

WELCOME
To a Regular Meeting of the
Coeur d'Alene City Council
Held in the Library Community Room

AGENDA
VISION STATEMENT

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

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

6:00 P.M.

October 16, 2018

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: Pastor Mark McWhorter, Church of the Nazarene

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.

E. PRESENTATION:

1. Proclamation- Proclaiming October 2018 as Safe Sleep Awareness Month

**Accepted by: Liz Montgomery, Executive Director and the
Inland Northwest SIDS/SUID Foundation Board of Directors**

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.)

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

G. ANNOUNCEMENTS

1. City Council

2. Mayor

- a. Appointments – Michael Hoffman to the Pedestrian Bicycle Committee and the following Student Representatives: Isabel Bartosh to the Library Board; James “Jim” Kinnard to the Parks and Recreation Commission; Ronan Malaghan to the Pedestrian Bicycle Committee; Joseph Morrison to the CDATV Committee; Isabelle Bradley to the Arts Commission; Jaiden Estep to the Childcare Commission.

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 October 2, 2018 Council Meeting.
2. Approval of Minutes for the October 8, 2018 Public Works Committee Meeting
3. Approval of Bills as Submitted.
4. Approval of Financial Report.
5. Setting of General Services and Public Works Committees meetings for October 22, 2018 at 12:00 noon and 4:00 p.m. respectively.
6. Approval of a cemetery lot transfer from Claudia Hawley to Sue (Brooks) Dippolito; Lot 1, Block 10A, Section K, Forest Cemetery.
7. Setting a public hearings for November 6, 2018
 - a. V-18-06; Vacation of Right-of-Way, Adjoining Lots 1-3, Block 1, Boothe Addition, City of Coeur d’Alene
 - b. V-18-08, Vacation of Right-of-Way, Seltice Way, adjoining a portion of Gov’t Lots 1 & 2 and the NE ¼ of Sec. 10, T. 50 N., R. 4 W. in the City of Coeur d’Alene

As Recommended by the Public Works Committee

8. Setting a public hearings for November 20, 2018 – A-2-18 – Annexation of +/- 2.50 acre annexation located between 3655 E. Fernan Hill Road and 4151 E. Fernan Hill Rd., fronting the north side of N. Fernan Hill Road, being Tax Parcel #4952; zoning from County Agricultural Suburban to R-1 zoning district; applicant Dave and Yvonne Palmer

As Recommended by the City Clerk

9. Approval of the Final Plat for SS-18-08, Pereira 4th Addition

As Recommended by the City Engineer

10. Resolution No. 18-056 -

- a. Approving Maintenance/Warranty Agreement; Acceptance of Improvements, and Security for Coeur d’Alene Place 29th Addition
- b. Approving the waiver of covered load regulations from November 13, 2018 through December 3, 2018 for the annual City Leaf Pick Up program.

Recommended by the Street and Engineering Director

- c. Approval of Personnel Rule Amendments: Rule II, Definition of Terms; Rule III, Miscellaneous Provisions; Rule IX – Method of Filling Vacancies, Rule XIII –

Transfer, Promotion, Demotion, Suspension and Reinstatement; Rule XIX – Expense Reimbursement

- d. Change Order No. 1 to the Agreement with Apollo, Inc. for the Construction of the Tertiary Treatment Phase 2 Improvements

As Recommended by the Public Works Committee

I. PUBLIC HEARINGS:

1. (Legislative) A-2-17m: Zoning Prior to Annexation of +/- 48 acres from County Industrial to City C-17 (Commercial at 17 units/acre) and +/- 46 acres of Spokane River to NW (Navigable Water) located at 3074 W. Seltice Way; Applicant: City of Coeur d'Alene

Staff Report by: Hilary Anderson, Community Planning Director

- a. **Council Bill No. 18-1024** – Ordinance approving the Annexation of +/- 48 acres from County Industrial to City C-17 (Commercial at 17 units/acre) and +/- 46 acres of Spokane River to NW (Navigable Water) located at 3074 W. Seltice Way; zoning from County Industrial to City C-17 (Commercial at 17 units/acre)
2. (Legislative) Creation of fees for the Coeur d'Alene Avenue Parking Structure

Staff Report by: Troy Tymesen, City Administrator

- a. **Resolution No. 18-057-** Approving fees for the Coeur d'Alene Avenue Parking Facility.

J. ADJOURNMENT

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



Coeur d'Alene

CITY COUNCIL MEETING

October 16, 2018

MEMBERS OF THE CITY COUNCIL:

Steve Widmyer, Mayor

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

PRESENTATIONS

PROCLAMATION

WHEREAS, *Sudden Unexpected Infant Deaths (SUID)* is the sudden and unexpected death of an infant, birth to age 1 year, in which the manner of death are not immediately obvious prior to investigation; and

WHEREAS *Sudden Infant Death Syndrome (SIDS)* is a subset of SUID and remains the leading cause of infant death between the age of 28 days and 1 year; and

WHEREAS, the tragedy of SUID can happen to any family, regardless of race, ethnicity or economic status; and

WHEREAS, evidence-based research has proven that when babies are placed in a crib alone, in the parents' room, on their backs, on a firm crib mattress with a fitted crib sheet – and in a smoke-free environment using no crib bumper pads, pillows, blankets, quilts or stuffed animals and toys – they will sleep safer with a reduced risk of SIDS and other causes of infant deaths; and

WHEREAS, *Inland Northwest SIDS (Sudden Infant Death Services), Inc.* is a statewide not-for-profit organization dedicated to providing infant sleep education, bereavement support services, and community awareness about how to prevent sleep-related infant deaths; and

WHEREAS, during the month of October, the *Inland Northwest SIDS Foundation, Inc.* will hold special events including *Run for the Angels* and distribution of safe infant sleep educational pamphlets and *Sleep Sacks* and cribs for families in need, thereby providing the best opportunity for all babies in *Coeur d'Alene, Idaho* to survive

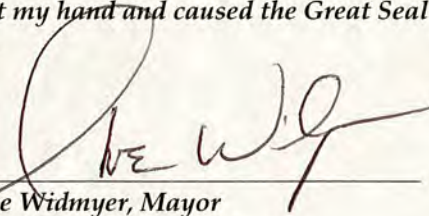
NOW, THEREFORE, I STEVE WIDMYER, Mayor of the City of *Coeur d'Alene, Idaho*, do hereby proclaim the month of October, 2018 as

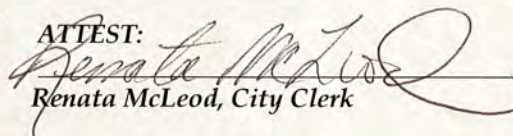
"SAFE SLEEP AWARENESS MONTH"

In *Coeur d'Alene, Idaho* in order to raise awareness about preventing sleep-related infant deaths and to encourage safe infant sleep practices so that no parent will have to endure the tragedy of sudden infant death.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of *Coeur d'Alene* to be affixed this October 16th, 2018.




Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

ANNOUNCEMENTS

Memo to Council

DATE: October 4, 2018

RE: Appointments to Boards/Commissions/Committees

The following appointment is presented for your consideration for the October 16th Council Meeting:

MICHAEL HOFFMAN Pedestrian & Bicycle Advisory Committee

A copy of the data sheet has been placed by your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Renata McLeod, Municipal Services Director
 Monte McCully, Ped/Bike Committee Liaison

Memo to Council

DATE: October 1, 2018

RE: Appointments to Boards/Commissions/Committees

The following appointments are presented for your consideration for the October 16th Council Meeting:

Isabel Bartosh	Library Board	Student Representative (formerly Alt. Student Rep) – Reappointment
James “Jim” Kinnard	Parks & Recreation Com.	Student Representative
Ronan Malaghan	Ped/Bike Committee	Student Representative – Reappointment
Joseph Morrison	CDA TV Committee	Student Representative – Reappointment
Isabelle Bradley	Arts Commission	Student Representative
Jaiden Estep	Childcare Commission	Student Representative

Copies of the data sheets are in front of your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Renata McLeod, Municipal Services Director/CDATV Liaison
Amy Ferguson, Arts Commission Staff Support
Kelley Setters, Childcare Commission Liaison
Bette Ammon, Library Board Liaison
Monte McCully, Ped/Bike Committee Liaison
Bill Greenwood/Melissa Brandt, Parks & Rec Commission

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

October 2, 2018

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, October 2, 2018 at 6:00 p.m., there being present upon roll call the following members:

Steve Widmyer, Mayor

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

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

INVOCATION: Pastor Mike Slothower with the River of Life Friends Church provided the invocation.

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

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

1. Approval of Council Minutes for the September 18, 2018 Council Meeting.
2. Approval of Minutes for the September 24, 2018 General Services and Public Works Committee Meetings
3. Approval of Bills as Submitted.
4. Setting of General Services and Public Works Committees meetings for October 8, 2018 at 12:00 noon and 4:00 p.m. respectively.
5. Setting of a public hearing for October 16, 2018 for the approval of parking fees for the parking facility located on Coeur d'Alene Avenue.
6. Resolution No. 18-054 - A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING THE FOLLOWING AGREEMENTS AND OTHER ACTION OF THE CITY OF COEUR D'ALENE: AN AGREEMENT WITH ANDERSON BROS., CPA'S, FOR AUDIT SERVICES; A REQUEST TO DECLARE AS SURPLUS, AND AUTHORIZE DISPOSITION OF, VARIOUS EXPIRED AND OUTDATED POLICE DEPARTMENT EQUIPMENT; CHANGE ORDER NO. 1 FOR THE COLLECTION SYSTEM TELEMETRY UPGRADE PROJECT; A COOPERATIVE AGREEMENT WITH THE IDAHO TRANSPORTATION DEPARTMENT FOR MAINTENANCE OF THAT PORTION OF US-95 WITHIN THE CITY LIMITS; AND AN

AGREEMENT WITH THE IDAHO TRANSPORTATION DEPARTMENT FOR
CONSTRUCTION OF US-95 IMPROVEMENTS NEAR LACROSSE AVENUE.

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

COUNCILMEMBER ANNOUNCEMENTS:

Councilmember Evans noted that the community is invited to attend the Mayor's Awards in the Arts on October 10, 2018 at 6:00 p.m. at the Hagadone Event Center.

Councilmember McEvers noted that the Memorial Field Skate Park will have a ribbon cutting on October 6, 2018 beginning at 10:00 a.m. He thanked the Mayor, Council, and ignite cda for their support over the years.

Mayor Widmyer asked for confirmation of the appointment of Kathleen Sayler and John Boraas to the Jewett House Advisory Board, and Scott Cranston to the Parks & Recreation Commission.

MOTION: Motion by Evans, seconded by Edinger, to appoint Kathleen Sayler and John Boraas to the Jewett House Advisory Board, and Scott Cranston to the Parks & Recreation Commission. **Motion carried.**

RESOLUTION NO. 18-055

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF COEUR D'ALENE AND THE POLICE DEPARTMENT CAPTAINS.

STAFF REPORT: City Administrator Troy Tymesen noted that the proposed Memorandum of Understanding (MOU) applies to the two Police Captains for a term commencing October 1, 2018 and ending September 30, 2019. The following are the significant highlights of the MOU include a 2.5% cost of living adjustment; a 1% overall adjustment; an increase in educational incentive pay to be equivalent with all other employee groups; and that the medical premium cost for dependent coverage will increase from 5% to 10% as the other employee groups agreed too.

MOTION: Motion by Edinger, seconded by Miller to approve **Resolution No. 18-055-** approving a Memorandum of Understanding with Police Captains.

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

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

The meeting adjourned at 6:05 p.m.

ATTEST:

Steve Widmyer, Mayor

Renata McLeod, CMC, City Clerk

**PUBLIC WORKS COMMITTEE
MINUTES
October 08, 2018
4:00 p.m., Library Community Room**

COMMITTEE MEMBERS PRESENT

Councilmember Woody McEvers
Councilmember Dan English
Councilmember Kiki Miller

STAFF PRESENT

Jim Remitz, Capital Prog. Mgr.
Juanita Knight, Senior Legal Assistant
Dennis Grant, Eng. Proj. Mgr
Randy Adams, Deputy City Atty
Troy Tymesen, City Administrator
Melissa Tosi, Human Resources Director
Mike Anderson, Wastewater Director

**Item 1 Approval of Personnel Rule Amendments
Consent Calendar**

Melissa Tosi, HR Director, presented a request for Council approval of Personnel Rule Amendments. Mrs. Tosi explained the changes as follows:

Amending Rule II: Definitions of Terms

Rule II of the City's Personnel Rules provides definitions for various terms that are used throughout the Personnel Rules. The amendment provides an actual definition for "Bereavement Leave" as well as the updated resolution numbers and dates for when the Classification/Compensation plan was updated and approved by Council for LCEA, Exempt, Fire, and Police positions.

Amending Rule III: Miscellaneous Provisions

Rule III provides a current list of protected classes as well as the requirements for applicants seeking employment with the City.

Councilmember Miller asked if job descriptions are predefined as needing credit checks. Mrs. Tosi said they are. At the point the City is ready to offer the position to an applicant, then the credit check will be run. The applicant(s) are notified during the interview process that a credit check will be run on the finalist.

Councilmember McEvers asked when the back ground check is done. Mrs. Tosi said once the conditional offer is made to the applicant. Because there is a cost associated with a background check, it is only requested for the applicant receiving the conditional offer of employment.

Councilmember English asked how extensive the background check is. Mrs. Tosi said it is nationwide & depending on how many states the applicant has lived in.

Amending Rule IX: Method of Filling Vacancies

Rule IX is being amended to add clarity for police vacancies and the certification process. Additionally, this amendment establishes that once a promotional testing process is complete and an

eligibility list is established for every one vacancy, the top eight ranked names will be certified and eligible for promotion.

Amending Rule XIII: Transfer, Promotion, Demotion, Suspension and Reinstatement

Rule XIII is being amended specific to police officer promotions. The amendments state when the officer is eligible to take the examination and promote for each police rank. Additionally, the fire language is being removed since it is captured in the Civil Service Rules, which are the rules specific to the fire union.

Councilmember Miller asked how long an applicant stays on an certified eligibility list once they are on it. Mrs. Tosi said it is 2 years for promotional positions and 1 year for entry positions.

Councilmember McEvers asked about external recruitment. Mrs. Tosi said the Police Captain position is the only position they can do an external recruitment for.

Councilmember McEvers asked if Administration is included in discussions regarding employee suspension. Mrs. Tosi said, yes, as well as the Legal Department.

Councilmember Miller asked what the Legal Departments thoughts are on the suspension language. Mrs. Tosi said the goal is for everyone to be collaboratively working together. As it reads now, a Department Head could suspend an employee without Human Resources having knowledge of it. It is in the best interest of the City for HR and Legal to be involved in the process. Randy Adams, Chief Civil Deputy City Attorney, said from a legal standpoint, it could be done either way. It is a policy matter. The change will reflect what has historically been done, which is consultation with HR and Legal.

Rewrite of Rule XIX: Authorization and Procedures for Expense Reimbursement

Rule XIX of the City's Personnel Rules provides the authorization, procedures, and parameters for employees to obtain reimbursement for expenses related to travel, training, and tuition at undergraduate public education institutions in Idaho. The procedures and parameters for expense reimbursement were altered for members of the police department in the recently approved Collective Bargaining Agreement (CBA) with the Coeur d'Alene Police Association. The proposed replacement for Rule XIX captures the changes made in the CBA for all employees of the City.

The primary changes are: (1) creation of a daily per diem allowance to cover expenses for meals, beverages (other than alcoholic beverages), and related gratuities, and all other tips and gratuities incurred in travel; (2) clarification to the rules related to expenses for the use of a personal vehicle during work-related travel; (3) provision for advance payment of the daily per diem allowance; (4) establishment of the method for calculating the daily per diem allowance; (5) clarification of the rules related to the use of an employee's P-card; (6) a new rule for the reimbursement of certain expenses incurred in professional meetings or other official business occurring within the local area; (7) a new rule clarifying the policy with respect to third-party payment of all or part of an employee's travel expenses; and (8) clarification of the policies related to tuition reimbursement.

Councilmember McEvers asked what happens if an employee leaves City employment within 2 years of receiving tuition reimbursement. Mrs. Tosi said, as of October 1, 2018, there is a clause in all the Collective Bargaining agreements that if you leave employment with 2 years, the employee must reimburse the City in full for the total amount of tuition reimbursement paid by the City to the employee.

Councilmember McEvers asked how the topic arose to change how the meal per diem is reimbursed. Mrs. Tosi said it has been a topic of discussion for a number of years and it is based on the challenge of tracking receipts and preparing the reimbursement form for the traveler as well as the Finance Department. The City has always wanted to ensure employees are accountable for spending. However, with that, comes very time consuming tracking. With providing a per diem up front, there is no tracking and no time consuming reconciling receipts on a form upon the travelers return. She added that this was a very important item during the Police collective bargaining negotiations.

Troy Tymesen, City Administrator, said there are two plans to choose from. We were on the fully-accountable plan which means you get reimbursed only for qualified items, if you have a receipt, and for only the amount that was spent (within the per diem maximum). What is being proposed is a per diem that is provided to the traveler up-front and can be used for whatever purpose needed. Mr. Tymesen noted that if meals are purchased on the City's pCard, then receipts will as well as the reimbursement form will still be required. Mrs. Tosi added that receipts are still required for airfare, taxis, parking, etc., regardless of method of payment.

Councilmember English said he was surprised when he first learned how the City handled the per diem. Most other entities have provided the per diem, upfront, without the need for receipts, for quite some time. He is very pleased it is changing.

Mrs. Tosi said she did some research with neighboring cities and counties, prior to the Collective Bargaining negotiations, and found both processes in practice.

MOTION: Motion by Miller, seconded by English, that Council approve Personnel Rule Amendments: Rule II, Definition of Terms; Rule III, Miscellaneous Provisions; Rule IX – Method of Filling Vacancies, Rule XIII – Transfer, Promotion, Demotion, Suspension and Reinstatement; Rule XIX – Expense Reimbursement. Motion carried.

Item 2 V-18-06: Vacation of Right-of-Way, Adjoining Lots 1-3, Block 1, Boothe Addition, City of Coeur d'Alene
Consent Calendar

Dennis Grant, Engineering Project Manager, presented a request for Council approval of the vacation of right-of-way.

Mr. Grant explained in his staff report that the applicant, Shelley R. Bruna, Trustee for the Ralph Rudolph Rash Irrevocable Trust, is requesting the vacation of a portion of Annie Avenue right-of-way that adjoins the northerly boundary of the property located at 1941 N. 9th Street. The requested right-of-way was originally dedicated to the City of Coeur d'Alene in the Borah Third Addition plat in 1954. The vacation would not have any financial impact on the City and would add approximately 802 square feet to the County tax roll. Although a minor amount, it would be a benefit to the municipality as tax revenue and to the land owner whose lot adjoins the strip of usable property. The purpose of this request is to vacate the unused street right-of-way. Annie Avenue is a dead-end street that was cut off when Interstate 90 was built. It is unimproved and not needed. There is no foreseeable use for this additional right-of-way.

MOTION: Motion by English, seconded by Miller, that Council proceed with the vacation process as outlined in Idaho Code Section 50-1306, and, to recommend the setting of a public hearing for November 6, 2018. Motion carried.

Item 3 V-18-08, Vacation of Right-of-Way, Seltice Way, adjoining a portion of Gov't Lots 1 & 2 and the NE ¼ of Sec. 10, T. 50 N., R. 4 W. in the City of Coeur d'Alene
Consent Calendar

Dennis Grant, Engineering Project Manager, presented a request for Council approval of the vacation of right-of-way.

Mr. Grant explained in his staff report that the applicant, City of Coeur d' Alene and Ignite CDA, are requesting the vacation of right-of-way along the south side of Seltice Way, East of Atlas Road. The four (4) lane divided highway known as Seltice Way was originally constructed in 1926 as US Highway 10, with the portion from Coeur d'Alene to the Idaho/Washington boundary being replaced by I-90 in 1971. The right-of-way width adjoin the subject property varies in width from +/- 260'. The vacation would not have any financial impact on the City and would add approximately 2.302 acres to the County tax roll. It would be a benefit to the municipality as tax revenue and to the land owner whose lots adjoin the strip of usable property. The purpose of this request is to vacate the unused portion of right-of-way along the south side of Seltice Way, East of Atlas Road. Seltice Way was recently reconstructed, widened and rebuilt. As part of this construction, a bike path was added along the south side of Seltice Way. The applicants are proposing to vacate a portion of Seltice Way, which is 2 feet south of the current trail as shown on the exhibit.

MOTION: Motion by English, seconded by Miller, that Council proceed with the vacation.
Motion carried.

Item 4 Approval of Change Order No. 1 to the Agreement with Apollo, Inc. for the Construction of the Tertiary Treatment Phase 2 Improvements
Consent Calendar

Jim Remitz, Capital Project Manager, presented a request for Council approval of Change Order No. 1 to the agreement with Apollo, Inc. for the construction of the Tertiary Treatment Phase 2 Improvements.

Mr. Remitz explained in his staff report that the scope of the improvements for this project includes the construction of a third covered Primary Clarifier, a third Secondary Clarifier, and the additional concrete tankage, piping, pumps, and membranes at the Tertiary Membrane Filtration facility. With the addition of 24 new membrane cassettes, it became apparent that a lifting apparatus was needed for the removal and maintenance of the membrane cassettes. A movable "gantry type" bridge crane was designed for this application. The cost to purchase the bridge crane and construct the required supporting improvements was obtained from the contractor for this project, Apollo, Inc., and the price and additional contract time to do this work is reflected in Change Order No.1. The original contract price of this project was \$16,169,000. Change Order No.1 will increase the contract price by \$534,930 resulting in a new contract amount of \$16,703,930. The design and construction of this project is funded by a \$20,000,000 CWSRF loan (9/16/2015) obtained from Idaho Department of Environmental Quality. This loan funding was amended on April 3, 2018 by an additional \$500,000 specifically for the design and construction of the bridge crane. The total loan funding available is therefore \$20,500,000. Funds for this Change Order No. 1 are available in the current (FY 18/19) Wastewater Operating Fund, account # 031-052-4954-7925.

Councilmember McEvers said we borrowed the money for this, correct. Mr. Remitz said, yes. Additional loan funding was requested from DEQ's state revolving loan fund and was granted an addition \$500,000.00. Councilmember McEvers asked how the difference in the cost would be covered. Mr. Remitz said it would come from Wastewater funds. It is stated in the Change Order that this is based on

time and materials with an amount not to exceed \$534,930.00. If it indeed comes in less, another Change Order will be brought forward to reduce the amount.

MOTION: Motion by English, seconded by Miller, that Council Approval of Change Order No. 1 to the Agreement between the City of Coeur d'Alene and Apollo, Inc. for the Construction of the Tertiary Treatment Phase 2 Improvements. Motion carried.

The meeting adjourned at 4:45p.m.

