021

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ACCEPTING THE BID OF, AND AWARDING A CONTRACT TO, BADGER METER, INC., FOR THE PURCHASE OF NEW WATER METER REGISTERS AND ENDPOINTS IN AN AMOUNT NOT TO EXCEED \$299,456.00.

STAFF REPORT: Water Department Assistant Director Glen Poelstra explained that the Water Department’s Meter Change Out Program (MCOP), launched in 2005 to address significant unaccounted-for water loss, operates on a 10-year replacement cycle for the City’s 20,000 meters, aligning with the typical lifespan of meter radios and batteries. As meters older than 10 years lose accuracy and risk battery failure, the City replaces 1,500–2,000 meters annually, depending on budget and location. A bid process yielded one responsive bid from Badger Meter for \$299,456, which fits within the FY 2025-26 budget of \$350,000. Older meters removed through the program are tested and, when feasible, rebuilt for potential reuse. The recommendation is for Council to approve a purchase agreement with Badger Meter for new water meter registers and endpoints in the amount of \$299,456.00.

MOTION: Motion by Gabriel, seconded by Evans to adopt **Resolution No. 26-021**, Accepting the bid of, and approving a contract with, Badger Meter, Inc., for the purchase of new water meters registers and endpoints in the amount of \$299,456.00.

ROLL CALL: Evans Aye; Gabriel Aye; English Aye; Wood Aye. **Motion carried.**

COUNCIL BILL NO. 26-1005

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, LOT 2, BLOCK 1, HALFHIDE RIDGE, IN THE NE ¼ OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, COMMONLY KNOWN AS 2739 E. THOMAS LANE, COEUR D’ALENE, IDAHO; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED R-3; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

STAFF REPORT: Associate Planner Barbara Barker presented the annexation request A-1-26 for 1.937 acres at 2739 E. Thomas Lane, submitted by Aspen Homes with Olson Engineering. The property, currently in the County’s AG Suburban Zoning to the north and east, and formerly used as a salvage yard, is contiguous to city limits and within Coeur d’Alene’s Area of Impact. The applicant is requesting R-3 zoning consistent with adjacent city neighborhoods, proposing four single-family lots with ADUs permitted. Ms. Barker reviewed the comprehensive plan alignment, availability of public facilities, site suitability, and neighborhood impacts, noting that staff and the Planning & Zoning Commission found the proposal consistent with surrounding land use and supported by adequate utilities. Environmental assessments showed no contamination concerns but recommended professional oversight for future soil disturbance, leading to conditions requiring soil reports and DEQ coordination. There is a total of fourteen conditions outlined in conjunction with the annexation to include in the annexation agreement, including, but not limited to sidewalk easements, utility extensions, street trees, and fire/building requirements. She concluded by asking the Council to decide whether to approve, approve with conditions, or deny the annexation request.

DISCUSSION: Councilmember Wood asked for clarification about the references to soil monitoring, given the property's former use and the community's concerns. Ms. Barker explained that the City addressed these issues through specific conditions: two environmental assessments have already been completed, and each future building permit for the four lots will require an independent soil report. Additionally, DEQ and the applicant's consultant recommend having a professional onsite during any future soil disturbance. She noted that staff, neighbors, and the property owners all shared concerns about past site conditions, and these layered requirements ensure the City has exercised thorough due diligence.

Councilmember Gabriel expressed concern about the dead-end private driveway, noting that the City typically avoids dead-ends because they require fire trucks to back out rather than drive forward. Ms. Barker responded that while the annexation review does not specifically address that issue, the subdivision review did, and fire and police services have already evaluated it. She confirmed that the project will include a required fire turnaround to address emergency-access needs.

PUBLIC TESTIMONY: Mayor Gookin opened the public testimony portion of the hearing with the clerk swearing-in the applicant, Jeramie Terzuli.

APPLICANT: Mr. Jeramie Terzuli, on behalf of Aspen Homes, noted that the annexation request and R-3 zoning designation is consistent with surrounding City and County properties and will promote cohesive future development. He emphasized that the annexation process is legislative and that state law directs cities to consider orderly growth, the availability of infrastructure, and private property rights, all of which he believes supports the request. Mr. Terzuli highlighted that the project aligns with the Comprehensive Plan's vision for low-density single-family housing and efficient use of existing infrastructure. He also addressed public concerns raised at Planning & Zoning Commission about land clearing occurring before hearings, explaining that significant analysis and coordination with city staff take place long before a project is brought forward, and that preliminary work is not evidence of predetermined approval. He concluded by noting the benefits to the City, including tax base growth, impact fee collection, and developer-funded infrastructure improvements.

With no other comments received, Mayor Gookin closed the public testimony portion of the hearing.

DISCUSSION: Councilmember Wood commented that, after reviewing the full proposal, she believes the annexation and zoning request aligns well with the City's Comprehensive Plan and should be evaluated on its merits, which she feels it clearly meets. She noted that the R-3 zoning is appropriate for the area and reiterated that the project represents a significant improvement over the site's previous condition.

MOTION: Motion by Evans, seconded by Gabriel, to approve without prejudice the Annexation by: Aspen Homes and Development, LLC for a 1.937-acre parcel from County Ag-Suburban to City R-3 (Residential at 3 units per acre) located at 2739 E. Thomas Lane, based on the attached findings and conclusions, which are established by the undisputed evidence set forth in the staff report, during staff presentations, and the testimony of the applicant.

ROLL CALL: Gabriel Aye; English Aye; Wood Aye; Evans Aye. **Motion carried.**

MOTION: Motion by Evans, seconded by Gabriel, to dispense with the rule and read **Council Bill No. 26-1005** once by title only.

ROLL CALL: Gabriel Aye; English Aye; Wood Aye; Evans Aye. **Motion carried.**

MOTION: Motion by Evans, seconded by Gabriel, to adopt **Council Bill 25-1005**.

ROLL CALL: Gabriel Aye; English Aye; Wood Aye; Evans Aye. **Motion carried.**

RESOLUTION NO. 26-022

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN ANNEXATION AGREEMENT WITH ASPEN HOMES FOR THE ANNEXATION OF REAL PROPERTY LOCATED AT 2739 E. THOMAS LANE [A-1-26].

MOTION: Motion by Evans, seconded by Gabriel to adopt **Resolution No. 26-022**, approving an Annexation Agreement with Aspen Homes and Development, LLC, for a 1.937-acre parcel located at 2739 E. Thomas Lane.

ROLL CALL: English Aye; Wood Aye; Evans Aye; Gabriel Aye. **Motion carried.**

(QUASI-JUDICIAL) EXCHANGE OF A 0.5-ACRE PARCEL OWNED BY THE CITY, WHICH IS A PORTION OF TAX # 24207 AND LOCATED BEHIND 3700 W. SELTICE WAY AND ALONG THE FUTURE ATLAS TRAIL CONNECTION, FOR IMPROVEMENTS TO CITY-OWNED REAL PROPERTY TO BE COMPLETED AND PAID FOR BY GLACIER 3700 SELTICE, LLC, THE PARCEL AND IMPROVEMENTS BEING EQUAL IN VALUE (\$85,000.00).

STAFF REPORT: Trails Coordinator Monte McCully requested Council approval to exchange a half-acre City-owned parcel near 3700 W. Seltice Way for an equal-value package of trail improvements provided by Parkwood Properties. He reviewed the history of the former BNSF right-of-way acquisition and explained that the irregularly shaped parcel in question has no City use. The proposed exchange, valued at \$85,000, includes a widened trail section, lighting, a bike repair station, upgraded concrete areas for future public amenities, perpetual maintenance of xeriscaped shoulders, and solar lighting for the skate park. These improvements would reduce City maintenance costs and enhance the Atlas Trail connection. Mr. McCully noted that Idaho Code § 50-1403(1), allows exchanges of real property for improvements of equal value when in the City's best interest, and staff recommend proceeding.

DISCUSSION: Councilmember Wood asked Mr. McCully to confirm whether the Parks Department's long-range plan ever intended for a pocket park to be developed on the half-acre parcel in question. Mr. McCully explained that it was not identified for future park development because the area is already well-served, with Atlas Park to the east and Mill River Park to the west, making the parcel only about a block to a block and a half from existing amenities. He added that

the City would not have allocated resources to improve the site beyond requiring a developer to construct a basic trail connection, whereas Parkwood's proposal provides significantly higher-quality improvements.

PUBLIC TESTIMONY: Mayor Gookin opened the public testimony portion of the hearing with the clerk swearing-in Mr. Chris Meyer, Parkwood Business Properties Partner.

APPLICANT: Mr. Meyer provided background on the former U.S. Bank call-center building, explaining that after the call-center model became obsolete, Parkwood partnered with Heritage Health to redevelop the site into a multidisciplinary Center for Healthy Living. As they prepare to begin Phase 2, which triggers required frontage and trail improvements, Mr. Meyer described months of collaboration with City staff on a proposal to exchange a small, unused City parcel for a package of public trail enhancements, including a second gravel path, lighting for safety, art and exercise nodes, and a bike repair station. He explained how the triangular parcel, a remnant of former railroad spurs, has limited standalone use but offers an opportunity to expand public amenities and strengthen trail connectivity between Mill River Park and the Atlas Waterfront. Mr. Meyer emphasized the long partnership between Parkwood and Heritage Health, the community benefits of the project, and the need to move forward to keep the clinic on schedule. He concluded that the exchange represents a meaningful win-win for the City and the community.

DISCUSSION: Councilmember Wood asked about Councilmember Sheckler's concerns raised in his letter to the Mayor regarding the lack of a formal appraisal for the small parcel proposed for exchange with Parkwood Properties. She noted that while future projects might benefit from appraisals, this exchange has been under negotiation for nine months and offers clear community value. Mr. Adams explained that state law allows the Council to determine the value of the property at its discretion. Councilmember Wood then asked how the valuation for this parcel was established. Mr. Meyer explained that the value was based on the City recovering its original investment in the unused parcel and receiving an equivalent value in public improvements. He noted that, given the parcel's isolated nature and lack of utilities or access, the parties agreed that matching the City's investment with a defined package of trail enhancements was a fair and reasonable approach. Mr. McCully added that the detailed cost breakdown of the improvements was used to align with that valuation.

Councilmember Gabriel commented that determining value involves more than just a dollar amount, noting that the real value to the Council is the opportunity to enhance the City's park and trail system while also supporting Heritage Health, which he described as a major community asset. He stated that the proposal clearly benefits both the City and Heritage Health and expressed his full support for moving the project forward.

Councilmember English noted that while the exchange is described as involving improvements of equal value, the City is actually gaining more than it is giving.

With no other comments received, Mayor Gookin closed the public testimony portion of the hearing.

DISCUSSION: Mayor Gookin read Councilmember Sheckler’s written comments requesting Council to reconsider the proposed property exchange. He read Councilmembers Sheckler’s concerns, which questioned moving forward without an independent appraisal, argued that the parcel’s true value would be higher when assembled with adjacent property, cited tax valuation figures, and cautioned against bypassing a bidding process for improvements that could be purchased directly. Councilmember Sheckler also noted the exchange was not urgent and expressed appreciation for Parkwood’s community contributions. Mayor Gookin added that Councilmember Sheckler’s letter is available in the Council meeting packet.

MOTION: Motion by Gabriel, seconded by Evans, to approve the Exchange of a 0.5-acre parcel owned by the City, which is a portion of Tax # 24207 and located behind 3700 W. Seltice Way and along the future Atlas Trail connection, for improvements to City-owned real property to be completed and paid for by Glacier 3700 Seltice, LLC, the parcel and improvements being of equal value, specifically \$85,000.00.

DISCUSSION: Councilmember Wood noted that the Council had already discussed the issue of valuation at the previous meeting, emphasizing that many Council decisions rely on value judgments about what best serves the community. She acknowledged the reasoning behind obtaining an appraisal and encouraged staff to consider using formal appraisals in future exchanges for clarity. However, she expressed strong support for the current project, saying it adds significant value to the community and provides improvements the City would not undertake on its own. She concluded that the exchange is fair and that she is in favor of moving forward.

ROLL CALL: English Aye; Wood Aye; Evans Aye; Gabriel Aye. **Motion carried**

RESOLUTION NO. 26-023

A RESOLUTION OF THE CITY OF COEUR D’ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A DEVELOPMENT AGREEMENT WITH GLACIER 3700 SELTICE, LLC., FOR IMPROVEMENTS TO CITY-OWNED REAL PROPERTY IN THE AMOUNT OF \$85,000.00.

MOTION: Motion by Gabriel, seconded by English, to adopt **Resolution No. 26-023**, Approving a Development Agreement with Glacier 3700 Seltice, LLC, for improvements to City-owned real property in the amount of \$85,000.00.

ROLL CALL: Wood Aye; Evans Aye; Gabriel Aye; English Aye. **Motion carried.**

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

The meeting adjourned at 7:44 p.m.

Daniel K. Gookin, Mayor

ATTEST:

Jo Anne Mateski
Executive Assistant

DRAFT

**COEUR D'ALENE CITY COUNCIL
FINDINGS AND ORDER**

A-1-26

INTRODUCTION

This matter came before the City Council on March 3, 2026, to consider A-1-26, a request for zoning in conjunction with annexation of 1.937-acre Annexation from County Ag-Suburban to City R-3.

OWNER/APPLICANT: Aspen Homes and Development, LLC

LOCATION: 2739 E. Thomas Lane Coeur d'Alene, ID 83815

A. FINDINGS OF FACT:

The City Council finds that the following facts, A1 through A1,1 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 A-1-26.

- 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 on February 14, 2026, 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 February 16, 2026, fifteen 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). Sixty-three (63) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on February 13, 2026.
- 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 February 13, 2026, eighteen 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 February 13, 2026.

- A2.** Public testimony was received at a public hearing with the City Council on March 3, 2026.
- A3.** The subject site is located in an unincorporated area of Kootenai County, is adjacent to City limits and within Coeur d'Alene's Area of Impact (AOI). The total area of the subject property measures 1.937 acres. It is zoned AG-Suburban and is currently vacant.
- A4.** If approved for annexation with City R-3 zoning and subdivision under S-1-26, the project would include four (4) residential lots and a private, dead-end access drive with City utilities and access off Thomas Lane. Properties within city limits in the vicinity of the subject property are of similar density and are also zoned R-3.
- A5.** The Comprehensive Plan Future Land Use Map designation is the Single-Family Neighborhood Place Type. Single-Family Neighborhood places are the lower density housing areas across Coeur d'Alene where most of the city's residents live, primarily in single-family homes on larger lots. Supporting uses typically include neighborhood parks and recreation facilities connected by trails. Compatible Zoning is listed as R-1, R-3, R-5, and R-8; MH-8. The Comprehensive Plan identifies this area as a Single-Family Residential Place Type. The R-3 zoning is appropriate with this Place Type and is one of the lowest density zoning districts.
- A6.** The City Council finds the following Comprehensive Plan goals and objectives applicable to this request.

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.

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.

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.

Health & Safety

Goal HS 3: Continue to provide exceptional police, fire, and emergency services.

Objective HS 3.2: Enhance regional cooperation to provide fast, reliable emergency services.

- A7.** City utilities and facilities are available to serve the project site, if annexed. All departments have indicated the ability to serve the project with the additional conditions as stated at the end of the staff report.
- A8.** The subject property has very little grade change and is relatively flat. The properties to the west are at a higher elevation. The property was recently cleared and leveled.

- A9.** Due to prior uses on the property, an Environmental Site Assessment was performed by a third party. No evidence was found for a recognized environmental condition (REC) and no further environmental assessment is recommended. There is no finding of environmental concern and there are conditions of approval that provide future remediation if contamination is discovered during construction.
- A10.** Due to prior uses on the property, the Department of Environmental Quality (DEQ) was consulted. The conditions of approval reflect their guidance.
- A11.** This matter came before the Planning and Zoning Commission on January 13, 2026, to consider A-1-26, a request for 1.937-acre Annexation from County Ag-suburban to City R-3. The Commission voted 5-0 to recommend City R-3 zoning in conjunction with annexation. Two commissioners were absent.

B. CONCLUSIONS OF LAW:

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

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

C. DECISION

The City Council, pursuant to the foregoing Findings of Fact and Conclusions of Law, **approves** the requested R-3 zoning in conjunction with annexation with the following fourteen (14) conditions to include in the annexation agreement:

Engineering:

1. Dedicate a sidewalk easement along Thomas Lane on the final plat.
2. Provide 3:1 tapered transition from new curb to existing asphalt at the east property line.

Planning:

3. Code requires 75' of frontage on a "*public street*." These proposed lots face a private driveway. The frontage on the residential lots facing the access driveway will also require the 75' minimum frontage. The front yard setback will be measured from the line between the residential lot and the access driveway tract boundary.
4. Include the utility easement within the private driveway tract on the final plat.

Water:

5. An 8" water main will be required to be extended through the property to the northern property line.
6. A permanent flushing station will be required to be installed at the end of the main with an adequate and approved place for drainage.

Wastewater:

- 7. A 30' wide shared utility easement for the city sewer and water on the private access road shall be dedicated to the City prior to building permits.
- 8. Project will require the extension of City sewer "to and through" to the north property line of the area of annexation proposed.

Urban Forestry:

- 9. Street trees will be required on the north side of Thomas Lane by the time the final plat is recorded. The trees shall be planted in the grass swale between the future sidewalk and the future curb.
- 10. The overhead powerlines make the site only suitable for trees off the "small" category of the City's approved street tree list. Small trees must be spaced 25 feet apart. Four trees are required for the section east of the approach and must be swale-tolerant.
- 11. Trees must be planted at the root flare and according to city planting standards. (For an electronic copy of the planting details, contact the Urban Forestry Coordinator.)

Fire:

- 12. Access, water and hydrant locations 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.

Building:

- 13. Due to previous usage, independent soil test reports will be required with building permit applications.
- 14. Implement any other DEQ recommendations at the time of building permit applications.

Motion by Councilor Evans, seconded by Councilor Gabriel, to **approve** the requested R-3 zoning in conjunction with annexation.

ROLL CALL:

COUNCIL MEMBER EVANS	Voted	Aye
COUNCIL MEMBER MILLER	Absent	
COUNCIL MEMBER WOOD	Voted	Aye
COUNCIL MEMBER ENGLISH	Voted	Aye
COUNCIL MEMBER GABRIEL	Voted	Aye
COUNCIL MEMBER SHECKLER	Absent	

Motion to approve carried by a 4 to 0 vote.

March 9, 2026
**GENERAL SERVICES COMMITTEE
MINUTES
12:00 p.m., Library Community Room**

COMMITTEE MEMBERS

Council Member Amy Evans, Chairperson
Council Member Christie Wood
Council Member Dan English

STAFF

Randy Adams, City Attorney
Mike Anderson, Wastewater Director
Justin Kimberling, Streets & Engineering Assistant Director
Torri Green, Wastewater Administrative Assistant
Juanita Knight, Senior Legal Assistant

Item 1. Declaration of various pieces of used equipment and items to be surplus and authorization to be sold at auction.

(Consent)

Justin Kimberling, Streets & Engineering Assistant Director, requests the Council declare various pieces of used equipment and items as surplus and authorize them to be sold at auction. Mr. Kimberling explained in his staff report that as vehicles and equipment reach the end of their useful life, Council is asked to declare them surplus and authorize their sale at auction. The following list of items have been determined to be at the end of their service life:

1. ENG605- 2005 Chevy Trail Blazer, Vin #1GNNDT13S752340437
2. ENG611- 2000 Chevy 1500 Truck, Vin #1GCEK14V8YE341981
3. ENG612- 2003 Chevy Blazer, Vin #1GNNDT13X64K113413
4. ADM104-2007 Ford Escape, Vin #1FMCU59H78KA80321
5. FIRE323-2003 Fire Truck, Vin #4S7AT32903C043246
6. Storage Buildings and Misc. Equipment

Mr. Kimberling also explained that these items were offered to other City Departments prior to being listed as surplus; however, no department had use for them. As a result, the equipment has no remaining value to the City other than what may be obtained through sale. Typically, surplus property of this type is delivered to an auction house in Spokane which has the expertise to obtain the best price. The auction house retains a percentage of the auction proceeds for their services, and the cost to the City to transport the items to the auction location is minimal.

MOTION: by Wood, seconded by English, to recommend that Council declare various pieces of used equipment and items to be surplus, and authorize their sale at auction. Motion Carried.

Item 2. Sale Agreement with the City of Spirit Lake, Idaho for the 2004 Ford Video Van in the amount of \$10,000.00

(Consent)

Justin Kimberling, Streets & Engineering Assistant Director, requests the Council approve a Sale Agreement with the City of Spirit Lake, Idaho, for the purchase of a surplus 2004 Ford Video Van in the amount of \$10,000.00. Mr. Kimberling explained in his staff report that the vehicle was previously declared surplus by Council. The City solicited interest from other municipalities prior to sending the vehicle to auction, and the City of Spirit Lake

expressed interest. After reviewing comparable vehicles and the condition of the 22-year-old vehicle, both cities agreed on a sale price of \$10,000. The Drainage Utility has acquired a newer vehicle for video inspection, and proceeds from the sale will be used to upgrade existing video equipment.

MOTION: by Wood, seconded by English, to recommend that Council approve a Sale Agreement with the City of Spirit Lake, Idaho, for the 2004 Ford Video Van in the amount of \$ 10,000.00. Motion Carried.

**Item 3. Jewett House Alcohol Policy.
(Consent)**

Adam Rouse, Recreation Superintendent, requests the Council approve clarification of the alcohol service policy at the Jewett House, specifying protocols for the service of beer, wine, and liquor and applicable fees as established by Resolution and Council. Mr. Rouse explained in his staff report that the Jewett House Advisory Board approved alcohol service in 2012 due to increased requests for weddings and other private events. The policy generally follows the Parks and Recreation Department protocols for alcohol service at park events. The clarification establishes guidelines for alcohol service at permitted private events, including renter responsibility for permit fees, service of beer and wine by the renter with a designated bartender, and the requirement that liquor and mixed drinks be served by a licensed vendor. Alcohol service is limited to the fenced Jewett House property and is not permitted on Sanders Beach. Renters assume liability for alcohol service and must comply with all applicable laws and event policies. Non-compliance may result in termination of alcohol service or the event. There is no fiscal impact to the City.

Councilmember Wood asked Randy Adams, City Attorney, whether he had reviewed the policy and if any additional liability insurance would be required. Mr. Adams responded that liability insurance is already required for events held at the Jewett House. He added that this particular policy includes specific language disclaiming any responsibility for damages or injuries resulting from the service of alcohol.

MOTION: by English, seconded by Wood, to recommend that Council approve the clarification to the Alcohol Service Policy at the Jewett House. Motion Carried.

**Item 4. Construction Contact Award to Big Sky ID Corp. for the Mill River Lift Station Upgrades project
in the amount of \$884,037.00.
(Consent)**

Mike Anderson, Wastewater Director, requests the Council accept the bid of Big Sky ID Corp. and approve a construction contract for the Mill River Lift Station Upgrades project in an amount not to exceed \$884,037. Mr. Anderson explained in his staff report that the Mill River Lift Station serves a growing portion of the City's wastewater collection system and is approaching its original design capacity as development in the basin continues. The project will upgrade the facility to address current operational needs and accommodate future growth. Engineering design services were previously authorized through the City's professional services agreement with J-U-B Engineers, Inc. The project was publicly advertised in accordance with Idaho public works procurement requirements, and five bids were received on February 26, 2026. Following review by J-U-B Engineers and City legal counsel, Big Sky ID Corp. was identified as the lowest responsive and responsible bidder. The contractor will be required to achieve substantial completion within 160 calendar days, with final completion within 30 days thereafter. The Wastewater Department budgeted \$900,000 in FY 2025–2026 for collection

projects. Total project costs, including engineering and construction, are estimated at approximately \$1.2 million. Prior-year budget savings and funds from the Mill River surcharge fund will help offset costs, and staff anticipates bringing forward a budget amendment later in the fiscal year to align expenditures with available funding sources.

MOTION: by Wood, seconded by English, to recommend that Council accept the bid of, and approve a Construction Contract with, Big Sky ID Corp for the Mill River Lift Station Upgrades project in an amount not to exceed \$884,037.00. Motion Carried.

Recording of the meeting can be found at:

The meeting adjourned at 12:17 p.m.

Respectfully submitted,
Juanita Knight
Senior Legal Assistant
Recording Secretary

DRAFT



City of Coeur d'Alene
Cash and Investments
2/28/2026

Description	Balance
U.S. Bank	
Checking Account	\$ 94,563
Checking Account	94,138
Checking Account	1,195,553
Investment Account - Police Retirement	478,193
Investment Account - Cemetery Perpetual Care Fund	1,319,578
Idaho State Investment Pool	
State Investment Pool Account	63,684,524
State Investment Pool Account - Bond Proceeds	9,488,192
Spokane Teacher's Credit Union	
Certificate of Deposit	7,926,342
Numerica Credit Union	
Certificate of Deposit	10,828,343
Money Market	17,217,888
Cash on Hand	
Treasurer's Change Fund	1,350
Total	\$ 112,328,665

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 NAME	BALANCE 1/31/26	RECEIPTS	DISBURSEMENTS	BALANCE 2/28/26	2/28/2025
General-Designated	\$ 3,430,718	\$ 1,610	\$ 60,570	3,371,758	\$ 2,291,728
General-Undesignated	18,874,213	8,819,152	11,912,927	15,780,438	18,643,759
<u>Special Revenue:</u>					
Library	601,705	121,341	175,174	547,871	442,308
CDBG	(8,266)	-	8,902	(17,168)	(16,215)
Cemetery	(61,933)	17,840	32,431	(76,524)	72,483
Parks Capital Improvements	1,913,686	11,669	15,511	1,909,844	1,182,640
Impact Fees	9,580,745	94,323	-	9,675,068	7,377,095
Annexation Fees	1,047,240	3,033	-	1,050,273	12,089
American Recovery Plan	-	-	-	-	1,857,213
Cemetery P/C	1,345,228	6,760	-	1,351,987	1,266,124
Jewett House	165,182	3,340	9,691	158,831	113,787
Street Trees / Reforestation	140,143	3,199	9,513	133,830	175,485
Public Art Fund	34,109	97	1,409	32,797	70,061
Public Art Fund - ignite	443,121	1,277	-	444,399	414,284
Public Art Fund - Maintenance	188,883	547	36	189,394	183,110
<u>Debt Service:</u>					
2015 G.O. Bonds	814,330	94,285	-	908,615	652,363
<u>Capital Projects:</u>					
Street Projects	3,079,468	8,776	26,172	3,062,073	5,710,520
2025 Fire Department Bond	9,401,923	27,690	140,886	9,288,727	-
Riverstone Mill Site Project	-	-	-	-	-
<u>Enterprise:</u>					
Street Lights	78,348	66,598	75,577	69,369	70,090
Water	4,217,865	483,024	496,641	4,204,248	4,147,972
Water Capitalization Fees	8,375,751	128,492	-	8,504,242	6,546,258
Wastewater	25,273,126	1,367,822	890,464	25,750,484	21,615,982
Wastewater-Capital Reserve	6,696,000	-	-	6,696,000	6,696,000
WWTP Capitalization Fees	12,742,385	219,830	-	12,962,215	7,339,150
WW Property Mgmt	72,766	1,105	-	73,871	72,766
Sanitation	898,347	667,533	647,893	917,987	699,652
Public Parking	2,450,570	86,024	10,435	2,526,159	1,495,352
Drainage	869,880	434,777	82,140	1,222,518	1,161,962
Wastewater Debt Service	725,212	2,067	721,193	6,086	(69,442)
<u>Fiduciary Funds:</u>					
Kootenai County Solid Waste Billing	635,426	319,831	306,981	648,277	321,504
KCEMSS Impact Fees	10,684	2,202	2,904	9,981	11,341
Police Retirement	508,491	229,283	233,672	504,101	493,751
Sales Tax	2,609	3,265	2,608	3,265	4,801
BID	403,530	5,000	108	408,423	402,515
Homeless Trust Fund	1,485	486	962	1,009	543
City Employee - Fundraised for Events	8,146	71	-	8,218	-
GRAND TOTAL	\$ 114,961,115	\$ 13,232,348	\$ 15,864,798	112,328,665	\$ 91,459,029

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
 BUDGET STATUS REPORT
 FIVE MONTHS ENDED
 February 28, 2026

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	ORIGINAL BUDGET	SPENT THROUGH	PERCENT EXPENDED
Mayor/Council	Personnel Services	277,659	106,093	38%
	Services/Supplies	9,150	3,133	34%
Administration	Personnel Services	257,089	198,535	77%
	Services/Supplies	2,590	66	3%
Finance	Personnel Services	882,574	344,601	39%
	Services/Supplies	1,031,103	541,629	53%
Municipal Services	Personnel Services	1,897,474	708,680	37%
	Services/Supplies	1,176,287	651,737	55%
	Capital Outlay		-	
Human Resources	Personnel Services	406,714	160,681	40%
	Services/Supplies	141,405	55,456	39%
Legal	Personnel Services	1,371,251	481,375	35%
	Services/Supplies	76,000	23,702	31%
Planning	Personnel Services	771,180	304,278	39%
	Services/Supplies	43,200	18,048	42%
	Capital Outlay		-	
Building Maintenance	Personnel Services	647,043	176,122	27%
	Services/Supplies	261,950	110,014	42%
	Capital Outlay	20,000		0%
Police	Personnel Services	18,993,740	7,390,688	39%
	Services/Supplies	2,121,325	598,516	28%
	Capital Outlay	350,500	521,162	149%
Fire	Personnel Services	13,884,452	6,226,021	45%
	Services/Supplies	1,159,340	335,157	29%
	Capital Outlay		24,740	
General Government	Services/Supplies	70,810	886	1%
	Capital Outlay			
Police Grants	Personnel Services	567,458	225,020	40%
	Services/Supplies	-	-	
	Capital Outlay	-	42,775	
Streets	Personnel Services	3,771,643	1,449,841	38%
	Services/Supplies	3,104,350	554,135	18%
	Capital Outlay	140,000	62,150	44%

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	ORIGINAL BUDGET	SPENT THROUGH	PERCENT EXPENDED
Parks	Personnel Services	2,292,543	702,244	31%
	Services/Supplies	796,350	212,050	27%
	Capital Outlay	170,000	85,700	50%
Recreation	Personnel Services	678,589	243,507	36%
	Services/Supplies	160,250	37,841	24%
Building Inspection	Personnel Services	1,124,512	468,671	42%
	Services/Supplies	55,536	15,178	27%
	Capital Outlay	-	-	
Total General Fund		<u>58,714,062</u>	<u>23,080,434</u>	<u>39%</u>
Library	Personnel Services	1,699,077	595,675	35%
	Services/Supplies	231,000	104,507	45%
	Capital Outlay	210,000	62,752	30%
CDBG	Personnel Services	114,379	44,377	39%
	Services/Supplies	228,592	60,086	26%
Cemetery	Personnel Services	183,493	113,865	62%
	Services/Supplies	147,927	40,712	28%
	Capital Outlay	35,000	-	0%
Impact Fees	Services/Supplies	-	-	
Annexation Fees	Services/Supplies	580,000	-	0%
Parks Capital Improvements	Capital Outlay	781,100	87,039	11%
Cemetery Perpetual Care	Services/Supplies	19,700	16,707	85%
Jewett House	Services/Supplies	33,115	18,517	56%
Street Trees	Services/Supplies	137,000	48,110	35%
Public Art Fund	Services/Supplies	201,000	36,273	18%
		<u>4,601,383</u>	<u>1,228,620</u>	<u>27%</u>
Debt Service Fund		<u>1,791,067</u>	<u>310,817</u>	<u>17%</u>
2025 Fire Bond Expenditures	Capital Outlay	<u>16,336,161</u>	<u>6,412,801</u>	
Atlas - Kathleen to Newbrook	Capital Outlay	-	-	
Traffic Calming	Capital Outlay	40,000	-	0%
Public Transit Sidewalk Accessibility	Capital Outlay	-	-	
Ramsey Road Rehabilitation	Capital Outlay	-	-	
15th Street	Capital Outlay	2,300,000	14,151	1%
LHTAC Pedestrian Safety	Capital Outlay	-	-	
Atlas Waterfront Project	Capital Outlay	-	-	

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	ORIGINAL BUDGET	SPENT THROUGH	PERCENT EXPENDED
Wilbur / Ramsey Project	Capital Outlay	-	62,312	
Government Way	Capital Outlay	100,000	1,590	2%
LaCrosse Ave. Improvements	Capital Outlay	-		
		<u>2,440,000</u>	<u>78,053</u>	<u>3%</u>
Street Lights	Services/Supplies	883,820	271,558	31%
Water	Personnel Services	3,179,931	1,150,765	36%
	Services/Supplies	5,961,714	704,471	12%
	Capital Outlay	7,309,590	490,272	7%
Water Capitalization Fees	Services/Supplies	3,220,000	-	0%
Wastewater	Personnel Services	3,387,820	1,423,928	42%
	Services/Supplies	8,978,571	1,193,897	13%
	Capital Outlay	10,926,000	208,317	2%
	Debt Service	5,542,989	1,046,484	19%
WW Capitalization	Services/Supplies	5,350,000	-	0%
WW Property Management	Services/Supplies	-		
Sanitation	Services/Supplies	5,625,199	1,742,374	31%
Public Parking	Services/Supplies	1,759,020	120,530	7%
	Capital Outlay	75,000		0%
Drainage	Personnel Services	253,798	103,088	41%
	Services/Supplies	1,358,154	202,894	15%
	Capital Outlay	640,000	184,148	29%
Total Enterprise Funds		<u>64,451,606</u>	<u>8,842,726</u>	<u>14%</u>
Kootenai County Solid Waste		3,270,000	970,982	30%
KCEMSS Impact Fees		55,000	11,538	21%
Police Retirement		149,000	63,697	43%
Business Improvement District		131,200	100,000	76%
Homeless Trust Fund		6,000	2,538	42%
City Employee - Fundraised for Events		-	80	
Total Fiduciary Funds		<u>3,611,200</u>	<u>1,148,835</u>	<u>32%</u>
TOTALS:		<u>151,945,479</u>	<u>41,102,286</u>	<u>27%</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

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

**CITY COUNCIL
STAFF REPORT**

DATE: March 17, 2026
FROM: Dennis Grant, Engineering Project Manager
SUBJECT: **SS-25-12c, Mullan Flats Condominiums: Final Plat Approval**

DECISION POINT

Staff is requesting the following:

1. City Council approval of the final plat document, a three (3) unit residential condominium subdivision.

HISTORY

- a. Applicant: Chad Johnson, PLS
Johnson Surveying NW, Inc./Stonehenge Development and Planning
1859 N. Lakewood Drive #102
Coeur d'Alene, ID 83814
- b. Location: 215 S. 21st Street (NW Corner of Mullan Avenue & 21st Street)

FINANCIAL ANALYSIS

There are no financial issues with this development.

PERFORMANCE ANALYSIS

This residential development is a condominium plat of a consolidated parcel of Lots 7 and 8, Block 3, Stetler's Addition located in Coeur d'Alene. The condominium plat has one building with 3 units. All infrastructure improvements were addressed during the construction of the residential units on the subject property, and the property is fully developed and ready for final plat approval.

DECISION POINT RECOMMENDATION

City Council approval of the final plat document

MULLAN FLATS

A CONDOMINIUM PLAT OF LOTS 7 AND 8, BLOCK 3, STETLER'S ADDITION
 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 50 N., RANGE 3 W.,
 BOISE MERIDIAN, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



H-Scale 1" = 50'



LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 9367
- ◇ FOUND 1/2" REBAR WITH NO CAP
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND 1" BOLT IN CONCRETE
- ⊕ FOUND DRILL STEEL
- ⊕ FOUND 5/8" REBAR AND PLASTIC CAP, PLS 12110
- ⊗ FOUND 5/8" REBAR WITH ILLEGIBLE CAP
- ◇ FOUND 1/2" REBAR WITH ILLEGIBLE CAP
- ◇ FOUND 1/2" REBAR AND PLASTIC CAP, PLS 3814
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- CALCULATED POSITION, NOTHING FOUND OR SET
- ⊕ SECTION CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)

REFERENCES

- IN RECORDS OF KOOTENAI COUNTY, IDAHO:
- R-1 PLAT OF STETLER'S ADDITION BY J. W. EDWARDS, CE. RECORDED IN BOOK B OF PLATS AT PAGE 15.
 - R-2 PLAT OF GLENMORE ADDITION BY E. L. GARRISH, PLS 111. RECORDED IN BOOK B OF PLATS AT PAGE 123.
 - R-3 LOT CONSOLIDATION OF LOTS 7 AND 8 BLOCK 3 OF STETLER'S ADDITION RECORDED UNDER INSTRUMENT NUMBER 3023818000, RECORDS OF KOOTENAI COUNTY, IDAHO.

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: 2,192,014.41, E: 2,376,679.41) 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 1.00009736 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF -00°44'39"

BASIS OF ELEVATION

ELEVATIONS DEPICTED HEREON ARE NAVD 88. PROJECT BENCHMARK IS THE SOUTH QUARTER CORNER OF SECTION 18 BEING A FOUND 2.5" ZINC CAP ELEVATION = 2161.15'

TITLE DOCUMENTS

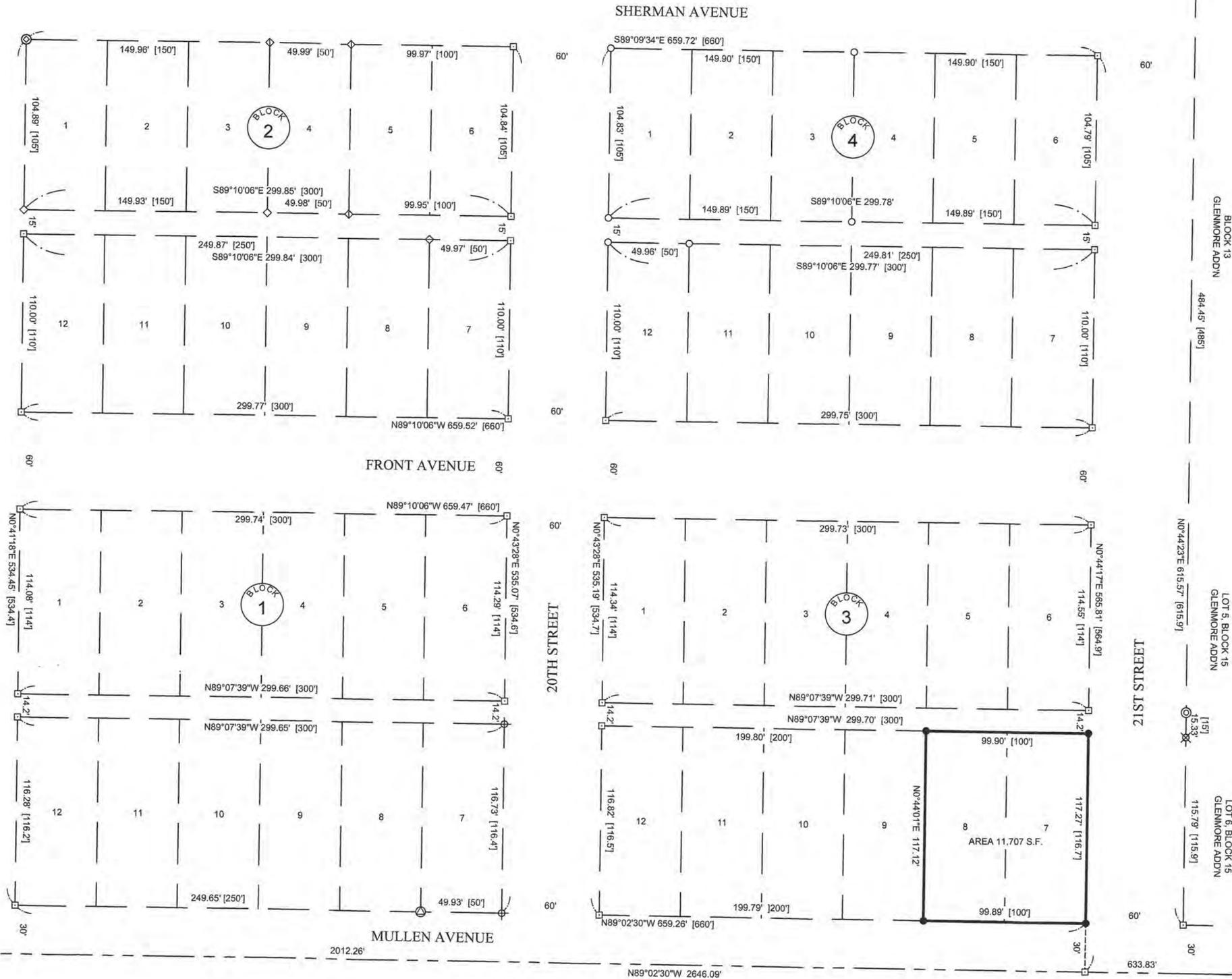
THESE ARE NO UNPLOTTABLE DOCUMENTS IN TITLE REPORT FILE #765911, ISSUED BY PIONEER TITLE COMPANY, DATED: SEPTEMBER 15, 2021.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM PLAT OF LOTS 7 AND 8 BLOCK 3 OF STETLER'S ADDITION. SURVEY MONUMENTS WHERE FOUND/HELD AS DEPICTED HEREON AND MEASUREMENTS TO THOSE MONUMENTS AND SET MONUMENTS ARE AS SHOWN HEREON.

NOTES

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



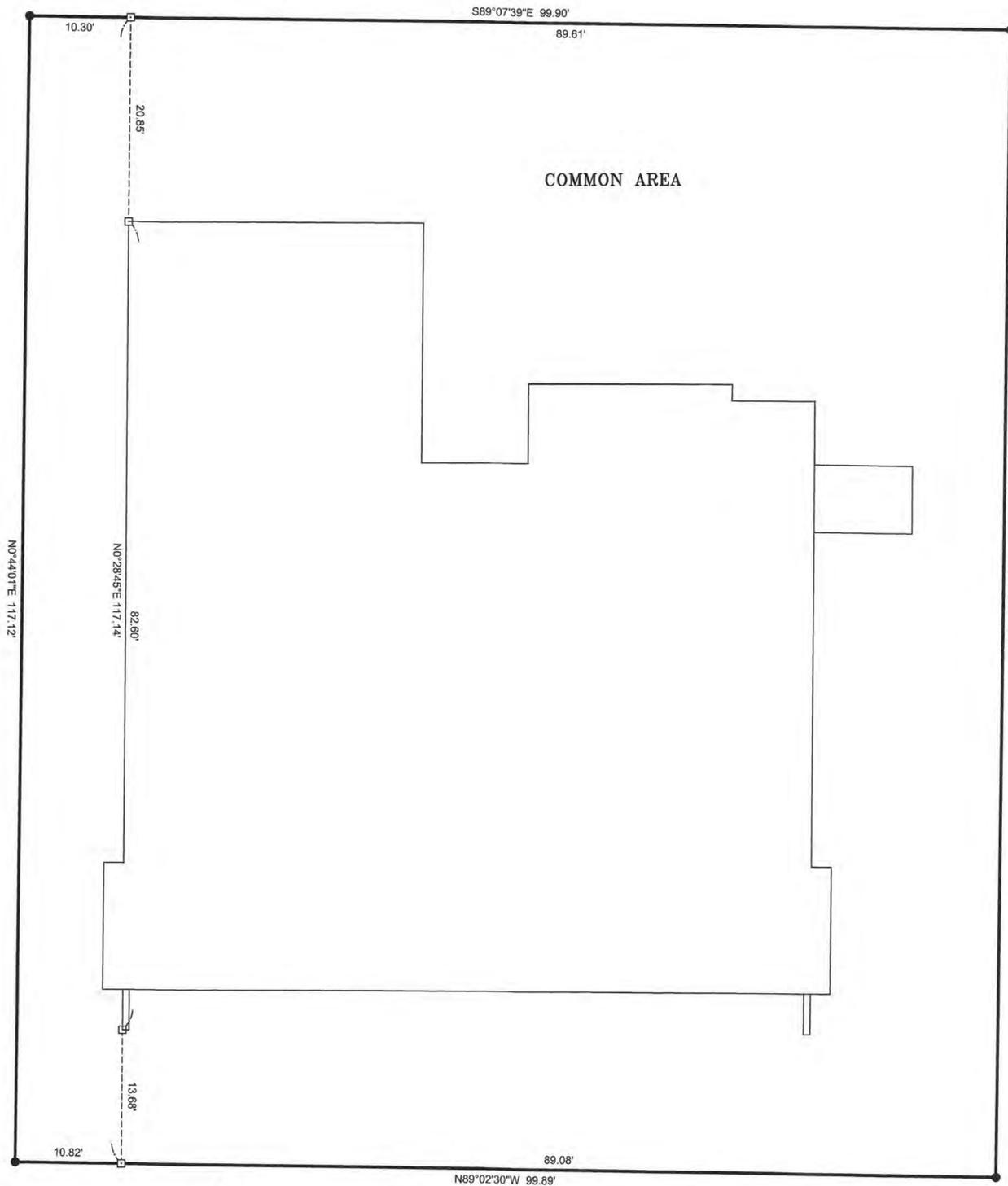
SW CORNER, SECTION 18,
 2 1/2" ALUMINUM CAP FOUND
 CP&F 2500247000

S 1/4 CORNER, SECTION 18,
 2 1/2" ZINC CAP FOUND
 CP&F 2032368000

	MULLAN FLATS CONDOMINIUMS			
	LOTS 7 AND 8, BLOCK 3, STETLER'S ADDITION SW 1/4 SECTION 18, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: 04/16/2024	DRAFTED BY: C.JJ	PLOT DATE: 2/16/2026	SHEET	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
FILE NAME: 24-032 CONDO	CHECKED BY: C.JJ	PROJECT No.: 24-032	1 4	

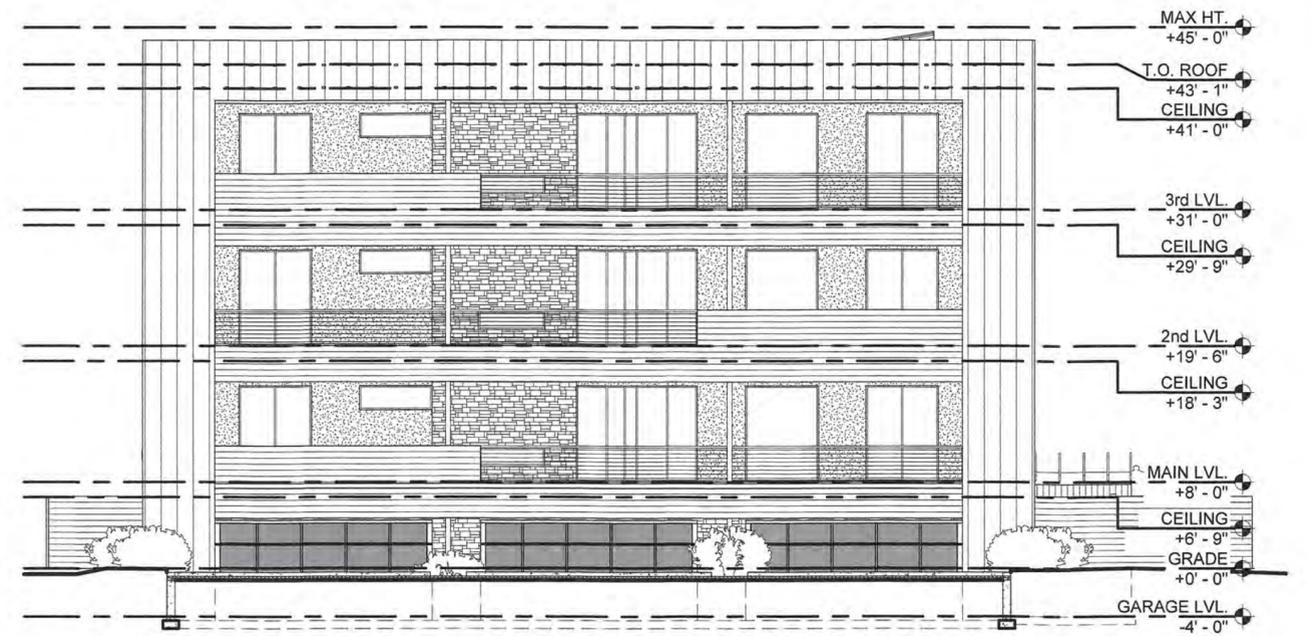
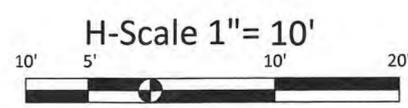
MULLAN FLATS

A CONDOMINIUM OF LOTS 7 AND 8, BLOCK 3, STETLER'S ADDITION
 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 50 N., RANGE 3 W.,
 BOISE MERIDIAN, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

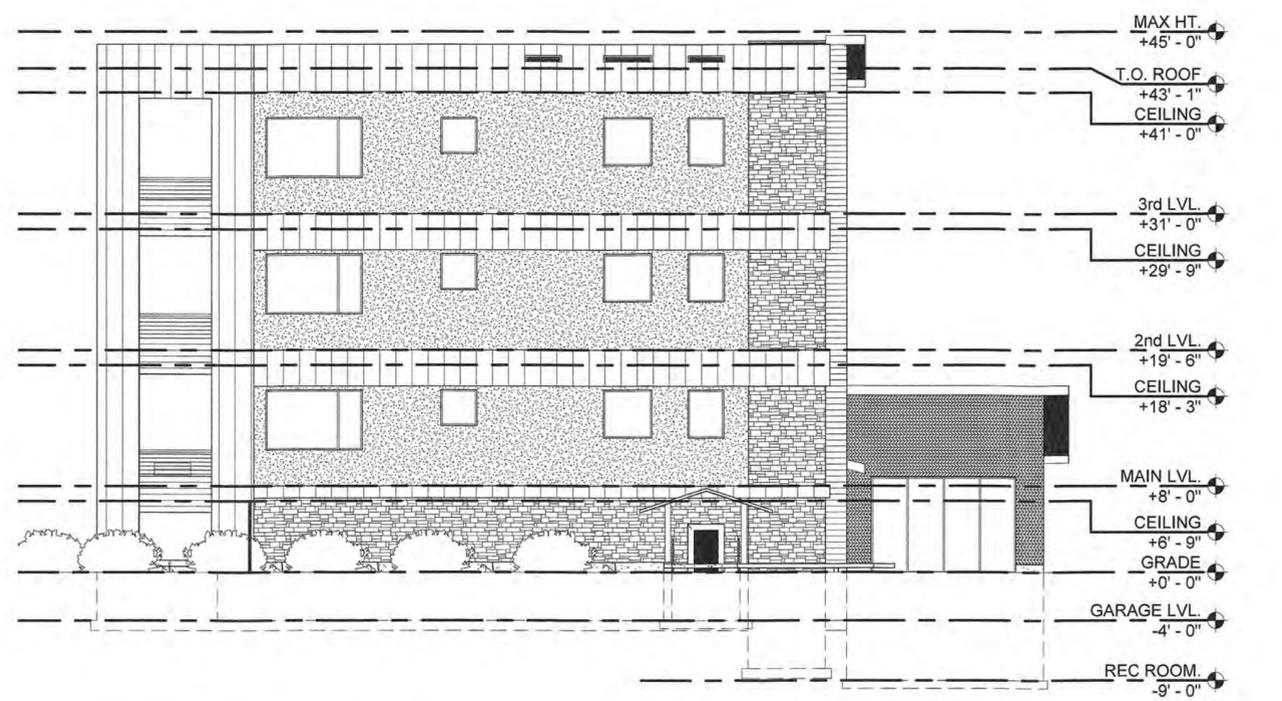


21ST STREET

MULLAN AVENUE



SOUTH ELEVATION (BUILDING FRONT)

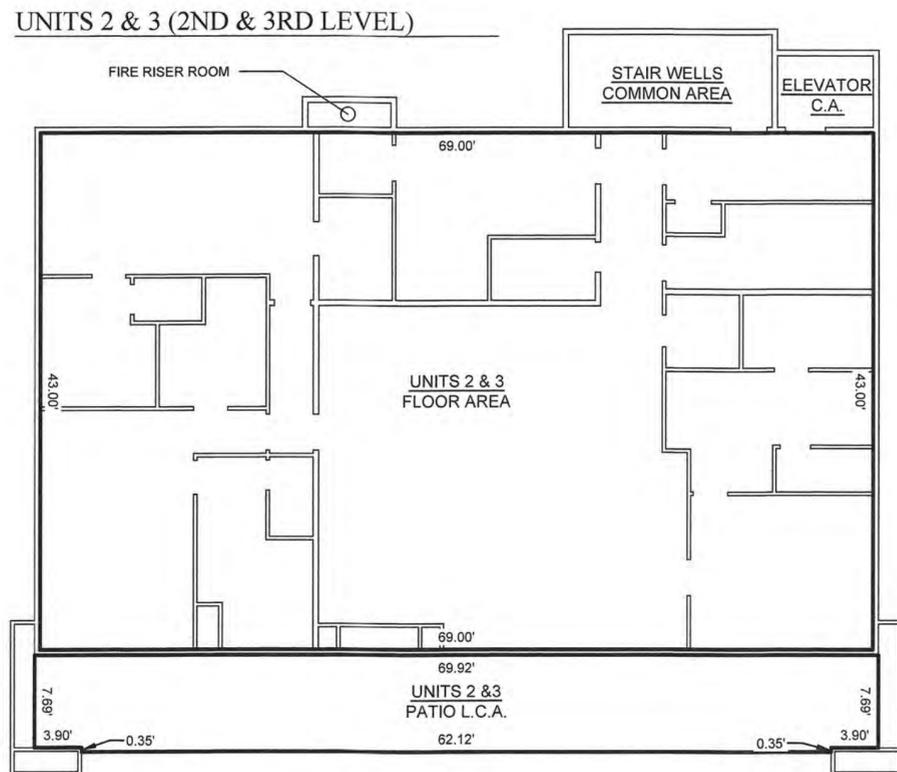
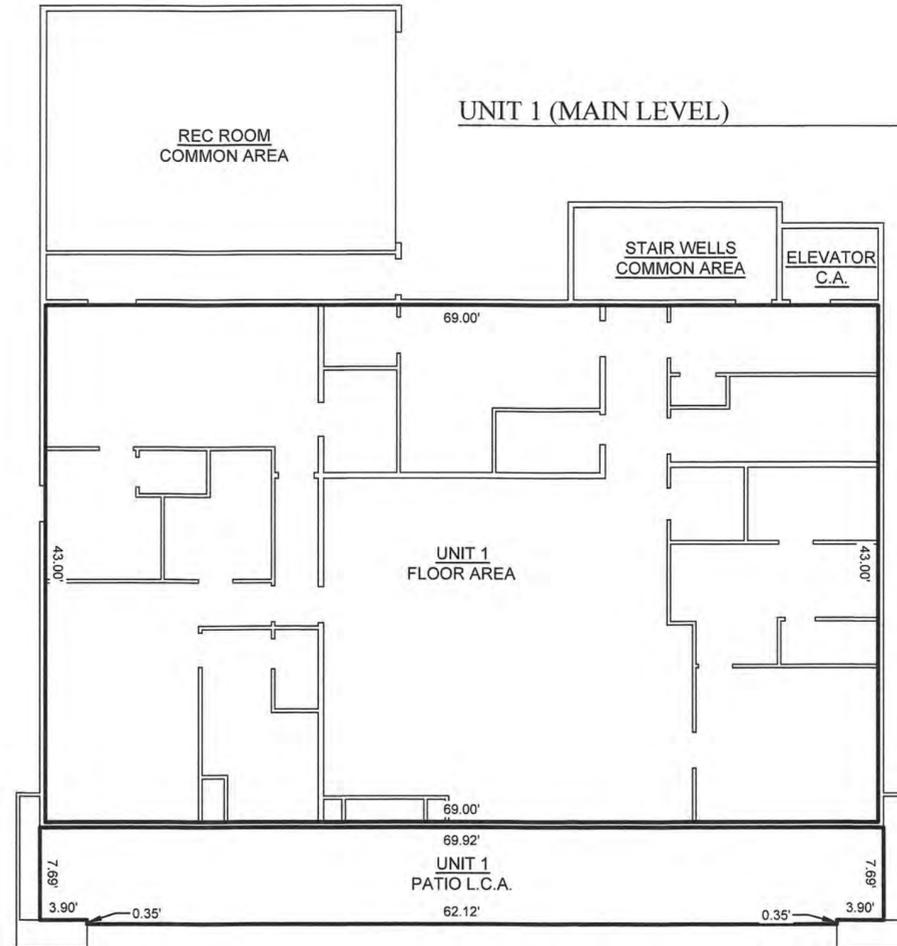
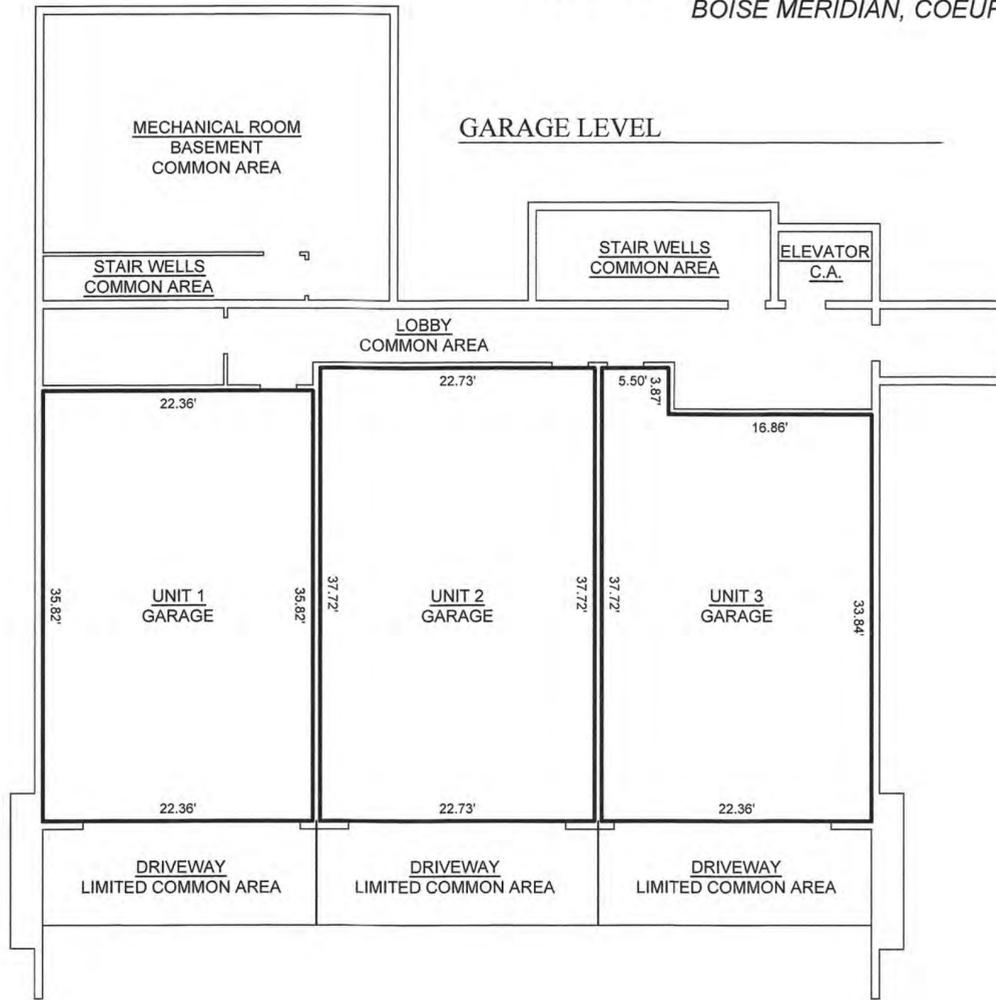


EAST ELEVATION (BUILDING RIGHT SIDE)

	MULLAN FLATS CONDOMINIUMS					
	LOTS 7 AND 8, BLOCK 3, STETLER'S ADDITION SW 1/4 SECTION 18, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO					
	DATE SURVEYED: 04/16/2024	DRAFTED BY: C.JJ	PLOT DATE: 2/16/2026	SHEET 2		P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
	FILE NAME: 24-032 CONDO	CHECKED BY: C.JJ	PROJECT No.: 24-032	4		

MULLAN FLATS

A CONDOMINIUM OF LOTS 7 AND 8, BLOCK 3, STETLER'S ADDITION
 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 50 N., RANGE 3 W.,
 BOISE MERIDIAN, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



UNIT AREAS AND ELEVATIONS					
UNIT	AREAS			ELEVATIONS	
	FLOOR	GARAGE	PATIO	FLOOR	CEILING
1 (MAIN)	2967 S.F.	801 S.F.	559 S.F.	12.00'	22.25'
2 (2ND LVL)	2967 S.F.	857 S.F.	559 S.F.	23.50'	33.75'
3 (3RD LVL)	2967 S.F.	778 S.F.	559 S.F.	35.00'	45.00'
GARAGE LVL				0.00'	10.75'



MULLAN FLATS CONDOMINIUMS

LOTS 7 AND 8, BLOCK 3, STETLER'S ADDITION
 SW 1/4 SECTION 18, TOWNSHIP 50 NORTH, RANGE 3 WEST,
 BOISE MERIDIAN, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: 04/16/2024	DRAFTED BY: CJJ	PLOT DATE: 2/16/2026	SHEET 3
FILE NAME: 24-032 CONDO	CHECKED BY: CJJ	PROJECT No.: 24-032	4

Johnson
 Surveying

MULLAN FLATS

A CONDOMINIUM OF LOTS 7 AND 8, BLOCK 3, STETLER'S ADDITION
 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 50 N., RANGE 3 W.,
 BOISE MERIDIAN, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK _____ PAGE _____
 INST.# _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT CLEAN ENERGY FINANCIAL, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT OWNS THE PROPERTY HERINAFTER DESCRIBED AND CONSENTS TO THE RECORDATION OF DOCUMENTS PURSUANT TO CHAPTER 15, TITLE 55 OF THE IDAHO CODE, INCLUDING SAID PROPERTY IN A CONDOMINIUM PLAT TO BE KNOWN AS "MULLAN FLATS", SAID PROPERTY BEING DESCRIBED AS FOLLOWS:

LOTS 7 AND 8, BLOCK 3, STETLER'S ADDITION, ACCORDING TO THE PLAT THEREOF FILED IN BOOK B OF PLATS, PAGE 15, RECORDS OF KOOTENAI COUNTY, IDAHO.

CONTAINING 11,707 SQUARE FEET, MORE OR LESS.

SEWER TO BE PROVIDED BY THE CITY OF COEUR D'ALENE.
 WATER SERVICE TO BE PROVIDED THE CITY OF COEUR D'ALENE.

Nathaniel Norman Manager 3-5-26
 NATHANIEL NORMAN, MANAGER DATE
 CLEAN ENERGY FINANCIAL, LLC.

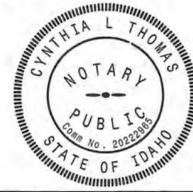
NOTARY PUBLIC

ACKNOWLEDGMENT

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

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF March, IN THE YEAR OF 2026, BY NATHANIEL NORMAN, MANAGER OF CLEAN ENERGY FINANCIAL, LLC.

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 (QIPE) REPRESENTING THE CITY OF COEUR D'ALENE AND THE QIPE 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.

R.C. All 03/03/2026
 PANHANDLE HEALTH DISTRICT DATE

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

COEUR D'ALENE CITY ENGINEER'S CERTIFICATE

I THE UNDERSIGNED, CITY ENGINEER FOR THE CITY OF COEUR D'ALENE, CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH THE CITY CODE AND THE REQUIREMENTS IMPOSED BY THE CITY COUNCIL AND IS HEREBY APPROVED FOR RECORDING.

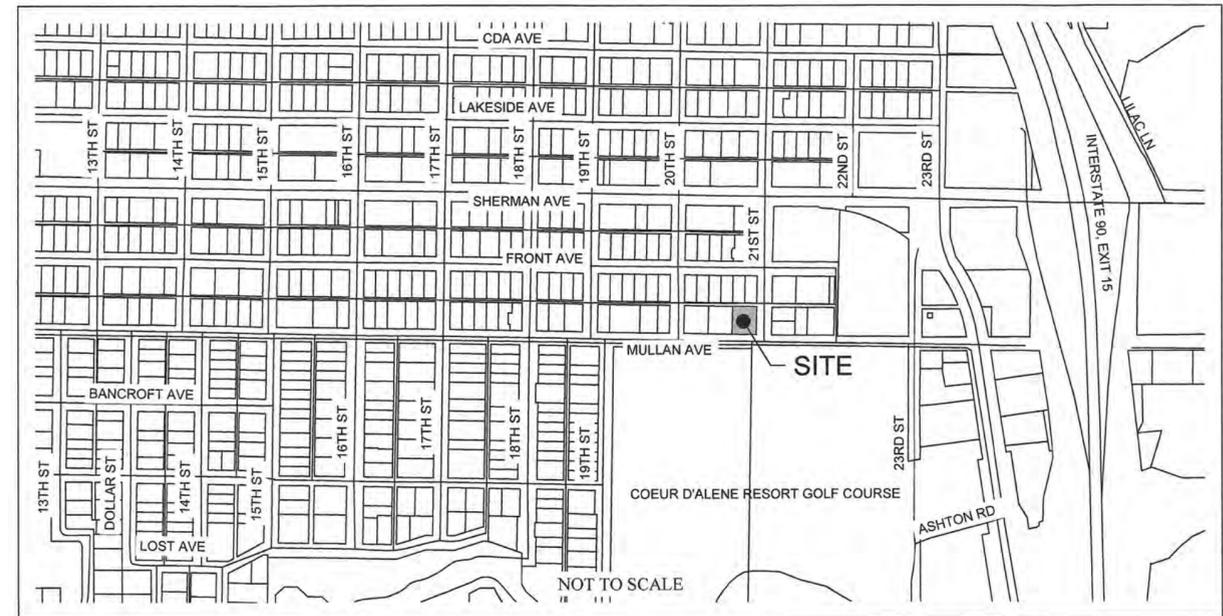
THIS 17th DAY OF March, 2026

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

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS 4th DAY OF February, 2026 THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH December 31, 2025.
Kelly Wynn Bosley Treasurer
 KOOTENAI COUNTY TREASURER
*Taxes are paid through December 31, 2025
 Signed this 5th day of March 2026
 Kelly Wynn Bosley Treasurer*

VICINITY MAP



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 CLEAN ENERGY FINANCIAL, LLC.

JENNIFER LOCKE: 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 2-18-26
 CHAD J. JOHNSON PLS 9367 DATE



MULLAN FLATS CONDOMINIUMS			
LOTS 7 AND 8, BLOCK 3, STETLER'S ADDITION SW 1/4 SECTION 18, TOWNSHIP 50 NORTH, RANGE 3 WEST, BOISE MERIDIAN, COEUR D'ALENE, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: 04/16/2024	DRAFTED BY: CJJ	PLOT DATE: 2/16/2026	SHEET 4
FILE NAME: 24-032 CONDO	CHECKED BY: CJJ	PROJECT No.: 24-032	4
			P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com

Johnson
 Surveying

March 17, 2026

**City Council
Public Hearing Schedule**

The following is a list of public hearings as set by the City Council.

Please provide written comments in advance of the meeting to renata@cdaid.org or register to testify at: <https://www.cdaid.org/signinpublic/>

April 7, 2026 –

1. **(Quasi-Judicial)** Utility Hearing regarding the Ramsey Road Signal Upgrades Project (Key Number 24276,) and relocate the utility facilities as required by the respective franchise agreements to accommodate the project.

RESOLUTION NO. 26-024

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE DECLARATION AS SURPLUS A 2005 CHEVY TRAIL BLAZER, A 2000 CHEVY 1500 TRUCK, A 2003 CHEVY BLAZER, A 2007 FORD ESCAPE, A 2003 FIRE TRUCK, A STORAGE BUILDING, AND VARIOUS PIECES OF EQUIPMENT, AND AUTHORIZING THE SALE OF SAID PROPERTY AT AUCTION; AMENDING THE ALCOHOL SERVICE POLICY FOR THE JEWETT HOUSE; ACCEPTING THE BID OF, AND APPROVING A CONTRACT WITH, BIG SKY ID CORP. FOR THE MILL RIVER LIFT STATION UPGRADES PROJECT IN AN AMOUNT NOT TO EXCEED \$884,037.00; APPROVING A PURCHASE AND SALE AGREEMENT WITH THE CITY OF SPIRIT LAKE, IDAHO, FOR THE PREVIOUSLY APPROVED SURPLUS SALE OF A 2024 FORD TV VAN IN THE AMOUNT OF \$10,000.00; AND APPROVING THE DESTRUCTION OF RECORDS FOR THE FINANCE, MUNICIPAL SERVICES, PARKS AND RECREATION, STREETS AND ENGINEERING, AND WASTEWATER DEPARTMENTS, PURSUANT TO THE CITY'S RECORDS RETENTION SCHEDULE.

WHEREAS, it has been recommended that the City of Coeur d'Alene enter into the agreements and take the other actions listed below, pursuant to the terms and conditions set forth in the agreements and other action documents attached hereto as Exhibits "A" through "E" and by reference made a part hereof as summarized as follows:

- A) Declaration that a 2005 Chevy Trail Blazer, a 2000 Chevy 1500 Truck, a 2003 Chevy Blazer, a 2007 Ford Escape, a 2003 Fire Truck, and a storage building and various pieces of used equipment are surplus and authorization for the sale of said property at auction;
- B) Amending the Alcohol Service Policy for the Jewett House;
- C) Acceptance of the bid of, and approval of a contract with, Big Sky ID Corp. for the Mill River Lift Station Upgrades project in an amount not to exceed \$884,037.00;
- D) Approval of a Sale Agreement with the City of Spirit Lake, Idaho, for the previously approved surplus sale of a 2024 Ford TV Van in the amount of \$10,000.00;
- E) Destruction of Records for the Finance, Municipal Services, Parks and Recreation, Streets and Engineering, and Wastewater Departments, pursuant to the City's Records Retention Schedule;

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 agreements or other actions.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into agreements and take the other actions for the subject matter, as set forth in substantially the form attached hereto as Exhibits "A" through "E" and incorporated herein by reference, with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said agreements and the other actions, so long as the substantive provisions of the agreements and the other actions remain intact.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute such agreements and other documents as may be required on behalf of the City.