Respectfully submitted,

Juanita Knight for
Amy C. Ferguson
Public Works Committee Liaison

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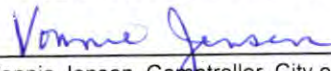
OCT 06 2018

City of Coeur d Alene
Cash and Investments
9/30/2018

CITY CLERK

Description	City's Balance
U.S. Bank	
Checking Account	44,013
Checking Account	21,827
Investment Account - Police Retirement	1,066,932
Investment Account - Cemetery Perpetual Care Fund	1,498,538
Wells Fargo Bank	
Federal Home Loan Bank Bond	999,339
Community 1st Bank	
Certificate of Deposit	1,012,408
Certificate of Deposit	207,150
Idaho Central Credit Union	
Certificate of Deposit	256,123
Idaho State Investment Pool	
State Investment Pool Account	38,146,916
Spokane Teacher's Credit Union	
Certificate of Deposit	256,011
Cash on Hand	
Finance Department Petty Cash	500
Treasurer's Change Fund	1,350
Police Change Fund	75
Library Change fund	180
Cemetery Change Fund	20
Total	<u>43,511,382</u>

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



Vonnie Jensen, Comptroller, City of Coeur d'Alene, Idaho

RECEIVED

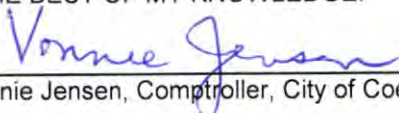
OCT 06 2018

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

CITY CLERK

FUND	BALANCE 8/31/2018	RECEIPTS	DISBURSE- MENTS	BALANCE 9/30/2018
General-Designated	\$1,648,952	\$45,438	\$24,917	\$1,669,473
General-Undesignated	13,360,225	11,522,236	15,196,354	9,686,107
<u>Special Revenue:</u>				
Library	356,167	8,684	129,450	235,401
CDBG	5,218	23,812	13,301	15,729
Cemetery	36,344	34,934	26,455	44,823
Parks Capital Improvements	742,763	14,508	26,736	730,535
Impact Fees	3,102,385	16,108		3,118,493
Annexation Fees	288,445	16,202		304,647
Cemetery P/C	1,497,925	11,295	6,790	1,502,430
Jewett House	39,992	55	3,002	37,045
Reforestation	30,857	44	1,525	29,376
Street Trees	192,567	2,368	4,322	190,613
Community Canopy	3,287	5		3,292
Public Art Fund	65,318	3,491	14,468	54,341
Public Art Fund - ignite	538,159	119,557	24,813	632,903
Public Art Fund - Maintenance	84,509	14,586	147	98,948
<u>Debt Service:</u>				
2015 G.O. Bonds	64,992	2,524		67,516
<u>Capital Projects:</u>				
Street Projects	438,479	610	40,295	398,794
Riverstone Mill Site Project		8,244,472	8,244,136	336
<u>Enterprise:</u>				
Street Lights	(24,050)	82,945	58,831	64
Water	3,042,973	984,328	1,236,354	2,790,947
Water Capitalization Fees	6,378,841	81,306		6,460,147
Wastewater	6,042,126	2,270,080	1,339,032	6,973,174
Wastewater-Reserved	1,176,181	27,500		1,203,681
WWTP Capitalization Fees	1,523,922	32,220		1,556,142
WW Property Mgmt	60,668			60,668
Sanitation	1,547,456	340,443	363,136	1,524,763
Public Parking	493,884	900,129	1,001,607	392,406
Drainage	1,152,660	83,680	67,859	1,168,481
Wastewater Debt Service	1,039,031	1,447		1,040,478
<u>Fiduciary Funds:</u>				
Kootenai County Solid Waste Billing	230,499	228,334	231,179	227,654
LID Advance Payments	12		12	-
Police Retirement	1,093,523	14,258	23,660	1,084,121
Sales Tax	3,127	1,742	3,128	1,741
BID	207,852	32,920	35,000	205,772
Homeless Trust Fund	350	342	350	342
GRAND TOTAL	\$46,465,638	\$25,162,603	\$28,116,859	\$43,511,382

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


 Vonnie Jensen, Comptroller, City of Coeur d'Alene, Idaho

CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
TWELVE MONTHS ENDED
September 30, 2018

RECEIVED

OCT 06 2018

CITY CLERK

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 9/30/2018	PERCENT EXPENDED
Mayor/Council	Personnel Services	\$233,336	\$237,468	102%
	Services/Supplies	11,400	10,007	88%
Administration	Personnel Services	357,463	327,623	92%
	Services/Supplies	22,950	21,371	93%
Finance	Personnel Services	744,010	604,747	81%
	Services/Supplies	461,215	452,365	98%
Municipal Services	Personnel Services	1,283,631	1,299,620	101%
	Services/Supplies	494,919	469,446	95%
	Capital Outlay	10,000	9,385	94%
Human Resources	Personnel Services	255,486	240,256	94%
	Services/Supplies	56,225	38,127	68%
Legal	Personnel Services	1,132,172	1,134,139	100%
	Services/Supplies	65,253	69,017	106%
Planning	Personnel Services	582,544	526,865	90%
	Services/Supplies	135,100	102,211	76%
	Capital Outlay			
Building Maintenance	Personnel Services	362,828	328,701	91%
	Services/Supplies	152,475	158,740	104%
	Capital Outlay			
Police	Personnel Services	12,444,608	12,106,692	97%
	Services/Supplies	1,158,109	1,195,994	103%
	Capital Outlay	34,840	180,627	518%
Fire	Personnel Services	9,278,352	9,308,900	100%
	Services/Supplies	613,159	551,152	90%
	Capital Outlay	281,130	237,874	85%
General Government	Services/Supplies	601,098	695,959	116%
	Capital Outlay	798,000	796,229	100%
Byrne Grant (Federal)	Services/Supplies	19,952	33,414	167%
	Capital Outlay			
COPS Grant	Personnel Services	121,939	49,219	40%
	Services/Supplies			
CdA Drug Task Force	Services/Supplies	30,710	5,526	18%
	Capital Outlay		22,150	
Streets	Personnel Services	2,694,412	2,670,448	99%
	Services/Supplies	1,510,788	1,499,220	99%
	Capital Outlay	287,000	278,000	97%


CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
TWELVE MONTHS ENDED
September 30, 2018

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 9/30/2018	PERCENT EXPENDED
Engineering Services	Personnel Services	242,736	253,587	104%
	Services/Supplies	98,350	110,523	112%
	Capital Outlay			
Parks	Personnel Services	1,483,915	1,398,503	94%
	Services/Supplies	563,490	590,103	105%
	Capital Outlay	60,000	55,960	93%
Recreation	Personnel Services	559,345	521,365	93%
	Services/Supplies	190,330	156,159	82%
	Capital Outlay	50,400	68,736	136%
Building Inspection	Personnel Services	836,397	846,277	101%
	Services/Supplies	40,196	29,805	74%
	Capital Outlay			
Total General Fund		<u>40,360,263</u>	<u>39,692,510</u>	<u>98%</u>
Library	Personnel Services	1,250,412	1,211,470	97%
	Services/Supplies	238,752	236,463	99%
	Capital Outlay	168,495	154,245	92%
CDBG	Services/Supplies	384,049	141,490	37%
Cemetery	Personnel Services	193,807	192,293	99%
	Services/Supplies	100,500	105,607	105%
	Capital Outlay			
Impact Fees	Services/Supplies	788,900	515,319	65%
Annexation Fees	Services/Supplies	398,240	398,240	100%
Parks Capital Improvements	Capital Outlay	2,309,400	1,616,074	70%
Cemetery Perpetual Care	Services/Supplies	157,000	143,144	91%
Jewett House	Services/Supplies	25,855	10,411	40%
Reforestation	Services/Supplies	5,000	1,924	38%
Street Trees	Services/Supplies	100,000	98,768	99%
Community Canopy	Services/Supplies	2,000	621	31%
Public Art Fund	Services/Supplies	443,500	175,099	39%
		<u>6,565,910</u>	<u>5,001,168</u>	<u>76%</u>
Debt Service Fund		<u>882,181</u>	<u>879,681</u>	<u>100%</u>

CITY OF COEUR D'ALENE
BUDGET STATUS REPORT
TWELVE MONTHS ENDED
September 30, 2018

FUND OR DEPARTMENT	TYPE OF EXPENDITURE	TOTAL BUDGETED	SPENT THRU 9/30/2018	PERCENT EXPENDED
Seltice Way	Capital Outlay		645	
Seltice Way Sidewalks	Capital Outlay	332,000	1,072	0%
Traffic Calming	Capital Outlay	45,000	39,458	88%
Govt Way - Hanley to Prairie	Capital Outlay		5,585	
Levee Certification	Capital Outlay		55,002	
Fastlane Project	Capital Outlay	195,000	118,161	
Medina Avenue	Capital Outlay	160,000	15,421	10%
Kathleen Avenue Widening	Capital Outlay	195,000		
Margaret Avenue	Capital Outlay			
Garden Avenue signal	Capital Outlay	191,593	180,204	
4th and Dalton	Capital Outlay	25,000		
US 95 Upgrade	Capital Outlay			
15th Street	Capital Outlay	60,000	8,296	14%
Ironwood	Capital Outlay	225,000		
Riverstone Mill Site	Capital Outlay	8,169,312	8,288,036	101%
		<u>9,597,905</u>	<u>8,711,880</u>	<u>91%</u>
Street Lights	Services/Supplies	675,620	613,134	91%
Water	Personnel Services	1,975,543	1,984,127	100%
	Services/Supplies	4,421,891	1,928,018	44%
	Capital Outlay	3,630,000	2,033,109	56%
Water Capitalization Fees	Services/Supplies	866,000		
Wastewater	Personnel Services	2,684,202	2,602,569	97%
	Services/Supplies	7,042,103	2,306,149	33%
	Capital Outlay	10,881,000	9,940,014	91%
	Debt Service	2,177,063	2,176,503	100%
WW Capitalization	Services/Supplies	2,200,000		
Sanitation	Services/Supplies	3,658,738	3,545,516	97%
Public Parking	Services/Supplies	316,846	296,774	94%
	Capital Outlay	855,000	476,297	56%
Drainage	Personnel Services	111,160	111,268	100%
	Services/Supplies	794,658	427,565	54%
	Capital Outlay	386,100	200,530	52%
Total Enterprise Funds		<u>42,675,924</u>	<u>28,641,573</u>	<u>67%</u>
Kootenai County Solid Waste		2,600,000	2,688,622	103%
Police Retirement		176,554	175,200	99%
Business Improvement District		176,000	106,000	60%
Homeless Trust Fund		5,200	4,577	88%
Total Fiduciary Funds		<u>2,957,754</u>	<u>2,974,399</u>	<u>101%</u>
TOTALS:		<u>\$103,039,937</u>	<u>\$85,901,211</u>	<u>83%</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.



Vonnice Jensen, Comptroller, City of Coeur d'Alene, Idaho

received

Distribution: Original to City Clerk
Yellow copy Finance Dept.
Pink copy to Cemetery Dept.

PUBLIC WORKS COMMITTEE

STAFF REPORT

DATE: October 8, 2018
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: **V-18-06, Vacation of a portion of Annie Avenue right-of-way adjoining the northerly boundary of Lot 1, Block 1, Boothe Addition to the City of Coeur d'Alene.**

DECISION POINT

The applicant, Shelley R. Bruna, Trustee for the Ralph Rudolph Rash Irrevocable Trust, is requesting the vacation of a portion of Annie Avenue right-of-way that adjoins the northerly boundary of the property located at 1941 N. 9th Street.

HISTORY

The requested right-of-way was originally dedicated to the City of Coeur d'Alene in the Borah Third Addition plat in 1954.

FINANCIAL ANALYSIS

The vacation of the requested right-of-way would not have any financial impact on the City and would add approximately 802 square feet to the County tax roll. Although a minor amount, it would be a benefit to the municipality as tax revenue and to the land owner whose lot adjoins the strip of usable property.

PERFORMANCE ANALYSIS

The purpose of this request is to vacate the unused street right-of-way. Annie Avenue is a dead-end street that was cut off when Interstate 90 was built. It is unimproved and not needed. There is no foreseeable use for this additional right-of-way. Therefore, the vacation of this portion of street right-of-way adjoining this lot would not impact the City and would be a benefit to the property owner. The Development Review Team was informed about this vacation.

RECOMMENDATION

Staff recommends to the Public Works Committee to proceed with the vacation process as outlined in Idaho Code Section 50-1306, and, to recommend to the City Council the setting of a public hearing for the item on November 6, 2018.

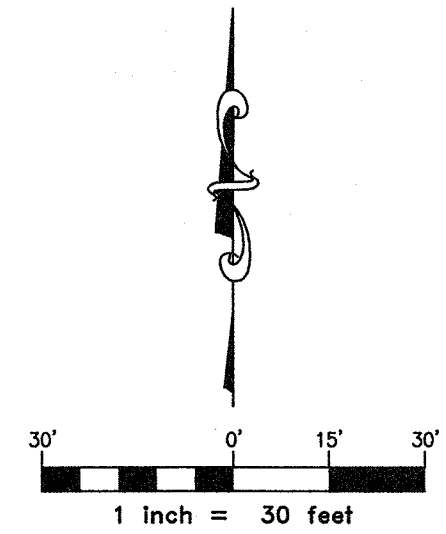
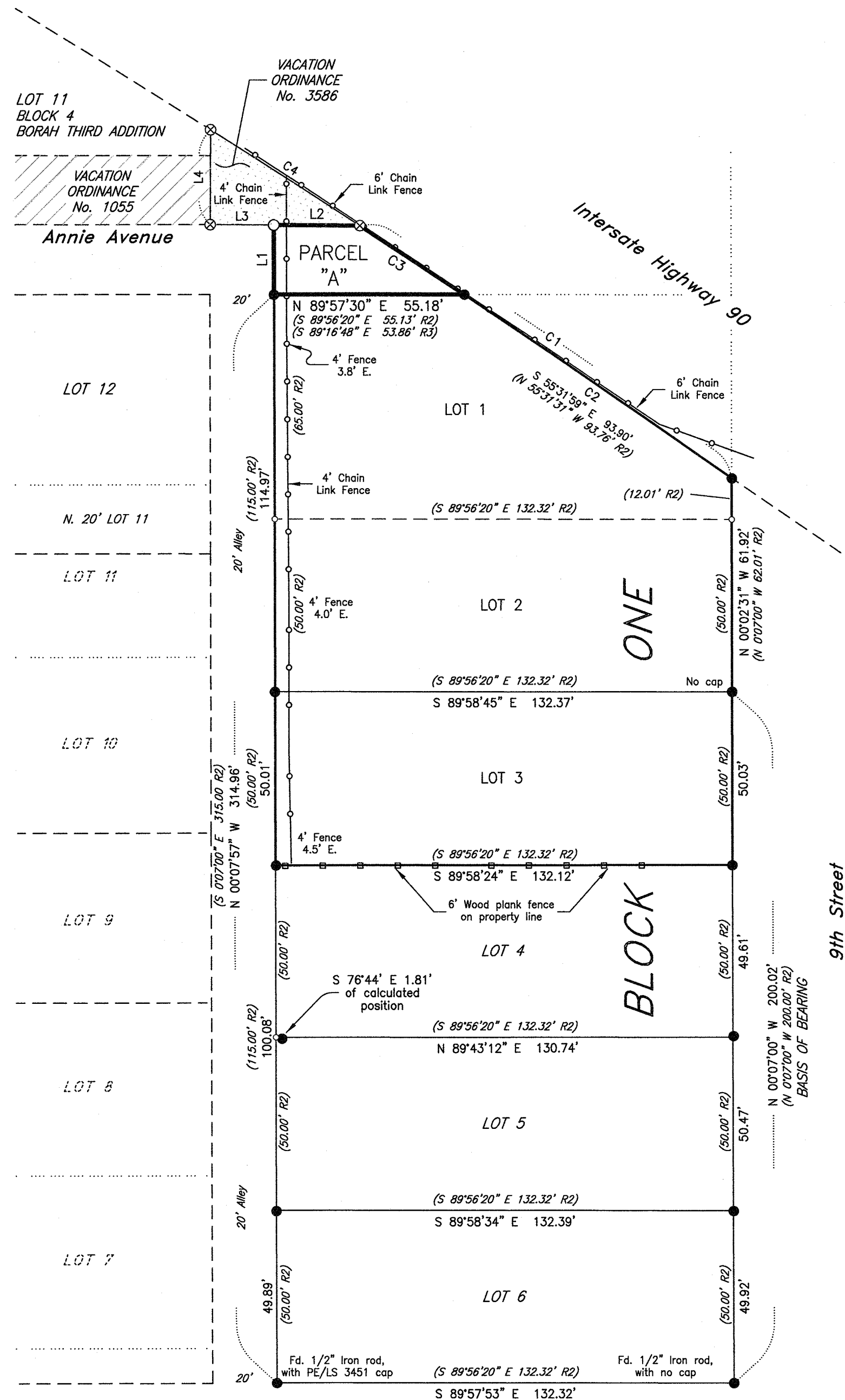


PROJECT AERIAL
NOT TO SCALE



VACATION AREA
NOT TO SCALE

RECORD OF SURVEY
LOTS 1-3, BLOCK 1, BOOTHE ADDITION AND A PORTION OF VACATED ANNIE AVENUE,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



VICINITY MAP
NOT TO SCALE

PARCEL A

VACATED ANNIE AVENUE ADJACENT TO LOT 1, BLOCK 1, BOOTHE ADDITION, CITY OF COEUR D'ALENE (802.3 SQ. FT. - 0.018 ACRE)

BASIS OF BEARING

BASIS OF BEARING ~ "N 00°07'00" W" ALONG THE WEST RIGHT OF WAY LINE OF 9th STREET, BETWEEN THE IRON ROD, 5/8 INCH DIAMETER, WITH A PLASTIC CAP MARKED PLS 4194, MONUMENTING THE SOUTHEAST CORNER OF LOT 6 AND THE 5/8 INCH IRON ROD, WITHOUT A CAP, MONUMENTING THE NORTHEAST CORNER OF LOT 3, BLOCK ONE, BOOTHE ADDITION, ACCORDING TO THE SURVEY BY JON P. MONACO, PLS 4194, RECORDED IN BOOK 21 OF SURVEYS, AT PAGE 169, RECORDS OF THE KOOTENAI COUNTY RECORDERS OFFICE.

LEGEND

- FOUND AN IRON ROD, 5/8 INCH DIAMETER WITH A PLASTIC CAP MARKED PLS 4194, EXCEPT AS NOTED.
- ⊗ FOUND AN IRON ROD, 5/8 INCH DIAMETER WITH A PLASTIC CAP MARKED PLS 6374.
- SET AN IRON ROD, 30 INCHES LONG, 5/8 INCH DIAMETER WITH A PLASTIC CAP MARKED PLS 6374.
- CALCULATED POINT (NOTHING FOUND OR SET)
- OTHERS AS NOTED

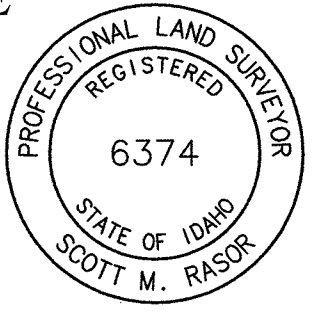
SURVEYS OF RECORD

- 1) O.H.TOOD PLS 23 JAN. 1905 BK. B, PG. 69 BOOTHE ADDITION
- 2) J.MONACO PLS 4194 NOV. 2001 BK. 21, PG. 169
- 3) S.RASOR PLS 6374 AUG. 2017 BK. 29, PG. 480

SURVEYOR'S CERTIFICATE

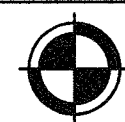
I, SCOTT M. RASOR, PROFESSIONAL LAND SURVEYOR No. 6374 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION FOR SAM RASH.

SCOTT M. RASOR ~ PLS 6374 9/18/18 DATE



NOTE:
THIS RECORD OF SURVEY DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD, THE SIZE OR LOCATION OF PRESCRIPTIVE EASEMENTS, FENCE LINES OR PHYSICAL FEATURES OF THE PROPERTY. ITEMS SUCH AS BUILDINGS AND FENCES WHICH ARE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.

SCALE: 1" = 30'	DRAWN: CVF	JOB NO: 17.012 DWG FILE: RAS17012R
DATE: SEPT. 18, 2018	CHECKED: SMR	CREW: DEG, JCJ & TAB



MECKEL ENGINEERING & SURVEYING

7600 N. GOVERNMENT WAY, COEUR D'ALENE, IDAHO, 83815 (208)667-4638 fax:(208)664-3347

RECORD OF SURVEY
LOTS 1-3, BLOCK 1, BOOTHE ADDITION AND A PORTION OF VACATED ANNIE AVENUE,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

PUBLIC WORKS COMMITTEE

STAFF REPORT

DATE: October 8, 2018
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: **V-18-08, Vacation of a portion of Seltice Way right-of-way adjoining the northerly boundary of Government Lots 1 and 2 and the Northeast quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, in the City of Coeur d'Alene.**

DECISION POINT

The applicant, City of Coeur d' Alene and Ignite CDA, are requesting the vacation of right-of-way along the south side of Seltice Way, East of Atlas Road.

HISTORY

The four (4) lane divided highway known as Seltice Way was originally constructed in 1926 as US Highway 10, with the portion from Coeur d'Alene to the Idaho/Washington boundary being replaced by I-90 in 1971. The right-of-way width adjoin the subject property varies in width from +/- 260'.

FINANCIAL ANALYSIS

The vacation of the requested right-of-way would not have any financial impact on the City and would add approximately 2.302 acres to the County tax roll. It would be a benefit to the municipality as tax revenue and to the land owner whose lots adjoin the strip of usable property.

PERFORMANCE ANALYSIS

The purpose of this request is to vacate the unused portion of right-of-way along the south side of Seltice Way, East of Atlas Road. Seltice Way was recently reconstructed, widened and rebuilt. As part of this construction, a bike path was added along the south side of Seltice Way. The applicants are proposing to vacate a portion of Seltice Way, which is 2 feet south of the current trail as shown on the exhibit. The request would not have any impact on future expansion of the Seltice Way corridor since the current project is almost complete. The Development Review Team was informed about this vacation.