DATED this 17th day of March, 2026.

Daniel K. Gookin, 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 SHECKLER	Voted
COUNCIL MEMBER ENGLISH	Voted
COUNCIL MEMBER GABRIEL	Voted
COUNCIL MEMBER WOOD	Voted

_____ was absent. Motion _____.

GENERAL SERVICES STAFF REPORT

DATE: March 09, 2026
FROM: Justin Kimberling, Assistant Streets & Engineering Director
SUBJECT: Surplus of City Assets Request

DECISION POINT: Should Council declare various pieces of used equipment and items as surplus and authorize the surplus items to be sold at auction?

HISTORY: As vehicles and equipment reach the end of their useful life, Council is asked to declare them to be surplus, and authorized them to be sold or auctioned. Currently, the following items are deemed to be at their end-of-service life.

1. ENG605- 2005 Chevy Trail Blazer, Vin #1GNNDT13S752340437
2. ENG611- 2000 Chevy 1500 Truck, Vin #1GCEK14V8YE341981
3. ENG612- 2003 Chevy Blazer, Vin #1GNNDT13X64K113413
4. ADM104-2007 Ford Escape, Vin #1FMCU59H78KA80321
5. FIRE323-2003 Fire Truck, Vin #4S7AT32903C043246
6. Storage Buildings and Misc. Equipment

PERFORMANCE ANALYSIS: These items were offered to other City Departments before being listed as surplus. No other Department had use for any of them. Therefore, this equipment has no value to the City except for any price a third party may be willing to pay.

FINANCIAL ANALYSIS: Typically, this type of property is delivered to an auction house in Spokane which has the time and expertise to obtain the best price. The auction house retains a percentage of the bid auction item for their services, and there is very minimal cost to the City to deliver items to the auction location.

DECISION POINT / RECOMMENDATION: Council should declare the various pieces of used vehicles and equipment to be surplus and authorize the surplus items to be sold at auction.



1

Surplus of Assets Request

**Justin Kimberling, Assistant Director
Streets & Engineering**



2

ENG 605 2005 CHEVY TRL. BLAZER
Vin#1GNNDT13S752340437



ENG 611 2000 CHEVY 1500 4X4
VIN#1GCEK14V8YE341981



3

ENG 612 2003 CHEVY BLAZER
VIN#1GNNDT13X64K113413



ADM 104 2007 FORD ESCAPE
VIN#1FMCU59H78KA80321



4

FIRE 323

2003 FIRE TRUCK

VIN#4S7AT32903C043246



5

Buildings



6

Equipment



**GENERAL SERVICES
STAFF REPORT**

Date: March 9, 2026
From: Adam Rouse, Recreation Superintendent
SUBJECT: Jewett House Alcohol Policy

DECISION POINT: Should the City Council approve a clarification of the alcohol service policy at the Jewett House, specifying protocols for the service of beer, wine, and hard liquor, and charging fees as set by Resolution and the Council.

HISTORY: The Jewett House advisory board approved the ability to serve alcohol in 2012, due to the increase in weddings and other events requesting the service of alcohol. The advisory board followed the protocols set forth by the Parks and Recreation Department for service of alcohol at park events initially at Riverstone Park.

FINANCIAL ANALYSIS: There is no impact to the City.

PERFORMANCE ANALYSIS: Clarification of the policy will provide Parks and Recreation staff set guidelines on how the service of alcoholic beverages is to be managed at permitted private events at the Jewett House. The policy reads: “The service of alcohol on the Jewett House premises is allowed with the following rules applying; the renter must pay all alcohol permit fees associated with their rental; the renter may provide beer and wine for their event and shall be responsible for the service of beverages. The renter is required to appoint a ‘bartender’ to serve and help the renter monitor consumption and compliance with all applicable laws. The City assumes no responsibility over the service of alcoholic beverages except to determine compliance with this policy; the renter may serve liquor and mixed cocktails provided they hire a licensed vendor; no alcohol is allowed on Sander’s beach or outside the fenced areas of the Jewett House property. Non-compliance with this policy may result in the termination of alcohol service and potential termination of the event by vendors and Jewett House staff; renters understand that vendors and Jewett House staff have the right to refuse service to anyone who is intoxicated and/or disruptive; and the renter assumes all liability for any damages or injuries resulting from the service of alcoholic beverages.”

DECISION POINT / RECOMMENDATION: Council should approve clarification of the alcohol service policy at the Jewett House, specifying protocols for the service of beer, wine, and hard liquor, and charging fees as set by Resolution and the Council.

FACILITY USE PERMIT
CITY OF COEUR D'ALENE JEWETT HOUSE

1501 East Lakeshore Drive, Coeur d'Alene, ID 83814 ♦ (208) 769-2314

RESPONSIBLE PARTY MUST HAVE THIS PERMIT WITH THEM AT TIME OF EVENT

RESPONSIBLE PARTY _____

ADDRESS _____

PHONE _____ EMAIL _____

TYPE OF EVENT: Wedding/Reception Senior Citizen Event Other: _____

DATE OF EVENT: _____ ARRIVAL TIME: _____ DEPARTURE TIME: _____ # OF ATTENDEES: _____

RESERVATION OF THE JEWETT HOUSE FOR A WEDDING/RECEPTION INCLUDES USE OF THE HOUSE AND/OR GROUNDS, A ONE HOUR REHEARSAL TIME, DRESSING ROOMS, AND LIMITED USE OF THE KITCHEN. THERE IS A TWO HOUR MINIMUM FOR ALL OTHER EVENTS. WEDDING REHEARSAL TIME IS SUBJECT TO AVAILABILITY; FRIDAYS ARE EXCLUDED. USE OF THE INTERIOR OF THE JEWETT HOUSE IS LIMITED TO EVENTS WITH AN EXPECTED ATTENDANCE OF 40 GUESTS OR LESS.

NOTES:

RENTAL FEE(S):

WEDDING/RECEPTION/EVENT PACKAGE (4 Hour Facility Use) - \$1200 \$ _____

ADDITIONAL HOURS- _____ \$350 EA \$ _____

WEDDING RESERVATION & DAMAGE DEPOSIT (Refundable) - \$1200 \$ _____

(A portion or all the deposit will be refunded after the event. The deposit is not refundable if the reservation is cancelled. Refunds cannot be granted due to weather conditions.)

SMALL EVENTS: (40 or less)

SMALL EVENT DEPOSIT - \$250 (Refundable: see above) \$ _____

HOURLY RATE: # of hours: _____ @ \$100 per hour \$ _____

SENIOR CITIZEN EVENT # of hours: _____ @ \$ 75 per hour \$ _____

CLEANING FEE - \$100 \$ _____

WEDDING AND EVENT MONITORING # of hours: _____ @ \$50 per hour \$ _____

SMALL EVENT MONITORING # of hours _____ @ \$25 per hour \$ _____

ALCOHOL PERMIT - \$200 If Applicable YES _____ NO _____ \$ _____

TOTAL RESERVATION FEES \$ _____

**NO ALCOHOL ALLOWED
WITHOUT ALCOHOL
PERMIT**

****RESERVATION AND DAMAGE DEPOSIT AND ALCOHOL SERVICE PERMIT FEES ARE DUE AT THE TIME OF BOOKING****

DATE DEPOSIT PAID: _____

DATE OF ALCOHOL SERVICE APPLICATION/PERMIT FEES PAID: _____ DATE APPROVED: _____

HOURLY RENTAL AND MONITORING FEES ARE DUE 60 DAYS PRIOR TO THE EVENT. DUE DATE: _____

Upon signing this permit, groups, individuals, and applicants agree that they have reviewed the policies, rules and regulation (see reverse side), governing use of said facility and agree to be bound by the same.

APPLICANT'S SIGNATURE _____ DATE _____

APPROVED BY _____ DATE _____

RULES & REGULATIONS ESTABLISHED BY RESOLUTION NO. 13-017

- 1) All permits must include a complete description or explanation of the proposed activity, including number of people expected to attend, date, time, and duration of event.
- 2) Hourly rental and cleaning fees are due 60 days prior to the event. _____ (initial)
- 3) A portion or all the deposit will be refunded after the event. Applicants understand that the deposit is not refundable if the reservation is cancelled. Refunds cannot be granted due to weather conditions. _____ (initial)
- 4) All persons and organizations are required to pay reservation fees; no waivers of these fees are possible.
- 5) No smoking is allowed in the Jewett House.
- 6) Applicant is responsible for setup and cleanup within their reserved time period. The time you will be charged for rental begins when you arrive to set up and ends when you and your last guest has left. All deliveries must be scheduled during the time you have rented the house. Applicant agrees to be responsible for vacating the Jewett House at the end of their reservation. Applicant agrees to pay additional fees for use beyond original time agreed upon and only if another reservation has not been posted. _____ (initial)
- 7) The named group, individual(s) or applicant(s) listed on this Facility Use Permit, in consideration for the use of said facility, agree to hold the city harmless from all claims for injury to persons or property resulting from group's, individual's or applicant's actions or omissions during use of said facility.
- 8) All reservations will be made on a first-come first-serve basis.
- 9) It shall be the applicant's responsibility to ensure that all guidelines and other rules and regulations as provided are followed by all individuals participating in the event. Failure to comply with said guidelines, rules, and regulations may result in rejection of subsequent applications of the sponsor.
- 10) **The service of alcohol on the Jewett House premises is allowed with the following rules applying:**
_____ (initial)
 - a) **The renter must pay all alcohol permit fees associated with their rental.**
 - b) **The renter may provide beer and wine for their event and shall be responsible for the service of beverages. The renter is required to appoint a "bartender" to serve and help the renter monitor consumption and compliance with all applicable laws. The City assumes no responsibility over the service of alcoholic beverages except to determine compliance with this policy.**
 - c) **The renter may serve liquor and/or mixed cocktails provided they hire a licensed vendor.**
 - d) **No alcohol is allowed on Sander's beach or outside the fenced areas of the Jewett House property. Non-compliance with this policy may result in the termination of alcohol service and potential termination of the event by vendors and Jewett House staff.**
 - e) **Renters understand that vendors and Jewett House staff have the right to refuse service to anyone who is intoxicated and/or disruptive.**
- 11) The renter assumes all liability for any damages or injuries resulting from the service of alcoholic beverages. Organizers/sponsors of special events are required to meet with the Jewett House staff to review the scope of the event.
- 12) Failure to comply with the above rules and regulations may result in cancellation of event. Damage to the facility that is directly related to the event will be deducted from the deposit. Any damage above the deposit amount will be repaired and billed to the person responsible for the event.



**JEWETT HOUSE
SENIOR RECREATION AND EVENT CENTER
ALCOHOL SERVICE POLICY**

The service of alcohol on the Jewett House premises is allowed with the following rules applying.

1. The renter must pay all alcohol permit fees associated with their rental.
2. The renter may provide beer and wine for their event and shall be responsible for the service of beverages. The renter is required to appoint a “bartender” to serve and help the renter monitor consumption and compliance with all applicable laws. The City assumes no responsibility over the service of alcoholic beverages except to determine compliance with this policy.
3. The renter may serve liquor and mixed cocktails provided they hire a licensed vendor.
4. No alcohol is allowed on Sander’s beach or outside the fenced areas of the Jewett House property. Non-compliance with this policy may result in the termination of alcohol service and potential termination of the event by vendors and Jewett House staff.
5. Renters understand that vendors and Jewett House staff have the right to refuse service to anyone who is intoxicated and/or disruptive.
6. The renter assumes all liability for any damages or injuries resulting from the service of alcoholic beverages.

**General Services Subcommittee
STAFF REPORT**

DATE: March 9, 2026

FROM: Mike Anderson, Wastewater Director

SUBJECT: Construction Contract Award to Big Sky ID Corp for Mill River Lift Station Upgrades

DECISION POINT: Should Council accept the bid of, and approve a construction contract with, Big Sky ID Corp. for the Mill River Lift Station Upgrades project in the amount of \$884,037.00?

HISTORY: The Mill River Lift Station serves a growing portion of the City’s wastewater collection system and was originally constructed with a phased approach that anticipated future expansion. As development in the basin has progressed, the station is approaching the limits of its original design capacity.

To address current operational needs and accommodate future growth, the City initiated a project to upgrade the Mill River Lift Station. Engineering design services for the project were previously authorized through the City’s ongoing professional services agreement with J-U-B Engineers, Inc.

Following completion of design, the project was publicly advertised for construction bids. The project was bid in accordance with Idaho public works procurement requirements. On February 26, 2026, the City received five bids for the Mill River Lift Station Upgrades project.

J-U-B reviewed the bids for general conformance with the administrative requirements of the bidding documents and identified Big Sky ID Corp. as the apparent low bidder.

City legal counsel also reviewed the bid documents and concurred that Big Sky ID Corp. should be recommended for award as the lowest responsive and responsible bidder.

The bid totals were as follows:

Bidder	Schedule A	Schedule B	Total Bid
Big Sky ID Corp.	\$676,116	\$207,921	\$884,037
DW Excavating Inc.	\$609,000	\$349,975	\$958,975
Simco Development Group	\$600,768.46	\$409,180.50	\$1,009,948.96
North Fork Enterprises	\$946,911	\$444,152	\$1,391,063
Award Construction Inc.	\$975,000	\$675,450	\$1,650,450

The proposed construction agreement establishes a not-to-exceed contract price of \$884,037.00. The contractor will be required to achieve substantial completion within 160 calendar days, with final completion within 30 days thereafter.

FINANCIAL ANALYSIS: The construction contract amount for the Mill River Lift Station Upgrades project is in an amount not to exceed \$884,037.00.

The Wastewater Department budgeted \$900,000 in FY 2025–2026 for collection projects. When engineering and construction costs are combined, the total Mill River project cost is anticipated to be approximately \$1.2 million.

The Department underspent its FY 2024–2025 Collection System Capital Improvement budget by approximately \$317,000. These prior year savings will offset a portion of the project costs exceeding the current year budget.

In addition, the City maintains a Mill River surcharge fund, which was established specifically to support improvements to the Mill River Lift Station. The fund currently contains approximately \$400,000, which will be used to support project costs.

Staff anticipates bringing forward a budget amendment later in the fiscal year to formally align project expenditures with the available funding sources.

PERFORMANCE ANALYSIS: The Mill River Lift Station project reflects a phased approach to infrastructure development. When the station was originally installed, constructing the facility at ultimate capacity would have been inefficient. As development within the basin has progressed, upgrades are now required to accommodate current and future wastewater flows.

These improvements will enhance system reliability, address capacity limitations, and support continued development in the service area while minimizing the risk of emergency repairs.

DECISION POINT/RECOMMENDATION: Council should accept the bid of, and approve a construction contract with, Big Sky ID Corp. for the Mill River Lift Station Upgrades project in the amount of \$884,037.00, and authorize the Mayor to execute the agreement.

**CITY OF COEUR D'ALENE WASTEWATER UTILITY
MILL RIVER LIFT STATION UPGRADES**

CONTRACT

THIS CONTRACT is made and entered into this 17th day of March, 2026, between the **CITY OF COEUR D'ALENE**, Kootenai County, Idaho, a municipal corporation duly organized and existing under and by virtue of the laws of the state of Idaho, hereinafter referred to as "CITY," and **BIG SKY ID CORP.**, a corporation duly organized and existing under and by virtue of the laws of the state of Idaho, with its principal place of business at 10063 Navion Dr., Hayden, ID 83835, hereinafter referred to as the "CONTRACTOR."

WITNESSETH:

WHEREAS the CONTRACTOR has been awarded the Contract for the Mill River Lift Station Upgrades Project in Coeur d'Alene, according to plans and specifications on file in the office of the City Clerk of the CITY, which plans and specifications are entitled:

City of Coeur d'Alene – Wastewater Utility – Mill River Lift Station Upgrades

IT IS AGREED that, for and in consideration of the covenants and agreements to be made and performed by the CITY OF COEUR D'ALENE, as hereinafter set forth, the CONTRACTOR shall perform the work as set forth in the said plans and specifications described above, in said City, furnishing all labor and materials therefor according to said plans and specifications and under the penalties expressed in the performance bond bearing even date herewith, and which bond with said plans and specifications are hereby declared and accepted as parts of this Contract. All material shall be of the high standard required by the said plans and specifications and approved by the Wastewater Superintendent or designee, and all labor performed shall be of first-class workmanship.

The CONTRACTOR shall employ appropriate means to prevent accidents and defend the CITY from all claims for injury to person or property resulting from the CONTRACTOR's actions or omissions in performance of this Contract, and to that end shall maintain insurance of the type and in the amount specified in the Contract Documents, including the Standard General Conditions and Supplementary General Conditions applicable to this Project. Certificates of Insurance, providing at least thirty (30) days' written notice to the City prior to cancellation of the policy, shall be filed in the office of the City Clerk.

The CONTRACTOR agrees to maintain Worker's Compensation coverage on all employees, including employees of subcontractors, during the term of this Contract as required by Idaho Code §§ 72-101 through 72-806. Should the CONTRACTOR fail to maintain such insurance during the entire term hereof, the CONTRACTOR shall indemnify the CITY against any loss resulting to the CITY from such failure, either by way of compensation or additional premium liability. The CONTRACTOR shall furnish to the CITY, prior to commencement of the

work, such evidence as the CITY may require guaranteeing contributions which will come due under the Idaho Worker’s Compensation Law including, at the option of the CITY, a surety bond in an amount sufficient to make such payments.

The CONTRACTOR shall furnish the CITY certificates of all insurance coverages required herein, which certificates must be approved by the City Attorney.

The CITY shall pay to the CONTRACTOR, for the work, services and materials herein provided to be done and furnished by it, a sum not to exceed \$884,037.00, as provided in the Unit Price Schedule. Partial payment shall be made by the end of each calendar month on a duly certified estimate of the work completed in the previous calendar month less five percent (5%) provided that the estimate is submitted to the CITY by the first Tuesday of the month. Final payment shall be made within thirty (30) days after completion of all work and acceptance by the City Council, provided that the CONTRACTOR has submitted Form CR-3 to the Idaho Tax Commission and provided the CITY a tax release from the State(IDAHO).

The Work shall be substantially complete within the calendar days listed below (for the Contract Award, as applicable) after the date when the Contract Times commence to run, as provided in Paragraph 2.03 of the Standard General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the Standard General Conditions within **thirty (30) calendar days** after the date of substantial completion.

CONTRACT TIME	CONTRACT AWARD	CALENDAR TIME (DAYS)
Substantial Completion	Base Bid (Schedule A + Schedule B)	160 calendar days
Final Completion	Any	30 calendar days

The CITY and the CONTRACTOR recognize that time is of the essence and failure of the CONTRACTOR to complete the work within the time allowed shall result in damages being sustained by the CITY. Such damages are and will continue to be impractical and extremely difficult to determine. Therefore, in the event the CONTRACTOR shall fail to complete the work within the above time limit, the CONTRACTOR shall pay to the CITY or have withheld from moneys due, liquidated damages at the rate of Five Hundred and no/100 dollars (\$500.00) per calendar day, which sums shall not be construed as a penalty.

IT IS AGREED that the CONTRACTOR, as required by Idaho law, must employ ninety-five percent (95%) bona fide Idaho residents as employees on any job under this Contract except where under this Contract fifty (50) or fewer persons are employed by the CONTRACTOR, in which case the CONTRACTOR may employ no more than ten percent (10%) nonresidents; PROVIDED, however, in all cases the CONTRACTOR must give preference to the employment of bona fide Idaho residents in the performance of said work pursuant to Idaho Code § 44 – 1002.

Pursuant to Idaho Code § 67-2359, CONTRACTOR certifies that it is not currently owned or operated by the government of the People's Republic of China and will not for the duration of the contract be owned or operated by the government of People's Republic of China.

Pursuant to Idaho Code § 67-2346, the CONTRACTOR certifies that it is not currently engaged in and will not for the duration of the contract engage in, a boycott of goods or services from Israel or territories under its control.

NO PUBLIC FUNDS FOR ABORTION ACT: Pursuant to Idaho Code § 18-8703, CONTRACTOR certifies that it is not, and will not for the duration of this Agreement become, an abortion provider or an affiliate of an abortion provider, as those terms are defined in the "No Public Funds for Abortion Act," Idaho Code §§ 18-8701 et seq.

Pursuant to Idaho Code § 67-2347A, CONTRACTOR certifies that it is not currently engaged in, and will not for the duration of the contract engage in, a boycott of any individual or company because the individual or company engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in § 18-3302(2)(d), Idaho Code.

The CONTRACTOR further agrees that, in consideration of securing the business of constructing the works to be constructed under this Contract, recognizing the business in which it is engaged is of a transitory character and that in the pursuit thereof, its property used therein may be outside the state of Idaho when taxes, excises or license fees to which it is liable become payable:

1. To pay promptly when due all taxes (other than on real property), excises and license fees due to the State of Idaho, its subdivisions, and municipal and quasi-municipal corporations therein, accrued or accruing during the term of this Contract, whether or not the same shall be payable at the end of such term; and
2. If the taxes, excises and license fees are not payable at the end of said term, but liability for said payment thereof exists, even though the same are or become liens upon its property, to secure the same to the satisfaction of the respective officers charged with the collection thereof; and
3. In the event of its default in the payment or securing of such taxes, excises and license fees, to consent that the department, officer, board or taxing unit entering into this Contract may withhold from any payment due it thereunder the estimated amount of such accrued and accruing taxes, excises and license fees for the benefit of all taxing units to which said CONTRACTOR is liable.

IT IS FURTHER AGREED that, for additions or deductions to the plans and specifications, the unit prices as set forth in the written proposal of the CONTRACTOR are hereby made a part of this Contract.

For the faithful performance of this Contract in accordance with the plans and specifications and payment for all labor and materials, the CONTRACTOR shall execute a good and sufficient performance bond and a payment bond, each in the amount of one hundred percent (100%) of the total amount of the bid as herein before stated, said bonds to be executed by a surety company authorized to do business in the state of Idaho.

The term "CONTRACT DOCUMENTS" are defined in "Standard General Conditions of the Construction Contract" ISPWC Division 100.

THIS CONTRACT, with all of its forms, specifications and stipulations, shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the Mayor and City Clerk of the CITY OF COEUR D'ALENE have executed this Contract on behalf of said CITY, the City Clerk has affixed the seal of said city hereto, and the CONTRACTOR has caused the same to be signed by its President, and its seal to be affixed hereto, the day and year first above written.

CITY OF COEUR D'ALENE

CONTRACTOR

By _____
Daniel K. Gookin, Mayor

By _____

(printed name)

(title)

ATTEST:

ATTEST:

Renata McLeod, City Clerk

Corporate Secretary

GENERAL SERVICES STAFF REPORT

DATE: March 09, 2026
FROM: Justin Kimberling, Assistant Director, Streets & Engineering
SUBJECT: Sale Agreement with City of Spirit Lake, Idaho

DECISION POINT: Should Council approve a Sale Agreement with the City of Spirit Lake, Idaho, for the 2004 Ford Video Van in the amount of \$10,000.00?

HISTORY: This vehicle was previously deemed by Council as surplus. This vehicle was not sent to auction in order to first solicit offers from other municipalities. The City of Spirit Lake expressed an interest in the vehicle. After discussion involving like vehicles and the condition of this vehicle, the Cities determined that a reasonable price for this 22-year-old vehicle was \$10,000.00.

PERFORMANCE ANALYSIS: The Drainage Utility has acquired a newer vehicle that will be utilized for video inspection.

FINANCIAL ANALYSIS: The sale of this vehicle would provide funding for upgrades to our current video equipment.

DECISION / RECOMMENDATION: Council should approve a sale agreement with the City of Spirit Lake, Idaho, for the 2004 Ford TV Van in the amount of \$10,000.00.

DRNG 1064

2004 - E450

VIN#1FDXE45P14HA86712



**Purchase and Sale Agreement
2004 Ford Video Van**

THIS AGREEMENT is made and entered into this 17th day of March, 2026, between the CITY OF COEUR D’ALENE, Kootenai County, Idaho, a municipal corporation organized under the laws of the State of Idaho, with its principal place of business at 710 E. Mullan Ave., Coeur d’Alene, Idaho, hereinafter referred to as the “Seller,” and the CITY OF SPIRIT LAKE, IDAHO, a body politic and corporate existing under and by virtue of the laws of the state of Idaho, with its principal place of business at 6042 W. Maine Street, Spirit Lake, Idaho, hereinafter referred to as the “Purchaser.”

The Seller hereby agrees to sell, and the Purchaser hereby agrees to buy, the personal property described herein according to the following terms and conditions.

1. **Description of Property:** The Seller owns the 2004 Ford Video Van, Vin # 1FDXE45P14HA86712 (hereinafter referred to as the “Property”).
2. **Purchase Price:** The agreed purchase price is Ten Thousand and no/100 Dollars (\$10,000.00).
3. **As-Is, Where-Is:** The Purchaser agrees to accept the Property As-Is, Where-Is, with all faults, and agrees that the Seller provides no warranty of any kind, including the warranty of merchantability and the warranty of fitness for a particular purpose, except for a warranty that the Seller has good and clear title to the Property. The Purchaser specifically acknowledges and agrees that it has had sufficient opportunity to inspect the Property, and knowingly and voluntarily accepts the Property in its current condition in its current location. The Purchaser further acknowledges and agrees that it does not rely, and has not relied, on any representations or statements by the Seller, or any of its agents or employees, regarding the Property.
4. **Possession:** The Purchaser shall take possession of the Property upon payment of the Purchase Price.
5. **Method of Payment:** Payment shall be made in a check payable to the “City of Coeur d’Alene” or through electronic funds transfer.
6. **Notices:** Any notices shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

SELLER
City of Coeur d’Alene
710 E. Mullan Ave.
Coeur d’Alene, ID 83814
Attn.: City Clerk

PURCHASER
City of Spirit Lake, Idaho
6042 W. Maine Street
Spirit Lake, ID 83869
Attn.: Charlene Phipps

Either party may change its address for the purpose of this paragraph by giving written notice of such change to the other in the manner herein provided.

7. **Title and Other Documents**: Both parties agree to execute, in a timely manner, any and all documents necessary to complete this transaction. The parties further agree to cooperate, and confer as necessary, in order to fully execute this Agreement.
8. **Force Majeure**: Any delays in or failure of performance by the Seller or the Purchaser shall not constitute a breach or default hereunder if and to the extent such delays or failures of performance are caused by occurrences beyond the reasonable control of the party, including but not limited to, acts of God or a public enemy; compliance with any order or request of any governmental authority; fires, floods, explosion, accidents; riots, strikes or other concerted acts of workmen, whether direct or indirect; or any causes, whether or not of the same class or kind as those specifically named above, which are not within the reasonable control of the party. In the event that any event of force majeure as herein defined occurs, the Seller or the Purchaser shall be entitled to a reasonable extension of time for performance of its obligations under this Agreement.
9. **Risk of Loss**: The Purchaser shall bear the risk of loss upon taking possession, in any way and to any degree, of the Property.
10. **Assignment**: While in no way infringing upon the Purchaser's rights after taking possession of the Property, it is expressly agreed and understood by the parties hereto, that the Purchaser shall not have the right to assign, transfer, hypothecate or sell any of its rights under this Agreement prior to taking possession except upon the prior express written consent of the Seller.
11. **Compliance with Laws**: In performing under this Agreement, the Seller and the Purchaser shall comply with all applicable laws, ordinances, and codes of Federal, State, and local governments.
12. **Termination for Cause**: If either party shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if either party shall violate any of the covenants, agreements, or stipulations of this Agreement, other than as provided in paragraph 8, the other party shall have the right to terminate this Agreement by giving written notice of such termination and specifying the effective date thereof at least fifteen (15) days before the effective date of such termination.
13. **Termination for Convenience**: Either party may terminate this Agreement for convenience, prior to the performance by either party under this Agreement, by giving at least fifteen (15) days' written notice to the other party. If the Agreement is terminated without cause, the non-terminating party may recover any reasonable costs incurred in reliance on this Agreement up to the date of the notice.

14. **Taxes and Fees:** The Purchaser agrees to pay any taxes when due, and any excises and license fees due the state, its subdivisions, and municipal and quasi-municipal corporations therein, accrued or accruing in accordance with conditions of this Agreement
15. **Severability:** If any part of this Agreement is held to be invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Agreement so long as the remainder of the Agreement is reasonably capable of completion.
16. **Term:** This agreement shall expire on April 30, 2026, but may be extended beyond that date if the Purchaser's governing body appropriates adequate funds for this Agreement.
17. **Entire Agreement:** This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
18. **Applicable Law:** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Idaho.
19. **Approval Required:** This Agreement shall not become effective or binding until approved by respective governing body of each party.

IN WITNESS WHEREOF, the Seller and the Purchaser have executed this Agreement as of the date first above written.

CITY OF COEUR D'ALENE

CITY OF SPIRIT LAKE

By _____
Daniel K. Gookin, Mayor

By _____
Charlene Phipps, Mayor

ATTEST:

ATTEST:

Renata McLeod, City Clerk

**CITY COUNCIL
STAFF REPORT**

DATE: MARCH 17, 2026

FROM: RENATA MCLEOD, MUNICIPAL SERVICES DIRECTOR/CITY CLERK

RE: REQUEST FOR DESTRUCTION OF RECORDS

DECISION POINT:

To authorize the destruction of certain public records in accordance with the City’s records retention schedule for the Finance, Municipal Services, Parks and Recreation, Streets and Engineering, and Wastewater Departments?

HISTORY: Idaho state code 50-907 and 50-908 set forth requirements for cities related to public records. The code establishes the type of record, length of time for minimum retention and notes that cities shall adopt their own records retention manual and schedule. The city has done so through Resolution No. 23-055. The following request for destruction of records is in accordance with the policy adopted by Council, with a detailed description attached.

Finance Department has requested the destruction of semi-permanent records from 2014-2020 including checking account records/statements, bank slips, payment stubs, and utility billing registers. See attached listing for specific information.

Municipal Services has requested destruction of temporary records such as archived newsletters, and meeting agendas for sub-committees through 2022.

Parks Department has requested the destruction of Park Facility files (Semi-permanent and Temporary) prior to 2023 and 2020 respectively, including permits, work orders, correspondence, and inspection forms. See attached listing for specific information.

Streets and Engineering Department has requested the destruction of Government Way Improvement Projects files that are deemed temporary from 2008-2012. See attached listing for specific information.

Wastewater Department has requested the destruction of project records from 1980 to 2018 based on the recent cleaning of a storage area. These records are no longer needed and were deemed semi-permanent, requiring only five years of retention. See attached listing for specific information.

PERFORMANCE ANALYSIS: Records are routinely reviewed to determine if the necessity of maintaining the record is warranted. Because the attached list of records has exceeded the time required to maintain them and their useful life has been exhausted, it is necessary to purge these files to maintain storage space for future records. This request is in accordance with the approved Records Retention Policy approved pursuant to Resolution 16-056.

DECISION POINT: To authorize staff to proceed with the destruction of records from the Building Department pursuant to I.C. 50-907 and the City’s adopted records retention schedule.