RECOMMENDATION

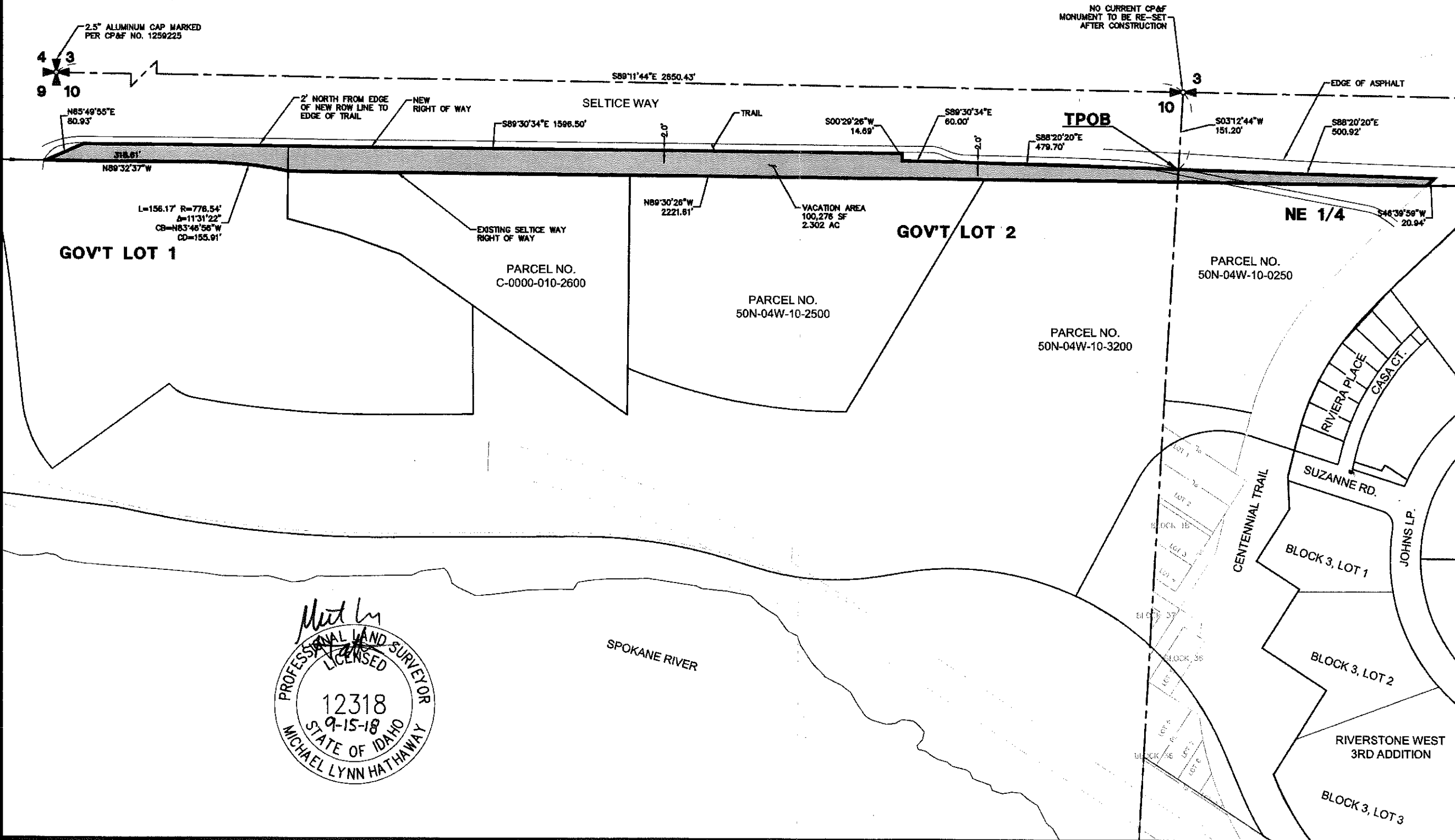
Staff recommends to the Public Works Committee to proceed with the vacation process as outlined in Idaho Code Section 50-1306 and to recommend to the City Council the setting of a public hearing for the item on November 6, 2018.

City of Coeur d'Alene,
Seltice Way Right of Way Vacation

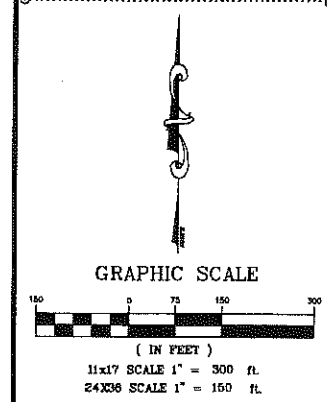
A Portion of Gov't Lots 1 and 2 and the Northeast 1/4 of Section 10 of Township 50 North,
Range 4 West, Boise Meridian, Kootenai County, Idaho

LEGEND

PROPOSED AREA OF SELTICE WAY TO
BE VACATED



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Coeur d'Alene, ID 83815
208-664-9382
(toll free) 877-815-5672
(fax) 208-664-5946
BY
NO. DATE REVISION DESCRIPTION

CITY OF COEUR D'ALENE
SELTICE WAY
RIGHT OF WAY VACATION
PROJ NO: 41292
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY:
DWG: 41292ROW-VACATE.DWG
DATE: SEPTEMBER, 2018
SHEET NO:

Michael Lynn Hathaway
PROFESSIONAL LAND SURVEYOR
LICENSED
12318
9-15-18
STATE OF IDAHO
MICHAEL LYNN HATHAWAY

DATE: OCTOBER 10, 2018

TO: MAYOR AND CITY COUNCIL

FROM: PLANNING DEPARTMENT

RE: SETTING OF PUBLIC HEARING DATE: NOVEMBER 20, 2018

Mayor Widmyer,

The Planning Department has forwarded the following item to the City Council for scheduling of a public hearing. In keeping with state law and Council policy, the Council will set the date of the public hearing upon receipt of recommendation.

<u>ITEM NO.</u>	<u>REQUEST</u>	<u>COMMISSION ACTION</u>	<u>COMMENT</u>
A-2-18	Applicant: Dave and Yvonne Palmer Location: Fernan Hill Road Request: A proposed 2.50 acre annexation from Agricultural Suburban to R-1 zoning district	Recommended approval	LEGISLATIVE

In order to satisfy the mandatory 15-day notice requirement, the next recommended hearing date will be **November 20, 2018**

CITY COUNCIL STAFF REPORT

DATE: October 16, 2018
FROM: Dennis Grant, Engineering Project Manager
SUBJECT: **SS-18-08, Pereira 4th Addition: Final Plat Approval**

DECISION POINT

Staff is requesting the following:

1. City Council approval of the final plat document, a two (2) lot Manufacturing subdivision.

HISTORY

- a. Applicant: Kris Pereira
KRB Investments
3893 N. Schreiber Way
Coeur d'Alene, ID 83815
- b. Location: 3877 N. Schreiber Way (North side of Schreiber Way off of Kathleen Avenue)
- c. Previous Action:
 1. Preliminary plat approval, July 12, 2018

FINANCIAL ANALYSIS

There are no financial issues with this development.

PERFORMANCE ANALYSIS

This manufacturing development is a re-plat of an existing single lot located in Coeur d'Alene. This subdivision created two (2) lots. The infrastructure has been previously installed and accepted by the appropriate departments. There was one condition that will be taken care of a building permit; therefore, the document is ready for approval and recordation.

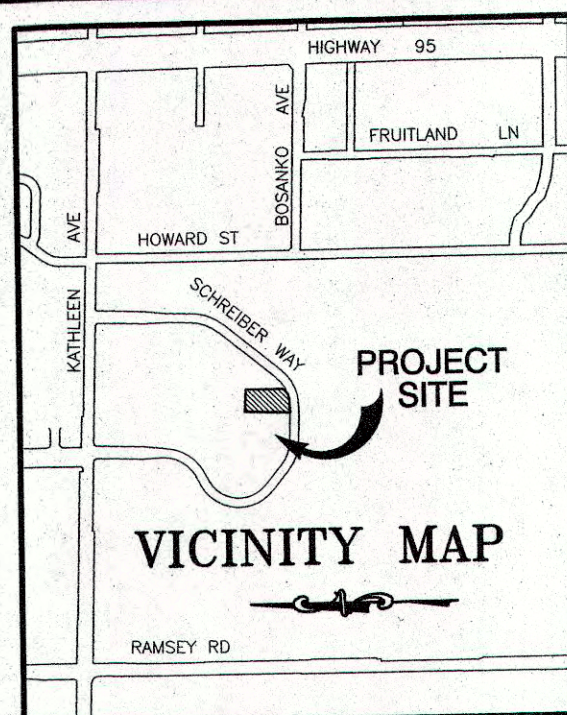
DECISION POINT RECOMMENDATION

City Council approval of the final plat document

PEREIRA 4TH ADDITION

A REPLAT OF LOT 2, BLOCK ONE, PEREIRA 2ND ADDITION,
IN SEC. 2, T.50N., R.4W., B.M.,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

BOOK ____, PAGE ____
INST. No. ____



LEGEND

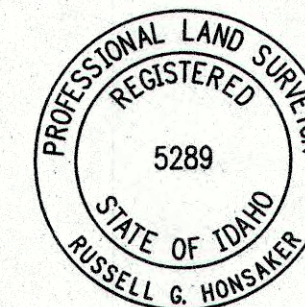
- FOUND SURVEY PINS AS NOTED.
- FOUND 2" ALUMINUM CAP MARKED "PLS 832" IN CITY MONUMENT CASE.
- SET 5/8" x 30" REBAR WITH PVC CAP MARKED "PLS 5289".
- ⊗ SET TACK WITH DISK MARKED "PLS 5289"
- ⊙ FOUND 1/2" REBAR WITH PVC CAP MARKED "PLS 5289", RESET WITH 5/8" x 30" REBAR WITH PVC CAP MARKED "PLS 5289"
- △ T.P.O.B.

REFERENCES

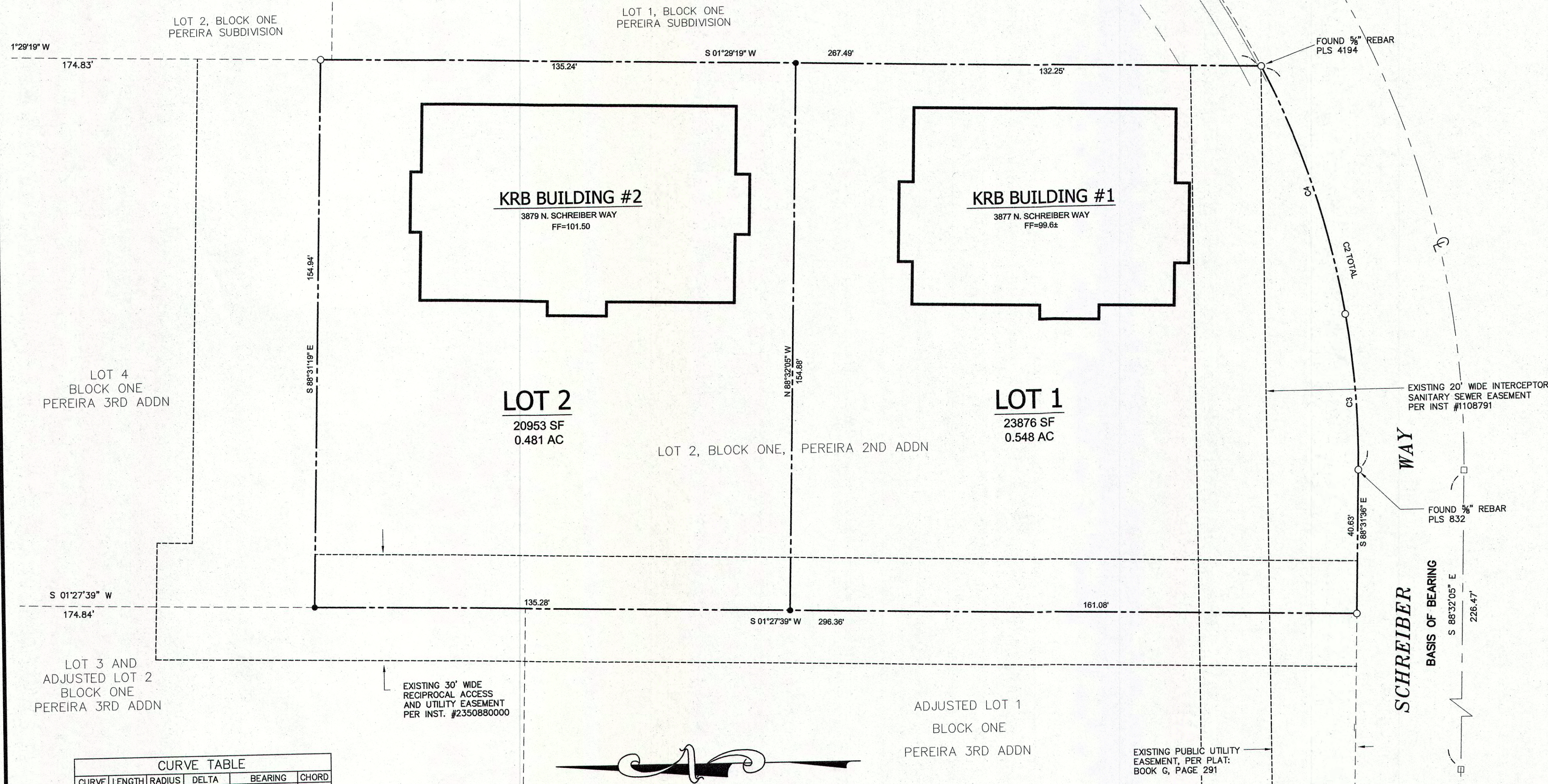
- (R1) PLAT OF PEREIRA 2ND ADDITION- BOOK K, PAGE 228
(R2) PLAT OF PEREIRA 3RD ADDITION- BOOK K, PAGE 476
(R3) PLAT OF PEREIRA SUBDIVISION- BOOK K, PAGE 037

BASIS OF BEARING

THE BASIS OF BEARING IS TAKEN TO BE THE CENTERLINE TANGENT BEARING OF S 88°32'05" E OF SCHREIBER WAY PER THE PLAT OF COMMERCE PARK OF COEUR D'ALENE, BOOK G, PAGE 291. ADJACENT TO LOTS 1 AND 2, BLOCK ONE OF THIS PLAT. THIS BEARING IS ON THE CITY OF COEUR D'ALENE NAD83 IDAHO STATE PLANE COORDINATE SYSTEM. THE CONVERGENCE ANGLE IS -0°46'58" AT THE NORTHWEST CORNER OF S 2, T50N, R4W, B.M.

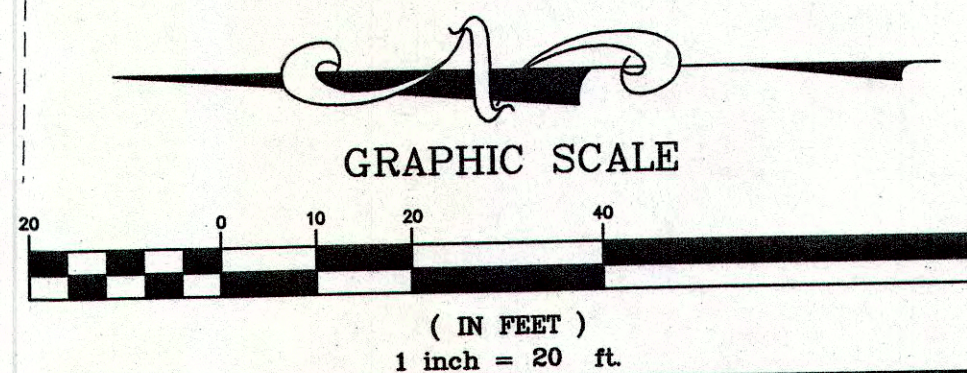


RUSSELL G. HONSAKER, P.L.S. #5289



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
*C1	9.33	240.00	2°13'39"	N 87°23'27" W	9.33
*C2	118.99	240.00	28°24'24"	S 77°17'12" W	117.77
*C3	44.43	240.00	10°36'20"	S 86°11'14" W	44.36
*C4	74.56	240.00	17°48'04"	S 71°59'02" W	74.27

*NON-TANGENT



PEREIRA 4TH ADDITION			FRAME & SMETANA, PA <i>Consulting Engineers</i> 603 North 4th Street, Coeur d'Alene, Idaho, 83814 Ph: (208)664-2121/Fax: 765-5502/Email: smetana@roadrunner.com	S SHEET 1 OF 1
SCALE: 1"=20'	2-50N-4W	P410P		
DATE: 04/10/18		DRAWN BY: DWJ FILE: -2ND LT2(PLAT)		

Pereira 4th Addition

BOOK __, PAGE __
INST. No. _____

A REPLAT OF LOT 2, BLOCK ONE, PEREIRA 2ND ADDITION,
IN SEC. 2, T.50N., R.4W., B.M.,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

OWNER'S CERTIFICATE

TE BE IT KNOWN THAT KRB INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCK AS SHOWN HEREON TO BE KNOWN AS PEREIRA SUBDIVISION FOURTH ADDITION BEING A PORTION OF LOT 2, BLOCK ONE, OF THE PLAT OF PEREIRA 2ND ADDITION, BOOK K, PAGE 228, RECORDS OF KOOTENAI COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 2, SAID CORNER BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2,
S 88°31'19" E, 154.94 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2 AND THE WESTERLY BOUNDARY LINE OF PEREIRA SUBDIVISION, BOOK K, PAGE 37, RECORDS OF KOOTENAI COUNTY;
THENCE ALONG THE SAID WESTERLY BOUNDARY LINE, S 01°29'19" W, 267.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SCHREIBER WAY AND THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH; THENCE LEAVING THE SAID WESTERLY BOUNDARY LINE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE 118.99 FEET ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 28°24'24", A CHORD BEARING OF S 77°17'12" W AND A CHORD DISTANCE OF 117.77 FEET TO A FOUND 5/8" REBAR, PLS 832; THENCE N 88°31'36" W, 40.63 FEET TO THE EASTERLY BOUNDARY LINE OF THE PLAT OF PEREIRA 3RD ADDITION, BOOK K, PAGE 476, RECORDS OF KOOTENAI COUNTY;
THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE SAID EASTERLY BOUNDARY LINE, N 01°27'39" E, 296.36 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING APPROXIMATELY 1.029 ACRES, MORE OR LESS.

WATER SERVICE TO EACH LOT PLATTED HEREIN WILL BE PROVIDED BY THE CITY OF COEUR D'ALENE.

SANITARY SEWER SERVICE TO EACH LOT PLATTED HEREIN WILL BE PROVIDED BY THE CITY OF COEUR D'ALENE.

KRIS PEREIRA, MANAGING MEMBER

STATE OF IDAHO, COUNTY OF KOOTENAI, ss

ON THIS ____ DAY OF ____, IN THE YEAR ____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KRIS PEREIRA, KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF ____, TO BE THE MANAGER OR A MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

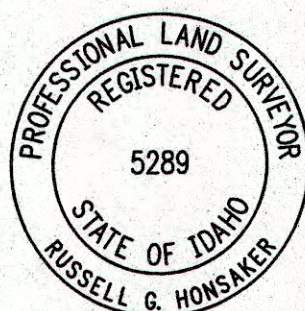
NOTARY PUBLIC

RESIDING AT _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, RUSSELL G. HONSAKER, P.L.S. No. 5289, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



RUSSELL G. HONSAKER, P.L.S. No. 5289

CITY COUNCIL APPROVAL

THIS PLAT ACCEPTED AND APPROVED BY THE CITY COUNCIL OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO ON THE ____ DAY OF ____, 20__.

MAYOR CITY OF COEUR D'ALENE

ENGINEER CITY OF COEUR D'ALENE

CLERK CITY OF COEUR D'ALENE

PANHANDLE HEALTH DISTRICT I

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING (CITY OF COEUR D'ALENE) AND THE QLPE 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 REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

SANITARY RESTRICTION SATISFIED
AND LIFTED THIS ____ DAY
OF ____, 20__.

PANHANDLE HEALTH DISTRICT I

THIS PLAT APPROVED THIS ____
DAY OF ____, 20__.

PANHANDLE HEALTH DISTRICT I

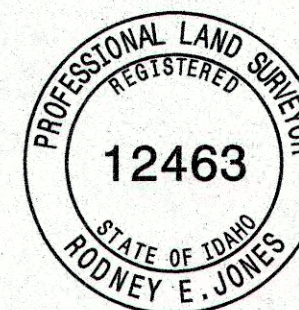
KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THIS ____ DAY OF ____, 20__, THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED LAND HAVE BEEN PAID THRU ____.

KOOTENAI COUNTY TREASURER

KOOTENAI COUNTY SURVEYOR

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



KOOTENAI COUNTY SURVEYOR

KOOTENAI COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, AT THE REQUEST OF ____.
THIS ____ DAY OF ____, 20__, AT ____ M.
AND DULY RECORDED IN PLAT BOOK ____, PAGE ____, INST. # ____.
FEE \$ ____

KOOTENAI COUNTY RECORDER

Pereira 4th Addition

SCALE: 1"=40'
DATE: 01/30/14

2-50N-4W

P410

DRAWN BY: DWJ
FILE: P410-2ND LT2

FRAME & SMETANA, PA
Consulting Engineers

603 North 4th Street, Coeur d'Alene, Idaho, 83814
Ph: (208) 664-2121 / Fax: 765-5502 / Email: smetana@roadrunner.com

S

SHEET
2 OF 2

RESOLUTION NO. 18-056

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE AGREEMENTS AND AUTHORIZING THE OTHER ACTIONS OF THE CITY OF COEUR D'ALENE AS FOLLOWS: AN AGREEMENT FOR MAINTENANCE/WARRANTY, APPROVAL OF SECURITY, AND ACCEPTANCE OF IMPROVEMENTS FOR COEUR D'ALENE PLACE 29TH ADDITION; WAIVER OF COVERED LOAD RESTRICTIONS FOR THE ANNUAL CITY LEAF PICK UP PROGRAM; PERSONNEL RULE AMENDMENTS TO RULES II, III, IX, XIII, AND XIX; AND CHANGE ORDER #1 TO THE AGREEMENT WITH APOLLO, INC., FOR THE TERTIARY TREATMENT PHASE 2 IMPROVEMENTS.

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 "D" and by reference made a part hereof as summarized as follows:

- A) Approval of Coeur d'Alene Place 29th Addition Agreement for Maintenance/Warranty and Security and acceptance of Improvements (SS-3-12);
- B) Approving the waiver of covered load regulations from November 13, 2018 through December 3, 2018 for the annual City Leaf Pick Up program;
- C) Approval of Personnel Rule Amendments: Rule II, Definition of Terms; Rule III, Miscellaneous Provisions; Rule IX – Method of Filling Vacancies, Rule XIII – Transfer, Promotion, Demotion, Suspension and Reinstatement; Rule XIX – Expense Reimbursement;
- D) Approval of Change Order #1 to the Agreement with Apollo, Inc. for the construction of the Tertiary Treatment Phase 2 Improvements;

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 the agreements and take the other actions for the subject matter, as set forth in substantially the form attached hereto as Exhibits "A" through "D" 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 16th day of October, 2018.

Steve Widmyer, Mayor

ATTEST

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER ENGLISH Voted _____

COUNCIL MEMBER EVANS Voted _____

COUNCIL MEMBER MILLER Voted _____

COUNCIL MEMBER MCEVERS Voted _____

COUNCIL MEMBER GOOKIN Voted _____

COUNCIL MEMBER EDINGER Voted _____

_____ was absent. Motion _____.

CITY COUNCIL STAFF REPORT

DATE: October 16, 2018
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: **Coeur d'Alene Place 29th Addition: Acceptance of Improvements, Maintenance/Warranty Agreement and Security Approval**

DECISION POINT

Staff is requesting the following:

1. Acceptance of the installed public infrastructure improvements.
2. Approval of the Maintenance/Warranty Agreement and Security.

HISTORY

- a. Applicant: Kevin Schneidmiller
Greenstone-Kootenai II, Inc.
1421 N. Meadowwood Lane, Suite 200
Liberty Lake, WA 99019
- b. Location: East of Atlas Rd., North of Hanley Ave., South of Sorbonne Dr. and West of a portion of Descartes Dr.
- c. Previous Action:
 1. Final plat approval, CDA Place – 16th Addition (1994-2008).
 2. Final plat approval, CDA Place 17th – 23rd Addition (2010 – 2014).
 3. Final plat approval, CDA Place 24th – 29th Addition (2015 – 2017).

FINANCIAL ANALYSIS

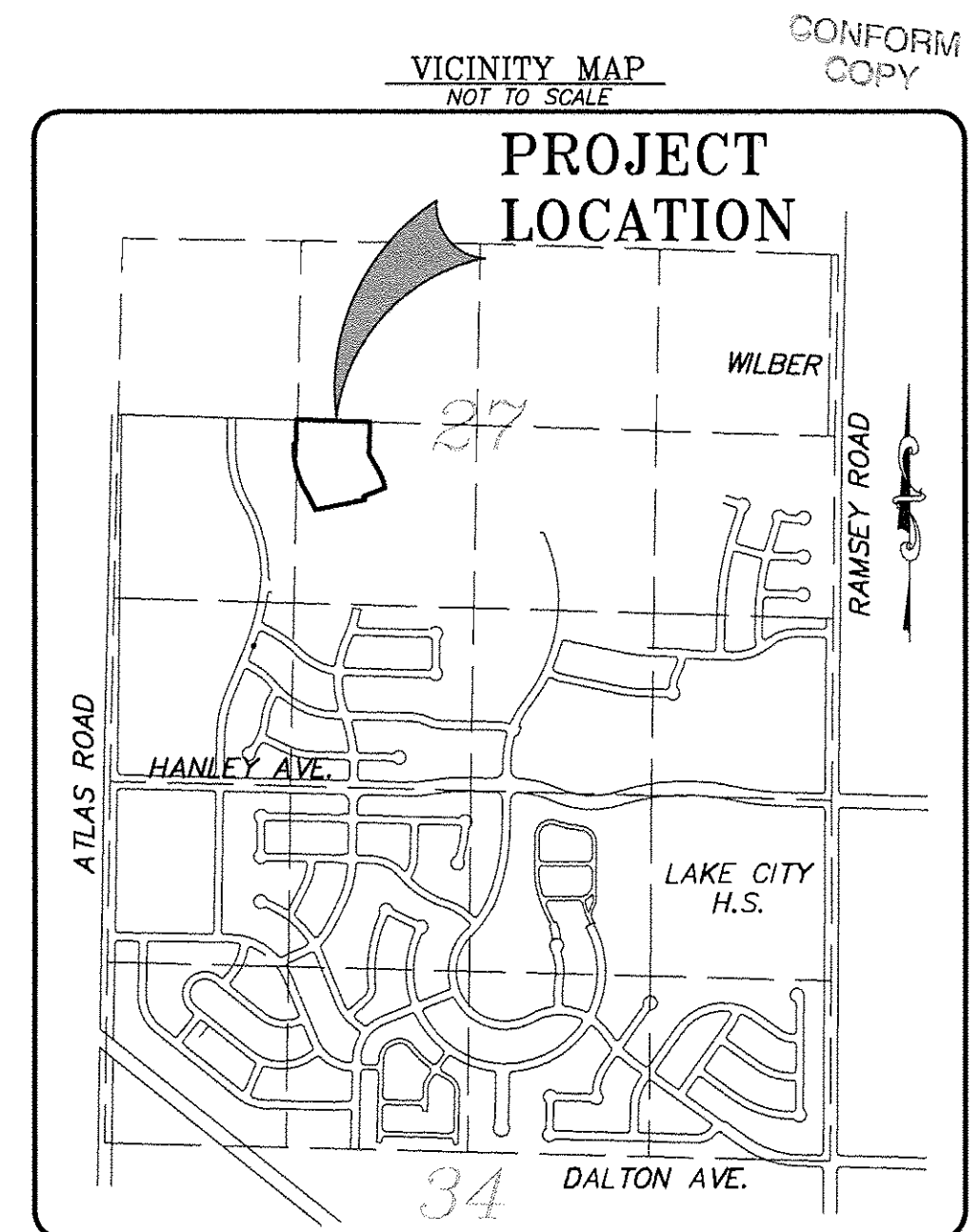
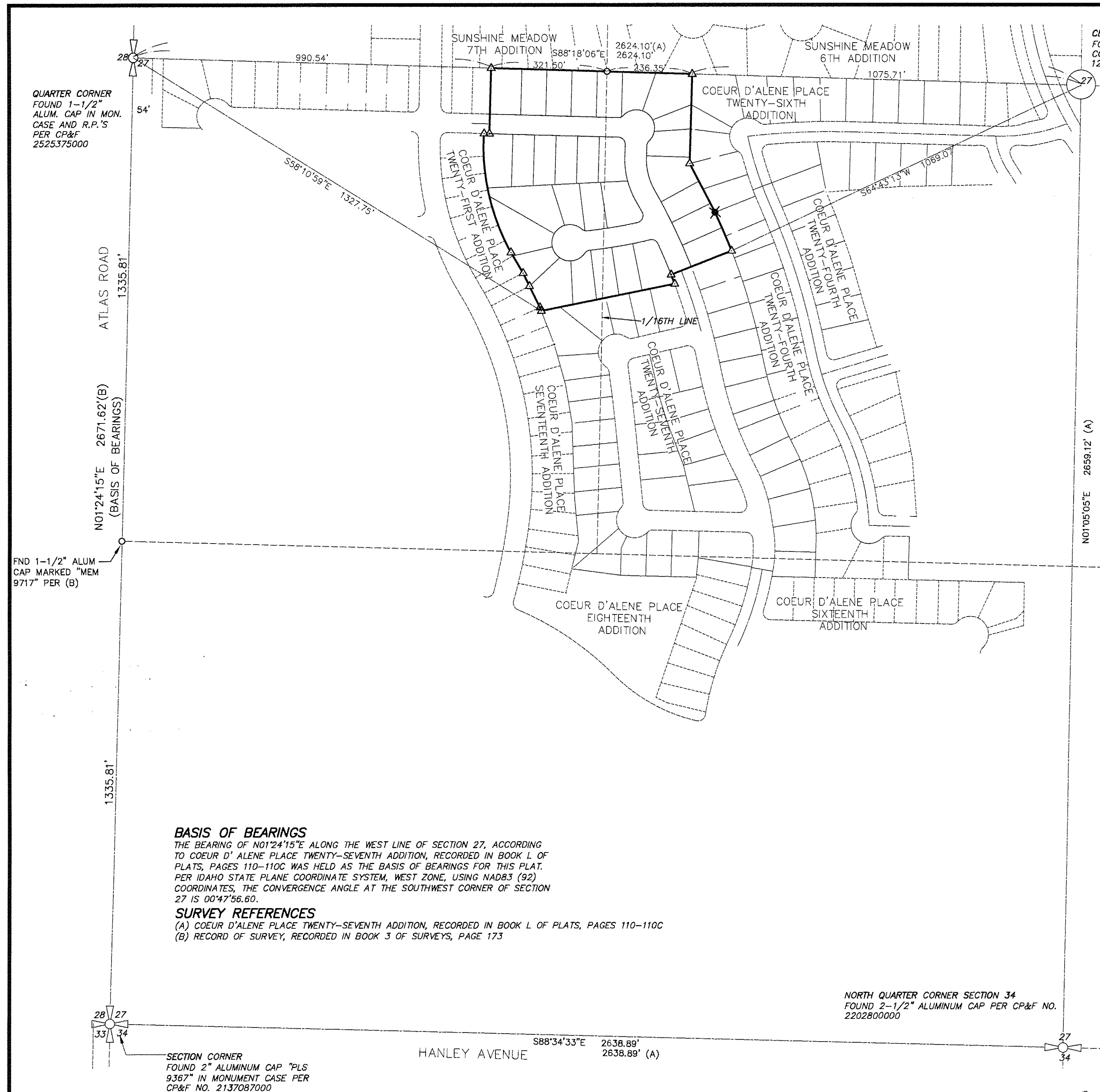
The developer is installing the required warranty bond (10%) to cover any maintenance issues that may arise during the one (1) year warranty period that will commence upon this approval, and terminate, on October 16, 2019. The amount of the security provided is \$38,215.18.

PERFORMANCE ANALYSIS

The developer has installed all required public infrastructure. The responsible City departments have approved the installations and found them ready to accept. Acceptance of the installed improvements will allow the issuance of all available building permits for this phase of the development, and, Certificate of Occupancy issuance upon completion. The City maintenance would be required to start after the one (1) year warranty period expires on October 9, 2019.

DECISION POINT RECOMMENDATION

1. Acceptance of the installed public infrastructure improvements.
2. Approval of the Maintenance/Warranty Agreement and accompanying Security.



- LEGEND**
- SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "MEM 9717" TO BE SET ON OR BEFORE ONE YEAR SUBSEQUENT TO THE RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331 AND 50-1333.
 - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 9717" TO BE SET ON OR BEFORE ONE YEAR SUBSEQUENT TO THE DATE OF RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331, 50-1332 AND 50-1333.
 - FOUND 1/2" IRON PIPE NO ID PER (B)
 - △ FOUND 5/8" X 30" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717" OR LEAD & TAG MARKED "MEM 9717"
 - ⊗ FOUND 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "MEM 9717"
 - ✱ FOUND 5/8" X 30" REBAR WITH ORANGE OR YELLOW PLASTIC CAP MARKED "KITZAN 9030".
 - # BLOCK NUMBER
- TOTAL AREA=8.000 ACRES

BASIS OF BEARINGS
THE BEARING OF N01°24'15"E ALONG THE WEST LINE OF SECTION 27, ACCORDING TO COEUR D'ALENE PLACE TWENTY-SEVENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 110-110C WAS HELD AS THE BASIS OF BEARINGS FOR THIS PLAT. PER IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, USING NAD83 (92) COORDINATES, THE CONVERGENCE ANGLE AT THE SOUTHWEST CORNER OF SECTION 27 IS 00°47'56.60.

SURVEY REFERENCES
(A) COEUR D'ALENE PLACE TWENTY-SEVENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 110-110C
(B) RECORD OF SURVEY, RECORDED IN BOOK 3 OF SURVEYS, PAGE 173

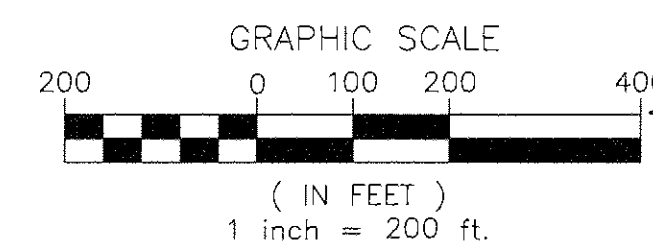
NORTH QUARTER CORNER SECTION 34
FOUND 2-1/2" ALUMINUM CAP PER CP&F NO. 2202800000

SECTION CORNER
FOUND 2" ALUMINUM CAP "PLS 9367" IN MONUMENT CASE PER CP&F NO. 2137087000

RFK LAND SURVEYING INC.

1420 WEST GARLAND AVENUE
SPOKANE, WA 99205
TEL: (509) 324-7861
FAX: (509) 327-7249
E-MAIL: rudy@rfklandsurveying.com

DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	AS NOTED	16-136
DATE	DATE	SHEET	FIELD BOOK
08/28/17	08/28/17	1 OF 4	



COEUR D'ALENE PLACE TWENTY-NINTH ADDITION

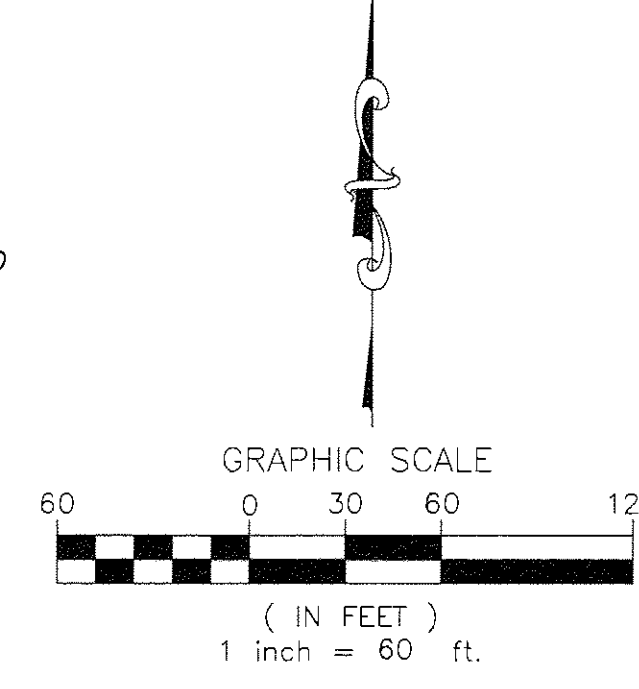
A RE-PLAT OF LOT 1, BLOCK 4 OF COEUR D'ALENE PLACE TWENTY-SEVENTH ADDITION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CONFORM COPY



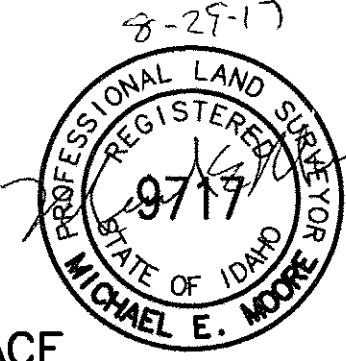
- LEGEND**
- SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "MEM 9717" TO BE SET ON OR BEFORE ONE YEAR SUBSEQUENT TO THE RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331 AND 50-1333.
 - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 9717" TO BE SET ON OR BEFORE ONE YEAR SUBSEQUENT TO THE DATE OF RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331, 50-1332 AND 50-1333.
 - △ FOUND 5/8" X 30" REBAR WITH YELLOW OR ORANGE PLASTIC CAP MARKED "MEM 9717" OR LEAD & TAG MARKED "MEM 9717"
 - ⊗ FOUND 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "MEM 9717"
 - ✱ FOUND 5/8" X 30" REBAR WITH ORANGE OR YELLOW PLASTIC CAP MARKED "KITZAN 9030".
 - Ⓢ BLOCK NUMBER
- TOTAL AREA=8.000 ACRES

SURVEY REFERENCES
(A) COEUR D'ALENE PLACE TWENTY-SEVENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 110-110C
(B) RECORD OF SURVEY, RECORDED IN BOOK 3 OF SURVEYS, PAGE 173



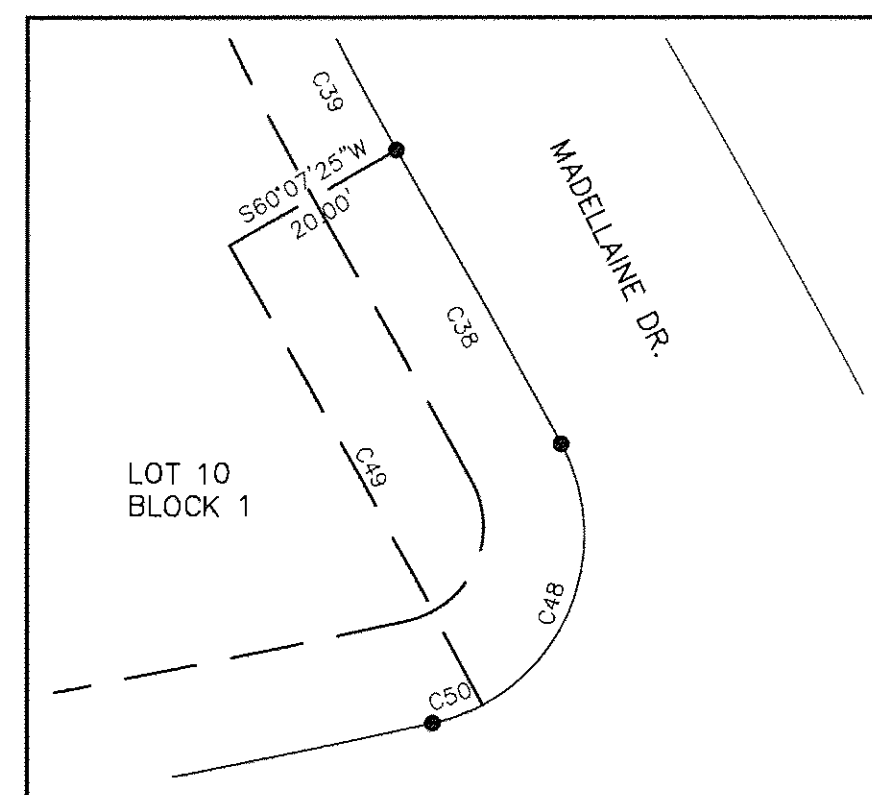
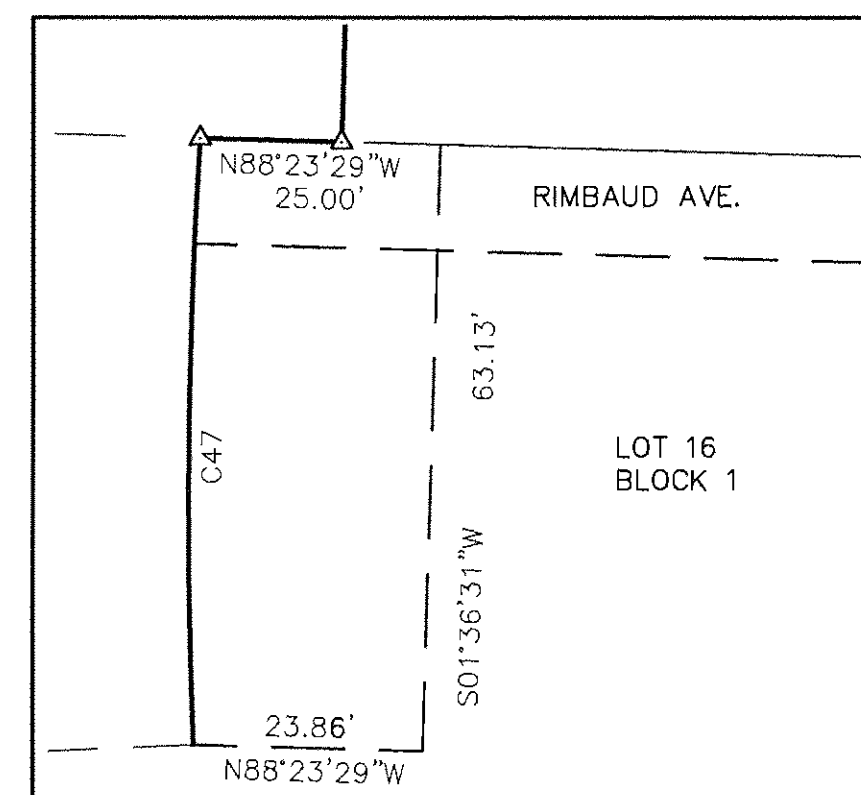
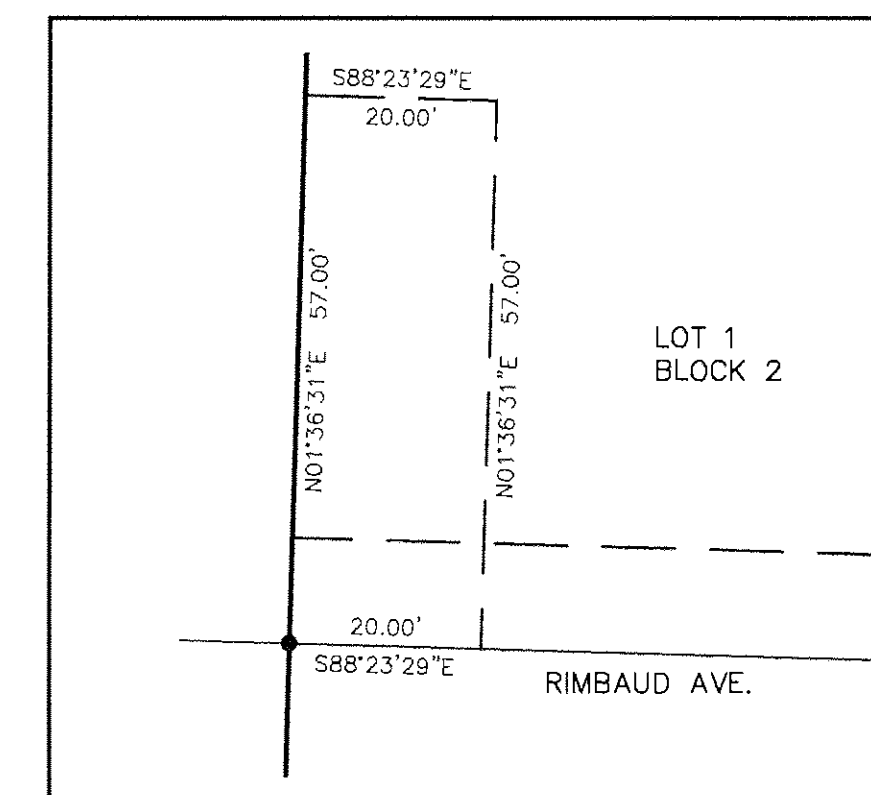
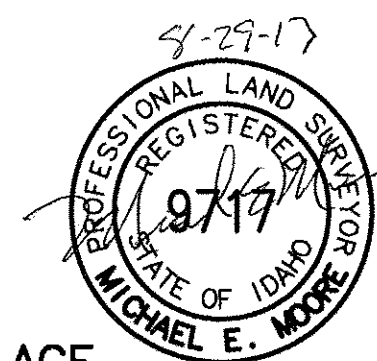
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1701.00'	115.69'	115.66'	S 23°20'19" E	3°53'48"
C2	1521.00'	27.14'	27.14'	S 20°52'44" E	1°01'20"
C3	600.00'	341.37'	336.78'	N 12°42'38" W	32°35'53"
C4	200.00'	110.22'	108.83'	N 14°05'21" W	31°34'29"
C5	1551.00'	229.72'	229.51'	S 25°38'00" E	8°29'11"
C6	1551.00'	97.09'	97.08'	N 28°04'59" W	3°35'12"
C7	1551.00'	132.63'	132.59'	N 23°50'24" W	4°53'58"
C8	1250.00'	185.01'	184.84'	S 78°54'27" W	8°28'48"
C9	20.00'	9.63'	9.54'	S 77°48'49" W	27°35'24"
C10	20.00'	7.06'	7.03'	S 53°54'08" W	20°13'57"
C11	50.00'	57.24'	54.17'	S 76°35'04" W	65°35'49"
C12	50.00'	38.65'	37.69'	N 48°28'25" W	44°17'12"
C13	50.00'	32.90'	32.31'	N 07°28'39" W	37°42'22"
C14	50.00'	30.31'	29.85'	N 28°44'41" E	34°44'16"
C15	20.00'	15.50'	15.12'	N 23°54'21" E	44°24'55"
C16	170.00'	93.68'	92.50'	N 14°05'21" W	31°34'29"
C17	1581.00'	36.67'	36.66'	N 29°12'43" W	1°19'44"
C18	1581.00'	64.19'	64.18'	N 27°23'04" W	2°19'34"
C19	1581.00'	69.13'	69.12'	N 24°58'08" W	2°30'18"
C20	1581.00'	64.19'	64.18'	N 22°33'12" W	2°19'34"
C21	1521.00'	119.31'	119.28'	S 22°36'54" E	4°29'40"
C22	20.00'	27.43'	25.33'	S 64°09'35" E	78°35'43"
C23	1277.00'	48.64'	48.63'	N 77°38'01" E	2°10'56"
C24	1277.00'	59.03'	59.02'	N 80°02'56" E	2°38'55"
C25	1277.00'	39.55'	39.54'	N 82°15'38" E	1°46'28"
C26	20.00'	16.69'	16.21'	N 59°14'11" E	47°49'21"
C27	50.00'	45.40'	43.85'	N 61°20'09" E	52°01'17"
C28	50.00'	33.07'	32.47'	S 73°42'20" E	37°53'46"
C29	50.00'	36.65'	35.84'	S 33°45'21" E	42°00'11"
C30	50.00'	37.20'	36.35'	S 08°33'33" W	42°37'37"
C31	50.00'	37.20'	36.35'	S 51°11'10" W	42°37'37"
C32	50.00'	51.03'	48.84'	N 78°15'55" W	58°28'15"
C33	20.00'	9.90'	9.80'	N 63°12'24" W	28°21'13"
C34	20.00'	6.80'	6.76'	N 87°07'05" W	19°28'08"
C35	1223.00'	33.86'	33.85'	S 82°21'16" W	1°35'10"
C36	1223.00'	84.57'	84.56'	S 79°34'50" W	3°57'44"
C37	20.00'	37.06'	31.98'	S 24°31'16" W	106°09'23"
C38	1521.00'	35.02'	35.02'	S 29°13'00" E	1°19'09"
C39	230.00'	60.21'	60.04'	S 22°22'35" E	15°00'00"
C40	230.00'	66.54'	66.30'	S 06°35'21" E	16°34'29"
C41	20.00'	31.45'	28.31'	S 43°20'48" E	90°05'22"
C42	1701.00'	46.63'	46.63'	S 24°30'06" E	1°34'14"
C43	1701.00'	69.06'	69.06'	S 22°33'12" E	2°19'34"
C44	600.00'	166.76'	166.22'	N 21°02'51" W	15°55'28"
C45	600.00'	23.58'	23.58'	N 11°57'34" W	2°15'06"
C46	600.00'	151.03'	150.63'	N 03°37'21" W	14°25'19"
C47	600.00'	63.17'	63.14'	S 00°34'20" W	6°01'58"
C48	20.00'	31.55'	28.38'	N 16°38'01" E	90°22'54"
C49	1501.00'	54.56'	54.56'	S 28°50'06" E	2°04'58"
C50	20.00'	5.51'	5.49'	N 69°42'43" E	15°46'29"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 21°04'42" W	10.19'
L2	N 26°41'55" W	65.89'
L3	N 25°47'20" W	40.01'
L4	N 30°16'50" W	65.76'
L5	S 88°23'29" E	14.71'
L6	N 30°16'50" W	10.63'
L7	N 30°16'50" W	55.13'