REQUEST FOR DESTRUCTION OF RECORDS

DEPARTMENT: Finance

DATE: March 17, 2026

REQUEST FOR DESTRUCTION OF RECORDS	TYPE OF RECORD	DATES OF RECORDS (From – To)
Bank checking account records, bank statements, deposit slips, cancelled checks and bank statements: bank checking account records miscellaneous	Semi-permanent	10/2014 - 9/2020
Payment Stub	Semi-permanent	10/2018 - 9/2020
Utility billing registers	Semi-permanent	10/2018 - 9/2020

REQUEST FOR DESTRUCTION OF RECORDS

DEPARTMENT: Municipal Services

DATE: March 17, 2026

RECORD DESCRIPTION	TYPE OF RECORD (Perm./Semi-P/Temp)	DATES OF RECORDS (From - To)
City Newsletters	Temporary	2014-2023
Sub-committee Agendas *All City Committee, Commission, and Boards	Temporary	Through 2023

REQUEST FOR DESTRUCTION OF RECORDS

DEPARTMENT: Parks

DATE: Dec. 11, 2025

RECORD DESCRIPTION	TYPE OF RECORD (Perm./Semi-P/Temp)	DATES OF RECORDS (From – To)
PARKS- Audio compact discs of Parks & Recreation Commission meetings. The recordings of these meetings were transcribed into the minutes; we have electronic copies of all of them.	Semi-Permanent?	2008-early 2016 (up until meetings began to be televised)
PARKS- FACILITY USE PERMITS Permits issued for use of park facilities	Semi-Permanent	Up to 2020
PARKS- FACILITY USE PERMITS SUMMARY Annual Report of all Facility Use Permits issued showing all pertinent information.	Semi-Permanent	Up to 2015
PARKS- INSCRIPTION LISTS Inscriptions done on Tubbs Hill Rocks, Centennial Trail Monument and pickets at various parks	Semi-Permanent	Up to 2015

PARKS- WORK ORDERS Electronic numbered list (by Year) of all work orders submitted to each division of department with disposition information on each.	Temporary	Up to 2023
CCBs - STANDING - RECREATION AND PARKS COMMISSION DOCUMENT FILES Contains agenda, packet information, staff reports, correspondence, notes from meeting	Semi-Permanent	Up to 2020
PARKS- EQUIPMENT INSPECTIONS Periodic inspections, as required, of all equipment in city buildings.	Semi-Permanent	Up to 2020
PARKS & RECREATION-EMPLOYEE LEAVE REQUESTS Forms filled by the employee noting their request for time off.	Temporary	Up to 2023
RECREATION- INDIVIDUAL PLAYER REGISTRATION FORM A form each parent or player fills out with their individual information, including address and phone number as well as times, date of birth, school and grade	Temporary	Up to 2023
RECREATION- MANAGER/COACH LIST League information list with manager/coach name, address, phone number	Temporary	Up to 2023
RECREATION- TEAM PLAYER ROSTER Lists given to individual coach or manager with players' names, addresses and phone numbers. If it is a youth roster it would have parent's names listed	Temporary	Up to 2023

REQUEST FOR DESTRUCTION OF RECORDS
DEPARTMENT: **Streets & Engineering**
DATE: MARCH 11, 2026

RECORD DESCRIPTION	TYPE OF RECORD (Perm./Semi-P/Temp)	DATES OF RECORDS (From - To)
Government Way Improvements, Dalton Ave to Hanley Ave (ITD Project 11526) Pay Requests, Contracts, Correspondence, Draft Plans, Construction Documents, Title Reports, Progress Reports, Change Orders, and Right-of-Way Negotiations	Temporary	2008-2012
Government Way Improvements, Hanley Ave to Prairie Ave (ITD Project 123085) Pay Requests, Contracts, Correspondence, Draft Plans, Construction Documents, Title Reports, Progress Reports, Change Orders, and Right-of-Way Negotiations	Temporary	2014-2020

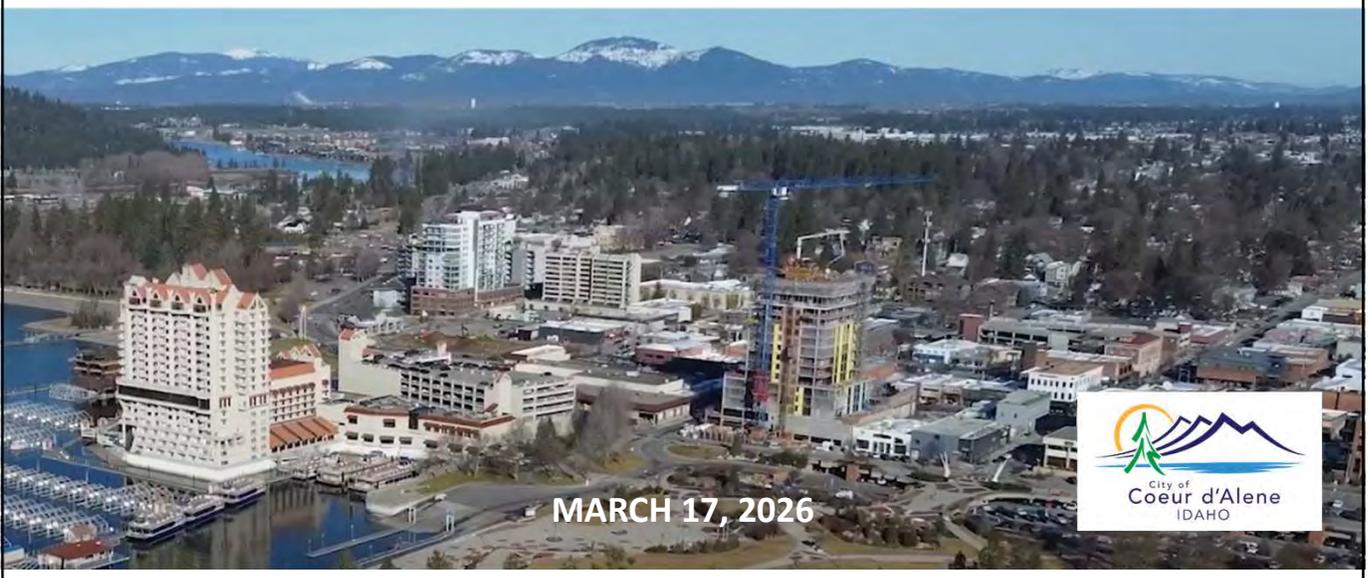
REQUEST FOR DESTRUCTION OF RECORDS
DEPARTMENT: **Wastewater**
DATE: MARCH 17, 2026

RECORD DESCRIPTION	TYPE OF RECORD (Perm./Semi-P/Temp)	DATES OF RECORDS (From - To)
Past Project Breakdowns binder	Semi-Perm	1991-2011
NW Quad Sewer Master Plan	Semi-Perm	4/1/2005
Predesign Criteria Honeysuckle Sewer Interceptor	Semi-Perm	26-May-82
Riverside Sewer Interceptor Proj Ref Manual	Semi-Perm	6/1/1999
Stowe Improvements Sun-Up Extension	Semi-Perm	2008
Sorbonne 1st Addition	Semi-Perm	2010
Seltice Senior Apartments/Mill River	Semi-Perm	2010
Coeur d'Alene Place 30th edition / POSM Reports	Semi-Perm	2018
Sorbonne Addition	Semi-Perm	2007
Riverstone West Phase II/Settlement plates	Semi-Perm	2008
Pincetown & Waterford	Semi-Perm	2008
Habitat / Burnside POSM report	Semi-Perm	2010
Carrington @ Waterford Title Sheet	Semi-Perm	2012
2012 Open Trench Replacement	Semi-Perm	2012
2012 Projects - Misc	Semi-Perm	2012
2011 Projects - Misc	Semi-Perm	2011
2011 New Line totals/donated lines	Semi-Perm	2011
2010 Zanetti	Semi-Perm	2011
The Trails - Phase II	Semi-Perm	2016
Lake Forest West 2nd edition	Semi-Perm	2016
The Trails - Phase I	Semi-Perm	2016
2016 Open Trench Project Plans	Semi-Perm	2016
2016 Overlay manhole & water valves list	Semi-Perm	2016
2nd Ave Extension	Semi-Perm	2016
Roverstone Silver 2016	Semi-Perm	2016
Rivers Edge Pre-Construction Mtg Attendees	Semi-Perm	2015
Soloman / Ammon 2016	Semi-Perm	2015
Mr. Manhole utility adjustments working file	Semi-Perm	2018
Riviera Court	Semi-Perm	2017
Garden Grove	Semi-Perm	2017
2012 WWTP Site Electrical Plan Details	Semi-Perm	2012
The Trails 2nd Addition - Sewer	Semi-Perm	2017
The Northern Ramsey Apts Misc	Semi-Perm	2018
2018 CIPP	Semi-Perm	2018
WWTP Property Acquisition - Hebener - 90-320 Communications	Semi-Perm	1983-1987
WW Financial Planning & Budget (cash flow	Semi-Perm	1989-1990

projections & budget)		
WW Treatment Plant Compost Phase 3 (communication)	Semi-Perm	1986-1994
WW Treatment Plant, Phase 3B Thickener (Correspondence)	Semi-Perm	1989-1990
WW Treatment Plant, Phase 3C - Trickling Filter (contractor's submittals)	Semi-Perm	1989
Riverside Interceptor (correspondence)	Semi-Perm	1991-1999
WW Financial Planning & Budget (Cash flow projections & budget)	Semi-Perm	1988-1989
WW Treatment Plant, Phosphorus Removal (events;discussions/Nutrient Management Act)	Semi-Perm	1988-1992
2011 Pilot TP/OP	Semi-Perm	2011
WWTP Phase 1 Inspection Records/Submittals	Semi-Perm	1982
Sewer Master Planning/Budget/Odor Control	Semi-Perm	1995
WWTP Phase 4B (Loan Reimbursement/Correspondence/Equip Prequalification)	Semi-Perm	2002
WWTP Phase 4B (construction Correspondence)	Semi-Perm	2005-2007
WWTP Phase 5B (Certified Payroll)	Semi-Perm	2010
WWTP Phase 2 (correspondence/Certified Payroll)	Semi-Perm	1985-1987
Lachat Results & Run Logs	Semi-Perm	2010
WWTP Phase 3B Thickener (Inspection Reports/Warranty)	Semi-Perm	1987-1989
15th & Ash Lift Station Manuals (extra)	Semi-Perm	1996
Woodside Lift Station Manual (extra)	Semi-Perm	1995
4A WWTP - Submersible Pump (extra)	Semi-Perm	2002
Case Loader Compost (extra)	Semi-Perm	1994
O & M 4A Chem Instruction (extra)	Semi-Perm	2002
O & M 4A Submersilde Sampling Pumps 500 (extra)	Semi-Perm	2002
Government Way LID Communications	Semi-Perm	1995
Purchase of New Pickup	Semi-Perm	1996
Sewer Replacement misc	Semi-Perm	1997
Boyd Sewer Replacement	Semi-Perm	1997
Sewer Replacement misc notes	Semi-Perm	1998-1999
Pretreatment Reports	Semi-Perm	2006-2011
WWTP Phase 4B (submittals & Inspection Reports)	Semi-Perm	2006-2007
Telewave Copies/Circular Charts/Manhole Inv (Phase I)	Semi-Perm	1980
WWTP Phase 5B (Certified Payroll)	Semi-Perm	2009-2011
Sewer backup reports/claims	Semi-Perm	1986-2010

OTHER BUSINESS

DOWNTOWN REGULATIONS & DESIGN GUIDELINES WORKING GROUP UPDATE & 3rd CITY COUNCIL CHECK-IN



1

TONIGHT'S PRESENTATION:

The Downtown Core (DC) Working Group is here to update the City Council on efforts since the last check-in in 2025.

We are seeking direction from City Council on the efforts to update the DC Zoning District and Design Guidelines, including changing height limits, tower spacing, and building step backs.



2

WORKING GROUP MEMBERS

- **P&Z MEMBERS:** Jon Ingalls & Lynn Fleming
- **DRC MEMBERS:** Jon Ingalls, Jef Lemmon & Kevin Jester
- **HPC MEMBERS:** Walter Burns & Anneliese Miller
- **DOWNTOWN ASSOCIATION:** Emily Boyd

- **CITY STAFF:**
 - Hilary Patterson, Planning
 - Sean Holm, Planning
 - Tami Stroud, Planning
 - Barbara Barker, Planning
 - James Barbour, Planning Intern
 - Ted Lantzy, Building
 - Todd Feusier, Streets & Engineering
 - Chris Bosley, Streets & Engineering
 - Fire & Police (as needed)
 - Water & Wastewater (as needed)
 - City Attorney (as needed)

3

DC WORKING GROUP SCOPE OF WORK:

City Council directed staff to evaluate and recommend updates to the Downtown Development Standards and Design Guidelines in response to community feedback.



4

ASSIGNED TASKS

Incorporate historic preservation perspective

Evaluate development potential of Downtown

Evaluate current code and impacts to infrastructure/traffic

Evaluate possible alternatives for Height and FAR

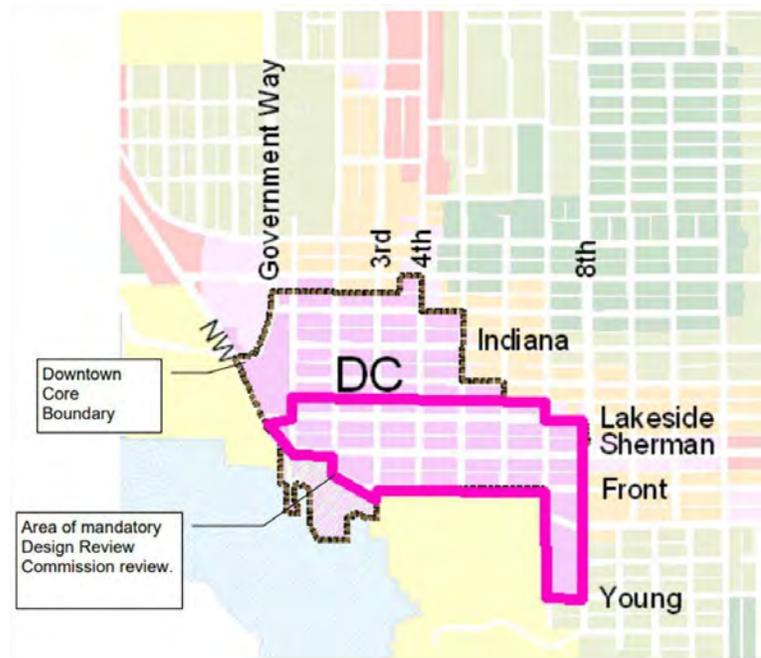
Evaluate FAR Bonuses

Evaluate other communities' standards and guidelines

Stakeholder engagement, public outreach & communication

5

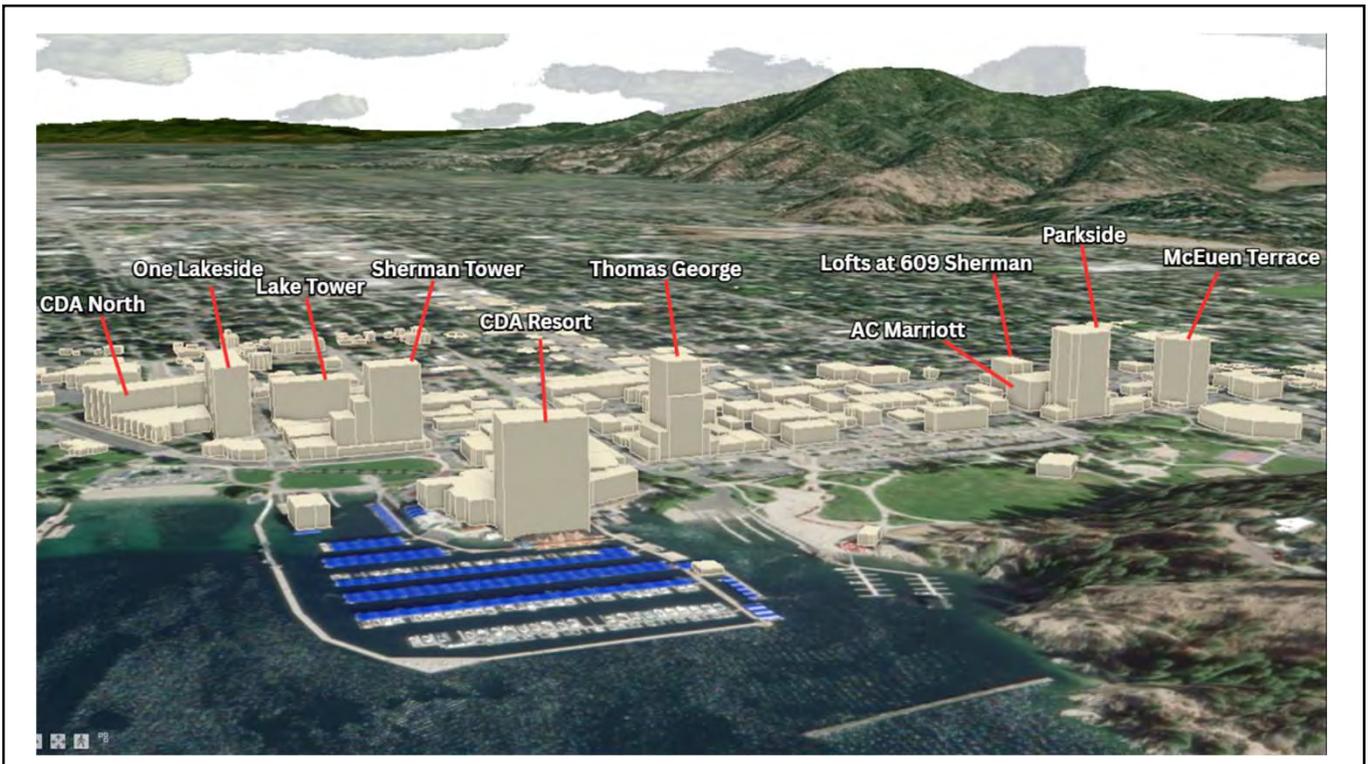
DOWNTOWN CORE



6



9



10

Downtown Coeur d'Alene Building Height Timeline

- 1975 – *Lake Tower Apartments* (10 stories, ~100 ft) – first high-rise
- 1984 – *Coeur d'Alene North* (9 stories, ~90 ft)
- 1986 – *Coeur d'Alene Resort* (18 stories, 218 ft) – sparks height concerns
- 2002 – *McEuen Terrace* (15 stories, 171 ft)
- 2004 – Infill Design Guidelines adopted – reduced heights in DO-E/DO-N
- 2005 – Height concerns → Council directs Planning Dept. to study regulations
- 2006 – **Downtown Core zoning** adopted:
 - Base height: 75 ft
 - Up to 220 ft with bonuses/public amenities
 - Lofts at 609 Sherman (7 stories, 86 ft)
- 2008 – *Parkside Tower* (20 stories, 213 ft); **Downtown Design Guidelines** adopted
- 2021 – *One Lakeside* (15 stories, 173 ft)
- 2023 – *Thomas George* under construction (18 stories, 199 ft; est. 2025–26)
- 2024 – *Marriott A/C Hotel* under construction (6 stories, 75 ft; est. 2027)
- 2025 – *Sherman Tower* (CDA Resort) under construction (15 stories, 190 ft; est. 2027)



11

WORKING GROUP'S EFFORTS TO DATE

- 27 Meetings to date with Working Group (*started May 2024*)
- First Check in with City Council on July 16, 2024
- Second Check in with City Council on April 15, 2025
- Reviewed existing Development Standards, Design Guidelines & historic documents
- Outlined Desired Scenarios for Modeling
- Conversations with U of I about assistance with modeling and design guidelines
- Traffic Scoping Meeting with KMPO
- Reviewed Development Standards for possible changes
- Reviewed FAR Bonuses
- Reviewed Design Guidelines (CDA and other comparable communities)

12

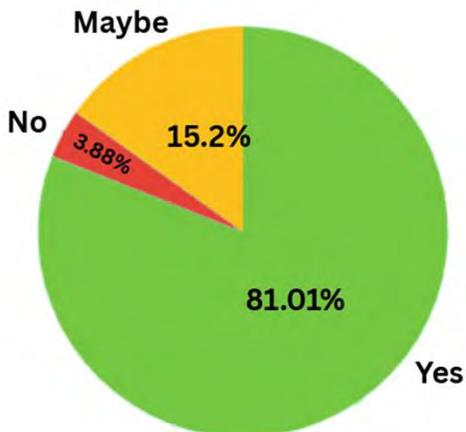
EFFORTS TO DATE(CONTINUED...)

- Discussed making overlay districts into zoning districts
- Outdoor Lighting Considerations
- Reviewed other Codes & Guidelines
- Evaluated Tower Heights and Locations with in-house modeling
- Comparative Analysis of small lakeside communities & historic downtowns
- **Online Survey**
- **Request for Stakeholders**
- **Stakeholder Meeting – September 29, 2025**
- *Modeling – base model and alternatives*
- *Refining recommendations*

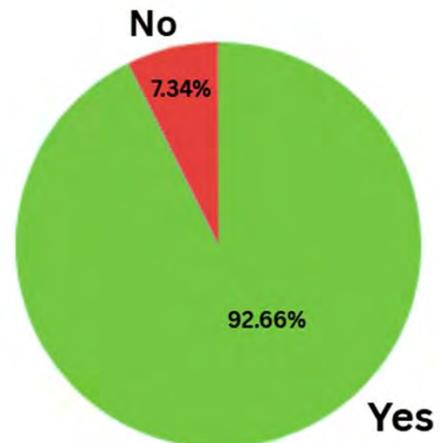
13

Results of All 258 Survey Respondents

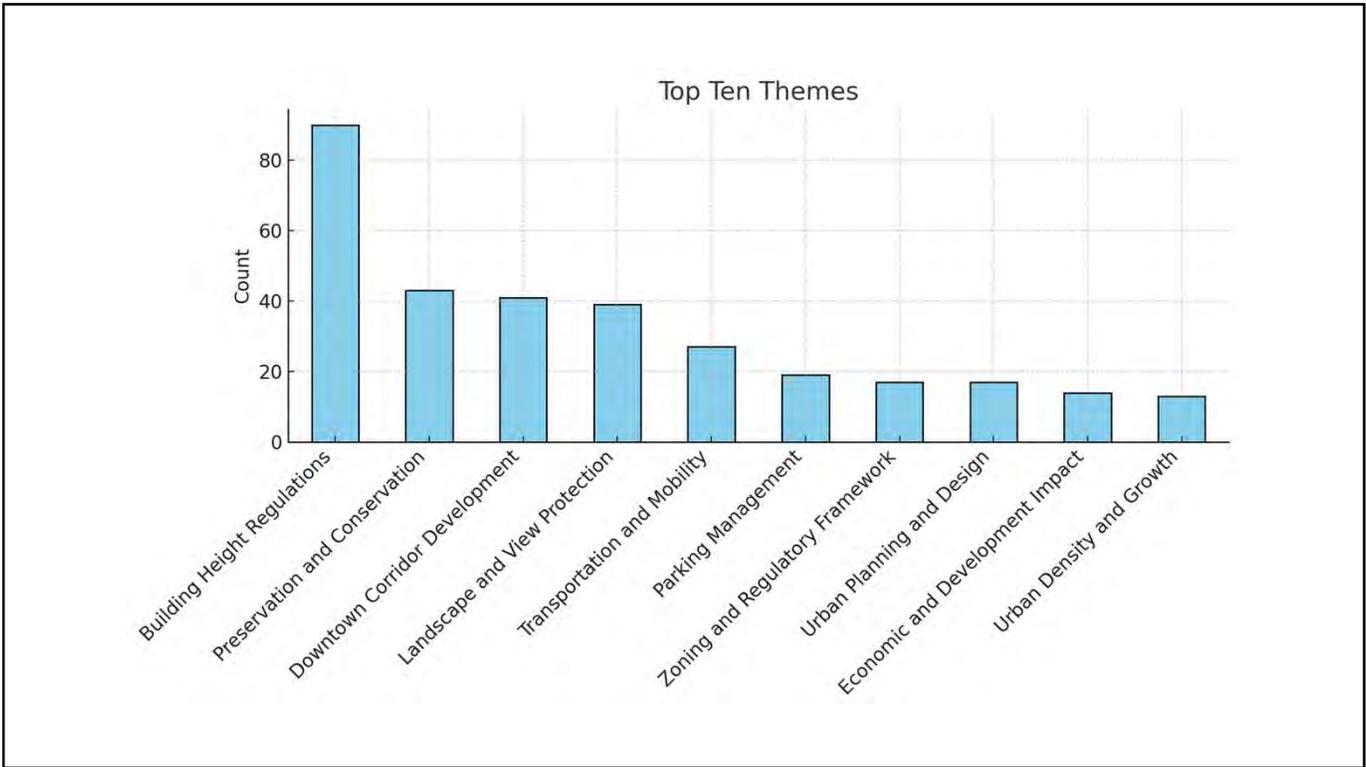
Do you think the Downtown Height Limits should be reviewed?



Do you live in Coeur d' Alene for more than 6 months out of the year?



14



15

SUMMARY OF CITY COUNCIL FEEDBACK (JULY 2024)

- Consider View Corridors, Towers, Shadows
- Supportive of having a Historic Core with limited heights
- Keep streets more historic in nature
- Address Parking
- Review FAR Bonuses more stringently
- Evaluate One-Way Roads on Sherman and Lakeside
- Incorporate Public Safety
- Modeling to evaluate towers, traffic and parking

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SUMMARY OF CITY COUNCIL FEEDBACK (APRIL 2025)

- Gather public input early. The sooner, the better.
- Use visuals and graphics to provide clear illustrations so stakeholders and the community can easily understand and give informed feedback.
- Explore ways to make downtown CDA more walkable, welcoming, and attractive for both residents and tourists.
- Avoid changes that would damage the existing charm of downtown.
- Avoid oversized buildings – prevent large developments that take up entire blocks.
- Recognize public dislike for one-way streets (e.g., past 3rd & 4th street project).
- Consider piecemeal changes instead of massive overhauls.

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INITIAL (APRIL 2025) RECOMMENDATIONS

- Prospective Tower Heights:
 - **Front Avenue: 45'**
 - **Sherman Avenue: 45'**
 - **Lakeside Avenue: 45'**
 - **Coeur d'Alene Avenue: 110' west of 6th Street**
- * *No additional 220' towers*
- Increase tower spacing from 50' to 80'
- Preserve and Incorporate Historic Design concepts
- Add more teeth for DRC
- Modify FAR Bonuses



18



19



**DOWNTOWN CORE
STAKEHOLDER
MEETING**

SEPTEMBER 29, 2025

WELCOME!

Today's Agenda:

- Presentation
 - * Stakeholders
 - * Initial Survey Data
 - * DC Working Group Overview
 - * Existing Tower Projects
 - * Efforts to Date
 - * Initial Recommendations
 - * City Council Feedback
- Stakeholder Breakout Groups
- Table Reports
- Questions & Wrap-Up



20

GROUPS REPRESENTED

Downtown Property Owners

Downtown Residents

Downtown Business Owners

Developers/Builders

Architects/Designers/Engineers

Historic Preservation Advocates

Neighborhood Representatives

Former Councilmembers and Commissioners

Public Safety Professionals

Economic Development Professionals

Real Estate Professionals

Long-Time Residents

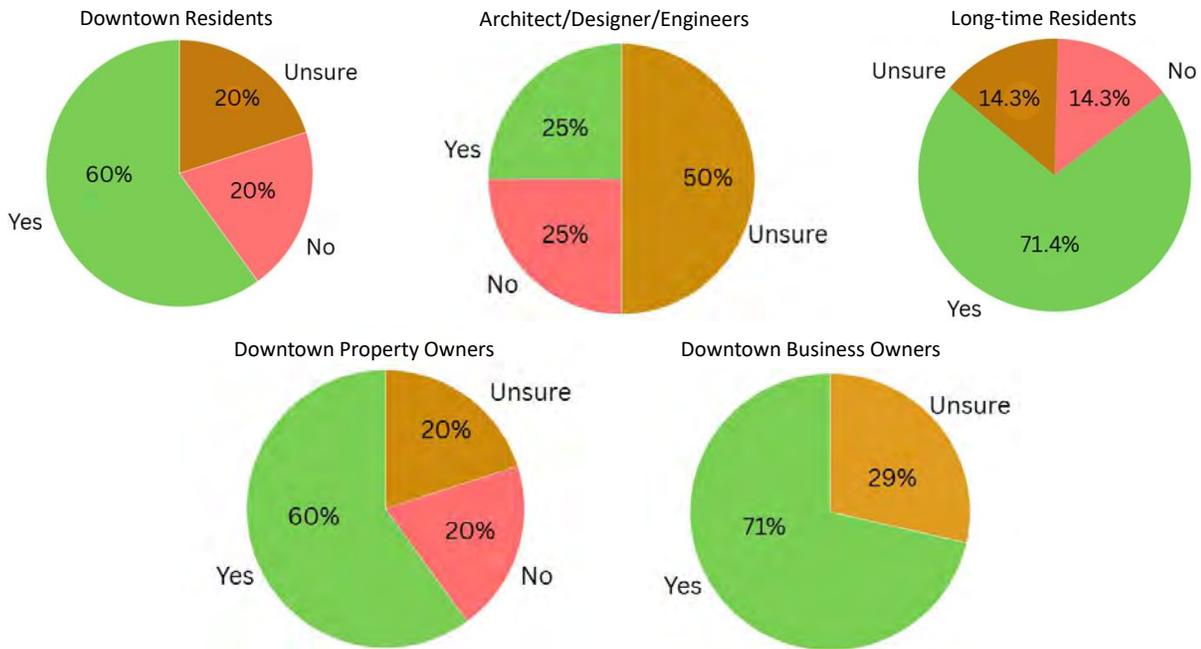
50
stakeholders
attended

21



22

Do you think the Downtown Height Limits should be reviewed?



23

DESIRED OUTCOMES

- Input Shared on Key Topics
- Various Perspectives and Opinions
- Collaboration in Breakout Groups
- Feedback to Share with City Council



24

STAKEHOLDER FEEDBACK



“What do you like most/least about Downtown Coeur d' Alene?”

What People Like Most

- **Walkability & Pedestrian Feel** - Most groups praised how easy it is to walk, explore, and connect through downtown.
- **Lake & Nature Access** - Many highlighted the proximity to the lake, Tubbs Hill, and waterfront parks.
- **Vibrant & Community-Oriented Atmosphere** - Downtown feels lively, friendly, and full of activity and events.
- **Charm & Historic Character** - People value the small-town feel, local identity, and preserved historic look.
- **Shops & Restaurants** - Dining and retail options, especially along Sherman, were common favorites.

25

STAKEHOLDER FEEDBACK



What People Like Least

- **Traffic & Noise** - Frequent frustration with congestion, loud vehicles, and overall traffic flow.
- **Tall Buildings & New Construction** - Many dislike the increase in height
- **Parking Difficulties** - Limited parking and crowding came up often.
- **Nightlife Noise & Events** - Bars, music, and late-night activities create unwanted noise for some.
- **Design Conflicts/View impacts** - Some felt there's a clash between modern and historic styles or loss of view opportunities.

26

STAKEHOLDER FEEDBACK

“What Street-level design elements should be required for new projects in the DC?”

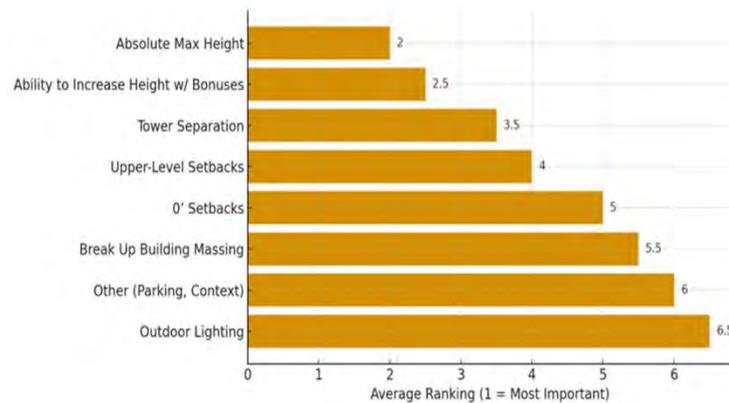
Summary Table

Street-Level Design Element	YES	NO	% Support
Pedestrian Protection	33	1	97%
Storefront Windows	32	3	91%
Engaging Entrances	31	4	89%
Historic Plaque	17	5	77%
Outdoor Seating	25	16	61%
Artwork	19	18	51%

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STAKEHOLDER FEEDBACK

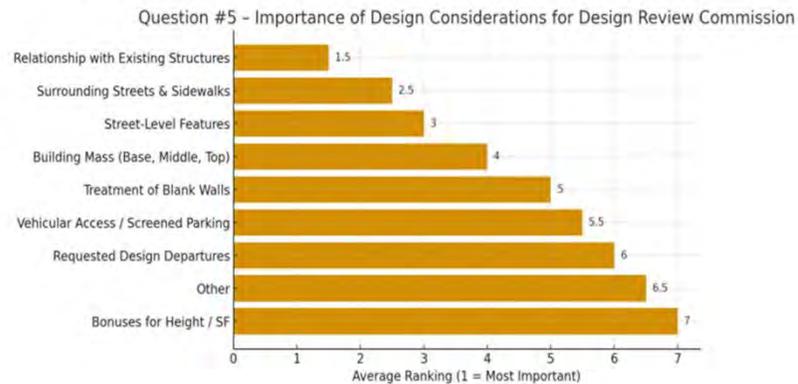
“What do you like/dislike about the current regulations and guidelines?”



28

STAKEHOLDER FEEDBACK

“What are the most important design considerations for the Design Review Commission?”



29

STAKEHOLDER FEEDBACK

“What bonuses are most justified for allowing increased height and square footage? Should public benefits/amenities be considered for bonuses?”

Summary Table

Bonus Type	YES	NO	% Support
Historic Preservation	31	6	84%
Interior/Exterior Public Space	28	8	78%
Parking	29	10	74%
Workforce Housing	25	12	68%
Green Building Practices	20	17	54%
Public Art	18	21	46%
Public Restrooms	17	20	46%

30

STAKEHOLDER FEEDBACK

Height Preferences by Street

*Although some participants indicated “Yes,” agreeing with the current height recommendations, many still provided their preferred building heights on the poster sheets.

*Numbers indicate frequency of mentions

Street Name	45'	60'	75'	85'	110'	220'-250'
Front Street	9	2	4	0	3	4
Sherman Ave	10	4	5	0	3	1
Lakeside Ave	4	3	4	3	4	4
CDA Ave	9	1	2	2	5	4
Indiana Ave	5	1	3	0	2	4

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STAKEHOLDER FEEDBACK

“Where Should Towers (>75') Be Allowed in the Downtown Core?”

Street / Area	YES	NO	% Support	Interpretation / Notes
Coeur d'Alene Avenue	25	13	66%	Most supported corridor-viewed as ideal for height concentration.
Lakeside Avenue	22	16	58%	Slight majority – moderate support for towers.
Front Street	15	19	44%	Slightly more opposition – concerns about blocking lake views and preserving waterfront character.
Indiana Avenue	8	13	38%	Low support – preferred as a transition area to residential neighborhoods.
Sherman Avenue	10	20	33%	Low support – desire to maintain human-scale streetscapes and pedestrian friendliness.

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STAKEHOLDER FEEDBACK

“What additional changes to the code would you support?”

Proposed Code Change	YES	NO	% Support
Historic Feature Requirements	32	1	97%
Enhanced Pedestrian Elements	37	2	95%
Parking/Vehicular Access	24	10	71%
Reduce Max Height	24	16	60%
Increased Building Setbacks	19	18	51%
Stricter Design Review	16	25	39%
Reduce Base FAR (<4.0)	12	24	33%

33

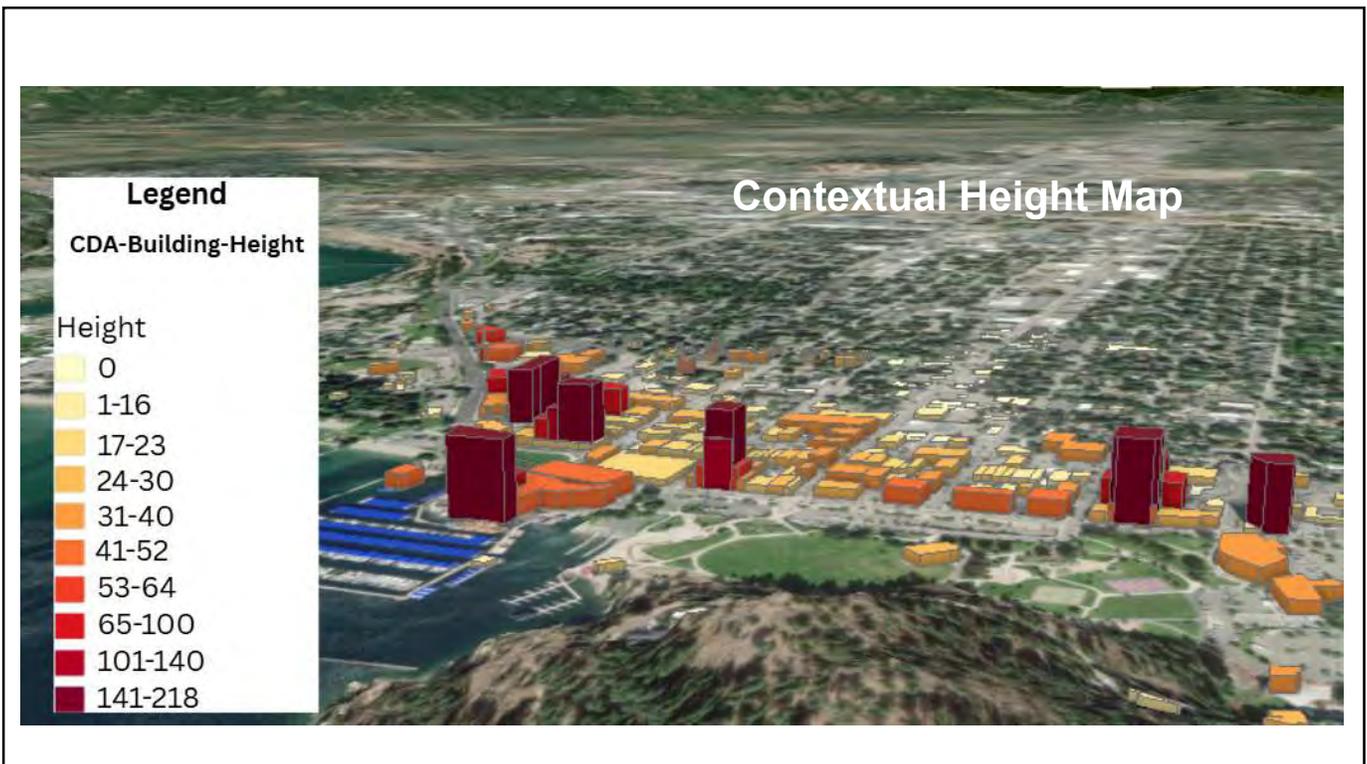
MODELING SCENARIOS



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35



36



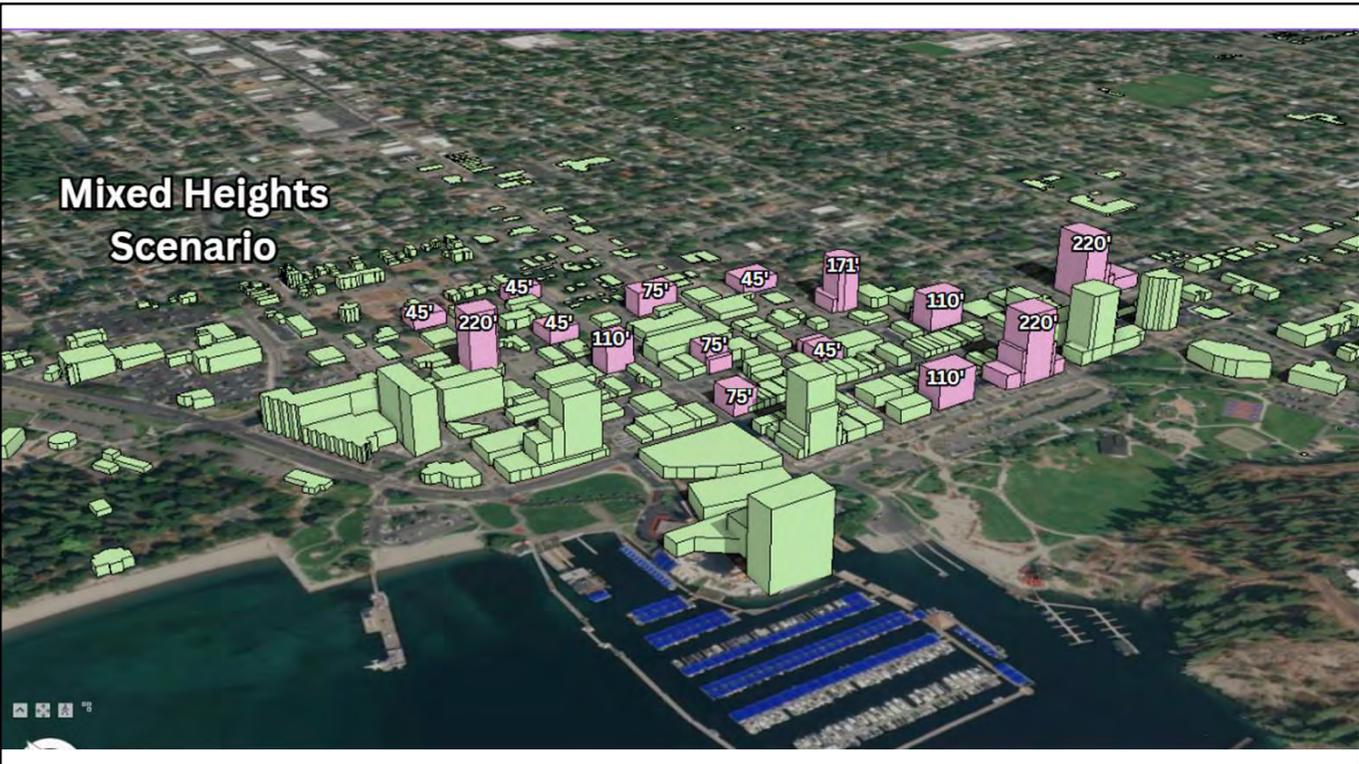
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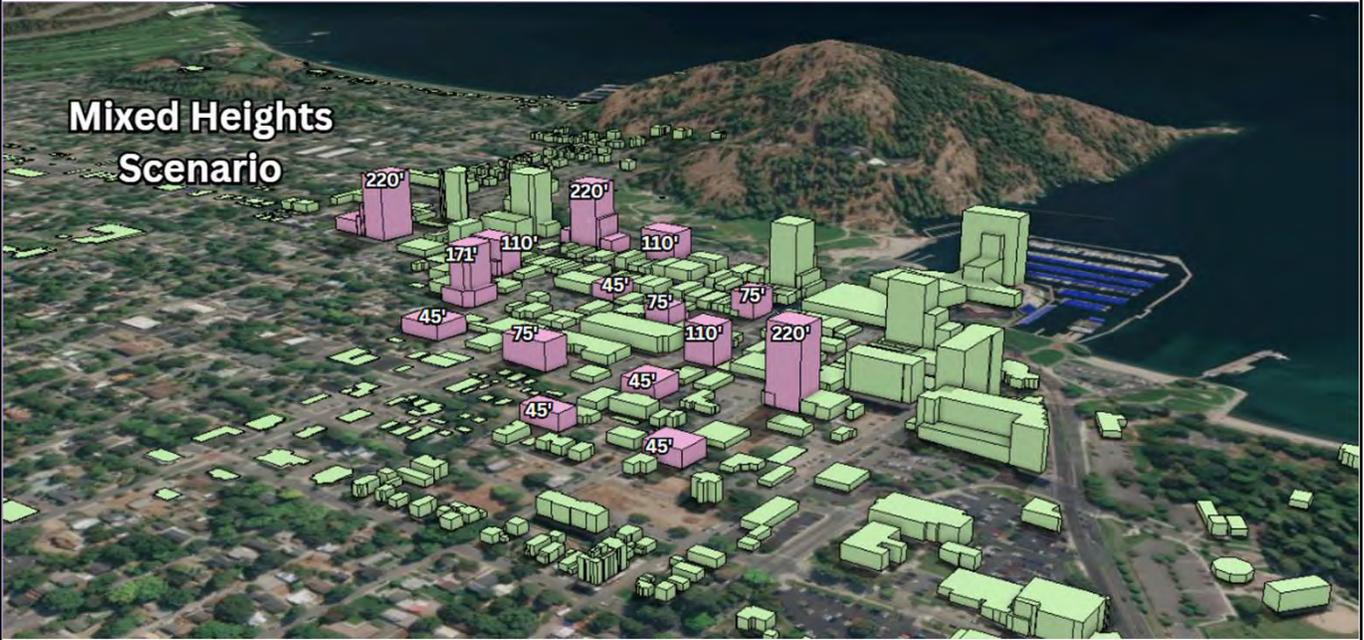


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40

Mixed Heights Scenario



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MODELING SCENARIOS



220' and 90' on Front Ave Empty Lots



Full and Half Lot 110' Towers with 20' Upper Step Backs

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MODELING SCENARIOS

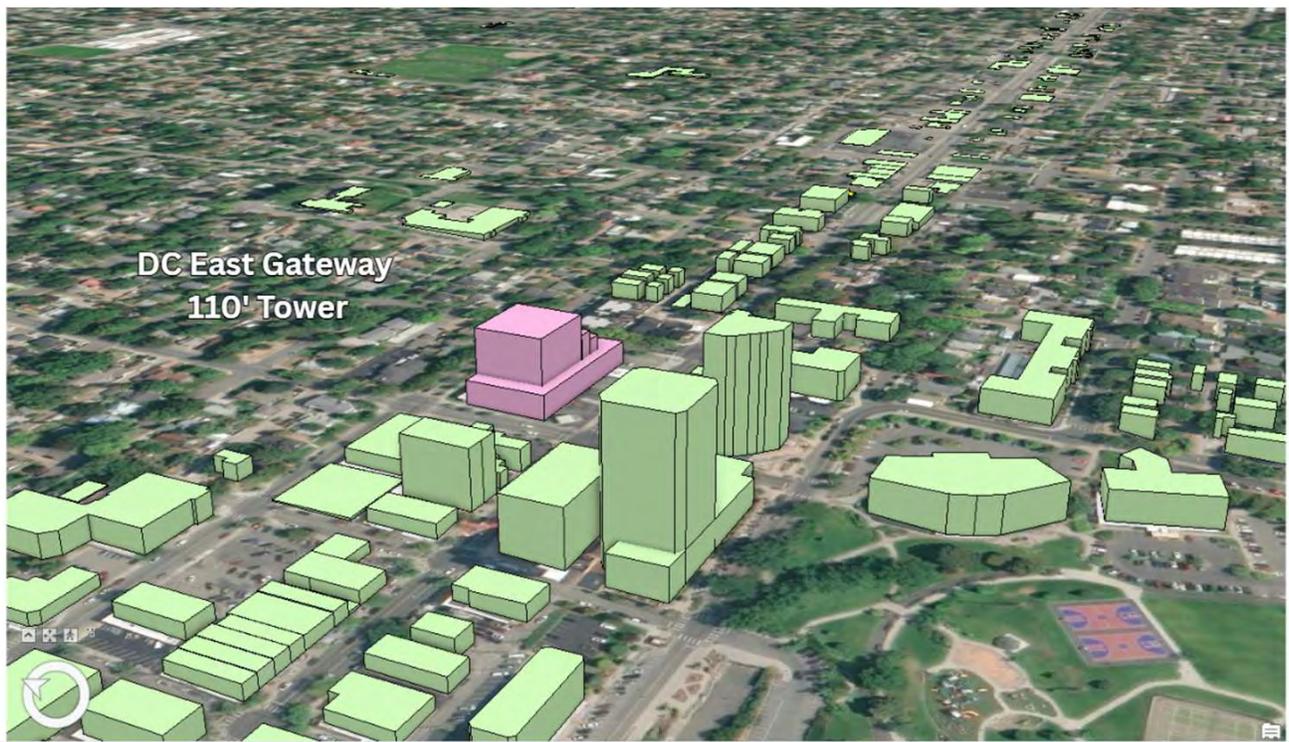


220' on Front looking South from 5th Street



Tower Scenario viewpoint from McEuen Park

43



44



Coeur d' Alene Avenue with 86' tower spacing

45

MODELING SCENARIOS – SHADOW STUDIES



July 15 - 3:00 PM



October 15 - 3:00 PM

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SHADOW STUDY - JULY



47

SHADOW STUDY - OCTOBER



48

SHADOW STUDY - DECEMBER



49

CURRENT (JAN. 2026) RECOMMENDATIONS

- Prospective Tower Heights:
 - **Front Avenue:** 75' with bonuses
 - **Sherman Avenue:**
 - 45' from 2nd-7th Streets (*Historic Core*)
 - 110' from 7th-8th Streets (*East Gateway*)
 - **Lakeside Avenue:** 110' west of 8th Street
 - **Coeur d'Alene Avenue:** 75' to 110' west of 5th Street with bonuses (e.g., workforce housing)
 - **Indiana Avenue:** 45'

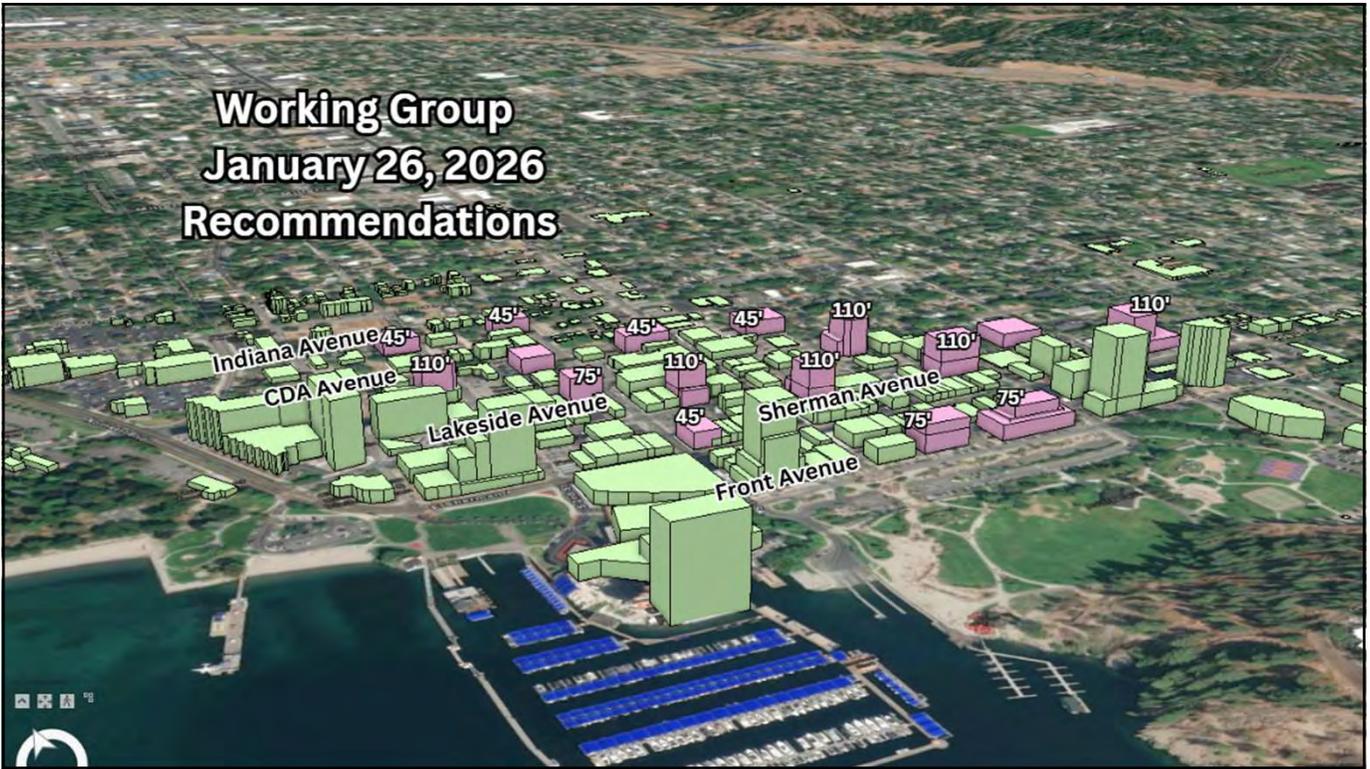
* No additional 220' towers in Downtown Core

* Max with bonuses
- Tower Spacing: 80' (increased from 50')
- Upper Stepback: 20' stepback at 45' tall from R-O-W (increased from 10')



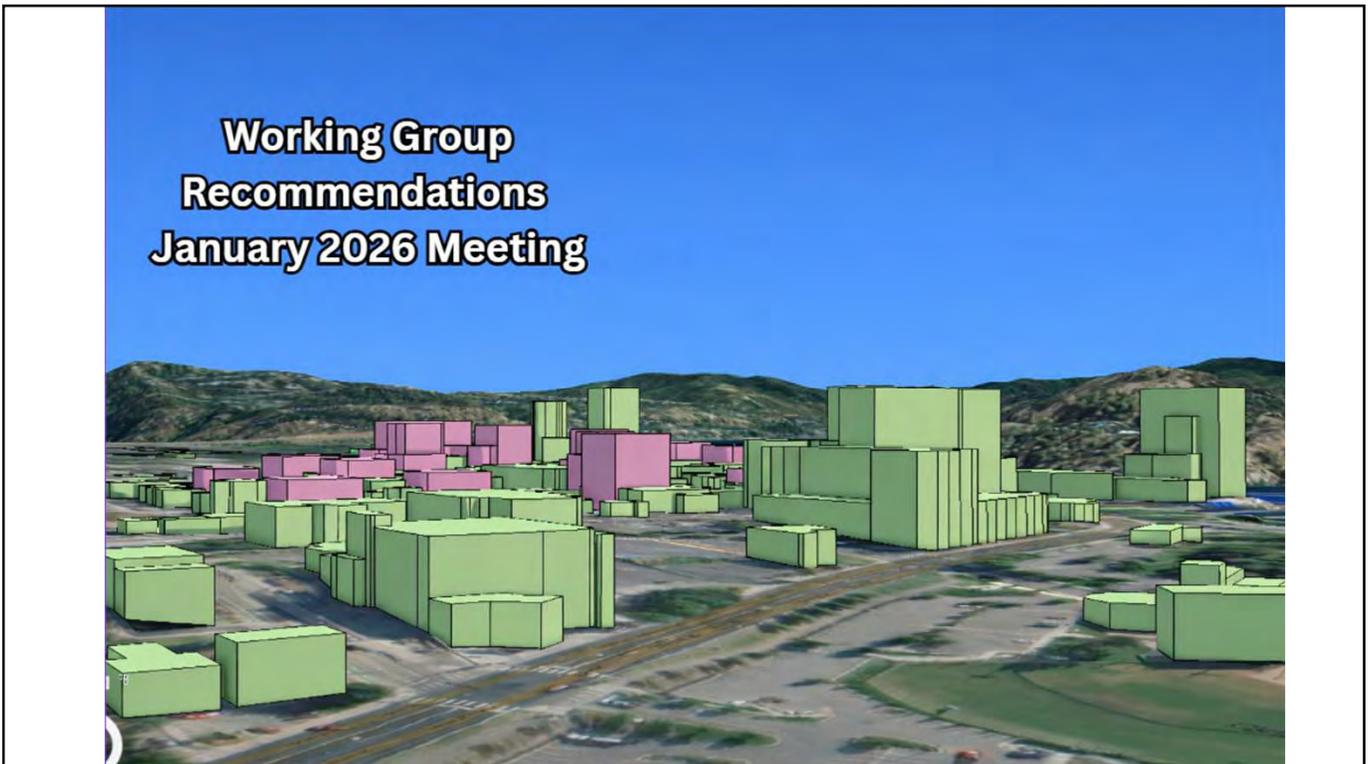
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**Working Group
January 26, 2026
Recommendations**



51

**Working Group
Recommendations
January 2026 Meeting**



52



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Existing FAR Bonuses	Proposed FAR Bonuses
<ul style="list-style-type: none"> • Workforce Housing * • Parking, Below, Grade * • Parking, Structured * • Green Roof * • Public Art * • Public Plaza/Courtyard * • Daycare • Street Level Retail • Canopy • Water Feature • Public Meeting Room • Health Club 	<ul style="list-style-type: none"> • Workforce Housing * • Parking • Green Building (Expanded from Green Roof) • Interior Public Space • Exterior Public Space * • Historic Preservation
<p>(* Bonuses to Remain)</p>	

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FAR Bonuses Recommended for Elimination

Daycare

Street Level Retail

Canopy

Water Feature

Public Meeting Rooms

Health Club

55

Proposed New FAR Bonuses

Historic Preservation

Public Parking

Interior Public Space

Green Building*

56

NEXT STEPS - NOW

- Updates to City commissions (P&Z, DRC and HPC) with City Council feedback
- Evaluate FAR and allowable height based on alternatives analysis
 - Refine FAR Bonuses (Major & Minor)
- **Zoning Code (focused amendment)**
 - Option 1: joint workshops prior to hearings
 - Option 2: straight to public hearings

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NEXT STEPS - LATER

- Evaluate Parking: ratios, fee in lieu of, and leased parking, and parking data
- Evaluate Downtown Core and Infill boundaries
- Evaluate other changes to the Downtown Core zoning regulations
- Amend the Downtown Design Guidelines

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GUIDANCE REQUESTED

DC Working Group Recommendation:

Focus: Draft code amendment modifying height, FAR, tower spacing and upper setback

Is Council ready to move forward on a deliberation and decision on height, DC boundaries, tower spacing and upper step backs?

59

QUESTIONS & FEEDBACK

60

- Prospective Tower Heights in Downtown:
 - **Front Avenue:** 75' with bonuses
 - **Sherman Avenue:** 45' to 7th Street and 110' at East Gateway (7th-8th) with bonuses
 - **Lakeside Avenue:** 110' west of 8th Street with bonuses
 - **Coeur d'Alene Avenue:** 75' without bonuses and up to 110' west of 5th Street with bonuses such as workforce housing
 - **Indiana Avenue:** 45' with bonuses
 - * *No additional 220' towers in Downtown Core*
 - * *Max with bonuses*
- Increase tower spacing from 50' to 80'
- Increase upper stepback from 10' to 20'
- Modify FAR Bonuses
 - **Remove:** Daycare, Retail, Canopy, Public Meeting Room, Water Feature, Health Club
 - **Add:** Historic, Public Parking, Interior Public Space, Green Building
- Remove Vehicular-Oriented Streets to focus on pedestrian-friendly design
- Address vehicular access, circulation and loading zones
- Preserve and Incorporate Historic Design concepts
- Ground Floor Design to support retail uses
- Address Outdoor Lighting

**CITY COUNCIL
STAFF REPORT**

DATE: March 17, 2026
FROM: Hilary Patterson, Community Planning Director
SUBJECT: Historic Preservation Commission Request for Authorization to apply for a \$50,000 grant from the Historic Preservation Mitigation Bank and a \$15,000 grant from Idaho Heritage Trust for brick-and-mortar rehabilitation of the City-owned Inland Empire Electric Substation

DECISION POINT: Should Council authorize staff and the City’s Historic Preservation Commission to apply for, and if awarded accept, an Historic Preservation Mitigation Bank grant in the amount of \$50,000 and an Idaho Heritage Trust grant in the amount of \$15,000 for brick-and-mortar rehabilitation of the City-owned Inland Empire Electric Substation, currently occupied by HREI?

HISTORY: The City Council adopted the Historic Preservation Code and formed an Historic Preservation Commission in 2019. The City Council has supported staff and the Historic Preservation Commission in applying for a variety of grant funds that align with historic preservation efforts.

The Historic Properties Mitigation Bank (HPMB) Grant Program is a new program through Preservation Idaho. It is a competitive funding opportunity designed to support historic preservation projects throughout Idaho that is funded through Idaho’s Leading Idaho Local Bridge (LILB) Program with the intent to mitigate adverse effects on historic properties caused by infrastructure development.

The City is also eligible to request technical assistance and apply for up to \$15,000 in grant funds through the Idaho Heritage Trust (IHT). Funding from IHT is intended for preservation or conservation of the historic fabric of Idaho, meaning approved projects must result in the preservation of historic buildings and artifacts. Such work includes brick and mortar projects to stabilize historic buildings or preserve the historic character, defining features, and period-correct materials.

Coeur d’Alene’s Historic Preservation Commission has voted in favor of pursuing the grant funds, pending City Council approval, for brick-and-mortar rehabilitation of the City-owned building, which is a historic building listed in the National Register as the Inland Empire Electric Substation and currently occupied by HREI. This building was built in 1904 to house the electric batteries, which provided back-up power for the electric trains that traveled between Spokane and Coeur d’Alene. These trains carried both passengers and freight, but they are most remembered for shepherding tourists to and from the popular steamboat rides on Lake Coeur d’Alene. The structure is the last remaining building of the Spokane and Inland Empire Railway.

PERFORMANCE ANALYSIS: Local governments, nonprofit organizations, preservation groups, and other entities involved in historic preservation can apply for up to \$50,000 for qualifying general preservation projects or historic bridge projects from HPMB. Preservation Idaho administers the HPMB program in partnership with the Idaho State Historic Preservation Office (SHPO) and the Local Highway Technical Assistance Council (LHTAC). HPMB grant applications are due by April 15, 2026. There is no cash match requirement for the grant funds.

The City’s Parks and Recreation Department has had engineering reports done on the building to conduct a conditions assessment of the exterior wall and recommend repairs. The most recent report

was prepared by BG Engineers in 2024. Adam Korytko, Building Maintenance Superintendent, was able to get quotes to repoint the bricks from two local contractors and is awaiting bids from additional masons. The grant, if awarded, would only pay for one exterior wall with selective mortar and brick repair. The total cost to repair all four exterior walls is estimated at approximately \$134,500, not including structural repairs. This first phase would be done on the north wall, which is the public facing wall fronting along Fort Grounds Drive.

The Commission and City staff are recommending a phased approach. It is anticipated that the HPMB will continue to be available so the recommendation is to apply multiple times to be able to complete the exterior work. Additionally, the Commission and staff are seeking City Council support to apply for technical assistance and a \$15,000 grant from the IHT that could be paired with the HPMB grant funds.

There would be a façade easement that would be required to protect the exterior wall for five (5) years following grant award. This would not preclude repair or reconstruction if done in consultation with SHPO.

HREI's Executive Director Jeannette Laster has attended subcommittee meetings with members of the Historic Preservation Commission and City staff. Ms. Laster indicated that HREI would submit a letter of support for the grant application.

If awarded the HPMB funds, the City would be notified by July 15, 2026, and would be asked to enter into a grant Agreement within 60 days of notification. We expect to have three years to use the grant funds.

If awarded the IHT grant funds would provide \$15,000 that could be used for the brick-and-mortar work. The grant period is for three years and begins after signing a Grant Award Agreement. Grants must be matched dollar-for-dollar by the recipient, but this could be done using the HPMB grant funds. The deadline to apply for the IHT grant is April 30, 2026. The next cycle would be September 30, 2026. There is a façade easement required with this grant as well.

FINANCIAL ANALYSIS: If awarded, there is no match requirement for the HPMB grant application. The IHT grant funds do require a match, but the HPMB funds could be used as that match.

DECISION POINT/RECOMMENDATION: Council should authorize staff and the City's Historic Preservation Commission to apply for, and if awarded accept, an Historic Preservation Mitigation Bank grant in the amount of \$50,000 and an Idaho Heritage Trust grant in the amount of \$15,000 for brick-and-mortar rehabilitation of the City-owned Inland Empire Electric Substation, currently occupied by HREI.

RESOLUTION NO. 26-025

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING STAFF AND THE HISTORIC PRESERVATION COMMISSION TO APPLY FOR, AND IF AWARDED ACCEPT, AN HISTORIC PRESERVATION MITIGATION BANK GRANT IN THE AMOUNT OF \$50,000, AND AN IDAHO HERITAGE TRUST GRANT IN THE AMOUNT OF \$15,000 FOR BRICK-AND-MORTAR REHABILITATION OF THE INLAND EMPIRE ELECTRIC SUBSTATION.

WHEREAS, the City of Coeur d'Alene Historic Preservation Commission has voted in favor of pursuing grant funds for brick-and-mortar rehabilitation of the City-owned building listed in the National Register as the Inland Empire Electric Substation and currently occupied by HREI; and

WHEREAS, this structure is the last remaining building of the Spokane and Inland Empire Railway; and

WHEREAS, it is deemed to be for the best interests of the City of Coeur d'Alene and the citizens thereof to accept such grant.

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City's staff and Historic Preservation Commission be, and the same hereby are, authorized to apply for, and if awarded accept, preservation grants from the Historic Preservation Mitigation Bank and the Idaho Heritage Trust for brick-and-mortar rehabilitation of the City-owned building listed in the National Register as the Inland Empire Electric Substation.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute all instruments necessary to apply for and accept such grant on behalf of the City.

DATED this 17th day of March, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER MILLER	Voted
COUNCIL MEMBER EVANS	Voted
COUNCIL MEMBER WOOD	Voted
COUNCIL MEMBER ENGLISH	Voted
COUNCIL MEMBER GABRIEL	Voted
COUNCIL MEMBER SHECKLER	Voted

_____ was absent. Motion _____.

PUBLIC HEARINGS

**CITY COUNCIL
STAFF REPORT**

FROM: SEAN E. HOLM, SENIOR PLANNER
DATE: MARCH 17, 2026
SUBJECT: ZC-1-26 ZONE CHANGE FROM MH-8 TO R-17
LOCATION: 0.522 +/- ACRE PARCEL LOCATED AT 3620 N. FRUITLAND LANE

OWNER/APPLICANT:

Michael & Norma Reasor
104 E. Theresa Dr.
Coeur d'Alene, ID 83814

DECISION POINT:

Michael & Norma Reasor are requesting approval of a zone change from MH-8 (Mobile Home at 8 units/acre) to R-17 (Residential at 17 units/acre) zoning district for vacant property commonly known as 3620 N. Fruitland Lane.

BACKGROUND INFORMATION:

The subject property is located on the east side of Fruitland Lane, west of US-95, south of W. Lauf Ln. prior to W. Bosanko where the Fred Meyer complex exists. Currently, the property is vacant with a pull behind trailer/camper that appears to be sitting on the parcel, unoccupied. Prior to this, a single-family home with accessory structures existed on the lot, hence the associated address. A demolition permit was issued over the counter September 28, 2023, and closed October 6, 2023.

The subject property is adjacent to a multitude of housing types; single-family mobile, manufactured, and real property homes to the north, east, and west, with R-12 pocket housing and R-17 multifamily to the west on the opposite side of Fruitland Ln. A number of the local streets and access ways in the area are private, including: W. Clady Ln., Link Ln, W. Myriah Lp., W. Lake City Ln. and associated N. PJ Ln. and N. Addy Ln., and W. Max Lp and its offshoots N. Gunnar Ct. and N. Baron Ct. To the northwest there is a mini-storage facility.

Note that the applicant's proposed project idea for nine (9) workforce housing units is not tied to this requested zone change. If the subject site is approved to be changed to an R-17 residential district, then all permitted uses in the R-17 residential district would be allowed on this site as listed below (including the applicant's proposed project). Theoretical project maximums are included later in the staff report.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission met for their regularly scheduled hearing on February 10, 2026, to review the applicant’s request to change the existing MH-8 zoning (Mobile Home at 8 units per acre) to R-17 (Residential at 17 units per acre). Planning Commission recommended approval of the zone change by a unanimous vote of 5-0 with no conditions.

STATEMENT OF FACTS:

The following facts align with the facts listed in the draft Findings and Order worksheet for the City Council’s consideration. These facts can be modified and added to as part of the motion associated with the Findings and Order.

A1. All public hearing requirements have been met for item ZC-1-26.

- 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 on February 28, 2026.
- 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 March 4, 2026.
- 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-one (51) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on February 27 2026.
- 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, at least fifteen (15) days prior to the public 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).
- A public hearing will be held on March 17, 2026 to receive comments and consider this request.

A2. The subject property is currently vacant, the home and accessory structures having been demolished in 2023.

A3. The subject site is currently zoned Mobile Home (MH-8).

A4. The neighborhood surrounding 3620 N. Fruitland Lane is characterized by a mix of residential units ranging from mobile homes, townhomes, multi-family, and commercial to the north. A mini-storage business is located northwest on Fruitland Lane with the city's Water Department and compost facility located west on N. Howard St.

A5. The Comprehensive Plan Future Land Use Map designation is the Compact Neighborhood place type. The Comprehensive Plan states that the compatible zoning districts are listed as R-12, R-17, MH-8, NC, and CC.

A6. According to the 2022-2042 Comprehensive Plan, the Compact Neighborhood place type is described as places that are medium density residential areas located primarily in older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Development is typically single-family homes, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.

A7. City staff provided Comprehensive Plan goals and objectives for the City Council to review as part of this request. The council will review the full list and determine which goals and objectives are applicable to this request.

A8. The applicant has indicated that, if this zone change request is approved, they intend to develop the property as a multi-family development of up to nine (9) units. However, it should be noted that if the zone change is approved, all uses within the R-17 zoning district would be allowed (See the R-17 permitted uses on page 20).

A9. City departments have indicated that water and wastewater services are available for residential use of the subject property. Frontage improvement requirements including curb, gutter, sidewalk, and stormwater swales will be handled at the time of construction.

A10. The subject property is approximately 22,738 square feet in size and is relatively flat with minimal landscaping. The immediate area is characterized by a mix of residential, commercial, and civic development.

A11. The City Engineer has indicated that the applicant intends to construct nine workforce housing units. Multifamily Low-Rise Apartments (Land Use Code 221) are a reasonable approximation with an estimate of 59 trips per day with five occurring in the AM Peak Hour and six occurring in the PM Peak Hour. Fruitland Lane has the available capacity to accommodate the additional traffic.

A12. The Planning and Zoning Commission considered this zone change request at their regularly scheduled hearing on February 10, 2026 and recommended adoption of the R-17 zoning district by a vote of 5-0. Two commissioners were absent.