**COEUR D' ALENE PLACE
TWENTY-NINTH ADDITION**
A RE-PLAT OF LOT 1, BLOCK 4 OF COEUR D' ALENE
PLACE TWENTY-SEVENTH ADDITION LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51
NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF
COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

RFK LAND SURVEYING INC.				
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: rudy@rfklandsurveying.com	DRAWN MEM	APPROVED RFK	SCALE AS NOTED	PROJECT 17-136
	DATE 08/28/17	DATE 08/28/17	SHEET 2 OF 4	FIELD BOOK

CONFORM
COPYDETAIL "A"
DRAINAGE EASEMENT
SCALE: 1"=20'DETAIL "B"
DRAINAGE EASEMENT
SCALE: 1"=20'DETAIL "C"
DRAINAGE EASEMENT
SCALE: 1"=20'

COEUR D' ALENE PLACE
TWENTY-NINTH ADDITION
A RE-PLAT OF LOT 1, BLOCK 4 OF COEUR D' ALENE
PLACE TWENTY-SEVENTH ADDITION LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51
NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF
COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

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SPOKANE, WA 99205
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DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	AS NOTED	17-136
DATE	DATE	SHEET	FIELD BOOK
08/28/17	08/28/17	3 OF 4	

CITY COUNCIL CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF COEUR D'ALENE, IDAHO, ON THE 21st DAY OF November, 2017.

[Signature]
COEUR D'ALENE CITY CLERK

[Signature]
COEUR D'ALENE CITY ENGINEER

HEALTH DISTRICT APPROVAL

A SANITARY RESTRICTION, IN ACCORDANCE WITH IDAHO CODE 50-1326 TO 50-1329, IS IMPOSED ON THIS PLAT. NO BUILDINGS, DWELLINGS, OR SHELTERS SHALL BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS 9th DAY OF November, 2017.

[Signature]
PANHANDLE HEALTH DISTRICT 1

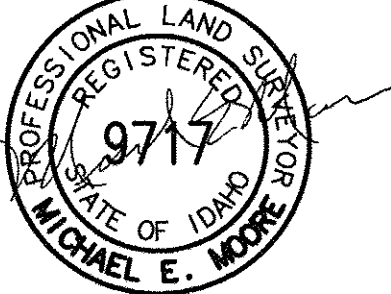
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF COEUR D' ALENE AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSION OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

[Signature]
PANHANDLE HEALTH DISTRICT 1

SURVEYOR'S CERTIFICATE

I, MICHAEL E. MOORE P.L.S. #9717, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO. INTERIOR MONUMENTS WILL BE SET 1 YEAR SUBSEQUENT TO THE RECORDING OF THIS PLAT IN ACCORDANCE WITH IDAHO CODES 50-1331 AND 50-1333.

[Signature] 8-29-17
MICHAEL E. MOORE P.L.S. #9717 DATE



KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED LAND

HAVE BEEN PAID THROUGH December 31, 2017 THIS

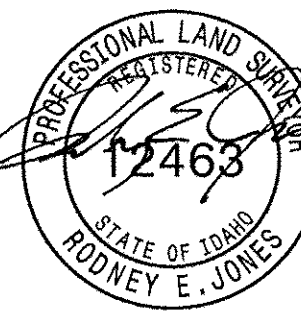
19th DAY OF November, 2017

[Signature]
KOOTENAI COUNTY TREASURER Chief Deputy

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS 29th DAY OF November, 2017.

[Signature]
KOOTENAI COUNTY SURVEYOR



KOOTENAI COUNTY RECORDER

STATE OF IDAHO)

COUNTY OF KOOTENAI) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, AT THE REQUEST OF

Rfk Land Surveying THIS 5 DAY OF December, 2017.

AT 33 MINUTES PAST 1 O'CLOCK P.M. AND DULY RECORDED IN BOOK L PAGE

209209C AS INSTRUMENT NO. 262-3153000 FEE 11.00

209209C

[Signature] [Signature]
KOOTENAI COUNTY RECORDER Deputy

OWNER'S CERTIFICATE & DEDICATION

BE IT KNOWN THAT GREENSTONE-KOOTENAI, II INC., AN IDAHO CORPORATION AUTHORIZED TO DO BUSINESS IN THE CITY OF COEUR D'ALENE AND THE STATE OF IDAHO, IS THE OWNER OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND TRACTS AS HEREIN SHOWN AND DOES DESIGNATE THE SAME AS COEUR D'ALENE PLACE TWENTY-NINTH ADDITION, SAID PROPERTY BEING A RE-PLAT OF LOT 1, BLOCK 4 OF COEUR D' ALENE PLACE TWENTY-SEVENTH ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 110-110C, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D' ALENE, KOOTENAI COUNTY, IDAHO.

1.) THE CITY OF COEUR D'ALENE WILL PROVIDE WATER AND SANITARY SEWER SERVICE TO THIS DEVELOPMENT.

2.) THE OWNER HEREBY DEDICATES THE STREET RIGHT OF WAY OF RIMBAUD AVENUE, MADELLAINE DRIVE, AND EMEL COURT AS SHOWN HEREON TO THE PUBLIC FOREVER.

3.) THE OWNER HEREBY GRANTS TO THE PUBLIC TEN FOOT (10'), ELEVEN FOOT (11') AND A TWENTY-ONE FOOT (21') EASEMENT AS SHOWN HEREON TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS FOR THE INSTALLATION, IMPROVEMENT, OPERATION AND MAINTENANCE OF FRANCHISED UTILITIES AS SHOWN HEREON.

4.) THE OWNER HEREBY GRANTS TO THE CITY OF COEUR D' ALENE DRAINAGE EASEMENTS ON LOTS 10 AND 16 BLOCK 1, AND LOTS 1, AND 9 BLOCK 2 AS SHOWN HEREON FOR THE INSTALLATION, IMPROVEMENT, OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE FACILITIES TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS. NO BUILDING, STRUCTURE OR IMPROVEMENT SHALL BE ERRECTED NOR CONSTRUCTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY OF COEUR D' ALENE AS EVIDENCED BY THE SIGNATURE OF THE CITY ENGINEER ON AN APPROVED PLAN.

5.) TRACTS A, AND B IDENTIFIED HEREON ARE COMMON AREAS AND SHALL BE DEEDED TO, OWNED, IMPROVED, MANAGED AND MAINTAINED BY THE COEUR D'ALENE PLACE MASTER ASSOCIATION INC., A NONPROFIT ASSOCIATION OF PROPERTY OWNERS HAVING JURISDICTION OVER THE PLATTED AREA. THE COMMON TRACTS CANNOT BE SOLD OR TRANSFERRED REGARDLESS OF ANY PROVISIONS IN THE COVENANTS TO THE CONTRARY WITHOUT THE EXPRESSED WRITTEN APPROVAL BY THE CITY OF COEUR D'ALENE. THE OWNERS HEREBY DECLARE THAT ALL SUCH COMMON AREA TRACTS SHALL BE SUBJECT TO A PERPETUAL NONEXCLUSIVE EASEMENT IN FAVOR OF THE COEUR D'ALENE PLACE MASTER ASSOCIATION INC., FOR USE AND ENJOYMENT FOR RECREATIONAL PURPOSE, SUBJECT TO SUCH PURPOSES AS DRAINAGE, INGRESS AND EGRESS EASEMENTS AND SUBJECT TO SUCH UNIFORM RULES, REGULATIONS, AND RESTRICTIONS AS MAY BE ADOPTED BY THE OWNERS ASSOCIATION FROM TIME TO TIME.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR CORPORATE NAMES TO BE HEREUNTO SUBSCRIBED THIS 6th DAY OF November, 2017.

[Signature]
BY:
GREENSTONE-KOOTENAI, II INC.

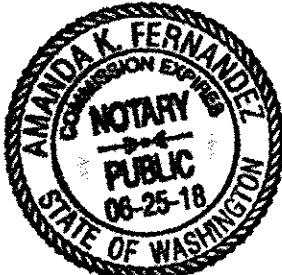
ACKNOWLEDGMENT

STATE OF WASHINGTON)

COUNTY OF SPOKANE) SS

ON THIS 6th DAY OF November, 2017, BEFORE ME, Amanda K. Fernandez, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Karen Schumacher, KNOWN OR IDENTIFIED TO ME TO BE Vice President FOR GREENSTONE-KOOTENAI, II INC THE CORPORATION THAT EXECUTED THIS INSTRUMENT OR THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

[Signature] [Signature] [Signature]
NOTARY PUBLIC FOR THE RESIDING AT MY COMMISSION EXPIRES
STATE OF WASHINGTON



COEUR D' ALENE PLACE
TWENTY-NINTH ADDITION
A RE-PLAT OF LOT 1, BLOCK 4 OF COEUR D' ALENE PLACE TWENTY-SEVENTH
ADDITION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP
51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE,
KOOTENAI COUNTY, IDAHO

RFK LAND SURVEYING INC.

1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: rudy@rfklandsurveying.com	DRAWN MEM DATE 08/28/17	APPROVED RFK DATE 08/28/17	SCALE AS NOTED SHEET 4 OF 4	PROJECT 17-136 FIELD BOOK
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AGREEMENT FOR MAINTENANCE/WARRANTY OF SUBDIVISION WORK

Coeur d'Alene Place 29th Addition

THIS AGREEMENT made this 16th day of October, 2018 between Greenstone-Kootenai II, Inc., whose address is 1421 N. Meadowwood Lane, Suite 200, Liberty Lake, WA 99019, with Kevin Schneidmiller, President, hereinafter referred to as the "**Developer**," and the city of Coeur d'Alene, a municipal corporation and political subdivision of the state of Idaho, whose address is City Hall, 710 E. Mullan Avenue, Coeur d'Alene, ID 83814, hereinafter referred to as the "**City**";

WHEREAS, the City has approved the final subdivision plat of Coeur d'Alene Place 29th Addition, a twenty eight (28) lot, residential development in Coeur d'Alene, situated in the Southwest Quarter of Section 27, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho; and

WHEREAS, the Developer completed the installation of certain public improvements in the noted subdivision as required by Title 16 of the Coeur d'Alene Municipal Code and is required to warrant and maintain the improvements for one year; NOW, THEREFORE,

IT IS AGREED AS FOLLOWS:

The Developer agrees to maintain and warrant for a period of one year from the approval date of this agreement, the public improvements listed in the attached spreadsheet, attached as Exhibit "A", and, as shown on the construction plans entitled "Coeur d'Alene Place 29th Addition", signed and stamped by Doug J. Desmond, PE, # 10886, dated June 14, 2017, incorporated herein by reference, including but not limited to: sanitary sewer system and appurtenances, potable water system and appurtenances, catch basins, stormwater drainage swales, drywells and appurtenances, concrete curb and sidewalk including ramps, asphalt paving, street luminaires, signing and monumentation as required under Title 16 of the Coeur d'Alene Municipal Code.

The Developer herewith delivers to the City, security in a form acceptable to the City, for the amount of Thirty-eight Thousand Two hundred fifteen and 18/100 Dollars (\$38,215.18) securing the obligation of the Developer to maintain and warrant the public subdivision improvements referred to herein. The security shall not be released until the 16th day of October, 2019. The City Inspector will conduct a final inspection prior to the release of the security to verify that all installed improvements are undamaged and free from defect. In the event that the improvements made by the Developer were not maintained or became defective during the period set forth above, the City may demand the funds represented by the security and use the proceeds to complete maintenance or repair of the improvements thereof. The Developer further agrees to be responsible for all costs of warranting and maintaining said improvements above the amount of the security given.

Owner's Reimbursement to the City: The Parties further agree that the City has utilized substantial staff time to prepare this agreement, which will benefit the Owner. The Parties further agree the City should be reimbursed a reasonable fee for its costs to prepare such agreement. The Parties further agree that such fee should be in the amount of Twenty Five and No/100 Dollars (\$25.00).

IN WITNESS WHEREOF, the parties have set their hands and seal the day and year first above written.

City of Coeur d'Alene

Greenstone-Kootenai II, Inc.

Steve Widmyer, Mayor

Kevin Schneidmiller, President

ATTEST:

Renata McLeod, City Clerk

EXHIBIT 'A'

Project Name:		Coeur d' Alene Place 29th Addition													
Project Number:		8-329000													
					Maddelaine	Emel Ct.	Rimbaud Ave				TOTAL COST (Includes Allocations)				
Street Names								per unit	cost	tax					
				length	405	256	408								
				width	34	30	30								
50	Radius		5887.5	culdesac	1	1									
				area - sq ft	19658	13568	12240								
<u>Expenses</u>															
9-0120	Storm Drainage		Single Depth DW					\$ 2,400.00	0	0					
			Double Depth DW		3	2	3	\$ 2,800.00	22,400	0					
			CMP 8"					\$ 16.50	0	0					
			CMP 12"					\$ 22.75	0	0					
			CMP 18"					\$ 31.50	0	0					
			HDPE 24"					\$ 37.00	0	0					
			HDPE 30"					\$ 43.82	0	0					
			Type I CB					\$ 1,300.00	0	0					
			Type II CB					\$ 2,300.00	0	0					
			Sidewalk Vaults		2	1	2	\$ 950.00	4,750	0					
			208' ponds		600	620	1040	\$ 1.20	2,712	0					
			Rip Rap					\$ 500.00	0	0					
			Splash Pads		1			\$ 600.00	600	0					
			Hydroseed		600	620	1040	\$ 0.20	452	0	30,914				
9-0130	Sewer		6" mainline					\$ -	0	0					
			8" mainline		240	256	408	\$ 30.00	27,120	0					
			10" mainline					\$ 37.09	0	0					
			12" mainline					\$ 38.10	0	0					
			12" forced main					\$ 35.22	0	0					
			6" forced main					\$ 4,500.00	0	0					
			Manholes		2	1	2	\$ 2,750.00	13,750	0					
			Manholes-Main					\$ 300.00	0	0					
			services		5	12	12	\$ 700.00	20,300	0					
			8" cleanout					\$ 550.00	0	0					
			Excessive depth					\$ -	0	0					
			sleeving					\$ 150.00	0	0					
			Tie in		1	1		\$ 1,200.00	2,400	0					
			boring					\$ -	0	0	63,570				
9-0140	Water		6" mainline					\$ -	0	0					
			8" mainline			286	408	\$ 32.00	22,208	0					
			10" mainline		405			\$ 45.00	18,225	0					
			12" mainline					\$ 42.00	0	0					
			Fire Hydrants			1	1	\$ 4,500.00	9,000	0					
			blow offs					\$ 1,100.00	0	0					
			air vacs					\$ 1,949.00	0	0					
			Services		4	10	12	\$ 2,000.00	52,000	0					
			irrigation service					\$ 15,000.00	0	0					
			irrigation sleeving		96	170	90	\$ 16.00	5,696	0					

	Project Name:		Coeur d' Alene Place 29th Addition												
	Project Number:		8-329000												
	Street Names				Maddelaine	Emel Ct.	Rimbaud Ave	per unit	cost	tax	TOTAL COST (Includes Allocations)				
			Tie in		1		1	\$ 1,400.00	2,800	0	109,929				
9-0150	Paving		2" on 4"					\$ 1.35	0	0					
			2" on 6"		19658	13568	12240	\$ 1.95	88,657	0					
			3" on 6"					\$ 2.05	0	0					
			4" on 8"					\$ 2.80	0	0					
			overlay					\$ -	0	0					
			Patching					\$ 6.00	0	0	88,657				
9-0151	Curbing		Curb and Gutter					\$ 11.00	0	0					
			Rolled Curb		780	600	926	\$ 12.00	27,672	0					
			Type "A" Curb					\$ 14.00	0	0	27,672				
9-0152	Sidewalk width		5 feet		810	742	1096	\$ 2.75	36,410	0					
			6 feet					\$ 2.50	0	0					
			ada domes	2				\$ 500.00	1,000						
			alley approaches					\$ 3,000.00	0	0					
			6 Roundabout					\$ 2.50	0	0	37,410				
9-0160	Landscaping-street scape		1 Tract (Atals Open S	A		7000		\$ 2.00	14,000						
			1 Tract	B	5000			\$ 2.00	10,000						
			1 Tract	C				\$ 0.65	0						
			1 Tract	D				\$ 0.65	0						
			1 Tract					\$ 0.65	0						
			1 Tract					\$ 0.65	0						
			1 Tract					\$ 0.65	0						
			1 Tract					\$ 0.65	0						
			1 Tract					\$ 0.65	0						
			1 Tract					\$ 0.65	0						
			1 Tract					\$ 0.65	0						
			1 Tract	controller				\$ 3,000.00	0						
			1 Tract	Islands				\$ 1.50	0						
			1 Roundabout	Center landscape				\$ 1.50	0		24,000				
	CONSTRUCTION COSTS										382,152				
	Warranty Bond Amount		10%								\$ 38,215.18				



City of Coeur d'Alene Leaf Fest Begins November 13th

Tuesday, November 13th, marks the start of the CITY OF COEUR D ALENE annual leaf pick-up program. Please be sure to keep leaves on your property until Friday, November 2, 2018. Please rake your leaves and pine needles about one foot away from the gutter/curb line to allow for water drainage. City crews and equipment are limited, so we need your help. Leaves will be picked up only once. Please do not put leaves in the street after city crews have completed your area and do not include bagged leaves, branches, debris, or trash.

Due to weather conditions, equipment, and unforeseen circumstances, City crews are unable provide a precise schedule of where leaf pick-up will take place. Pick-up will start south of Sherman Avenue and move north. Completion is expected by Friday, November 30, 2018.

Leaf-fest 2018 Tips

Do:

- Have your leaves out by November 13th
- Please move cars off of the street if at all possible during leaf pick-up
- Keep the leaves about one foot off the curb line to facilitate storm water flow
- Be alert for leaf pick-up equipment traveling through your neighborhood
- Keep a safe distance away from leaf pick-up heavy equipment
- Recognize that we have a tough job to do in a very short window between when the leaves fall and when the snow flies
- Understand that city and private trucks are exempted from covering loads during the leaf pick-up period. Sweepers will follow city trucks to collect remaining/excess leaves
- Keep leaves and needles on private property until after Halloween to help keep kiddos safe as they collect their treats

Do NOT:

- Place bagged leaves in street
- Mix branches, rubble or other refuse in with the leaves
- Miss the deadline... we only have time for one pass!

If you have questions or need additional information please check the website www.cdaid.org/leafpickup or call the Street Maintenance Information line 208.769.2233.

To: Public Works Committee

From: Melissa Tosi; Human Resources Director

Re: Personnel Rule Amendments

Date: October 8, 2018

Decision Point: Should the City Council approve amendments to Rule II, Definitions of Terms; Rules III, Miscellaneous Provisions; Rule IX, Method of Filling Vacancies; Rule XIII, Transfer, Promotion, Demotion, Suspension and Reinstatement; and the rewrite of Rule XIX, Authorization and Procedures for Expense Reimbursement, of the City's Personnel Rules?

History:

Amending Rule II: Definitions of Terms

Rule II of the City's Personnel Rules provides definitions for various terms that are used throughout the Personnel Rules. The amendment provides an actual definition for "Bereavement Leave" as well as the updated resolution numbers and dates for when the Classification/Compensation plan was updated and approved by Council for LCEA, Exempt, Fire, and Police positions.

Amending Rule III: Miscellaneous Provisions

Rule III provides a current list of protected classes as well as the requirements for applicants seeking employment with the City.

Amending Rule IX: Method of Filling Vacancies

Rule IX is being amended to add clarity for police vacancies and the certification process. Additionally, this amendment establishes that once a promotional testing process is complete and an eligibility list is established for every one vacancy, the top eight ranked names will be certified and eligible for promotion.

Amending Rule XIII: Transfer, Promotion, Demotion, Suspension and Reinstatement

Rule XIII is being amended specific to police officer promotions. The amendments state when the officer is eligible to take the examination and promote for each police rank. Additionally, the fire language is being removed since it is captured in the Civil Service Rules, which are the rules specific to the fire union.

Rewrite of Rule XIX: Authorization and Procedures for Expense Reimbursement

Rule XIX of the City's Personnel Rules provides the authorization, procedures, and parameters for employees to obtain reimbursement for expenses related to travel, training, and tuition at undergraduate public education institutions in Idaho. The procedures and parameters for expense reimbursement were altered for members of the police department in the recently approved Collective Bargaining Agreement

(CBA) with the Coeur d'Alene Police Association. The proposed replacement for Rule XIX captures the changes made in the CBA for all employees of the City.

The primary changes are: (1) creation of a daily per diem allowance to cover expenses for meals, beverages (other than alcoholic beverages), and related gratuities, and all other tips and gratuities incurred in travel; (2) clarification to the rules related to expenses for the use of a personal vehicle during work-related travel; (3) provision for advance payment of the daily per diem allowance; (4) establishment of the method for calculating the daily per diem allowance; (5) clarification of the rules related to the use of an employee's P-card; (6) a new rule for the reimbursement of certain expenses incurred in professional meetings or other official business occurring within the local area; (7) a new rule clarifying the policy with respect to third-party payment of all or part of an employee's travel expenses; and (8) clarification of the policies related to tuition reimbursement.

General Housekeeping Amendments: Miscellaneous amendments were made throughout the rules listed above to provide better clarity and current practice. Additionally, throughout the Personnel Rules, all roman numerals were converted to numbers.

These proposed amendments have been discussed with the executive team, emailed to all three employee groups and posted for all employees to review.

Financial Analysis: There are no hard costs associated with the amendments that are providing clearer definitions and process. The rewrite of Rule XIX, Authorization and Procedures for Expense Reimbursement, is changing our current expense reimbursement policy and providing a daily per diem for meals. Since employees are already entitled to expense reimbursement, it is unknown whether the overall cost to the City will be affected. However, as these costs come out of each Department's training budget, the Departments will be responsible for determining the level of training required and accounting for it in their budget requests.

Performance Analysis: The purpose of these amendments is to provide an accurate and uniform policy for all employees to follow.

Recommendation: Council should approve amendments to Rule II, Definitions of Terms; Rules III, Miscellaneous Provisions; Rule IX, Method of Filling Vacancies; Rule XIII, Transfer, Promotion, Demotion, Suspension and Reinstatement; and the rewrite of Rule XIX, Authorization and Procedures for Expense Reimbursement, effective at the beginning of the fiscal year, October 1, 2018.

Throughout the Personnel Rules: Convert all roman numerals to numbers.

RULE II: DEFINITION OF TERMS

SECTION 4. **“Bereavement Leave”** – ~~See Rule XI, Section 4.~~Paid leave benefit due to the death of an immediate family member.

SECTION 7. **“Classification Plan”** - The most current plan adopted by the City Council. At the time of this publication the most current plan was adopted by Resolution No. ~~17-067 03-007~~approved on November 7, 2017~~October 29, 2002~~and Resolution No. 18-052 approved on September 18, 2018.

SECTION 10. **“Compensation Plan”** – The most current plan adopted by the City Council. At the time of this publication the most current plan was adopted by Resolution No. ~~17-067 03-007~~approved on November 7, 2017~~October 29, 2002~~and Resolution No. 18-052 approved on September 18, 2018.

RULE III: MISCELLANEOUS PROVISIONS

SECTION 1. Fair Employment

No appointment to or removal from a position in the competitive service shall be affected or influenced in any manner by any consideration of race, color, religion, gender, age, disability, sexual orientation, gender identity, veteran status, national origin or any other applicable legally protected status, ancestry, religious creed, marital status, sex, political or religious opinion or affiliation, nor shall the City act in violation of applicable provisions of the Americans with Disabilities Act (ADA). The City of Coeur d’Alene by Resolution 76-8 of March 2, 1976 formalized its position relative to Equal Employment Opportunity and such statement is designated as Exhibit “A,” on file in the Human Resources Department.

SECTION 4. Qualifications

- (a) An applicant for a position of any kind under the Competitive Service must meet the qualifications and requirements in the official job description.
- (b) Every applicant, upon request, must authorize the City to conduct such background and professional reference checks. Additionally, a credit check will be required on applicable positions as may be appropriate for the position to which appointment is sought.

RULE IX: METHOD OF FILLING VACANCIES

SECTION 1. Types of Appointments

All vacancies in the competitive service shall be filled by transfer, demotion, re-employment, reinstatement or from eligibles certified by the Human Resources Director from an appropriate employment list, if available. For purposes of the police department, an eligible certified applicant is one that has successfully tested and has been ranked and placed on a police eligibility list. In the absence of persons eligible for appointment in these ways, provisional appointments may be made in accordance with these rules.

SECTION 2. Notice to Human Resources Director

Whenever a vacancy in the competitive service is to be filled, the appointing power shall notify the Human Resources Director in the manner prescribed. If there is no re-employment list available for the class, the appointing power shall have the right to decide whether to fill the vacancy by reinstatement, transfer, demotion, appointment from an entry level or promotional eligibility employment list, or appointment from a new recruitmentopen employment list.

SECTION 3. Certification of Police Eligibles

If the appointing power does not consider it in the City's best interest to fill the vacancy by reinstatement, transfer, demotion, or if it is not possible to fill the vacancy by re-employment, certification shall be made from an appropriate eligibilityemployment list, provided eligibles are available.

When the appointing power requests a vacancy be filled by appointment from a promotional employment list or from an entry level eligibility open employment list, the Human Resources Director shall certify from the specified list all individuals willing to accept appointment. Whenever there are fewer than three (3) names of individuals willing to accept appointment on a promotional employment list or on an entry level eligibility open employment list, the appointing power may make an appointment from among such eligibles or may request the Human Resources Director to establish a new list. When so requested, the Human Resources Director shall hold a new examination and establish a new employment-eligibility list.

Whenever a sworn police officer position in the police department needs is to be filled, the appointing power shall make requisition to fill a certain number of the vacancies ies to the Human Resources Director, and the Human Resources Director shall, as soon as possible, certify to the appointing power as follows:all eligible names on the eligibility list.

(a) Entry level police officer certification: Once requested, all eligible names on the eligibility list shall be certified and the police department will thereafter conduct a thorough background investigation. The appointing power shall make a selection from the listsit of certified names provided and will consider the applicants based on all testing examinations, ranking on the

eligibility list and the completed background process in the order of their ranked scores. All persons not appointed shall remain on the eligibility list in the ~~be restored to their~~ relative position ~~on the employment list~~.

(b) Promotional certification: Once requested, the names of eight (8) times the number of persons necessary will be certified to fill any promotional position. The Human Resources Director shall always certify the persons having the highest standing on the eligible list for the position to be filled. The names not certified, are not eligible for consideration. All persons not appointed shall remain on the eligibility list in the relative position.

SECTION 4. Appointment

After interview and investigation, the appointing power shall make appointments from among those certified, and shall immediately notify the Human Resources Director of the persons appointed. If the applicant accepts the appointment and presents himself or herself for duty within such period of time as the appointing authority shall prescribe, the applicant shall be deemed to be appointed; otherwise, he or she shall be deemed to have declined the appointment.

Vacancies for positions in the police departments, if not filled by transfer, shall be filled by requisition and certification as provided in this Rule. Appointment of a person certified from a promotional list who is on leave of absence on account of military service may be made. A person so appointed shall be re-employed in the advance position upon application and qualification. When, upon such appointment, the position remains vacant by reason of the absence of the appointee, requisition shall be made as provided in these rules, and upon certification the appointing official, as in this section provided, shall appoint one of the persons certified to fill the vacant position in an acting capacity, and a person so appointed shall be permanently appointed to the vacancy in the same grade next arising. When the name certified is one which has been removed due to reduction of force, the appointing official shall have no choice. The person so certified must be appointed within ten (10) days and report of same filed with the Human Resources Director.

SECTION 5. Provisional Appointment

In the absence of there being names of one or more individuals willing to accept appointment on appropriate employment lists, a provisional appointment may be made by the appointing authority of a person meeting the minimum training and experience qualifications for the position. An employment list shall be established within six (6) months for any regular appointed position filled by provisional appointment. The Human Resources Director may extend the period of any provisional appointment for not more than thirty (30) days by any one action.

No special credit shall be allowed in meeting any qualifications or in the giving of any test or the establishment of any open competitive promotional lists, for service rendered under a provisional appointment.

SECTION 6. Temporary Appointments-Police

- (a) When services to be rendered are of a temporary character for a limited period, or during a leave of absence, which has been approved by the Human Resources Director, of an employee who will return to the service of the City, the appointing official shall inform the Human Resources Director stating the duration of such period, the rate of compensation, the authority for such temporary compensation, the authority for employing such temporary service, and other conditions of employment, and may select for such employment one (1) of the first three (3) persons on the employment list, who, after due notice of conditions, is willing to accept appointment. In case of acceptance of appointment for temporary service, the eligible so appointed shall retain all rights to certification for regular appointed positions as though no temporary appointment had been given. Provisional and temporary appointment shall not confer upon the appointee any privilege of promotion, transfer, or reinstatement to any other position in service.
- (b) Temporary Appointment Made Regular: Any person who has been appointed temporarily from an employment list, and who at the time of said appointment was on the list of eligibles willing to accept said appointment under the conditions and for a period then stated, may, in case such position is made or becomes a regular appointed position irrespective of the number of higher eligibles willing to accept regular appointment, but only on the approval of the Human Resources Director, and only if it is shown to the satisfaction of the Human Resources Director, that the fact that the position would become regular appointed was not known to the appointing official or department at the time the temporary appointment was made, and provided further, that the employment list from which temporary appointment was made is the most appropriate employment list for such regular appointed position.

RULE XIII: TRANSFER, PROMOTION, DEMOTION, SUSPENSION AND REINSTATEMENT

SECTION 1. Transfer

No person shall be transferred to a position for which the employee does not possess the minimum qualifications. Upon notice to the Human Resources Director, an employee may be transferred by the appointing power at any time from one position to another position in a comparable class. For transfer purposes, a comparable class is one with the same maximum wage, involves the performance of similar duties and requires substantially the same basic qualifications.

If the transfer involves a change from one department to another, both Department Heads must consent to the transfer thereto unless with approval from the Human Resources Director ~~orders the transfer for purposes of economy or efficiency~~. Transfers shall not be used to create ~~effectuate~~ a promotion, demotion, advancement, or reduction, each of which may be accomplished only as provided in these Rules.

SECTION 2A. Promotion

Insofar as consistent with the best interests of the competitive service, all vacancies in the competitive service may be filled by promotion from within the competitive service, after a promotional examination has been given and a promotional list is established.

If, in the opinion of the Human Resources Director and the Department Head, a vacancy in the position could be filled better by an open-competitive examination instead of promotional examination, then such arrangements for an open-competitive examination and for the preparation and certification of an open-competitive employment list shall be made.

The probation for all promotional appointments shall be six (6) months from the date the promoted employee actually commences fulfilling the duties of their new position. Promotional appoints may be extended for up to two (2) successive six (6) month periods.

SECTION 32B. Promotion of Police Officers and Firefighters

- (a) Method of Promotion: Whenever a vacancy in the classified service exists, it may be filled by promotion from the next lower rank ~~when such next lower rank contains any eligibles desirous of taking examination~~. Promotion shall be accomplished by means of a competitive examination process established by the Chief of Police or his designee, in consultation with the Human Resources Director. Should no eligible candidates apply~~register~~, or should all candidates fail to pass, an original entrance examination may be held or re-examination for promotion may be established~~ordered~~. Nothing in this section shall preclude the Human Resources Director and Department Head from filling the Police Captain positions through an open-competitive process consistent with Section 2A above.

- (b) Examination and Promotional Eligibility, Police Personnel: To be eligible to enter an internal promotional examination process in the Police Department, a person must be employed by the City of Coeur d'Alene Police Department and hold a non-probationary position in the next lower rank. ~~If the employee meets these requirements but does not meet the following certification requirements, the employee will be ranked on the promotional list, but will not be eligible for promotion until they meet the following certification requirements.~~
- Police Sergeant: To be eligible to test and promote to Police Sergeant, an officer must have thirty six (36) months of law enforcement experience with at least twenty-four (24) current consecutive months as a City of Coeur d'Alene Police Officer. ~~thirty six (36) To be eligible to promote to Police Sergeant, an employee must have worked at least forty-eight (48) current consecutive months as a City of Coeur d'Alene Police Officer.~~
 - Police Lieutenant: To be eligible to test and promote for Police Lieutenant, an employee must have worked at least twelve (12) current consecutive months as a City of Coeur d'Alene Police Sergeant.
 - Police Captain: If the Police Captain position is filled from an internal promotion, an employee must have worked at least twelve (12) current consecutive months as a City of Coeur d'Alene Police Lieutenant.
- (b) ~~In order to be certified for appointment from the promotional list and selected for the promotion, an employee must have successfully completed their probationary period as a City of Coeur d'Alene police officer to be eligible for a sergeant promotion; an employee must have twelve (12) current consecutive months as a City of Coeur d'Alene sergeant to be eligible for a lieutenant promotion. If the Captain position is filled from an internal promotion, an employee must have twelve (12) current consecutive months as a lieutenant to be eligible for a captain promotion.~~
- (c) Eligibility, Fire Personnel: To be eligible to enter a promotional examination in the Fire Department for Fire Engineer, a person must have worked at least twelve (12) current consecutive months for the City of Coeur d'Alene Fire Department and have successfully completed probation. To be eligible to enter an examination for a promotional examination for Fire Captain, a person must have worked at least twenty-four (24) current consecutive months for the City of Coeur d'Alene Fire Department. To be eligible to enter a promotional examination for Fire Battalion Chief, a person must have worked at least thirty-six (36) current consecutive months for the City of Coeur d'Alene Fire Department. To be eligible for promotion to Fire Engineer, a person must have worked at least twenty-four (24) current consecutive months for the City of Coeur d'Alene Fire Department. To be eligible for promotion to Fire Captain, a person must have worked at least thirty-six (36) current consecutive months for the City of Coeur d'Alene Fire Department and have current Fire Department certification as a Fire Engineer. To be eligible for promotion to Battalion Chief, a person must have worked at least forty-eight (48) current consecutive months for the City of Coeur d'Alene Fire Department and have twelve (12) current consecutive months as a Fire Captain with the City of Coeur d'Alene Fire Department. In lieu of twelve (12) current consecutive months as a Fire Captain with the City of Coeur d'Alene Fire Department, a person must have the equivalency of twelve (12) months / (122 full shifts) working in the capacity of a Fire Captain with the City of Coeur d'Alene Fire Department. The Fire Chief may require a medical

~~examination to determine an applicant's physical fitness for the position applied for.~~

SECTION 43. Demotion

The Department Head, with the approval of the Human Resources Director, may demote an employee whose ability to perform the required duties falls below standard, or for disciplinary purposes. Upon request of the employee, and with the consent of the appointing power, demotion may be made to a vacant position. No employee shall be demoted to a position for which the employee does not possess the minimum qualifications. Written notice of the demotion shall be given the employee before or within three (3) days after the effective date of the demotion, and a copy filed with the Human Resources Director.

SECTION 54. Suspension

The Department Head, upon consultation with the ~~approval of the~~ Human Resources Director, may suspend or relieve of duties, with or without pay, an employee from his/her position at any time for a disciplinary purpose. Suspension without pay shall not exceed thirty (30) calendar days. ~~Department Heads may suspend a subordinate employee for not more than ten (10) working days without approval of the Human Resources Director at any one time, and not more than once in a thirty (30) calendar day period.~~

SECTION 65. Reinstatement

With the approval of the appointing power and the Human Resources Director, a regular appointed or probationary employee who has resigned with a good record may be reinstated within two (2) years of the effective date of resignation to a vacant position in the same or comparable class. The effective date uUpon reinstatement, ~~the employee,~~ for all purposes, shall be the employee's new anniversary date.~~considered as though the employee had received an original appointment.~~

RULE XIX: AUTHORIZATION AND PROCEDURES FOR EXPENSE REIMBURSEMENT

SECTION 1. Purpose; Definitions

- (a) Purpose and Administration: This Rule provides employees and public officials (claimants), who incur authorized non-travel, travel, meals, registration, and related expenses while on City business and for job-related educational courses, reasonable and timely procedures for reimbursement of such necessary expenditures when submitted with a valid receipt, or, in the case of per diem funds, the calculation for meal and incidental expenses. It is the intent of this policy that the Department Heads shall review and approve the most efficient and economical method of travel.
- (b) Valid Receipt: For the purposes of the Personnel Rules, a “valid receipt” is a receipt that includes the date of purchase, name of the business, and an itemized list of purchases/services received.
- (c) Non-allowable Expenses: These expenses include, but are not limited to, alcoholic beverages, tobacco products, personal entertainment, theft, loss or damage to personal property, expenses of a spouse, family or other persons not authorized for reimbursement under this policy, barber or beauty parlor services, trip insurance, personal postage, reading material, personal toiletry articles, and parking or traffic tickets. Claimants are responsible for becoming knowledgeable about authorized expenditures and the documentation required. Unnecessary or excessive expenditures, and those not directly and reasonably related to the conduct of City business, or a reimbursement request submitted without a valid receipt when required, will not be paid or reimbursed by the City.
- (d) Daily Per Diem Allowance: A daily per diem allowance is the amount given to a claimant to cover expenses for meals, beverages, and related gratuities, and all other tips and gratuities whether related to meals or otherwise.

SECTION 2. Allowable Expenditures

- (a) Meals: The claimant’s cost of food and beverages, with the exception of alcoholic beverages, and related gratuities, in the amounts provided by this Rule.
- (b) Travel: Reimbursement for the reasonable cost of business travel is authorized by this Rule; however, such costs shall be approved in advance by the Department Head. Travel costs such as parking, and ferry or bridge tolls are reimbursable. The City will not pay any fines associated with vehicular travel, such as parking tickets or traffic tickets. If personal travel is combined with business travel, the claimant shall be responsible for paying any increase in costs necessary to accommodate the personal portion of the trip. If changes in travel plans occur as a result of City business requirements, the associated costs shall be paid by the City. Increases in costs of travel due to changes for personal convenience shall be borne by the claimant.
- (c) City Vehicle: Reasonable and necessary out-of-the-City costs of vehicle operation are authorized, such as gas, oil, and, under emergency conditions only, tires and necessary repairs.

- (d) Car Rental: The most economical and practical rental car available should be used. The City's P-card is the preferred payment method. A detailed receipt must be submitted to the department upon return.
- (e) Personal Vehicle: Reasonable and necessary expenses shall be reimbursed at a rate per mile not to exceed the current maximum rate allowed by the Internal Revenue Service for business travel expense deductions (hereinafter referred to as the "I.R.S. RATE"). Reimbursement is based on the distance from the normal worksite or from the claimant's home, whichever is closer. The most direct and/or efficient routes mileage shall be used when computing mileage reimbursement. Valid documentation includes the route and mileage according to MapQuest, Yahoo, or Google Maps, or another reliable source which supports the distance submitted. Any claimant receiving the I.R.S. RATE for use of a personal vehicle must pay for the gas; City gas cards cannot be used under those circumstances. If an employee chooses to travel in a personal vehicle but has access to a City vehicle for travel, they are not eligible to receive mileage reimbursement. If a claimant chooses to travel in a personal vehicle when a common carrier is reasonably available, reimbursement will be limited to the mileage rate or the cost of the common carrier, whichever is less.
- (f) Air Travel: The claimant must provide Airfare receipts which include the flight schedule. Baggage fees charged by commercial airlines are allowable charges with valid receipts. Additional costs, including in-flight services, premium seating, pre-boarding charges, internet access, or entertainment, are not allowed and shall be the responsibility of the claimant.
- (g) Other Travel Expenses: Miscellaneous travel costs which are reasonable and necessary such as bus, taxi, bridge, parking and ferry fares are allowable charges with valid receipts that must be submitted for Department Head approval.
- (h) Overnight Travel for City Business: To be eligible for reimbursement for overnight travel expenses, one of the following must be met.
 - (1) The one-way travel distance must be greater than 50 miles; or
 - (2) Consecutive hours away from the work place must be greater than twelve (12) hours.
- i) Lodging; Hotel/Motel Accommodations: Claimants are encouraged to obtain the government rate, if available, when booking lodging. The claimant must provide the final itemized hotel bill showing the daily room charges, meals, telephone calls, and any other expenses charged to the room.
- (j) Tax Implications: If travel does not require an overnight stay and is less than 50 miles away, the per diem allowance would be taxable unless a valid expense report is submitted.

SECTION 3. Per Diem Allowance Advance

- (a) The per diem allowance may be requested in advance by completing the City of Coeur d'Alene travel expense form which must be approved by the Department Head and

- submitted to the Finance Department for payment. Advances will be released no sooner than two weeks prior to the date of travel or training.
- (b) The claimant's per diem allowance is calculated as described in this section. If the claimant's trip or training is canceled, any advance shall be repaid to the Finance Department within ten (10) days of the date of cancellation.
 - (c) The daily per diem allowance will be calculated based upon the duration and location of travel, timeframes of travel, and meals provided by others, while using established procedures delineated within the Idaho State Travel Policy and Procedures Guidelines (the "Guidelines"). The daily per diem allowance rates will be tied to the Idaho State Board of Examiners pursuant to Appendix B to the Guidelines.
 - (d) If the claimant is traveling to/through more than one location in a day, the per diem rate for the area where they stop to sleep shall be used.
 - (e) No receipt or other evidence of expenditure is required.
 - (f) No item of cost covered by the daily per diem allowance will be reimbursed as a separate item.
 - (g) For a partial travel day, the allowance is adjusted based on the first allowable meal in accordance with the percentages set out herein. The City will not pay more than 100% of the allowance for any given travel day. If claimant is entitled to three meals, the full per diem will be provided.
 - (1) Breakfast - 25% allowed when leaving at 7 am or earlier/return at 8:00 am or later.
 - (2) Lunch - 35% allowed when leaving at 11:00 am or earlier/return 2:00 pm or later.
 - (3) Dinner - 55% allowed when leaving at 5:00 pm or earlier/return at 7:00 pm or later.
 - (h) If claimant attends a seminar or conference in which one or more meals are included in the registration fee, the daily allowance amount will be adjusted according to the percentages in subparagraph g.
 - (i) Other complimentary meals or beverages such breakfast provided via the lodging accommodations will not be considered when determining per diem allowance.
 - (j) Local Formal Conferences, Training or Seminars: If claimant is required to attend a seminar or training within the local area then the reimbursement for reasonable and necessary expenses such mileage and parking are an allowable expense. Mileage is reimbursed according to Section 2 (e) of this policy. Per diem is allowable when:
 - (1) a meal is not provided as part of the registration package; and
 - (2) the above time frames and percentages are met.