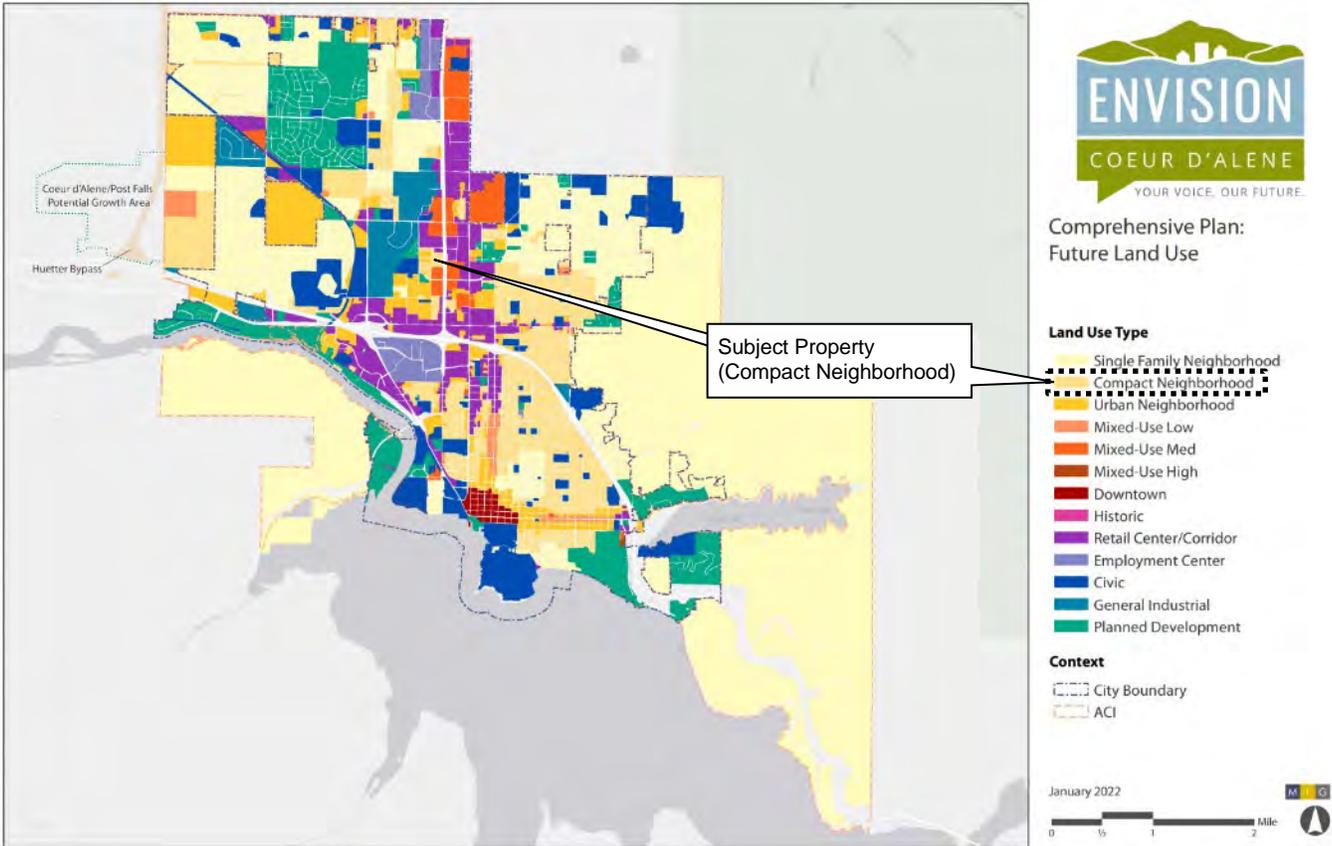
REQUIRED ZONE CHANGE FINDINGS:

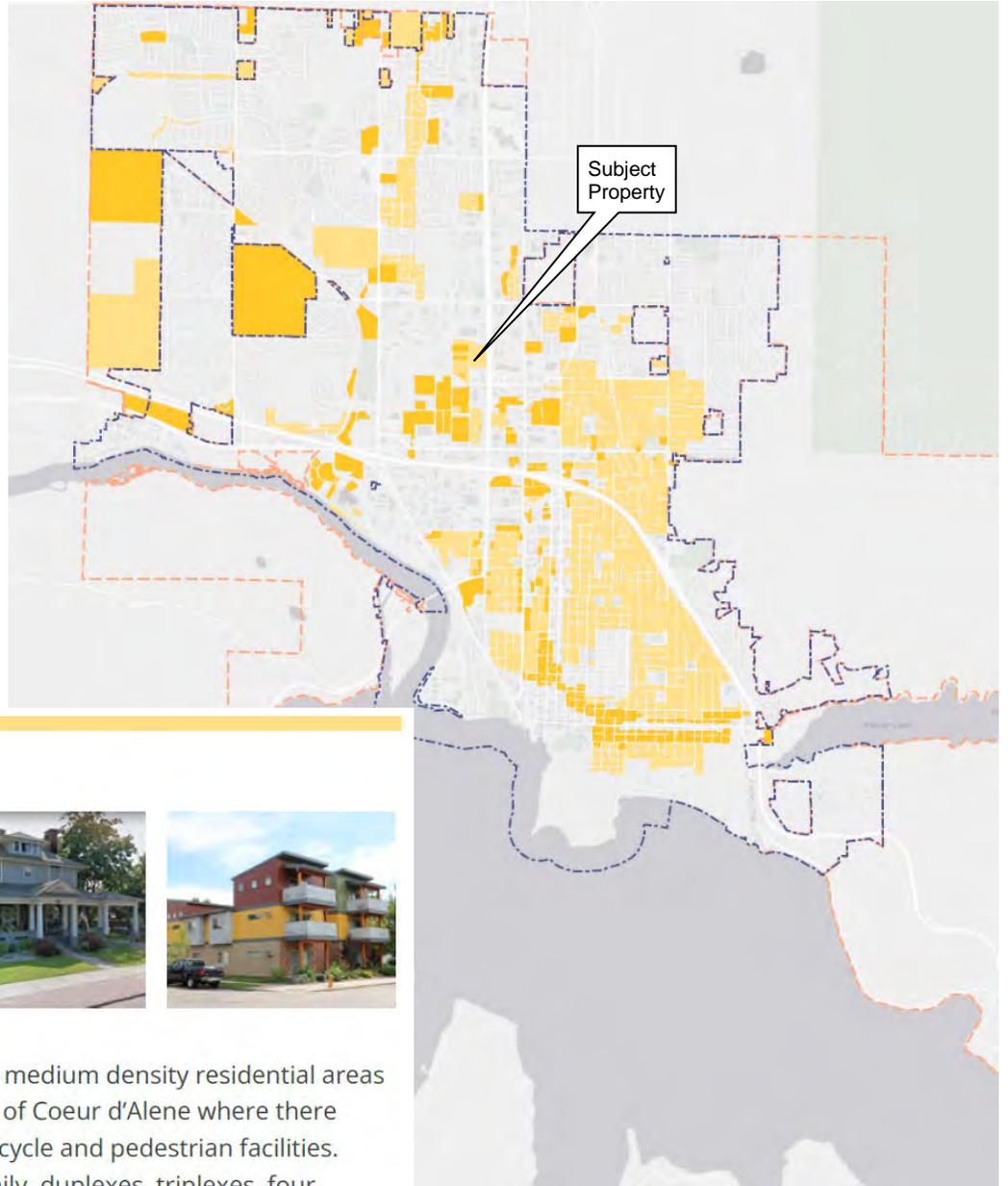
Finding #B1: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

Use the following information as well as the attached Comprehensive Plan goals and objectives to make this finding. See the “Statement of Facts” on pages 4-5, referring to items **A5, A6 & A7**.

- 1. The subject property is within city limits.
- 2. The City’s 2022-2042 Comprehensive Plan categorizes this area as a **“Compact Neighborhood”** Place Type:

Future Land Use Map (City Context):





Compact Neighborhood



Key Characteristics

Compact Neighborhood places are medium density residential areas located primarily in older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Development is typically single-family, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.

Transportation

- Gridded street pattern with pedestrian and bicycle facilities

Typical Uses

- Primary: Single and mixed residential
- Secondary: Neighborhood parks and recreation facilities, parking

Building Types

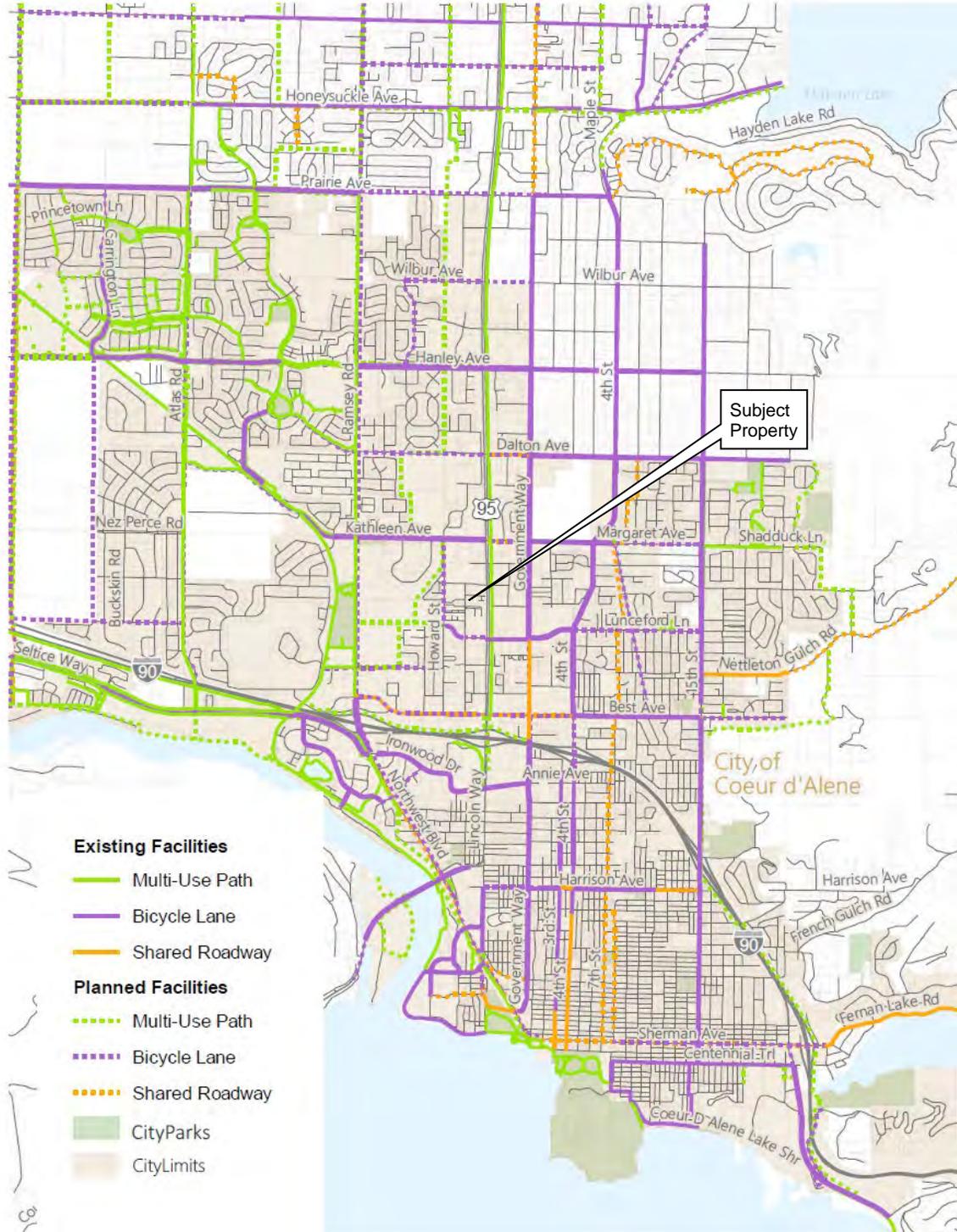
- Single-family, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts



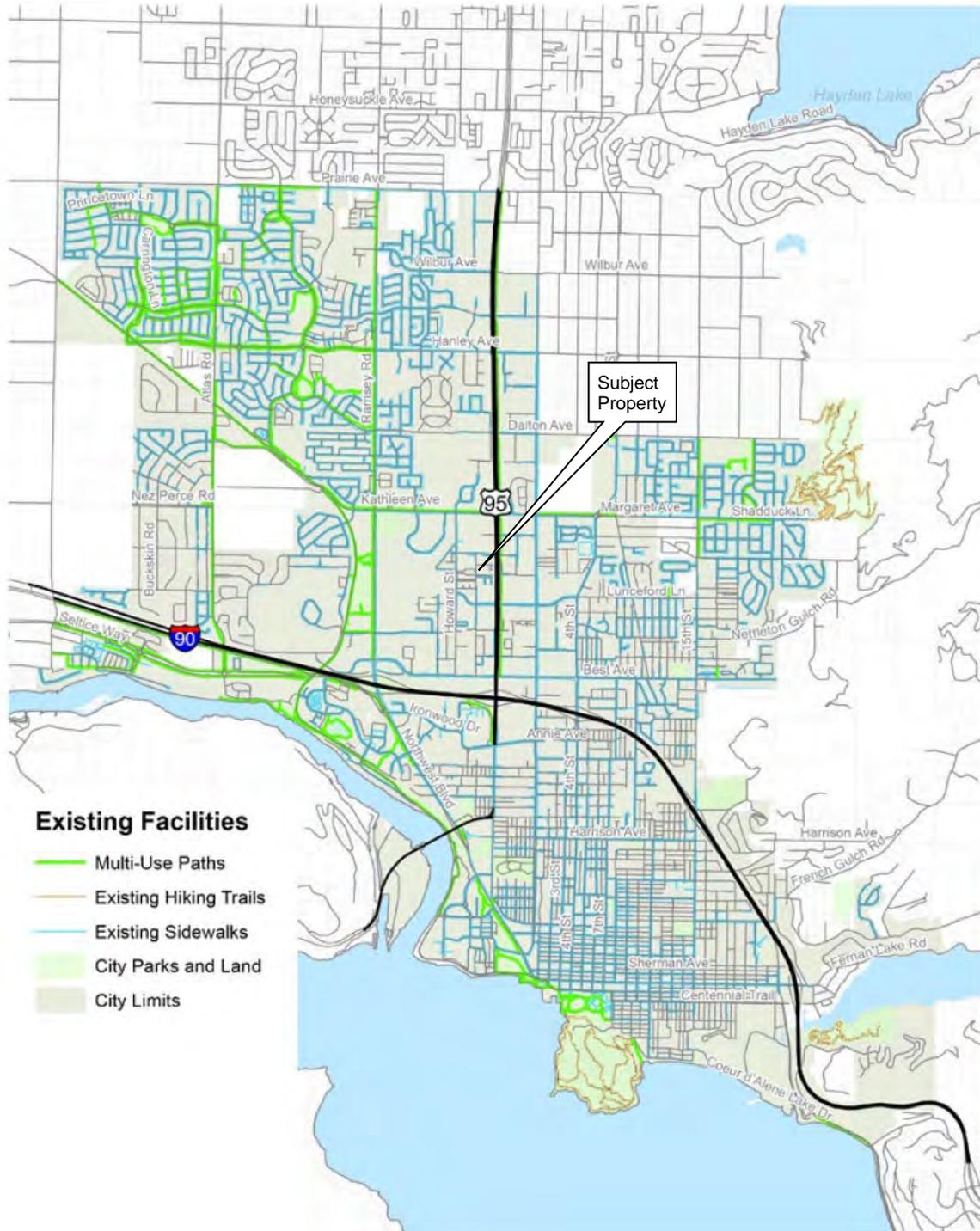
Compatible Zoning

- R-12 and R-17; MH-8; NC and CC

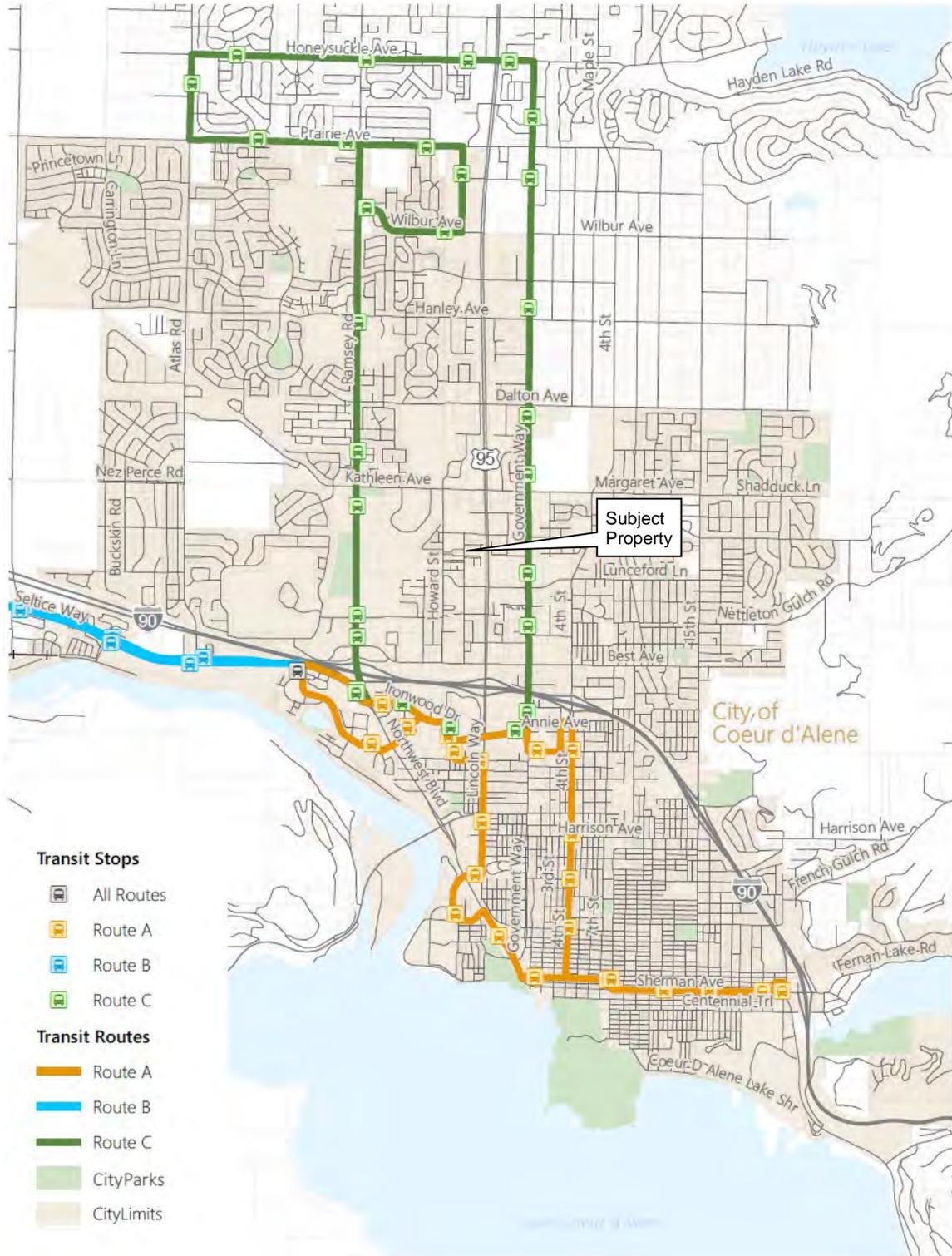
**Transportation:
Existing and Planned Bicycle Network:**



Existing and Planned Walking Network:



Existing Transit Network:



2022-2042 Comprehensive Plan Policy Framework:

Community & Identity (CI)

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 (GD)

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.

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.

Health & Safety (HS)

Goal HS 3: Continue to provide exceptional police, fire, and emergency services.

Objective HS 3.2: Enhance regional cooperation to provide fast, reliable emergency services.

Evaluation: *The City Council must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B2: **That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

Utilize the staff comments below to make this finding. See the "Statement of Facts" on pages 4-5, referring to item A9.

STORMWATER:

City Code requires that all stormwater remain on the property and for a stormwater management plan to be submitted and approved prior to any construction activity on the site.

-Submitted by Chris Bosley, City Engineer

STREETS:

The subject property is bordered by Fruitland Lane to the west. Frontage improvement requirements including curb, gutter, sidewalk, and stormwater swales will be handled at the time of construction.

-Submitted by Chris Bosley, City Engineer

WATER:

There is a 12" C-900 water main on N Fruitland In with a 3/4" service and meter serving this property. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional services will have cap fees due at building permitting.

-Submitted by Glen Poelstra, Assistant Water Director

SEWER:

The City sewer is available for this project along N Fruitland Lane, and according to the 2023 Collection System Master Plan, the Wastewater Department has both the willingness and the capacity to serve this property. Wastewater has no objections to the proposed Zone Change Request. However, any development must fully comply with all applicable Wastewater Department and City of Coeur d'Alene codes and standards for construction at the time of building permit.

-Submitted by Larry Parsons, Utility Project Manager

FIRE:

The Coeur d'Alene Fire Department has no comments regarding the requested zone change. It should be known that side setbacks of 10' between buildings with a height of 45' have an increased risk for exposure from one building to the next via convection of heat from fire.

All requirements of the currently adopted International Fire Code will be enforced at the time of permit submittal.

-Submitted by Craig Etherton, Deputy Fire Marshal

Evaluation: *The City Council must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

Finding #B3: That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.

Use the following description, photos and public testimony to make this finding. See the "Statement of Facts" on pages 4-5 referring to items A2, A3, & A4.

PHYSICAL CHARACTERISTICS:

The site is generally flat with residential uses adjacent. There are no topographical or other physical constraints that would make the subject property unsuitable for the request. Currently, no sidewalk or street side swale exist on the east side of Fruitland Ln. See "BACKGROUND INFORMATION" on the first page for additional context.

SITE PHOTO - 1: Looking east across Fruitland Lane from Clady Ln. toward the subject property.



SITE PHOTO - 2: Looking north from SW corner of property toward Lauf Ln.



SITE PHOTO - 3: Looking south from NW corner of property toward Max Loop.



SITE PHOTO - 4: View from SE corner from rear of property toward Fruitland Ln.



SITE PHOTO - 5: View from NE corner from rear of property toward Fruitland Ln



SITE PHOTO - 6: Rear of parcel showing existing fence along the property line looking NE.



Evaluation: *The City Council must determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

Finding #B4: **That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

Use the following information and public testimony to make this finding. See the "Statement of Facts" on pages 4-5, referring to items A11 & A11.

TRAFFIC:

The proposed zone change would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from a zone change alone. However, the applicant intends to construct nine workforce housing units. Although the Institute of Transportation Engineers' Trip Generation Manual provides no Land Use Code for workforce housing, Multifamily Low-Rise Apartments (Land Use Code 221) are considered a reasonable approximation. From this, it is estimated that the nine units will generate an average of 59 trips per day with five occurring in the AM Peak Hour and six occurring in the PM Peak Hour. Fruitland Lane has the available capacity to accommodate the additional traffic.

-Submitted by Chris Bosley, City Engineer

NEIGHBORHOOD CHARACTER:

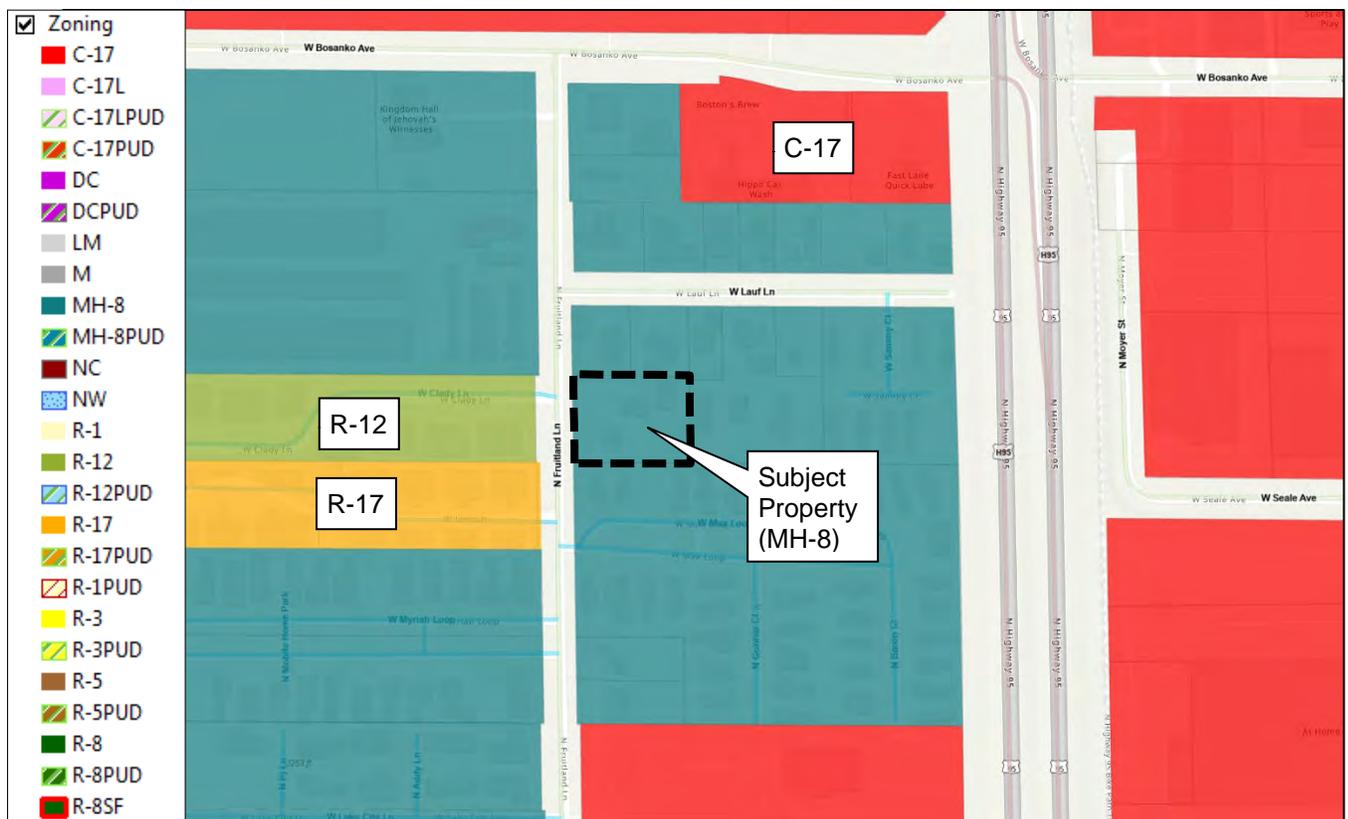
The area along North Fruitland Lane displays a transitioning suburban residential character common to the vicinity positioned west of US-95. This portion of Fruitland Lane is a transitional zone between more compact urban amenities featuring a varied mix of housing types that reflect incremental development over decades.

Overall, the neighborhood character is defined by its compatibility with a range of residential uses both owned and leased, modest lot sizes, formal and informal street layouts, and a blend of housing forms that combine affordability and practicality over uniform architectural style. The area supports a sense of an established working-class neighborhood in proximity to commercial amenities (such as the nearby Fred Meyer complex).

GENERALIZED LAND USE PATTERN:



ZONING MAP:



EXISTING & PROPOSED ZONING:

Approval of the requested zone change from MH-8 to R-17 could intensify the potential use of the property by increasing the density and allowable uses by right (as listed below).

17.05.410: GENERALLY:

- A. The MH-8 District is intended as a moderate density residential district for mobile homes at a density of eight (8) units per gross acre.
- B. In addition to the regulations set forth in this article, all mobile homes must also conform to the mobile home regulations commencing in section 17.07.005 of this title.

17.05.420: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an MH-8 District shall be as follows:

- Administrative.
- Essential service (underground).
- "Home occupation", as defined in this title.
- Individual mobile homes.
- Neighborhood recreation.
- Public recreation.
- Single-family detached housing.

17.05.250: GENERALLY:

- A. The R-17 District is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre.
- B. This district permits single-family detached housing as specified by the R-8 District and duplex housing as specified by the R-12 District.
- C. This district is for establishment in those areas that are not suitable for lower density residential due to proximity to more intense types of land use.
- D. This district is appropriate as a transition between low density residential and commercial districts, or as a buffer between arterial streets and low density residential districts.

17.05.260: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-17 District shall be as follows:

- Administrative.
- Childcare facility.
- Community education.
- Duplex housing as specified by the R-12 District.
- Essential service.

- "Home occupation", as defined in this title.
- Multiple-family.
- Neighborhood recreation.
- Public recreation.
- Single-family detached housing.

THEORETICAL DENSITY BY ZONE TYPE (MH-8 vs. R-17):

Note: Theoretical density calculations can be limited by actual construction standards such as required setbacks, height limitations, parking, and other regulations that may restrain the full expected use of the property. These calculations are based on lot size and frontage only.

The subject property measures 0.522 acres or 22,738.32 sq. ft. and has 130' ft. of frontage on a public street (Fruitland Ln.).

MH-8 zoning has two ways to realize density for "highest and best use". The first is a typical subdivision requiring a minimum of 5,500 sq. ft. lot with 50' of frontage on a public street. So, while there is enough *property* for four lots, the *frontage requirement* limits the potential for subdivision into two (2) lots because of the frontage requirement. Maximum height is 19' unless the home is "stick built" onsite allowing for 32'.

The other MH-8 option is a mobile home park. This particular use requires a public hearing for special use permit approval and requires vehicular circulation, but lot size minimum is 3,150 sq ft. (11 units/acre). Because the lot would remain whole in single ownership, the frontage would remain as is, yielding a maximum potential of seven (7) mobile home sites.

If the zone change request is approved to R-17 and the developer builds multi-family units (3-units attached or more per structure), the required property per unit is 2,500 sq. ft. This calculation would allow for a total of nine (9) attached units for this parcel. Maximum height in an R-17 for multi-family structures is 45'.

Evaluation: *The City Council must determine, based on the information before them, whether or not the proposal would adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and)/(or) existing land uses.*

APPLICABLE CODES AND POLICIES:

UTILITIES:

1. All proposed utilities within the project shall be installed underground.
2. All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to

City guidelines shall be submitted and approved by the City Engineer prior to construction.

3. All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

STREETS:

4. Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
5. All required street improvements shall be constructed prior to issuance of, or, in conjunction with, building permits.
6. An encroachment permit is required to be obtained prior to any work being performed in the existing right-of-way.

STORMWATER:

7. A stormwater management plan shall be submitted and approved prior to start of any construction. The plan shall conform to all requirements of the City.

PROPOSED CONDITIONS:

No conditions are proposed for this zone change request.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2022-2042 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2021 Parks Master Plan
2017 Trails and Bikeways Master Plan

ACTION ALTERNATIVES:

The City Council will need to consider this request and make findings to (approve) (deny) the requested R-17 zoning.

Attachments:

Attachment 1 – Applicant’s Application and Narrative
Attachment 2 – Comprehensive Plan Goals and Objectives Worksheet

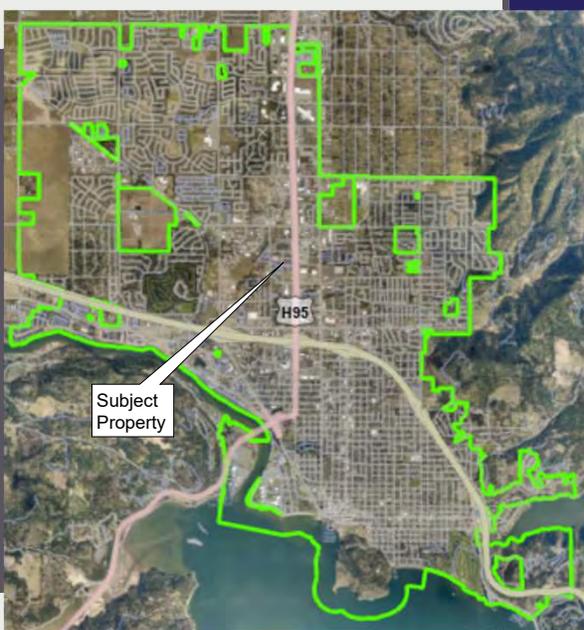
CITY COUNCIL MEETING

MARCH 17, 2026



City of Coeur d'Alene, Idaho

1

	<p>OWNER/APPLICANT: Michael & Norma Reasor 104 E. Theresa Dr. Coeur d'Alene, ID 83814</p> <p>DECISION POINT: Michael & Norma Reasor are requesting approval of a zone change from MH-8 to an R-17 zoning district for vacant property commonly known as 3620 N. Fruitland Lane.</p> 
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2



ZC-1-26:
Zone Change from MH-8 To R-17
LOCATION:
0.522 +/- Acre Parcel Located at 3620 N. Fruitland Lane



▪ **Property Location**

3



ZC-1-26:
Zone Change from MH-8 To R-17
LOCATION:
0.522 +/- Acre Parcel Located at 3620 N. Fruitland Lane



▪ **Site Context**

4

		
	<h2>BACKGROUND INFORMATION</h2>	

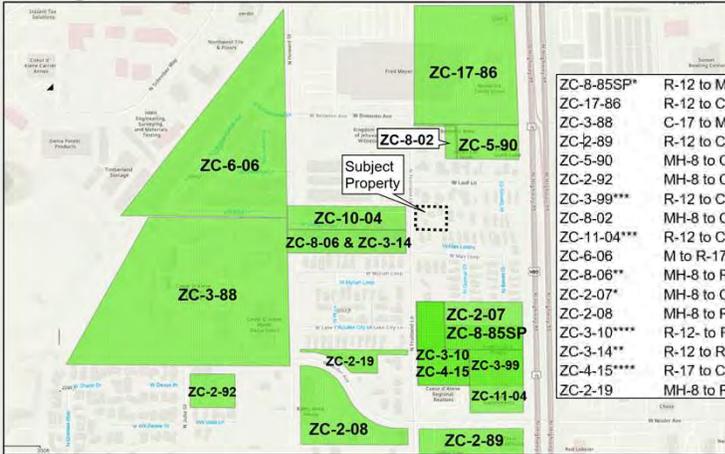
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	<h2>ZC-1-26: Zone Change from MH-8 to R-17 [Recommendation by Planning Commission]</h2>
	<p>Planning Commission met for their regularly scheduled hearing on February 10, 2026, to review the applicant's request to change the existing MH-8 zoning (Mobile Home at 8 units per acre) to R-17 (Residential at 17 units per acre). Planning Commission recommended approval of the zone change by a unanimous vote of 5-0 with no conditions.</p>

6



ZC-1-26: Zone Change from MH-8 to R-17 [Prior Zone Change Requests in the Area]



ZC-8-85SP*	R-12 to MH-8	3514 FRUITLAND LN (partial)	Approved
ZC-17-86	R-12 to C-17	NKA FRUITLAND ADD	Approved
ZC-3-88	C-17 to M	3500 JULIA ST	Approved
ZC-2-89	R-12 to C-17	3200 FRUITLAND LN	Approved
ZC-5-90	MH-8 to C-17	484 BOSANKO AVE	Approved
ZC-2-92	MH-8 to C-17	3380 JULIA ST	Approved
ZC-3-99****	R-12 to C-17	3400 FRUITLAND LN	Expired
ZC-8-02	MH-8 to C-17	3832 FRUITLAND LN	Approved
ZC-11-04***	R-12 to C17	3400 FRUITLAND LN	Approved
ZC-6-06	M to R-17 & C17	HOWARD ST & BOSANKO AVE	Approved
ZC-8-06**	MH-8 to R-12	3615 FRUITLAND LN (same property)	Approved
ZC-2-07*	MH-8 to C-17	3514 FRUITLAND LN (whole property)	Approved
ZC-2-08	MH-8 to R-12	3285 FRUITLAND LN	Approved
ZC-3-10****	R-12 to R-17	3400 & 3514 FRUITLAND LN	Approved
ZC-3-14**	R-12 to R-17	3615 FRUITLAND LN (same property)	Approved
ZC-4-15****	R-17 to C-17	3502 FRUITLAND LN (address changed)	Approved
ZC-2-19	MH-8 to R-17	601 NEIDER AVE	Approved

7

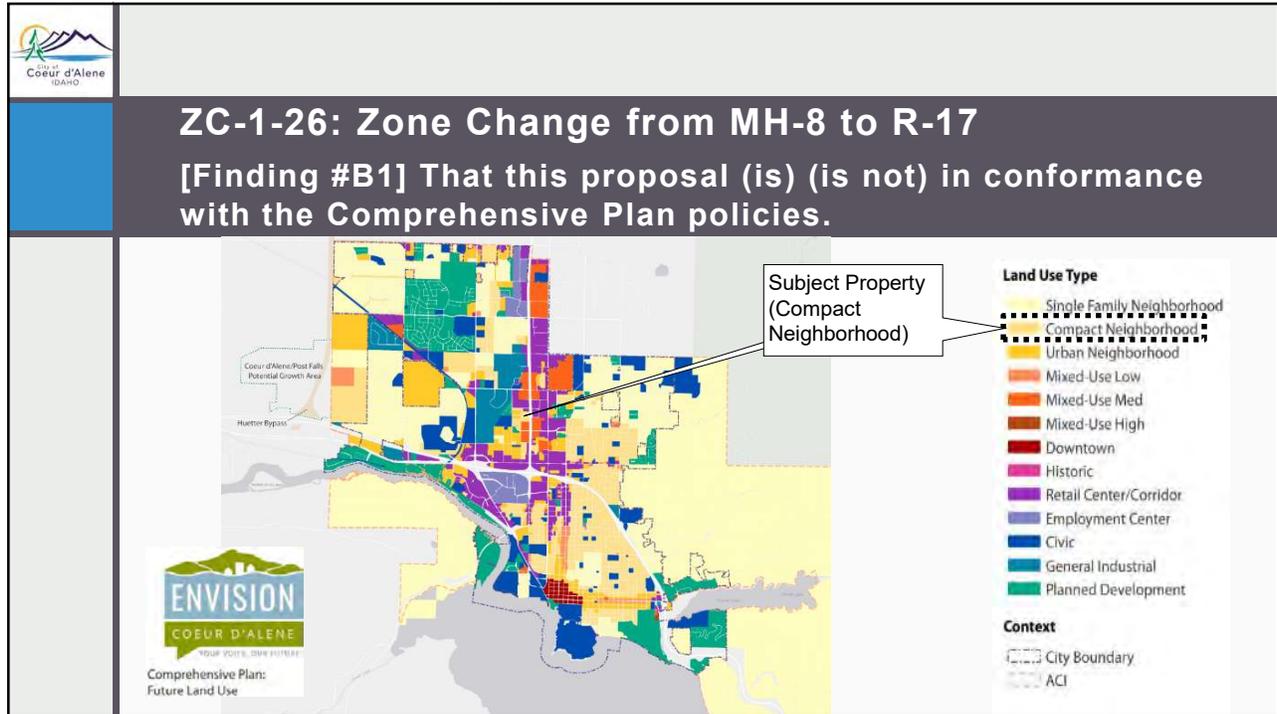


ZC-1-26: Zone Change from MH-8 to R-17 [Required Zone Change Findings]

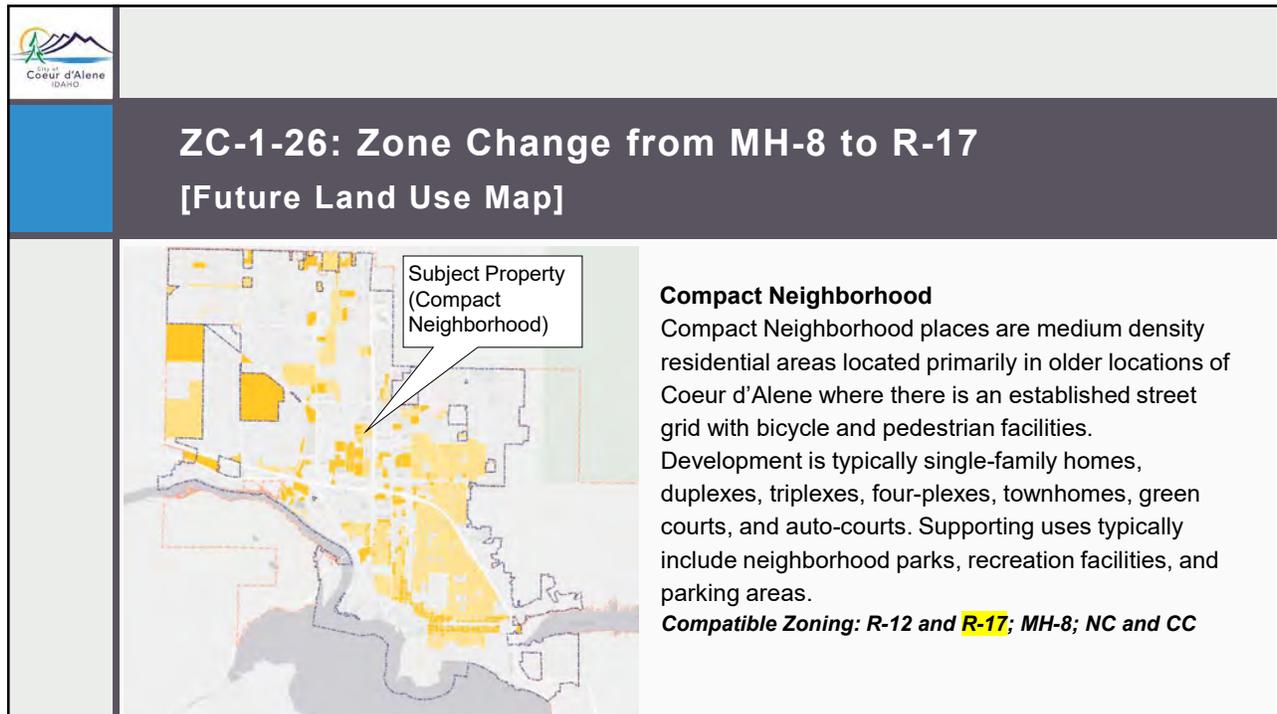
- Finding #B1:** That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.
- Finding #B2:** That public facilities and utilities (are) (are not) available and adequate for the proposed use.
- Finding #B3:** That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.
- Finding #B4:** That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.