SECTION 4. Reimbursement

- (a) Expenses paid with personal funds: After the trip, the City of Coeur d'Alene travel expense form must be filled out, with all required valid receipts stapled to it with the exception of items not covered by the per diem allowance, and submitted to the Department Head for approval. After approval, the Department Head shall submit the form to the Finance Department within fifteen (15) working days of the completion of the travel. The per diem allowance shall be calculated according to Section 2 above.
- (b) Meals purchased using the City P-Card: Any use of the City issued P-card must comply

with the terms and conditions of the City's Purchasing Card Program Policies and the Purchasing Card User Agreement the employee signed when the card was issued. After the trip, the City of Coeur d'Alene travel expense form must be completed using the per diem allowance according to Section 2 above and submitted to the Department Head for approval. After approval, the Department Head shall submit the form to the Finance Department within fifteen (15) working days of the completion of travel. Any expenditure exceeding the maximum allowable amount for meals and incidentals charged on the City P-card must be refunded to the Finance Department **within fifteen (15) days of the completion of the trip**. Any non-allowable expenses as defined in Section 1(c) above, must be paid back immediately and may result in disciplinary action. If funds are not refunded to the City as required, the failure may be grounds for disciplinary action and/or garnishment from the employee's wages, which may become taxable earnings to the employee. If the amount charged on the P-card is less than the maximum allowable amount for meals and incidentals, no further action is required and the claimant will not be entitled to any difference.

- (c) A check for the amount due will be issued on the next available check run after the approvals are secured and the reimbursement form, with attached necessary valid receipts, is turned in to the Finance Department.

SECTION 5. Official Representation

Official Representation: Reasonable and necessary expenses, such as the actual cost of a meal, mileage, and parking fees, are allowable for employees or Public Officials who attend professional meetings or other official business within the local area. To reimburse the actual meal cost in this instance, a valid receipt must be submitted. The details regarding who was in attendance, the location of the event, and a description of the subject matter of the event must be included with the receipt. There must be at least one person in attendance who is not a city employee. Local meals are not eligible for the per diem allowance. Mileage is reimbursed according to Section 2 (e) of this policy. The City's P-card is the preferred method of payment in these situations.

SECTION 6. Third Party Funded Travel

When a third party will reimburse the cost of any part of a claimant's travel, the name of the third party must be submitted with all travel documents. Any reimbursement must be paid directly to the City. Any third party reimbursement that exceeds allowable costs of this policy will be returned to the third party or retained by the City if the third party does not provide for partial refunds. Under no circumstance shall the claimant retain any excess reimbursement.

SECTION 7. Partial Reimbursement for Tuition Reimbursement

There is hereby adopted a policy for partial reimbursement at the in-state undergraduate tuition rates for public education institutions in Idaho. Unless a different reimbursement rate or percentage is established with an employees' association, the City shall reimburse an employee one hundred percent (100%) with an "A" or "B" grade and eighty percent (80%) with a "C"

grade for any courses approved in advance by the Human Resources Director. Approved courses need to be directly related to the employee's present position or expected promotional position, but which courses are not required by the City and are attended upon the employee's personal volition.

Due to budget limitations and available funds, the City may not be able to approve all tuition reimbursements requests. All books, supplies, and travel expenses shall be paid by the employee and the approved courses shall be taken outside of regularly scheduled working hours. Human Resources shall administer this program in accordance with practices and procedures established by the City Council. The total amount paid by the City for tuition reimbursement shall be that amount set in the annual budget and employees will be reimbursed on a first-come, first-serve basis.

If an employee voluntarily separates from the City's employment within two years of receipt of tuition reimbursement, he/she agrees to reimburse the City in full for the total amount of tuition reimbursement paid by the City to the employee.

**PUBLIC WORKS COMMITTEE
STAFF REPORT**

DATE: October 8, 2018

FROM: James Remitz, Capital Program Manager

SUBJECT: Approval of Change Order No. 1 to the Agreement between the City of Coeur d'Alene and Apollo, Inc. for Construction of the Wastewater Tertiary Treatment Phase 2 Improvements

DECISION POINT: Should the City Council approve Change Order No. 1 to the Agreement between the City of Coeur d'Alene and Apollo, Inc., dated February 7, 2017, for Construction of the Wastewater Tertiary Treatment Phase 2 Improvements.

HISTORY: The scope of the improvements for this project includes the construction of a third covered Primary Clarifier, a third Secondary Clarifier, and the additional concrete tankage, piping, pumps, and membranes at the Tertiary Membrane Filtration facility. With the addition of 24 new membrane cassettes, it became apparent that a lifting apparatus was needed for the removal and maintenance of the membrane cassettes. A movable "gantry type" bridge crane was designed for this application. The cost to purchase the bridge crane and construct the required supporting improvements was obtained from the contractor for this project, Apollo, Inc., and the price and additional contract time to do this work is reflected in Change Order No.1.

FINANCIAL ANALYSIS: The original contract price of this project was \$16,169,000. **Change Order No.1 will increase the contract price by \$534,930** resulting in a new contract amount of \$16,703,930. The design and construction of this project is funded by a \$20,000,000 CWSRF loan (9/16/2015) obtained from Idaho Department of Environmental Quality. This loan funding was amended on April 3, 2018 by an additional \$500,000 specifically for the design and construction of the bridge crane. The total loan funding available is therefore \$20,500,000. Funds for this Change Order No. 1 are available in the current (FY 18/19) Wastewater Operating Fund, account # 031-052-4954-7925.

PERFORMANCE ANALYSIS: Apollo, Inc. has demonstrated that they have the experience and expertise to complete the work proposed by this change order.

DECISION POINT/RECOMMENDATION: The council should approve and authorize the Mayor to execute Change Order No. 1 to the Agreement between the City of Coeur d'Alene and Apollo, Inc., dated February 7, 2017, for Construction of the Wastewater Tertiary Treatment Phase 2 Improvements in the amount of \$534,930.

Attachments:

- Change Order No. 1

Date of Issuance: October 04, 2018

Effective Date: October 17, 2018

Owner: City of Coeur d'Alene Wastewater Department

Owner's Contract No.:

Contractor: Apollo, Inc.

Contractor's Project No.: P162

Engineer: HDR

Engineer's Project No.: 10053342

Project Name: Coeur d'Alene Tertiary Treatment
Phase 2

Owner Project Number:

The Contract is modified as follows upon execution of this Change Order:

Description:

1. **DELETE** Agreement Specification Section 00 52 13 4.02 Contract Times: Dates in its entirety and **REPLACE** with:

A. The Work will be substantially completed on or before March 1, 2019, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before May 1, 2019.

B. Parts of the Work shall be substantially completed on or before the following Milestone(s):

1. Milestone 1: July 14, 2018

a. Process Area 570 – Chemical Systems Center

b. Process Area 591 – Secondary Effluent Pumping Station

c. Process Area 610 – Tertiary Membrane Filtration

1) Excludes membrane acceptance testing as defined in City of Coeur d'Alene Wastewater Department – Tertiary Treatment Phase 2 Membrane Pre-purchase contract with Zenon Environmental Corporation d/b/a GE Water & Process Technologies, Specification Section 01 75 03 System Start-up and Acceptance for Membrane Procurement Contracts.

2. Milestone 2: January 9, 2019

a. Process Area 610 – Tertiary Membrane Filtration

1) Specifically includes membrane acceptance testing as defined in City of Coeur d'Alene Wastewater Department – Tertiary Treatment Phase 2 Membrane Pre-purchase contract with Zenon Environmental Corporation d/b/a GE Water & Process Technologies, Specification Section 01 75 03 System Start-up and Acceptance for Membrane Procurement Contracts.

2. CPR 033 – TMF Gantry Crane – This Change Order incorporates a not to exceed cost of \$534,930.17 for the TMF Gantry Crane. Final costs will be determined on a time and materials (T&M) basis. An additional credit Change Order will be issued if final T&M costs are less than the proposed not to exceed costs of CPR 033. In addition, CPR 033 added 51 calendar days to the Contract Substantial and Final Completion dates.

The following is an explanation of how the new Contract Times in Item 1 were developed:

The manufacturer of the Motor Control Center (MCC) equipment for the Tertiary Membrane Facility was not able to supply the equipment as needed by the Contractor in order for the Contractor to maintain their construction schedule. In addition, corrosion was discovered in the interior of several existing pumps in the Tertiary Membrane Facility. Additional contract time by the Contractor was needed to repair the pumps. It was agreed that both of these changes are excusable non-compensable delays that result in a change in Contract Time but not Contract Price. The change in Contract Times for these two items are as follows:

Milestone 1 – July 14, 2018


Milestone 2 – January 9, 2019

Substantial Completion – January 9, 2019

Final Completion – March 10, 2019

CPR 033 – The addition of 51 calendar days for the TMF Gantry Crane work does not affect Milestone 1 and Milestone 2 completion dates. However, it did add 51 calendar days to the Substantial Completion and Final Completion dates established above. This resulted in a new Substantial Completion date of March 1, 2019 and Final Completion date of May 1, 2019.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ 16,169,000.00	Original Contract Times: Milestone 1: December 31, 2017 Milestone 2: June 29, 2018 Project Substantial Completion: October 31, 2018 Project Final Completion: December 31, 2018 Date
[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 0: \$ 0.00	[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 0: Milestone 1: December 31, 2017 Milestone 2: June 29, 2018 Project Substantial Completion: October 31, 2018 Project Final Completion: December 31, 2018 Date
Contract Price prior to this Change Order: \$ 16,169,000.00	Contract Times prior to this Change Order: Milestone 1: December 31, 2017 Milestone 2: June 29, 2018 Project Substantial Completion: October 31, 2018 Project Final Completion: December 31, 2018 Date
[Increase] [Decrease] of this Change Order: \$ 534,930.17	[Increase] [Decrease] of this Change Order: Milestone 1: July 14, 2018 Milestone 2: January 9, 2019 Project Substantial Completion: March 01, 2019 Project Final Completion: May 01, 2019 Date
Contract Price incorporating this Change Order: \$ 16,703,930.17	Contract Times with all approved Change Orders: Milestone 1: July 14, 2018 Milestone 2: January 9, 2019 Project Substantial Completion: March 01, 2019 Project Final Completion: May 01, 2019 Date

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: 	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)		Contractor (Authorized Signature)		
Title: Project Manager	Title: _____		Title: _____		
Date: 10/04/18	Date: _____		Date: _____		



October 3, 2018

Apollo, Inc.
1133 West Columbia Drive
Kennewick, WA 99336

Attn: Amy Jenne

Re: Coeur d'Alene Tertiary Treatment Phase 2 project
CPR 033 – TMF Gantry Crane
Engineer's Decision

Amy,

We have reviewed your cost proposal for CPR 033 TMF Gantry Crane. We have found your submitted cost proposal to be acceptable as a not to exceed cost. Final costs will be determined on a time and materials (T&M) basis.

A total cost of \$534,930.17 and a total of 51 calendar days will be included in the forthcoming Change Order. Since final costs will be determined on a T&M basis, an additional credit Change Order will be issued if final T&M costs are less than the proposed costs of CPR 033.

Sincerely,
HDR Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'Todd Jensen', is positioned above the printed name.

Todd Jensen, PE, CCM
Construction Manager

cc: Jim Remitz – City of Coeur d'Alene Wastewater Department
Rickey Schultz – HDR
Mike Soucie – HDR
Mary Scalise – HDR

Change Proposal Request No: 033

(Not a Change Order)

Project Name:

CDA Tertiary Ph 2 Improvements

HDR Project No:

10053342

Contractor:

Apollo, Inc

Project Owner:

City of Coeur d'Alene, Idaho

Owner's Project No. (If applicable):**Regulatory Agency Project No. (If applicable):****Initiated by:** Engineer**Date:** 09/05/2018**Attention:**

The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- 1) A breakdown of cost SHALL be provided upon request by the Owner or Engineer.
- 2) Work shall not commence until authorized by the Owner.

Description of Proposed Change:

- 1) Provide a material handling gantry crane for the TMF facility, outside basin area.
 - a. The crane shall be a gantry type with a variable speed trolley hoist.
 - b. The system should be designed for a 5 ton capacity and a 20 foot working height.
 - c. The girder shall be supported by two endtrucks.
 - d. The endtrucks shall travel on a rail system supported by an engineered footing system provided by HDR.
 - i. The top of the footing shall be at elevation 2146.50.
 - ii. The system should come with 4 movable stops/bumpers for the endtrucks.
 - e. The bridge shall span from outside of the membrane basin walls on the north to outside of the basin walls on the south, 80.50 feet.
 - f. The total travel distance of the bridge shall be approximately 76 feet from the '0' point next to the building. The '0' point or 'Home' places the bridge approximately 12-inches from the eve of the TMF building.
 - g. The system design should support 1 single hook trolley with a single pendant controller.
 - h. The controller shall hang at elevation 2147.50, 12-inches above top of footing.
 - i. The controls provided should have variable speed up/down and R/L.
 - i. The power reel should mount to the north endtruck of the structure to enable uncoiling during travel and electrical access as discussed with the Owner.
 - j. The unit should have industry safety amenities.
 - i. Any sound devices should be adjustable due to noise ordinances.
 - k. The gantry crane color should match the roof color of the TMF (Tnemec 86BR).
 - l. Include two working LED lights attached to the trolley.
- 2) Contractor shall be responsible for relocating utilities and site repair.
 - a. Re-locate two 3W hydrants, one on either side as field directed.
 - b. Re-locate two light poles and power as field directed.
 - c. Provide a membrane cassette maintenance area on the SW corner of the proposed crane footprint area with a new catch basin located as directed within the cassette maintenance area that shall tie-in to the existing catch basin located about 20 feet to the south of the maintenance area.
 - d. The Cassette Maintenance area shall be replaced with 6-inch thick concrete placed to drain to the new catch basin.
 - e. Replace any disturbed asphalt due to construction, matching existing grades and specifications.
 - f. Refer to all civil and structural notes for construction.
- 3) Contractor shall be responsible for construction of the structural work shown in the attached drawings.
- 4) Gantry supplier shall submit seismic/structural information for review by Owner and HDR for design of footing supports.
- 5) Contractor shall be responsible for the following electrical work:
 - a. Provide one (1) 1 1/2" conduit, to match existing interior Tertiary Membrane Facility (TMF), from MCC-610-02, Bucket 6A, to the exterior North-West corner. Include three (3) #12 AWG and one (1) #12 AWG GND. Utilize existing conduit racking system to reach exterior wall.
 - b. Provide NEMA 4 junction box, installed on the exterior TMF wall to intercept power circuit.
 - c. Provide one (1) 30A main disconnect located adjacent to junction box for service disconnect of crane power panel.
 - d. Provide FLEX-LT conduit and appurtenances from disconnect for installation to crane power distribution panel. Terminate power circuit conductors to crane power distribution panel lugs.
 - e. Provide ground grid connections to TMF ground ring in accordance with NEC 2017 - Article 610. Provide all circuit and conduit appurtenances as required for a complete and fully operational system meeting the requirements of NEC 2017 - Article 610.

- 6) Provide a 'not to exceed' cost for the purchase and installation of the gantry crane.
- 7) Contractor work shall be tracked on a T&M basis.

TODD JENSEN, PE, CCM

By

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

☐ Increased ☐ Decreased ☐ Unchanged

by _____ calendar days.

This change will: ☐ Add ☐ Deduct ☐ Not Change

HDR Recommendation:

☐ Recommend Acceptance

☐ Do Not Recommend Acceptance

By: HDR Engineering

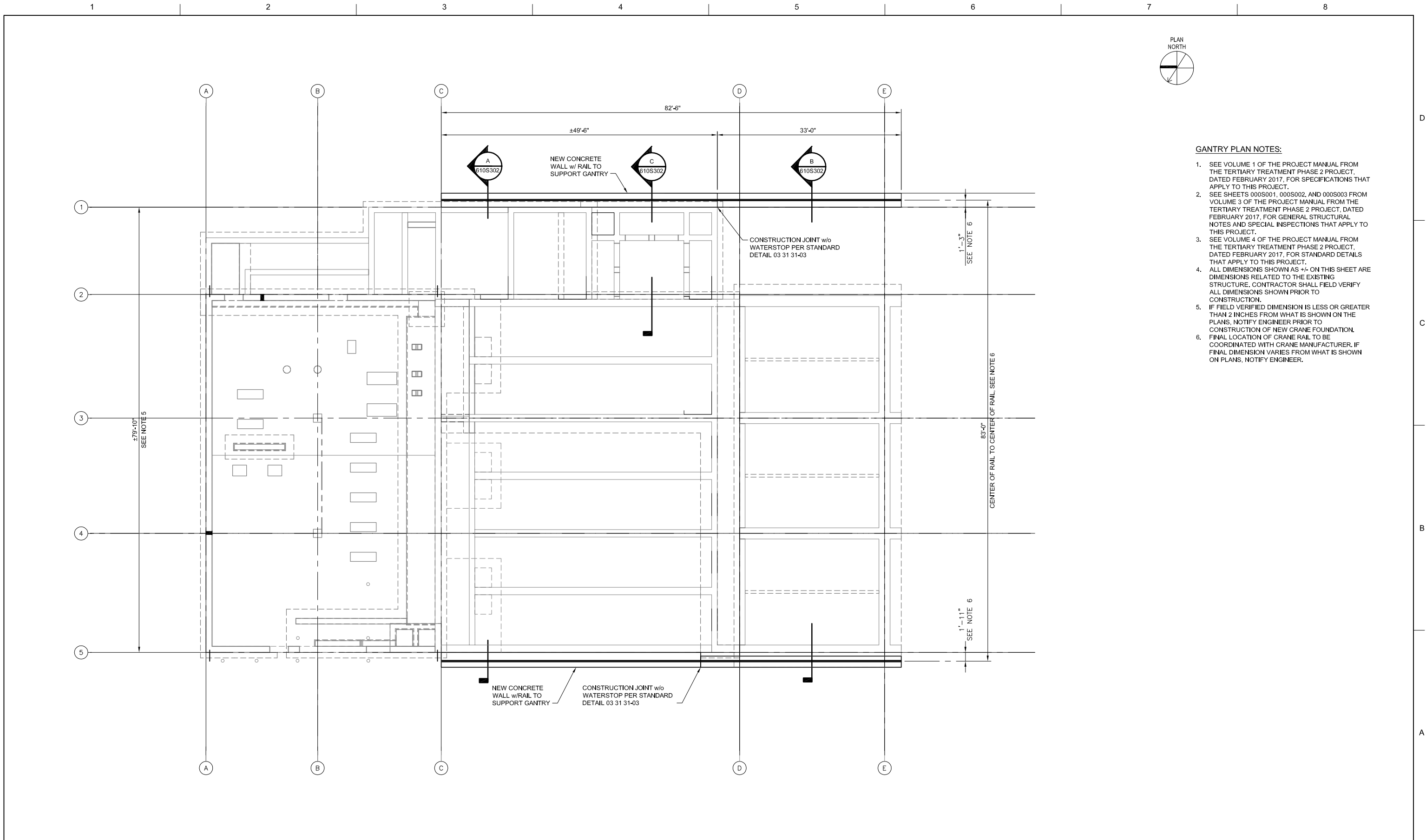
Date

Owner's Action:

By: Owner

Date

HDR Project Tracker Collaboration System



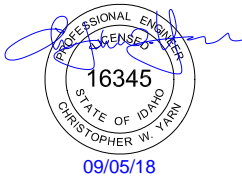
- GANTRY PLAN NOTES:**
1. SEE VOLUME 1 OF THE PROJECT MANUAL FROM THE TERTIARY TREATMENT PHASE 2 PROJECT, DATED FEBRUARY 2017, FOR SPECIFICATIONS THAT APPLY TO THIS PROJECT.
 2. SEE SHEETS 000S001, 000S002, AND 000S003 FROM VOLUME 3 OF THE PROJECT MANUAL FROM THE TERTIARY TREATMENT PHASE 2 PROJECT, DATED FEBRUARY 2017, FOR GENERAL STRUCTURAL NOTES AND SPECIAL INSPECTIONS THAT APPLY TO THIS PROJECT.
 3. SEE VOLUME 4 OF THE PROJECT MANUAL FROM THE TERTIARY TREATMENT PHASE 2 PROJECT, DATED FEBRUARY 2017, FOR STANDARD DETAILS THAT APPLY TO THIS PROJECT.
 4. ALL DIMENSIONS SHOWN AS +/- ON THIS SHEET ARE DIMENSIONS RELATED TO THE EXISTING STRUCTURE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN PRIOR TO CONSTRUCTION.
 5. IF FIELD VERIFIED DIMENSION IS LESS OR GREATER THAN 2 INCHES FROM WHAT IS SHOWN ON THE PLANS, NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF NEW CRANE FOUNDATION.
 6. FINAL LOCATION OF CRANE RAIL TO BE COORDINATED WITH CRANE MANUFACTURER. IF FINAL DIMENSION VARIES FROM WHAT IS SHOWN ON PLANS, NOTIFY ENGINEER.