Note: The City Council shall base its findings on the Statement of Facts A1–A15 (pg.4-5 of staff report), the full staff report, applicant presentation, public testimony, and all other evidence received at the hearing. These materials establish procedural compliance, site conditions, zoning and neighborhood context, Comprehensive Plan alignment, utility and facility availability, and potential impacts.

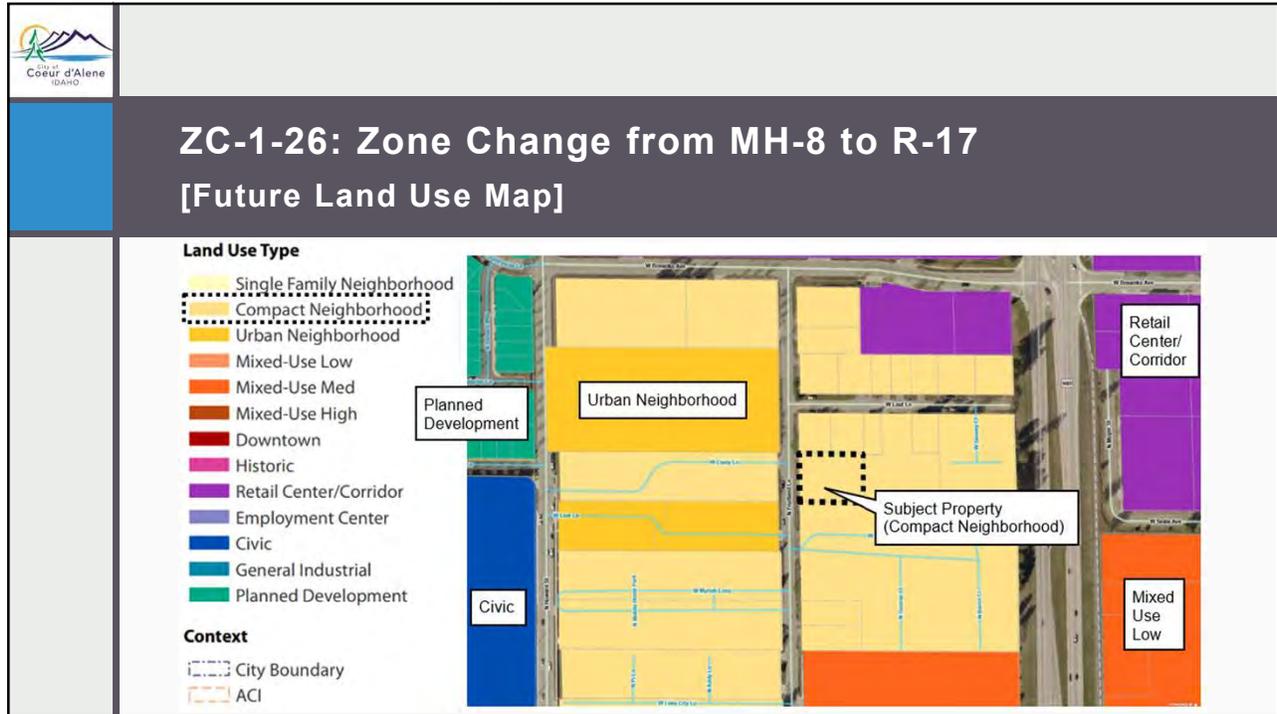
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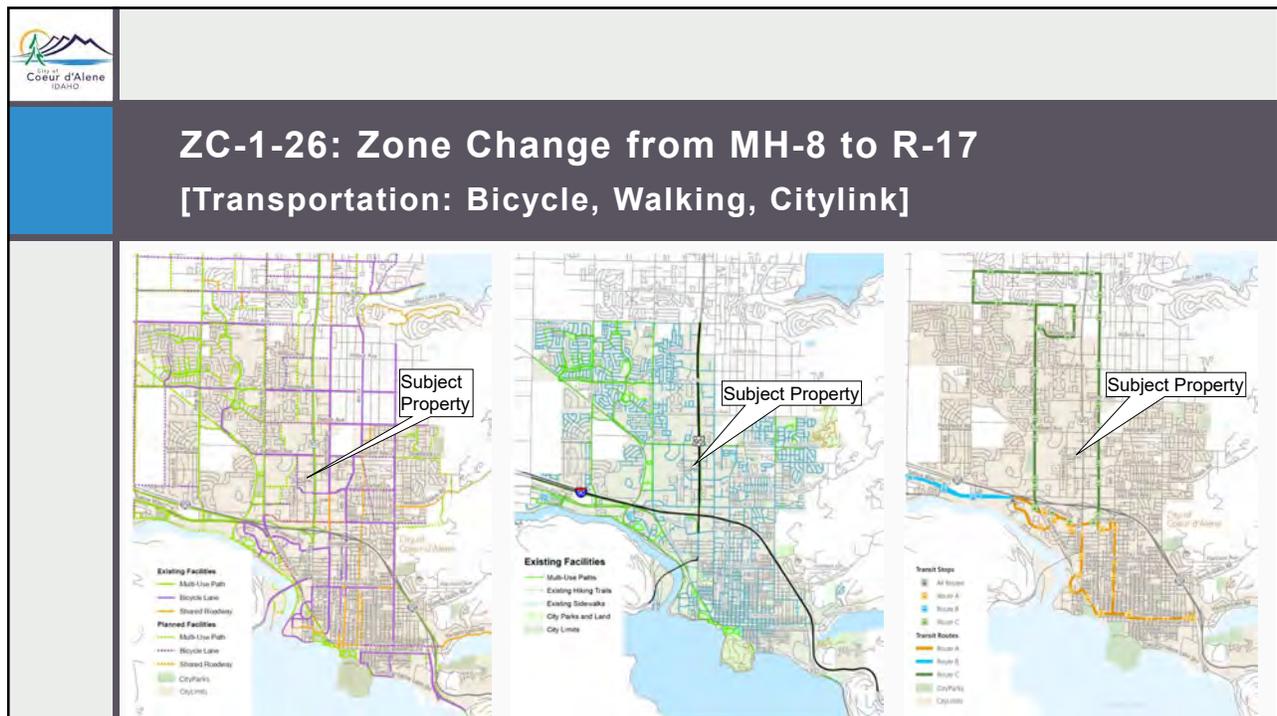
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11



12

		
	<p>[2022-2042 Comprehensive Plan Goals & Objectives]</p> <p>Policy Framework: Community & Identity (CI) 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.</p> <p>Growth & Development (GD) 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. 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.</p> <p>Health & Safety (HS) Goal HS 3: Continue to provide exceptional police, fire, and emergency services. Objective HS 3.2: Enhance regional cooperation to provide fast, reliable emergency services.</p>	

13

		
	<p>ZC-1-26: Zone Change from MH-8 to R-17 [Finding #B2] That public facilities and utilities (are) (are not) available and adequate for the proposed use.</p>	
	<p>STORMWATER: City Code requires that all stormwater remain on the property and for a stormwater management plan to be submitted and approved prior to any construction activity on the site. <i>-Submitted by Chris Bosley, City Engineer</i></p> <p>STREETS: The subject property is bordered by Fruitland Lane to the west. Frontage improvement requirements including curb, gutter, sidewalk, and stormwater swales will be handled at the time of construction. <i>-Submitted by Chris Bosley, City Engineer</i></p> <p>WATER: There is a 12" C-900 water main on N Fruitland In with a 3/4" service and meter serving this property. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional services will have cap fees due at building permitting. <i>-Submitted by Glen Poelstra, Assistant Water Director</i></p>	

14

	
	<p style="text-align: center;">ZC-1-26: Zone Change from MH-8 to R-17 [Finding #B2] ...continued</p>
	<p>SEWER: The City sewer is available for this project along N Fruitland Lane, and according to the 2023 Collection System Master Plan, the Wastewater Department has both the willingness and the capacity to serve this property. Wastewater has no objections to the proposed Zone Change Request. However, any development must fully comply with all applicable Wastewater Department and City of Coeur d'Alene codes and standards for construction at the time of building permit. <i>-Submitted by Larry Parsons, Utility Project Manager</i></p> <p>FIRE: The Coeur d'Alene Fire Department has no comments regarding the requested zone change. It should be known that side setbacks of 10' between buildings with a height of 45' have an increased risk for exposure from one building to the next via convection of heat from fire. All requirements of the currently adopted International Fire Code will be enforced at the time of permit submittal. <i>-Submitted by Craig Etherton, Deputy Fire Marshal</i></p>

15

	
	<p style="text-align: center;">ZC-1-26: Zone Change from MH-8 to R-17 [Finding #B3] That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.</p>
	<p>PHYSICAL CHARACTERISTICS: The site is flat, vacant (former single-family home demolished 2023), with no topographical constraints making it unsuitable for the request. Currently features an unoccupied pull-behind trailer/camper. No sidewalk or street swale exists on the east side of Fruitland Ln. Surrounded by varied residential uses (single-family, mobile/manufactured homes, R-12 pocket housing, and R-17 multifamily across Fruitland Ln).</p>

16



ZC-1-26: Zone Change from MH-8 to R-17 [Photos]

SITE PHOTO: Looking east across Fruitland Lane from Clady Ln. toward the subject property.



17



ZC-1-26: Zone Change from MH-8 to R-17 [Photos] ...continued

SITE PHOTO: Looking north from SW corner of property toward Lauf Ln.



18

		
	<h2>ZC-1-26: Zone Change from MH-8 to R-17</h2> <h3>[Photos] ...continued</h3>	
	<p>SITE PHOTO: View from NE corner from rear of property toward Fruitland Ln.</p> 	<p>SITE PHOTO: Rear of parcel showing existing fence along the property line looking NE.</p> 

19

		
	<h2>ZC-1-26: Zone Change from MH-8 to R-17</h2> <p>[Finding #B4] That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.</p>	
	<p>The proposed zone change would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from a zone change alone. However, the applicant intends to construct nine workforce housing units. Although the Institute of Transportation Engineers' Trip Generation Manual provides no Land Use Code for workforce housing, Multifamily Low-Rise Apartments (Land Use Code 221) are considered a reasonable approximation. From this, it is estimated that the nine units will generate an average of 59 trips per day with five occurring in the AM Peak Hour and six occurring in the PM Peak Hour. Fruitland Lane has the available capacity to accommodate the additional traffic.</p> <p style="text-align: center;"><i>-Submitted by Chris Bosley, City Engineer</i></p>	

20



ZC-1-26: Zone Change from MH-8 to R-17 [Neighborhood Character]

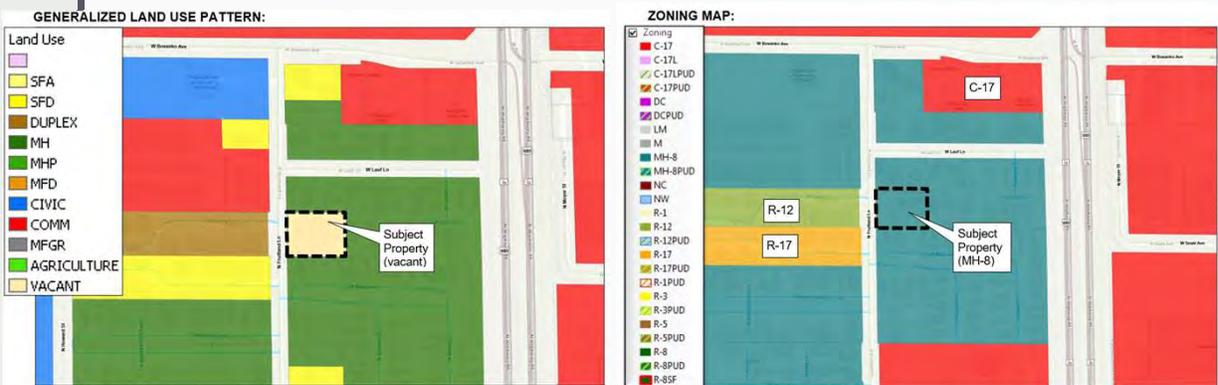
North Fruitland Lane features a transitioning suburban residential character west of US-95, serving as a transitional zone between compact urban amenities and varied housing types developed incrementally over decades.

The area exhibits compatibility with a range of residential uses modest lot sizes, mixed formal/informal street layouts, and a blend of affordable, practical housing forms without uniform architecture—reflecting an established working-class neighborhood near commercial amenities like the Fred Meyer complex.

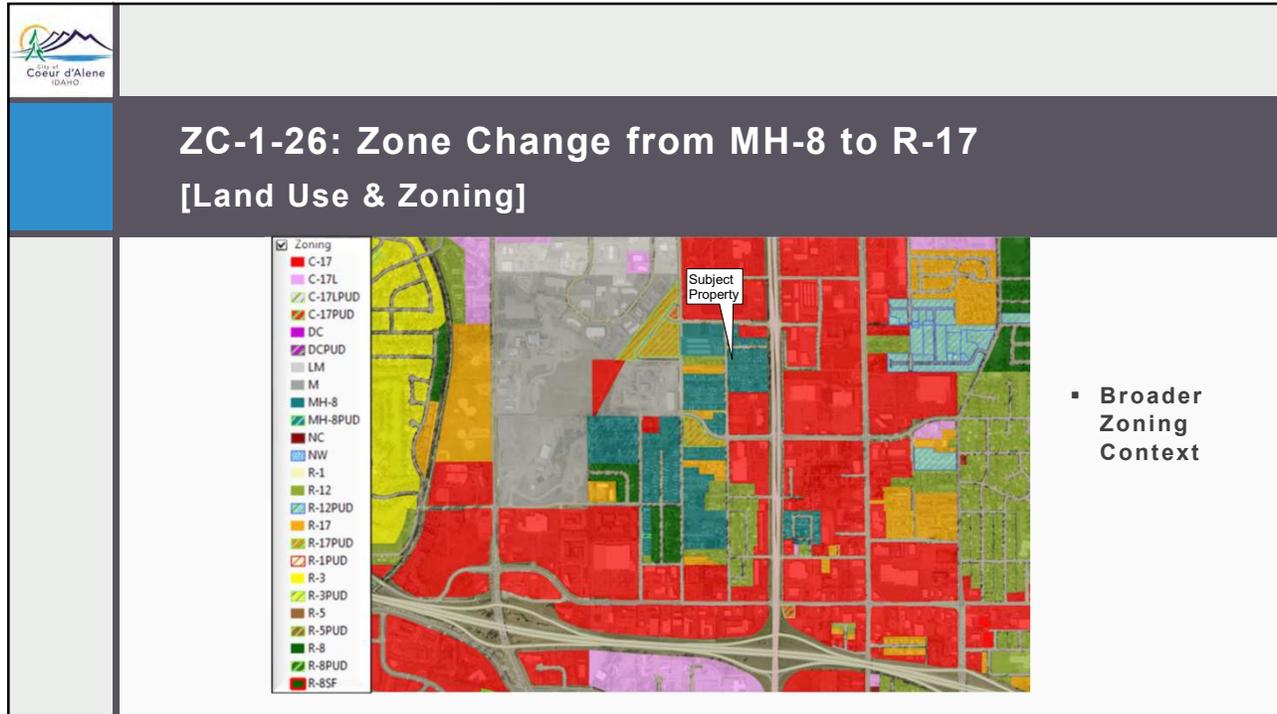
21



ZC-1-26: Zone Change from MH-8 to R-17 [Land Use & Zoning]



22



23

ZC-1-26: Zone Change from MH-8 to R-17
[Existing Mobile Home MH-8 Zoning]

17.05.410: GENERALLY:

A. The MH-8 District is intended as a moderate density residential district for mobile homes at a density of eight (8) units per gross acre.

B. In addition to the regulations set forth in this article, all mobile homes must also conform to the mobile home regulations commencing in section 17.07.005 of this title.

17.05.420: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an MH-8 District shall be as follows:

- Administrative.
- Essential service (underground).
- "Home occupation", as defined in this title.
- Individual mobile homes.
- Neighborhood recreation.
- Public recreation.
- Single-family detached housing.

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	<h2 style="margin: 0;">ZC-1-26: Zone Change from MH-8 to R-17</h2> <h3 style="margin: 0;">[Proposed Residential R-17 Zoning]</h3>		
	<p>17.05.250: GENERALLY:</p> <p>A. The <u>R-17 District</u> is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre.</p> <p>B. This district permits single-family detached housing as specified by the R-8 District and duplex housing as specified by the R-12 District.</p> <p>C. This district is for establishment in those areas that are not suitable for lower density residential due to proximity to more intense types of land use.</p> <p>D. This district is appropriate as a transition between low density residential and commercial districts, or as a buffer between arterial streets and low-density residential districts.</p> <p>17.05.260: PERMITTED USES; PRINCIPAL:</p> <p>Principal permitted uses in an <u>R-17 District</u> shall be as follows:</p> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Administrative. • Childcare facility. • Community education. • Duplex housing as specified by the R-12 District. • Essential service. </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • "Home occupation", as defined in this title. • Multiple-family. • Neighborhood recreation. • Public recreation. • Single-family detached housing. </td> </tr> </table>	<ul style="list-style-type: none"> • Administrative. • Childcare facility. • Community education. • Duplex housing as specified by the R-12 District. • Essential service. 	<ul style="list-style-type: none"> • "Home occupation", as defined in this title. • Multiple-family. • Neighborhood recreation. • Public recreation. • Single-family detached housing.
<ul style="list-style-type: none"> • Administrative. • Childcare facility. • Community education. • Duplex housing as specified by the R-12 District. • Essential service. 	<ul style="list-style-type: none"> • "Home occupation", as defined in this title. • Multiple-family. • Neighborhood recreation. • Public recreation. • Single-family detached housing. 		

25

	
	<h2 style="margin: 0;">ZC-1-26: Zone Change from MH-8 to R-17</h2> <h3 style="margin: 0;">[Theoretical Density by Zone Type]</h3>
	<p>The subject property measures 0.522 acres or 22,738.32 sq. ft. and has 130' ft. of frontage on a public street (Fruitland Ln.).</p> <p>MH-8 zoning has two ways to realize density:</p> <ol style="list-style-type: none"> 1. <u>Subdivision</u> with minimum 5,500 sq. ft. lot and 50' of frontage on a public street. <ul style="list-style-type: none"> • Max 2 lots • <i>Maximum height is 19' unless the home is "stick built" onsite allowing for 32'.</i> 2. <u>Mobile home park</u> by special use permit with minimum lot size of 3,150 sq ft. (11 units/acre). <ul style="list-style-type: none"> • Max of seven (7) mobile home sites. • <i>Maximum height is 19'</i> <p>R-17 <u>multi-family</u> units (3-units attached or more per structure), 2,500 sq. ft. (17 units/acre)</p> <ul style="list-style-type: none"> • Max of nine (9) units • <i>Maximum height for multi-family structures is 45'</i>

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**ZC-1-26: Zone Change from
MH-8 to R-17**
[Proposed Conditions & Decision]

- *No conditions are proposed for the requested zone change.*



DECISION POINT:

The City Council will need to consider this request and make findings to (approve) (deny) the requested R-17 zoning.



APPLICANT'S APPLICATION



ZONE CHANGE APPLICATION

STAFF USE ONLY

Date Submitted: 12/22/25 Received by: [Signature] Fee paid: 16500 Project # ZC-1-26

REQUIRED SUBMITTALS

* Public Hearing with the Planning Commission and City Council required

Application Fee: \$ 1,200.00

Publication Fee: \$ 300.00

Mailing Fee(x2): \$ 1.00 per address + \$ 28.00

(The City's standard mailing list has 28 addresses per public hearing)

A COMPLETE APPLICATION is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

Completed application form

Application, Publication, and Mailing Fees

Title Report(s) by an Idaho licensed Title Company: Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.

Mailing labels provided by an Idaho licensed Title Company: Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:

1. All property owners within 300ft of the external boundaries. * Non-owners list no longer required*
2. All property owners within the subject property boundaries. (Including the applicant's property)
3. A copy of the tax map showing the 300ft mailing boundary around the subject property.

A written narrative: Including zoning, how proposal relates to the 2022-2042 Comprehensive Plan Category, Neighborhood Area, applicable Special Areas and appropriate Goals and Policies, and Policies and how they support your request.

A legal description: in MS Word compatible format.

A vicinity map: To scale, showing property lines, thoroughfares, existing and proposed zoning, etc.

Submittal documents: Applications will not be accepted unless all application items on the form are submitted both with original documents and an electronic copy.

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posed on the property is also required and must be returned to the Planning Department.

APPLICATION INFORMATION

PROPERTY OWNER: Michael Reasor & Norma Reasor		
MAILING ADDRESS: [REDACTED]		
CITY: Coeur D'Alene	STATE: Idaho	ZIP: 83814
PHONE: [REDACTED]	FAX:	EMAIL: [REDACTED]
APPLICANT OR CONSULTANT:		STATUS: ENGINEER OTHER
MAILING ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	FAX:	EMAIL:

FILING CAPACITY

- Recorded property owner as to of 08/31/2023
- Purchasing (under contract) as of _____
- The Lessee/Renter as of _____
- Authorized agent of any of the foregoing, duly authorized in writing. *(Written authorization must be attached)*

SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY: 3620 North Fruitland Ln. Coeur d'Alene, Id		
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input type="checkbox"/> R-17 <input checked="" type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> CC <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input type="checkbox"/> R-17 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> CC <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
TAX PARCEL #: C4050000075E	EXISTING ZONING: MH8	TOTAL NET AREA/ACRES: .522
GROSS AREA/ACRES: 22738 Sq Ft	CURRENT LAND USE: Vacant	ADJACENT LAND USE: MH8
DESCRIPTION OF PROJECT/REASON FOR REQUEST:		
To rezone from MH8 to R17 ^{R17} to build infrastructure for 9 units of work force/affordable houses.		

REQUIRED CERTIFICATIONS:

OWNERSHIP LIST:

Attached is a listing of the addresses of all property owners within 300 feet of this request as described under "Submittals".

The list was compiled by Kootenai Title Company on 08/2023.
(title company) (date)

RESIDENTS LIST:

Attached is a listing of the addresses of all residences that are not owner-occupied within 300 feet of this request as described under "Submittals".

The list was compiled by Sam Johnson on _____.
(name) (date)

CERTIFICATION OF APPLICANT:

I, Michael Reaser, being duly sworn, attests that he/she is the applicant of this
(Insert name of applicant)

request and knows the contents thereof to be true to his/her knowledge.

Signed: [Signature]
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 2 day of December, 2025.

Notary Public for Idaho Residing at: Kootenai county

My commission expires: 10/7/27

Signed: [Signature]
(notary)



CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Michael Reasor Telephone No.: [REDACTED]

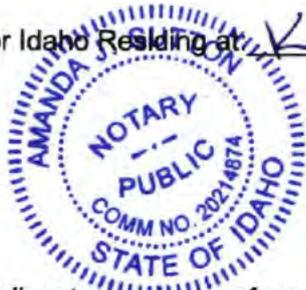
Address: 104 E Theresa Drive CDA 83814

Signed by Owner: [Signature]

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 2 day of December, 2025

Notary Public for Idaho Residing at Kootenai county



My commission expires: 10/7/27

Signed: Amanda Sottan
(notary)

For multiple applicants or owners of record, please submit multiple copies of this page.

I (We) the undersigned do hereby make petition for a zone change of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 2 DAY OF December 2025

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Norma Reaser Telephone No.: [REDACTED]

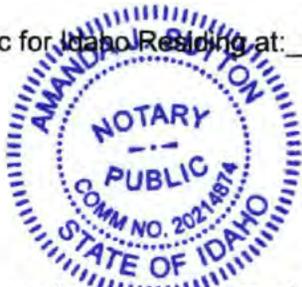
Address: 104 E Theresa Drive CPA 83814

Signed by Owner: Norma Reaser

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 2 day of December, 2025

Notary Public for Idaho Residing at: Kootenai County



My commission expires: 10/7/27

Signed: Amanda Sutton
(notary)

For multiple applicants or owners of record, please submit multiple copies of this page.

I (We) the undersigned do hereby make petition for a zone change of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS 2 DAY OF December 2025

Narrative for Zone Change - 3620 N. Fruitland Ln Coeurdalene Mike & Norma Reasor

To: City of CoeurAlene Planning Dept

Cc/Bcc, From:

Subject: Narrative for Zone Change - 3620 N. Fruitland Ln Coeurdalene Mike & Norma Reasor

-Present zoning on property is M-8. Requesting Rezone to R-17. Coeurdalene City Comp Plan agrees with R-17 from M-8.

-Currently the property is a vacant lot. Past use was a single family dwelling with 2 car detached garage and 500 sq. ft. shop.

-Water and sewer available on site.

-Adjacent property and most recent developments on west side of Fruitland Lane are Aspen Creek Village Condos and Link Lane Townhouses R12

-Lot + 22,738 square feet + 9.09 potential dwelling lots with setbacks of 20 ft front, 20 ft back , 10 ft side and 45 height .



**Comp
Plan
Goals
&
Objectives**

COMPREHENSIVE PLAN GOALS AND OBJECTIVES

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 2**
Maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and visit.
 - OBJECTIVE CI 2.1**
Maintain the community's friendly, welcoming atmosphere and its smalltown feel.
 - OBJECTIVE CI 2.2**
Support programs that preserve historical collections, key community features, cultural heritage, and traditions.

- 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.

- Goal CI 4**
Coeur d'Alene is a community that works to support cultural awareness, diversity and inclusiveness.
 - OBJECTIVE CI 4.1**
Recognize cultural and economic connections to the Coeur d'Alene Tribe, acknowledging that this area is their ancestral homeland.
 - OBJECTIVE CI 4.2**
Create an environment that supports and embraces diversity in arts, culture, food, and self-expression.
 - OBJECTIVE CI 4.3**
Promote human rights, civil rights, respect, and dignity for all in Coeur d'Alene.

Education & Learning

- Goal EL 3**
Provide an educational environment that provides open access to resources for all people.
 - OBJECTIVE EL 3.2**
Provide abundant opportunities for and access to lifelong learning, fostering mastery of new skills, academic enrichment, mentoring programs, and personal growth.
 - OBJECTIVE EL 3.3**
Support educators in developing and maintaining high standards to attract, recruit, and retain enthusiastic, talented, and caring teachers and staff.

- Goal EL 4**
Support partnerships and collaborations focused on quality education and enhanced funding opportunities for school facilities and operations.
 - OBJECTIVE EL 4.1**
Collaborate with the school district (SD 271) to help identify future locations for new or expanded school facilities and funding mechanisms as development occurs to meet Coeur d'Alene's growing population.
 - OBJECTIVE EL 4.2**
Enhance partnerships among local higher education institutions and vocational schools, offering an expanded number of degrees and increased diversity in graduate level education options with combined campus, classroom, research, and scholarship resources that meet the changing needs of the region.

Environment & Recreation

- Goal ER 1**
Preserve and enhance the beauty and health of Coeur d'Alene's natural environment.
 - OBJECTIVE ER 1.1**
Manage shoreline development to address stormwater management and improve water quality.
 - OBJECTIVE ER 1.2**
Improve the water quality of Coeur d'Alene Lake and Spokane River by reducing the use of fertilizers, pesticides, herbicides, and managing aquatic invasive plant and fish species.
 - OBJECTIVE ER 1.3**
Enhance and improve lake and river habitat and riparian zones, while maintaining waterways and shorelines that are distinctive features of the community.
 - OBJECTIVE ER 1.4**
Reduce water consumption for landscaping throughout the city.
- Goal ER 2**
Provide diverse recreation options.
 - OBJECTIVE ER 2.2**
Encourage publicly-owned and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities (both outdoor and indoor), hiking and biking pathways, open space, passive recreation, and water access for people and motorized and non-motorized watercraft.
 - OBJECTIVE ER 2.3**
Encourage and maintain public access to mountains, natural areas, parks, and trails that are easily accessible by walking and biking.
- Goal ER 3**
Protect and improve the urban forest while maintaining defensible spaces that reduces the potential for forest fire.
 - OBJECTIVE ER 3.1**
Preserve and expand the number of street trees within city rights-of-way.
 - OBJECTIVE ER 3.2**
Protect and enhance the urban forest, including wooded areas, street trees, and "heritage" trees that beautify neighborhoods and integrate nature with the city.
 - OBJECTIVE ER 3.3**
Minimize the risk of fire in wooded areas that also include, or may include residential uses.
 - OBJECTIVE ER 3.4**
Protect the natural and topographic character, identity, and aesthetic quality of hillsides.

- Goal ER 4**
Reduce the environmental impact of Coeur d'Alene.
 - OBJECTIVE ER 4.1**
Minimize potential pollution problems such as air, land, water, or hazardous materials.
 - OBJECTIVE ER 4.2**
Improve the existing compost and recycling program.

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 1.3**
Promote mixed use development and small-scale commercial uses to ensure that neighborhoods have services within walking and biking distance.
 - OBJECTIVE GD 1.4**
Increase pedestrian walkability and access within commercial development.
 - OBJECTIVE GD 1.5**
Recognize neighborhood and district identities.
 - OBJECTIVE GD 1.6**
Revitalize existing and create new business districts to promote opportunities for jobs, services, and housing, and ensure maximum economic development potential throughout the community.
 - OBJECTIVE GD 1.7**
Increase physical and visual access to the lakes and rivers.
 - OBJECTIVE GD 1.8**
Support and expand community urban farming opportunities.
- 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.
 - OBJECTIVE GD 2.2**
Ensure that City and technology services meet the needs of the community.
- Goal GD 3**
Support the development of a multimodal transportation system for all users.
 - OBJECTIVE GD 3.1**
Provide accessible, safe, and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation.
 - OBJECTIVE GD 3.2**
Provide an accessible, safe, efficient multimodal public transportation system including bus stop amenities designed to maximize the user experience.
- Goal GD 4**
Protect the visual and historic qualities of Coeur d'Alene
 - OBJECTIVE GD 4.1**
Encourage the protection of historic buildings and sites.

- Goal GD 5**
Implement principles of environmental design in planning projects.

- OBJECTIVE GD 5.1**
Minimize glare, light trespass, and skyglow from outdoor lighting.

Health & Safety

- Goal HS 1**
Support social, mental, and physical health in Coeur d'Alene and the greater region.

- OBJECTIVE HS 1.1**
Provide safe programs and facilities for the community's youth to gather, connect, and take part in healthy social activities and youth-centered endeavors.

- OBJECTIVE HS 1.2**
Expand services for the city's aging population and other at-risk groups that provide access to education, promote healthy lifestyles, and offer programs that improve quality of life.

- OBJECTIVE HS 1.3**
Increase access and awareness to education and prevention programs, and recreational activities.

- Goal HS 3**
Continue to provide exceptional police, fire, and emergency services.

- OBJECTIVE HS 3.2**
Enhance regional cooperation to provide fast, reliable emergency services.

- OBJECTIVE HS 3.3**
Collaborate with partners to increase one on one services.

Jobs & Economy

- Goal JE 1**
Retain, grow, and attract businesses

- OBJECTIVE JE 1.1**
Actively engage with community partners in economic development efforts.

- OBJECTIVE JE 1.2**
Foster a pro-business culture that supports economic growth.

- Goal JE 3**
Enhance the Startup Ecosystem

- OBJECTIVE JE 3.1**
Convene a startup working group of business leaders, workforce providers, and economic development professionals and to define needs.

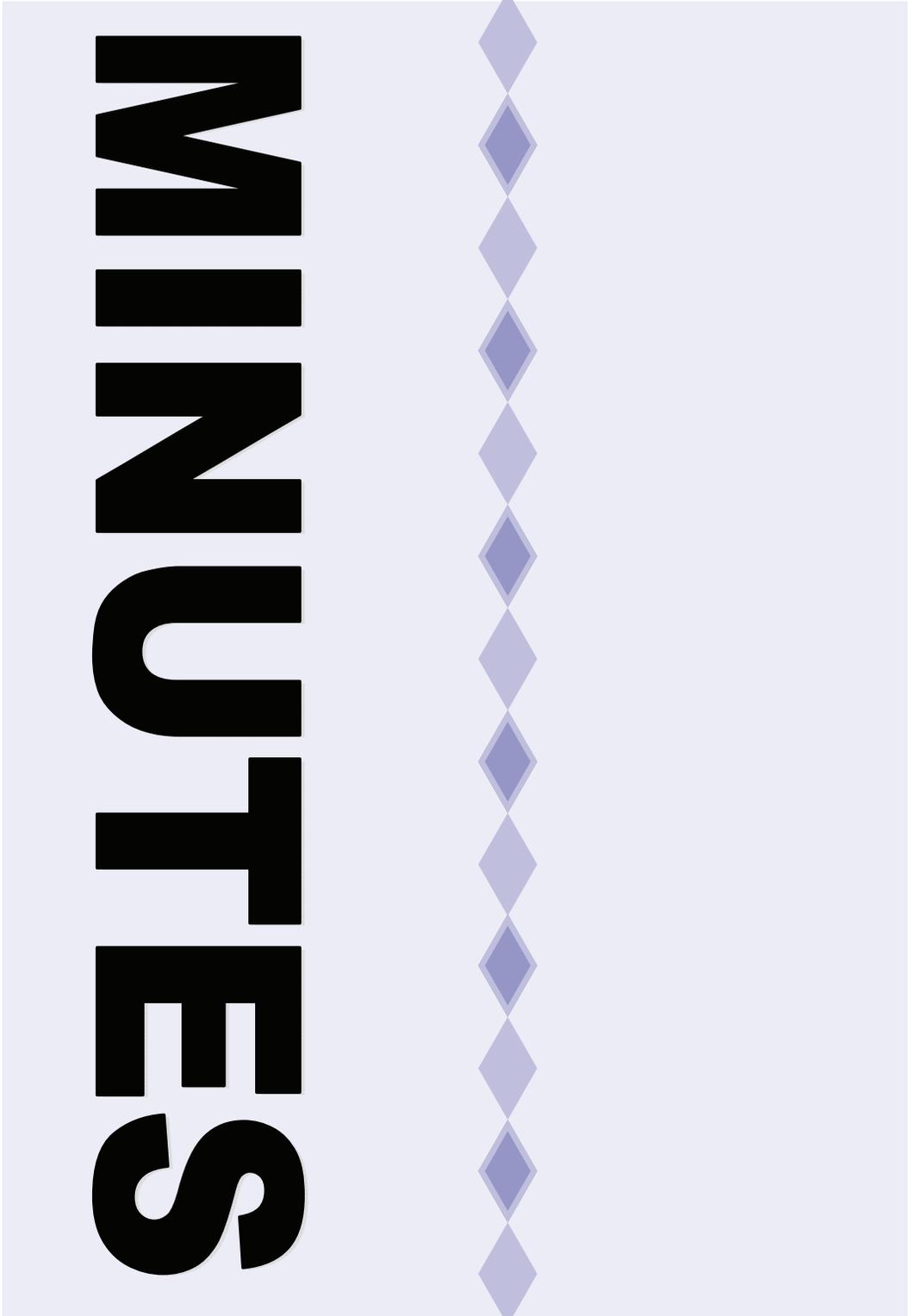
- OBJECTIVE JE 3.2**
Develop public-private partnerships to develop the types of office space and amenities desired by startups.

- OBJECTIVE JE 3.3**
Promote access to the outdoors for workers and workers who telecommute.

- OBJECTIVE JE 3.4**
Expand partnerships with North Idaho College, such as opportunities to use the community maker space and rapid prototyping (North Idaho College Venture Center and Gizmo) facilities.



MINUTES



**PLANNING & ZONING COMMISSION MINUTES
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE
FEBRUARY 10, 2026**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Phil Ward
Kris Jamtaas
Sarah McCracken
Lynn Fleming

STAFF MEMBERS PRESENT:

Hilary Patterson, Community Planning Director
Sean Holm, Senior Planner
Randy Adams, City Attorney
Traci Clark, Administrative Assistant

COMMISSIONERS ABSENT:

Jon Ingalls, Vice Chair
Mark Coppess

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 5:30 p.m.

APPROVAL OF MINUTES:

Motion by Commissioner Fleming, seconded by Commissioner Jamtaas, to approve the minutes of the Planning & Zoning Commission meeting on January 13, 2026. Motion carried.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

Hilary Patterson, Community Planning Director, provided the following comments:

- We didn't receive any public hearing items; we will not have a meeting in March. We are working on doing the joint educational workshop. We will get you more details as that progresses.
- I wanted to mention, and this is of interest particularly to any of the developers or the applicants involved with public hearing items. There is a scam happening statewide. It's been happening in other jurisdictions where scammers scrub the websites and look for applicants' information and send them fake invoices for public hearing items. We have posted a scam alert on our website and we've redacted sensitive information for our newest agenda packet to try and hopefully help avoid that.
- The city has been watching closely this legislative session. There is a short-term rental bill that is moving rapidly through the House. We expect there will be a hearing this Thursday. House Bill 583. It would strip all local control and remove even the best practice of the registration and the good neighbor policy, which is very unfortunate. The city has taken a position that we oppose this bill. Commissioner Fleming wrote to legislators and the press in response. We've had some community members also send letters. If you are interested, I can get you more details. There is a competing bill that actually is supportive of local control, the registration process and having a responsible party named. That bill has not been introduced yet, but that's Senate Bill 1263, and

we hope that it will be introduced in the Senate soon.

COMMISSION COMMENTS:

None.

PUBLIC HEARINGS: *ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.**

1. Applicant: Michael & Norma Reasor
Location: 3620 N. Fruitland Lane
Request: A proposed zone change from MH-8 to R-17
QUASI-JUDICIAL, **(ZC-1-26)**

Mr. Holm, Senior Planner, provided the following statements:

The applicant is requesting approval of a zone change from MH-8 to R-17.

The subject property is located on the east side of Fruitland Lane, west of US-95, south of W. Lauf Ln. prior to W. Bosanko where the Fred Meyer complex exists. Currently, the property is vacant with a pull behind trailer/camper that appears to be sitting on the parcel, unoccupied. Prior to this, a single-family home with accessory structures existed on the lot, hence the associated address. A demolition permit was issued over the counter September 28, 2023, and closed October 6, 2023.

The subject property is adjacent to a multitude of housing types; single-family mobile, manufactured, and real property homes to the north, east, and west, with R-12 pocket housing and R-17 multifamily to the west on the opposite side of Fruitland Ln. A number of the local streets and access ways in the area are private, including: W. Clady Ln., Link Ln, W. Myriah Lp., W. Lake City Ln. and associated N. PJ Ln. and N. Addy Ln., and W. Max Lp and its offshoots N. Gunnar Ct. and N. Baron Ct. To the northwest there is a mini-storage facility.

Note that the applicant's proposed project idea for nine (9) workforce housing units is not tied to this requested zone change. If the subject site is approved to be changed to an R-17 residential district, then all permitted uses in the R-17 residential district would be allowed on this site as listed below (including the applicant's proposed project).

There are Four (4) findings that must be met for the re-zoning, Findings B1-B4.

The first finding is **Finding B1**. That this proposal (is) (is not) in conformance with the Comprehensive Plan policies. Mr. Holm explained that the property is within city limits and the City's 2022-2042 Comprehensive Plan categorizes this area as a "Compact Neighborhood" Place Type.

Place Types represent the form of future development, as envisioned by the residents of Coeur d'Alene. These Place Types 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.

Compact Neighborhood places are medium density residential areas located primarily in older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Development is typically single-family homes, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas. Compatible Zoning: R-12 and R-17; MH-8; NC and CC

Mr. Holm presented the curated list of goals and objectives from the Comprehensive Plan for Planning and Zoning Commission consideration and noted the commission could review the full list to determine which are appropriate for this zone change request. He shared goals and objectives from Community & Identity (CI), Growth & Development (GD), and Health & Safety (HS).

Finding B2 That the public facilities and utilities (are) (are not) available and adequate for the proposed use. Mr. Holm noted the department comments related to the zone change request related to stormwater, streets, water, sewer, and fire.

Finding B3 That the physical characteristics of the site (make) (do not make) it suitable for the request at this time. Mr. Holm outlined the physical characteristics of the site being generally flat with residential uses adjacent. There are no topographical or other physical constraints that would make the subject property unsuitable for the request. Currently, no sidewalk or street side swale exist on the east side of Fruitland Ln.

Finding B4 That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.

Mr. Holm stated City Engineer Chris Bosley has weighed in on the traffic aspect of this request. He has stated that zone changes in and of themselves do not create traffic, but it is the buildings and the people that live in them that do. This land use code 221, which he reviewed, estimates that if nine units are built of family low-rise apartments, that it would generate 59 trips per day. I wanted to point this out because this is something that I've learned recently that is not 59 trips from the subject property. That's 59 trips total for those units. It's just so everybody is aware moving forward, this is an important factor to take into account. Let's say one of the people that live in these units, they decide to go to Fred Meyer. That's one trip. They need gas. That's a second trip. It's not 59 trips to and from this property. That is 59 trips total that these people would make throughout a typical day on average. During the a.m. peak hour would be 5 and 6 occurring during the peak p.m. hour. And he says that Fruitland Lane has the available capacity to accommodate additional traffic. Moving on to neighborhood character. The area along North Fruitland Lane displays a transitioning suburban residential character common to the vicinity positioned west of US 95. This portion of Fruitland Lane is a transitional zone between more compact urban amenities featuring a varied mix of housing types that reflect incremental development over many decades. Overall, the neighborhood character is defined by its compatibility with a range of uses, both owned and leased, modest lot sizes, formal and informal street layouts, and a blend of housing forms that combine affordability and practicality over uniform architectural style. The area supports a sense of an established working class neighborhood in proximity to commercial amenities. As part of that is also the general land use pattern. This is our land use map.

Regarding neighborhood character, the area along North Fruitland Lane displays a transitioning suburban residential character common to the vicinity positioned west of US-95. This portion of Fruitland Lane is a transitional zone between more compact urban amenities featuring a varied mix of housing types that reflect incremental development over decades. Overall, the neighborhood character is defined by its compatibility with a range of residential uses both owned and leased, modest lot sizes, formal and informal street layouts, and a blend of housing forms that combine affordability and practicality over uniform architectural style. The area supports a sense of an established working-class neighborhood in proximity to commercial amenities (such as the nearby Fred Meyer complex).

Conditions:

There are no conditions proposed for this zone change request.

Decision Point:

Mr. Holm noted the action alternatives this evening. The Planning and Zoning Commission must consider the request and make a recommendation to the City Council on whether the proposed zone change from MH-8 to R-17 should be adopted or rejected.

Mr. Holm concluded his presentation.

Commissioner Ward commented on one of the exhibits on page 18 of the staff report, it shows all color-coded, and it shows C-17, I think it was court-ordered at, I believe it's the northeast corner of the property. But where the actual subject property is and everything around it within that quadrant, it's all colored turquoise. Does that mean it's all MH-8?

Mr. Holm replied everything north of the red, which is also part of that kind of a super block, if you will, because there aren't a lot of cross streets that go out to U.S. 95 due to limitations of access, is MH-8. That's the way it was across the street as well prior to the zone change.

Commissioner Ward stated this property is really small. I know that's a problem with it, but I'm really reluctant to give up any MH-8. It's one of the few affordable zone districts we have in Kootenai County or any place for that matter because so many of the mobile homes are being purchased by financial interests and so on, making them less than affordable houses. Looking at what we have here, I know they're asking for R-17, But directly to the west is R-12, and below that is R-17. I almost feel like we're creating a spot zone on this side by putting R-17 there, rather than an R-12 or, you know, even possibly an R-8, but I have no problem with R-12. I'm just a little concerned about R-17.

Commissioner Fleming asked does R-12 allows six units?

Mr. Holm replied no, R-12 as a single lot would only allow a maximum of two units. It would allow a maximum of two lots and two units on each lot. We used to have what was called pocket housing, which would allow some landlocked lots with tracks to get to them, which could increase some of that density. That was repealed a number of years ago. Now our code reads that you can only have a maximum of two units on any R-12 lot. If this was three acres, you could only have two, a duplex or two single families or a single family and an ADU.

Commissioner Fleming stated the R-12 across the street; I drove by it because I shop at Fred Meyer's and the car wash. That's two buildings, four units, so it's because of the length of that lot that they could pack that in.

Mr. Holm replied that was pocket housing from what I remember. It's been a long time ago, the road through there, which is a private street, Clayton Lane, does meander from one side, the units are on one side, and then it swaps over because that access road drops across to the other side and then it swaps over because that access road drops across.

Commissioner Fleming commented that Mr. Bosley is not here, and we know that coming down the pipeline is the reconfiguration of Appleway and Highway 95. Fruitland is going to be a turn-off so that you can get on to Appleway off 95. You're not going to be able to go up over and down so you're going to go into Fruitland. Do we see and it's a reverse thinking but it almost makes Fruitland a through way for if I'm going for Fred Myers I'm not going to get on the freeway and have to go back on to Fruitland or I'm going down Howard did you and Mr. Bosley talk about that and any thoughts with that being the road that and no consideration because I'm worried about what's going to happen down at Fruitland.

Mr. Holm stated Mr. Bosley did not mention anything about this being this far north and that traffic patterns will change.

Commissioner McCracken had a question while you have that map up. The upper left teal square, are those storage units, but it's still zoned MH-8?

Mr. Holm replied yes, that is what our zoning map represents, they've been there a long time.

Commissioner McCracken stated I was kind of curious, this one, since it can't really be subdivided, I guess it's going to be a rental product is what they're considering for affordable housing.

Mr. Holm stated I'm not sure if there was no mention if they would attempt to condominiumize the units.

Commissioner McCracken stated otherwise they wouldn't really be individually owned.

Mr. Holm replied unless they were condo platted.

Commissioner McCracken commented if this was zoned R-17 and they conformed with the current uses allowed in R-17, would there be a reason they would have to come back to us or they would just go about whatever they're planning on building?

Mr. Holm stated if City Council decides to allow the zone change moving forward without conditions they would not have to come back to Planning and Zoning.

City Attorney Randy Adams stated spot zoning was brought up, and I would like to address that. There is an Idaho Supreme Court case that says permitting a use of a parcel inconsistent with the use permitted in the rest of the district is invalid if it is not in accordance with the comp plan. Since the comp plan does indicate that R-17 is a permissible zone in this area, then it would not be in conflict with the comp plan or constitute a spot zone.

Ms. Patterson commented that she wanted to clarify the Habitat for Humanity project is zoned R-17 and is flanked by MH-8. As you go further south, there's a bunch of parcels where the zoning is MH-8, R-17, and MH-8. It's been kind of a consistent pattern of transition along there.

Commissioner McCracken stated Okay, I was thinking it is similar to that product, but it's just a little bit below on the map.

Commissioner Fleming said she just wanted to mention, I think the owners are indicating that they'd like to do workforce housing. I don't know if we can hold their feet to the fire on that. It'll be whatever they can build and whatever they can put out to the market. I don't know if we can insist that they do workforce housing.

Ms. Patterson stated that is correct. The only way you could do that would be to recommend conditional zoning, and council would have to make that determination.

Commissioner Fleming stated it would be the neighborhood that would drive it.

Commissioner Jamtaas stated just as I looked at the history of the transition of this area over the last 20 years, it seems like it's going towards higher density, towards an R-17 designation, either commercial or residential. While I appreciate that, the thought of a little less density. And as I drove there a few times in the last week, I just think that's where it's going, and I think it's an appropriate zone.

Public Testimony Open:

Mr. Fred Harris introduced himself and was sworn in. He stated he is representing the applicant but had nothing to comment on regarding the hearing.

Public testimony closed

Commission discussion:

Motion by Commissioner McCracken, seconded by Commissioner Fleming, to recommend that City Council adopt the R-17 zone change (ZC-1-26). Motion carried.

Commissioner Ward commented that I really don't have a problem with the zoning. I know the area and what's going on. I have a problem with the fact that the application says this will be affordable housing, and we have no way of guaranteeing that you know, I don't know how you do that. If they were here and

committed to voluntarily giving a covenant to something, that would be helpful. The applicant is not here and I don't expect this gentleman to do that. But that's the only reservation I have, is that It's probably a proper use, but if it's not affordable. We're just putting more units in a place where they don't really help a whole lot because people can't afford a half-million-dollar house.

Chairman Messina stated thank you for that I think even if we were to add a condition, we don't have a solid definition of what an affordable unit is because it's driven by the market. Ms. Patterson could maybe help me with that.

Ms. Patterson stated the way to ensure affordable housing would be to deed restrict it. The options we've discussed in the past would be conditional zoning, and you could do in conjunction with a development agreement. That would be a recommendation to council, but then they would have to determine what is based on 80% or is it 80 to 100% area median income and deed restricted over how many years.

ROLL CALL:

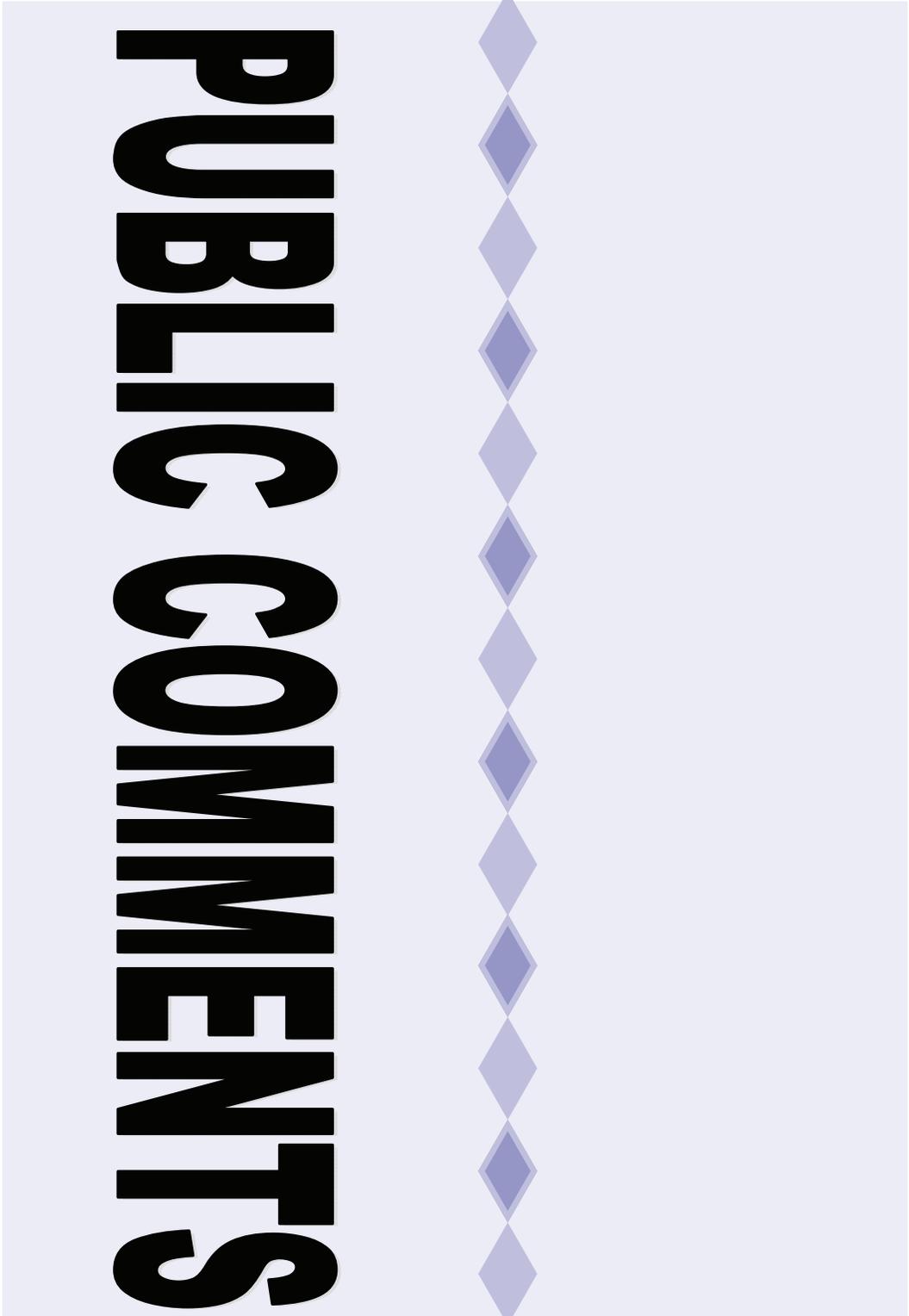
Commissioner Fleming	Voted	Aye
Commissioner Jamtaas	Voted	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye
Commissioner McCracken	Voted	Aye

Motion to approve carried by a 5 to 0 vote.

Commissioners Coppess and Ingalls were absent.



PUBLIC COMMENTS



From: [Kim Stevenson](#)
To: [CLARK, TRACI](#)
Subject: ITEMS: ZC-1-26 / PUD-3-21m.1 & S-5-21m.1
Date: Thursday, February 5, 2026 12:00:34 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Traci,
In both items noted above, the Coeur d'Alene Airport has no comment.
Thank you! Kim


COEUR D'ALENE
A I R P O R T

Kim Stevenson
Compliance Administrator
10375 N Sensor Ave
Hayden, ID 83835
(208) 446-1861

From: [Martinez, Leo](#)
To: [CLARK, TRACI](#)
Subject: PUBLIC NOTICES FOR PLANNING & ZONING HEARING TO BE HELD ON FEBRUARY 10, 2026, AT 5:30
Date: Wednesday, January 28, 2026 10:15:23 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[public notice .pdf](#)
[public notice .pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Traci,

Phillips 66 does not have any utilities within the attached project vicinities.
(Response 13229)


Leo Martinez
Associate, Operations Support • Real Estate Services

O: 805-541-8912 | F: 805-538-6204
18781 El Camino Real | Atascadero, CA 93422
Leo.Martinez@phillips66.com



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From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, January 23, 2026 9:13 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]PUBLIC NOTICES FOR PLANNING & ZONING HEARING TO BE HELD ON FEBRUARY 10, 2026, AT 5:30

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Greetings,

Attached are copies of the public hearing notices for the Planning & Zoning hearing to be held on **FEBRUARY 10, 2026, at 5:30.**

If you have any comments, please let me know.

Traci Clark
Administrative Assistant
Planning Department, City of Coeur d'Alene

208.769-2240
tclark@cdaid.org



COEUR D'ALENE PLANNING AND ZONING COMMISSION
FINDINGS AND ORDER
ZC-1-26

INTRODUCTION

This matter having come before the Planning and Zoning Commission on February 10, 2026 to consider ZC-1-26, a request for a zone change from MH-8 to R-17 on a parcel measuring 0.522 +/- acre.

APPLICANT: Michael & Norma Reasor

LOCATION: 3620 N. Fruitland Lane Coeur d'Alene ID, 83815

A. FINDINGS OF FACT:

The Planning and Zoning Commission finds that the following facts, A1 through A11, 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 requirements have been met for item ZC-1-26.

- 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 on January 24, 2026.
- 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 January 27, 2026.
- 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-one (51) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on January 23, 2026.
- 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, at least fifteen (15) days prior to the public 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).
- A public hearing was held on February 10, 2026 to receive comments and consider this request.

A2. The subject property is currently vacant, the home and accessory structures having been demolished in 2023.

- A3.** The subject site is currently zoned Mobile Home (MH-8).
- A4.** The neighborhood surrounding 3620 N. Fruitland Lane is characterized by a mix of residential units ranging from mobile homes, townhomes, multi-family, and commercial to the north. A mini-storage business is located northwest on Fruitland Lane with the city's Water Department and compost facility located west on N. Howard St.
- A5.** The Comprehensive Plan Future Land Use Map designation is the Compact Neighborhood place type. The Comprehensive Plan states that the compatible zoning districts are listed as R-12, R-17, MH-8, NC, and CC.
- A6.** According to the 2022-2042 Comprehensive Plan, the Compact Neighborhood place type is described as places that are medium density residential areas located primarily in older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Development is typically single-family homes, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.
- A7.** The Planning and Zoning Commission has identified the following Comprehensive Plan Goals and Objectives as being applicable to this matter.
- 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.
- 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.
- 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.
- Goal HS 3:** Continue to provide exceptional police, fire, and emergency services.
- Objective HS 3.2:** Enhance regional cooperation to provide fast, reliable emergency services.
- A8.** The applicant has indicated that, if this zone change request is approved, they intend to develop the property as a multi-family development of up to nine (9) units. However, it should be noted that if the zone change is approved, all uses within the R-17 zoning district would be allowed (See the R-17 permitted uses on page 20).
- A9.** City departments have indicated that water and wastewater services are available for residential use of the subject property. Frontage improvement requirements including curb, gutter, sidewalk, and stormwater swales will be handled at the time of construction.
- A10.** The subject property is approximately 22,738 square feet in size and is relatively flat with minimal landscaping. The immediate area is characterized by a mix of residential, commercial, and civic development.

A11. The City Engineer has indicated that the applicant intends to construct nine workforce housing units. Multifamily Low-Rise Apartments (Land Use Code 221) are a reasonable approximation with an estimate of 59 trips per day with five occurring in the AM Peak Hour and six occurring in the PM Peak Hour. Fruitland Lane has the available capacity to accommodate the additional traffic.

B. CONCLUSIONS OF LAW:

Based on the foregoing Findings of Fact, the Planning and Zoning Commission makes the following Conclusions of Law.

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

C. DECISION

The Planning and Zoning Commission, 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 recommends that the City Council **does** adopt the R-17 zoning.

Motion by Commissioner McCracken, seconded by Commissioner Fleming, to recommend that City council adopt the application (ZC-1-26) for a zone change to R-17 zoning.

ROLL CALL:

COMMISSION MEMBER MCCRACKEN	Voted	Aye
COMMISSION MEMBER JAMTAAS	Voted	Aye
COMMISSION MEMBER FLEMING	Voted	Aye
COMMISSION MEMBER WARD	Voted	Aye
CHAIRMAN MESSINA	Voted	Aye

Motion to approve carried by a 5 to 0 vote.

Commissioners Coppess and Ingalls were absent


CHAIRMAN TOM MESSINA

Dated March 10, 2026

COEUR D'ALENE CITY COUNCIL
FINDINGS AND ORDER
ZC-1-26

INTRODUCTION

This matter having come before the City Council on March 17, 2026, to consider ZC-1-26, a request for a zone change from MH-8 to R-17 on a parcel measuring 0.522 +/- acre.

APPLICANT: Michael & Norma Reasor

LOCATION: 3620 N. Fruitland Lane Coeur d'Alene ID, 83815

A. FINDINGS OF FACT:

The City Council finds that the following facts, A1 through A12, 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 requirements have been met for item ZC-1-26.
- 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 on February 28, 2026.
 - 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 March 4, 2026.
 - 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-one (51) notices were mailed to all property owners of record within three hundred feet (300') of the subject property on February 27, 2026.
 - 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, at least fifteen (15) days prior to the public 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).
 - A public hearing was held with the Planning and Zoning Commission on February 10, 2026 to receive comments and consider this request.
 - A public hearing was held with the City Council on March 17, 2026 to receive comments and consider this request.
- A2.** The subject property is currently vacant, the home and accessory structures having been demolished in 2023.

- A3.** The subject site is currently zoned Mobile Home (MH-8).
- A4.** The neighborhood surrounding 3620 N. Fruitland Lane is characterized by a mix of residential units ranging from mobile homes, townhomes, multi-family, and commercial to the north. A mini-storage business is located northwest on Fruitland Lane with the city's Water Department and compost facility located west on N. Howard St.
- A5.** The Comprehensive Plan Future Land Use Map designation is the Compact Neighborhood place type. The Comprehensive Plan states that the compatible zoning districts are listed as R-12, R-17, MH-8, NC, and CC.
- A6.** According to the 2022-2042 Comprehensive Plan, the Compact Neighborhood place type is described as places that are medium density residential areas located primarily in older locations of Coeur d'Alene where there is an established street grid with bicycle and pedestrian facilities. Development is typically single-family homes, duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts. Supporting uses typically include neighborhood parks, recreation facilities, and parking areas.
- A7.** The Planning and Zoning Commission has identified the following Comprehensive Plan Goals and Objectives as being applicable to this matter.

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.

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.

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.

Goal HS 3: Continue to provide exceptional police, fire, and emergency services.

Objective HS 3.2: Enhance regional cooperation to provide fast, reliable emergency services.

(The council may add other goals and objectives here, which are also included in their entirety as an attachment to the staff report)

- A8.** The applicant has indicated that, if this zone change request is approved, they intend to develop the property as a multi-family development of up to nine (9) units. However, it should be noted that if the zone change is approved, all uses within the R-17 zoning district would be allowed (See the R-17 permitted uses on page 20).
- A9.** City departments have indicated that water and wastewater services are available for residential use of the subject property. Frontage improvement requirements including curb, gutter, sidewalk, and stormwater swales will be handled at the time of construction.

- A10.** The subject property is approximately 22,738 square feet in size and is relatively flat with minimal landscaping. The immediate area is characterized by a mix of residential, commercial, and civic development.
- A11.** The City Engineer has indicated that the applicant intends to construct nine workforce housing units. Multifamily Low-Rise Apartments (Land Use Code 221) are a reasonable approximation with an estimate of 59 trips per day with five occurring in the AM Peak Hour and six occurring in the PM Peak Hour. Fruitland Lane has the available capacity to accommodate the additional traffic.
- A12.** The Planning and Zoning Commission considered this zone change request at their regularly scheduled hearing on February 10, 2026 and recommended adoption of the R-17 zoning district by a vote of 5-0. Two commissioners were absent.

(The council may add other facts here)

B. CONCLUSIONS OF LAW:

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

- B1. This proposal **(is) (is not)** in conformance with the Comprehensive Plan.
- B2. Public facilities and utilities **(are) (are not)** available and adequate for the proposed use.
- B3. The physical characteristics of the site **(do) (do not)** make it suitable for the request.
- B4. The proposal **(would) (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) (denied) (denied without prejudice).

(The council may add conditions here)

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order and (approve) (approve with conditions) (deny) (deny without prejudice) the request.

ROLL CALL:

COUNCIL MEMBER ENGLISH	Voted	(Aye) (Nay)
COUNCIL MEMBER MILLER	Voted	(Aye) (Nay)
COUNCIL MEMBER SHECKLER	Voted	(Aye) (Nay)
COUNCIL MEMBER EVANS	Voted	(Aye) (Nay)
COUNCIL MEMBER GABRIEL	Voted	(Aye) (Nay)
COUNCIL MEMBER WOOD	Voted	(Aye) (Nay)

Motion to _____ carried by a _____ to _____ vote.

ORDINANCE NO. _____
COUNCIL BILL NO. 26-1006

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE FOLLOWING DESCRIBED PROPERTY FROM MH-8 (MOBILE HOME AT 8 UNITS/ACRE) TO R-17 (RESIDENTIAL AT 17 UNITS/ACRE), SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: THE WEST 175 FEET OF TRACT 75, FRUITLANDS ADDITION, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK C OF PLATS AT PAGE 12, RECORDS OF KOOTENAI COUNTY, IDAHO, WHICH IS A 0.522 +/- ACRE PARCEL LOCATED AT 3620 N. FRUITLAND LANE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, after public hearing on the hereinafter provided amendments, and after recommendation by the Planning Commission, it is deemed by the Mayor and City Council to be for the best interests of the City of Coeur d'Alene, Idaho, that said amendments be adopted;

NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene:

SECTION 1. That the following described property, to wit:

The West 175 feet of Tract 75, Fruitlands Addition, according to the plat recorded in the office of the County Recorder in Book C of Plats at Page 12, records of Kootenai County, Idaho.

Commonly known as 3620 N. Fruitland Lane, Coeur d'Alene, Idaho.

is hereby changed and rezoned from MH-8 to (Mobile Home at 8 units/acre) to R-17 (Residential at 17 units/acre).

SECTION 2. That there are no conditions precedent to rezoning are placed upon the rezone of the property.

SECTION 3. That the Zoning Act of the City of Coeur d'Alene, known as Ordinance No. 1691, Ordinances of the City of Coeur d'Alene, is hereby amended as set forth in Section 1 hereof.

SECTION 4. That the Planning Director is hereby instructed to make such change and amendment on the official Zoning Map of the City of Coeur d'Alene, and shall make an electronic copy available on the City's website.

SECTION 5. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d'Alene at a regular session of the City Council on March 17, 2026.

APPROVED this 17th day of March 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. _____
Zone Change – ZC-1-26
A 0.522 +/- ACRE PARCEL LOCATED AT 3620 N. FRUITLAND LANE

AN ORDINANCE AMENDING THE ZONING ACT OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, KNOWN AS ORDINANCE NO. 1691, ORDINANCES OF THE CITY OF COEUR D'ALENE, BY CHANGING THE FOLLOWING DESCRIBED PROPERTY FROM MH-8 (MOBILE HOME AT 8 UNITS/ACRE) TO R-17 (RESIDENTIAL AT 17 UNITS/ACRE), SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO WIT: THE WEST 175 FEET OF TRACT 75, FRUITLANDS ADDITION, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK C OF PLATS AT PAGE 12, RECORDS OF KOOTENAI COUNTY, IDAHO, WHICH IS A 0.522 +/- ACRE PARCEL LOCATED AT 3620 N. FRUITLAND LANE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. _____ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. _____, a zone change for a 0.522 +/- Acre Parcel Located at 3620 N. Fruitland Lane, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this 17th day of March, 2026.

Randall R. Adams, City Attorney