Resolution No. 18-056



ISSUE	DATE	DESCRIPTION
1	09/05/2018	ISSUED FOR CONSTRUCTION
0	02/01/2017	CONFORMED DOCUMENTS

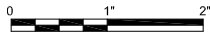
PROJECT MANAGER	MICHAEL ZELTNER
CIVIL	T. JENSEN
STRUCTURAL	C. YARN
ARCHITECTURAL	J. RICKERT
PROCESS	R. SCHULTZ
MECHANICAL	K. SUTTON
ELECTRICAL	G. WEISZ
INSTRUMENTATION	G. WEISZ
PROJECT NUMBER	10026247



City of Coeur d'Alene
Advanced Wastewater Treatment
Facility

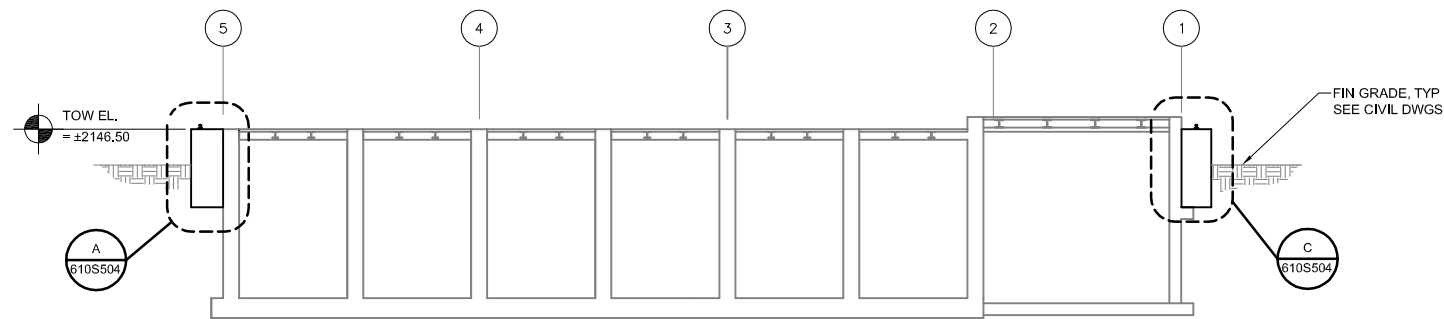
Tertiary Treatment Phase 2

**TMF FACILITY
STRUCTURAL
GANTRY CRANE FOUNDATION
PLAN**

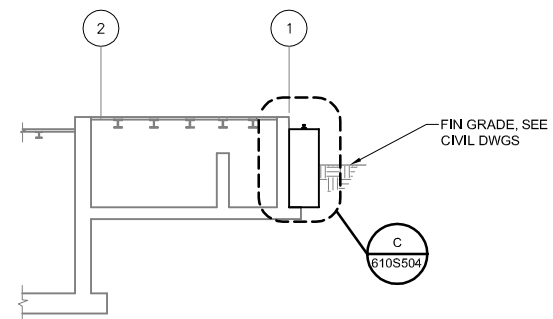


FILENAME 610S104.dwg
SCALE 1/8"=1'-0"

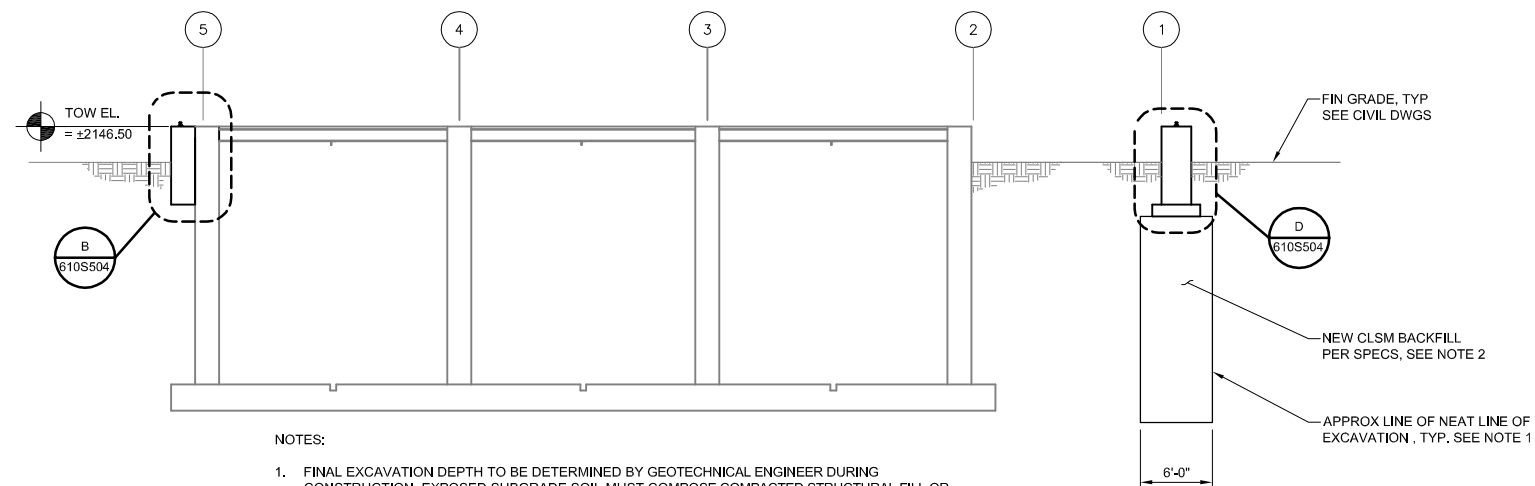
Exhibit "D" SHEET
610S104



SECTION A
610S104 1/8"=1'-0"



SECTION C
610S103 1/8"=1'-0"



NOTES:

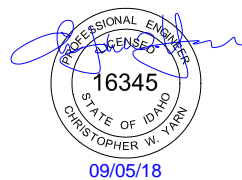
1. FINAL EXCAVATION DEPTH TO BE DETERMINED BY GEOTECHNICAL ENGINEER DURING CONSTRUCTION. EXPOSED SUBGRADE SOIL MUST COMPOSE COMPACTED STRUCTURAL FILL OR UNDISTURBED NATIVE SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 3,500 PSF AS DETERMINED BY GEOTECHNICAL ENGINEER. SUBGRADE APPROVAL BY THE GEOTECHNICAL ENGINEER IS REQUIRED PRIOR TO CLSM PLACEMENT.
2. EXCAVATION LIMITS AND CLSM BACKFILL EXTENTS TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION AND MAY EXTEND BEYOND THE APPROXIMATE LIMITS OF EXCAVATION SHOWN.

SECTION B
610S104 1/8"=1'-0"



Resolution No. 18-056

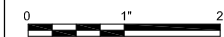
			PROJECT MANAGER	MICHAEL ZELTNER
			CIVIL	T. JENSEN
			STRUCTURAL	C. YARN
			ARCHITECTURAL	J. RICKERT
			PROCESS	R. SCHULTZ
			MECHANICAL	K. SUTTON
			ELECTRICAL	G. WEISZ
			INSTRUMENTATION	G. WEISZ
			PROJECT NUMBER	10026247
1	09/05/2018	ISSUED FOR CONSTRUCTION		
0	02/01/2017	CONFORMED DOCUMENTS		
ISSUE	DATE	DESCRIPTION		



City of Coeur d'Alene
Advanced Wastewater Treatment
Facility

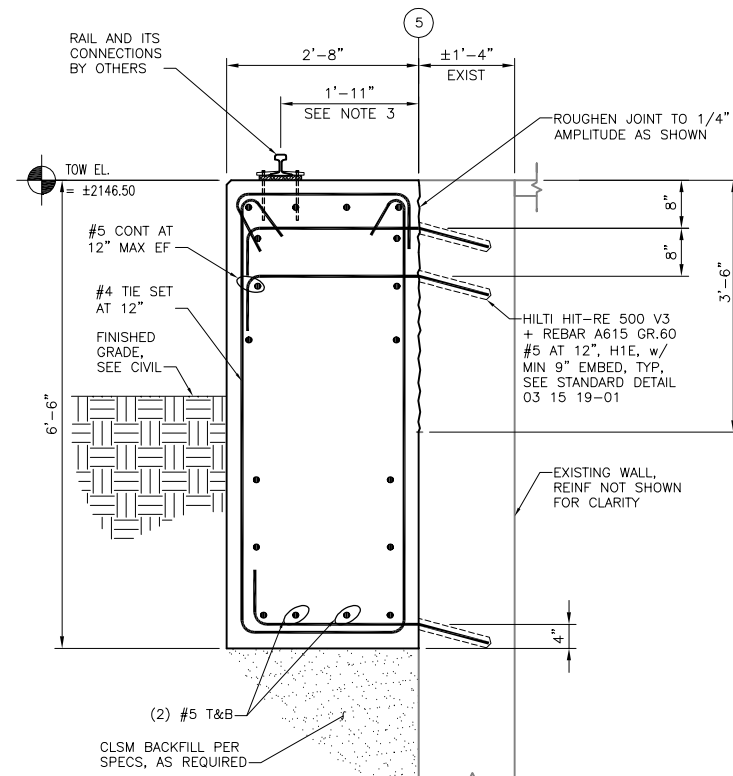
Tertiary Treatment Phase 2

**TMF FACILITY
STRUCTURAL
GANTRY CRANE FOUNDATION
FULL SECTIONS**



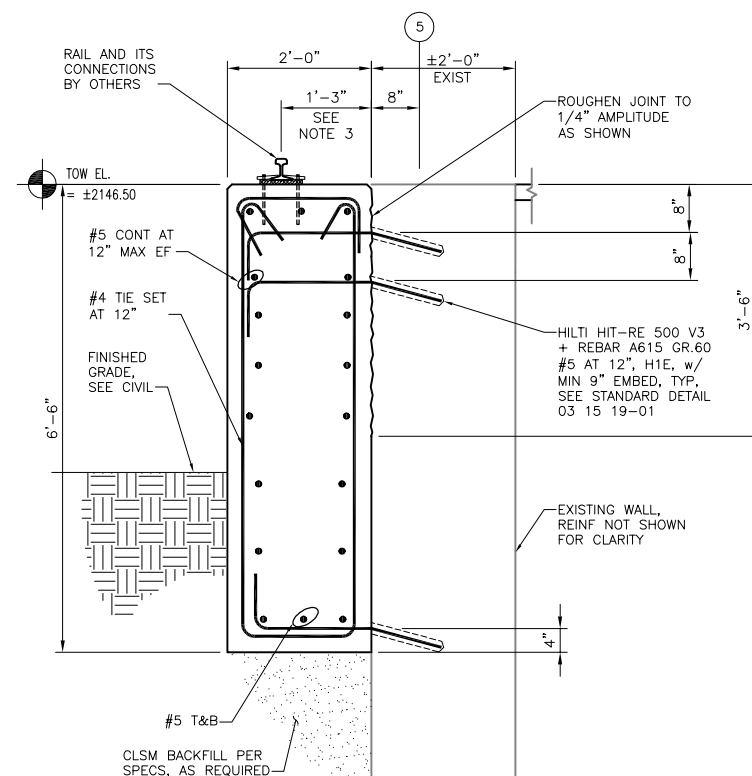
FILENAME 610S302.dwg
SCALE 1/8"=1'-0"

SHEET
Exhibit "D" **610S302**



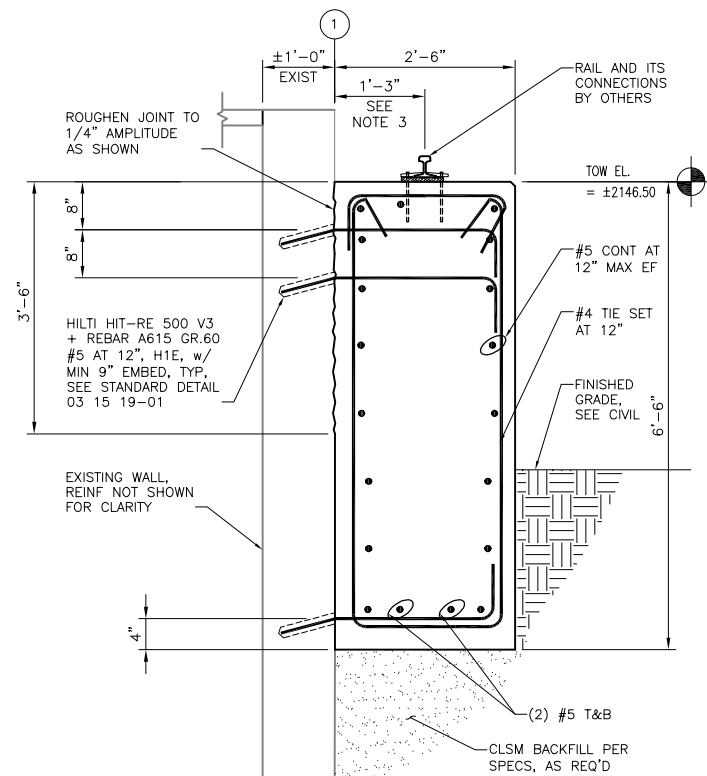
SECTION

3/4"=1'-0"

A
610S302

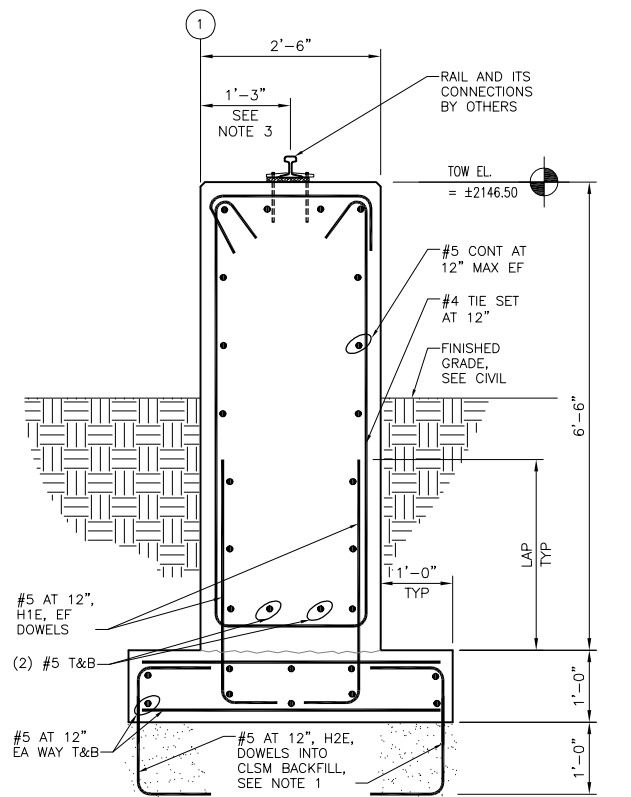
SECTION

3/4"=1'-0"

B
610S302

SECTION

3/4"=1'-0"

C
610S302

SECTION

3/4"=1'-0"

D
610S302

GENERAL SECTION NOTES:

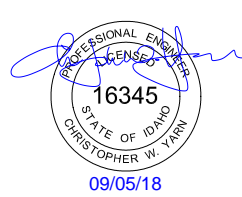
1. LIMITS OF CLSM BACKFILL NOT SHOWN FOR CLARITY. SEE SHEET 610S302 FOR ADDITIONAL INFORMATION.
2. LOCATE EXISTING WALL REINFORCING PRIOR TO DRILLING NEW ADHESIVE ANCHORS. DO NOT CUT EXISTING WALL REINFORCING.
3. NOTIFY ENGINEER IF DIMENSION VARIES FROM WHAT IS SHOWN IN SECTION.



Resolution No. 18-056

ISSUE	DATE	DESCRIPTION
1	09/05/2018	ISSUED FOR CONSTRUCTION
0	02/01/2017	CONFORMED DOCUMENTS

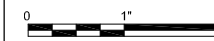
PROJECT MANAGER	MICHAEL ZELTNER
CIVIL	T. JENSEN
STRUCTURAL	C. YARN
ARCHITECTURAL	J. RICKERT
PROCESS	R. SCHULTZ
MECHANICAL	K. SUTTON
ELECTRICAL	G. WEISZ
INSTRUMENTATION	G. WEISZ
PROJECT NUMBER	10026247



City of Coeur d'Alene
Advanced Wastewater Treatment
Facility

Tertiary Treatment Phase 2

TMF FACILITY
STRUCTURAL
GANTRY CRANE FOUNDATION
ENLARGED SECTIONS



FILENAME 610S504.dwg
SCALE AS NOTED

SHEET
Exhibit "D" 610S504



/// BUILDING PEOPLE WHO BUILD GREAT THINGS

Change Proposal Request Summary

Project: City of Coeur d'Alene Tertiary Treatment Phase 2

Apollo Inc.

CPR No: CPR No: 33

Date: Date: 09/20/18

Description	Labor	Mat	Equip.	Subcont. Total	Supp Total	Total
Gantry Crane	\$ 125,300.46	\$ 297,716.60	\$ 41,503.98	\$ 53,536.35	\$ 10,268.71	\$ 528,326.10
SUBTOTAL COST >						\$528,326.10
Insurance Premium .5% - Changed Work >						\$ 2,641.63
Bond Premium .75% - Changed Work >						\$ 3,962.45
TOTAL LUMP SUM COST >						\$534,930.17

Change Proposal Request

Project: City of Coeur d'Alene Tertiary Treatment Phase 2

Apollo Inc.

CPR No: 33

Item No: 1

Date: 9/20/18

Item Description: Gantry Crane

Description	Qty	U of M	Rate	Labor	Unit	Rate	Mat	Unit	Rate	Equip.	Subcont. Total	Total
APOLLO - PROJECT SUPERVISION COSTS												
Project Manager	40.0	HR	\$ 90.00	\$ 3,600.00								\$ 3,600.00
Project Superintendent	320.0	HR	\$ 79.56	\$ 25,459.20								\$ 25,459.20
Yard Piping /Site Earthwork Super	240.0	HR	\$ 68.08	\$ 16,339.20								\$ 16,339.20
APOLLO - CRAFT LABOR COSTS												
Carpenters												
Carpenter	1220.0	HR	\$ 38.37	\$ 46,811.40								\$ 46,811.40
Laborers												
General	370.0	HR	\$ 34.36	\$ 12,713.20								\$ 12,713.20
APOLLO - OPERATED EQUIPMENT												
Excavator - CAT 330CL												
+ Operator		HR	\$ 45.84	\$ -								\$ -
+ Operating Costs	100.0							HRLY	\$ 122.39	\$ 12,239.00		\$ 12,239.00
Forklift - CAT TH83												
+ Operator	88.0	HR	\$ 45.84	\$ 4,033.92								\$ 4,033.92
+ Operating Costs	88.0							HRLY	\$ 39.59	\$ 3,483.92		\$ 3,483.92
Loader - CAT 950H												
+ Operator	0.0	HR	\$ 45.84	\$ -								\$ -
+ Operating Costs	70.0							HRLY	\$ 73.23	\$ 5,126.10		\$ 5,126.10
On-Highway Rear Dumps												
+ Operator		HR	\$ 39.42	\$ -								\$ -
+ Operating Costs	20.0							HRLY	\$ 64.57	\$ 1,291.40		\$ 1,291.40
APOLLO - OTHER EQUIPMENT COSTS												
Manlift	3.0							WK	\$ 2,150.00	\$ 6,450.00		\$ 6,450.00
Crane Rental	3.0							DY	\$ 2,500.00	\$ 7,500.00		\$ 7,500.00
APOLLO - MATERIAL COSTS												
IMH Gantry Crane	1.0				LS	\$ 195,940.00	\$ 195,940.00					\$ 195,940.00
Epoxy Studs	628.0				EA	\$ 13.25	\$ 8,321.00					\$ 8,321.00
Concrete Forming Materials	1.0				LS	\$ 4,600.00	\$ 4,600.00					\$ 4,600.00
Concrete	130.0				CY	\$ 101.90	\$ 13,247.00					\$ 13,247.00
Cold Weather Protection	1.0				EA	\$ 5,000.00	\$ 5,000.00					\$ 5,000.00
CLSM	280.0				CY	\$ 82.70	\$ 23,156.00					\$ 23,156.00
Caulk	1.0				LS	\$ 350.00	\$ 350.00					\$ 350.00
Dump Fees	1.0				LS	\$ 440.00	\$ 440.00					\$ 440.00
Rock	1.0				LS	\$ 4,860.00	\$ 4,860.00					\$ 4,860.00
Relocate Utilities Materials	1.0				LS	\$ 2,970.00	\$ 2,970.00					\$ 2,970.00
Apollo - Subtotal Direct Costs >				\$ 108,956.92			\$ 258,884.00			\$ 36,090.42		\$ 403,931.34
Markup on Self-Performed Labor, Mat's & Equipment >	15.0%			\$ 16,343.54			\$ 38,832.60			\$ 5,413.56		\$ 60,589.70
SUBCONTRACTOR COSTS												
ECI	1.0										\$ 2,250.00	\$ 2,250.00
Sandblast	1.0										\$ 7,000.00	\$ 7,000.00
MSE	1.0										\$ 10,577.00	\$ 10,577.00
Saw Cut	1.0										\$ 1,150.00	\$ 1,150.00
Pump Truck	1.0										\$ 7,200.00	\$ 7,200.00
ACP	1.0										\$ 9,250.00	\$ 9,250.00
Rebar	1.0										\$ 13,560.00	\$ 13,560.00
Subtotal Subcontractors Costs >											\$ 50,987.00	\$ 50,987.00
Markup on Subcontractor Costs >	5.0%										\$ 2,549.35	\$ 2,549.35
SUPPLEMENTAL COSTS												
Special Consultants											\$ -	\$ -
Substance for Project Supervision	2.5				MN	\$ 2,000.00	\$ 5,000.00					\$ 5,000.00
Temporary Facilities at the Site	1.0				MN	\$ 2,000.00	\$ 2,000.00					\$ 2,000.00
Small Tools	1.0				LS	\$ 3,268.71	\$ 3,268.71					\$ 3,268.71
Subtotal Supplementary Costs >							\$ 10,268.71				\$ -	\$ 10,268.71
Markup on Supplementary Costs >	0.0											

Contractor - Total Direct Costs w/Markup > \$ 528,326.10

Insurance Premium .5% - Changed Work > \$ 2,641.63

Bond Premium .75% - Changed Work > \$ 3,962.45

TOTAL LUMP SUM COST > \$ 534,930.17

**TIME and MATERIAL COST**

Request No: 35

To: CITY OF CDA - WWTP

Date Of Proposal: 9/17/2018

Job #: 17-010

Regarding: **CPR-033**

Job Name: CDA TERITARY TREATMENT PHASE 2

Attention:

Work To Be Done: PER CPR-033

COST IMPACT TO PROVIDED ADDITIONAL CIRCUITRY FOR GANTRY CRANE,
GROUNDING, AND RELOCATION OF 2 SITE LIGHTS

PRICED TO RE-USE EXISTNG POLE BASES

ALL EXCAVATION AND PATCHING BY OTHERS

**LABOR
CLASSIFICATION****RATES****HOURS****EXTENDED**

	STRAIGHT	OVERTIME	DBL TIME	STRAIGHT	OVERTIME	DOUBLE TIME	
FOREMAN	\$ 70.99	\$ 95.14	\$ 119.29	10.00			\$ 709.90
JOURNEYMAN	\$ 66.50	\$ 88.47	\$ 110.40	87.57			\$ 5,823.41
APPRENTICE	\$ 41.14	\$ 64.50	\$ 90.55	15.30			\$ 629.44
PROJECT MANAGER	\$ 85.00						\$ -

LABOR SUB TOTAL \$ 7,162.75

EQUIPMENT**RATES****EXTENDED**

	HOUR	DAY	WEEK	MONTH	QUANTITY	
SCISSOR LIFT		\$ 125.00				\$ 125.00

TOOL SUB TOTAL \$ 143.75

MATERIAL**EXTENDED**

COST + 15%	
CONDUIT, FITTING, WIRE	\$ 2,844.03

MATERIAL SUB TOTAL \$ 3,270.63

SUB-CONTRACTOR**EXTENDED**

COST + 15%	

SUB-CONTRACTOR SUB TOTAL \$ -

Total Proposed Change Order price: \$ 10,577.13

Submitted By: DAVE PERRINS, Project Manager Date: 9/17/2018

Approved By: Date:

Title
Resolution No. 18-056

Exhibit "D"

Mountain States Electric

* * B I D T A K E - O F F D E T A I L S 2 *

Job: CDA TERTIARY PHASE 2

Job Number: 66

Bid Date: 12/20/2016

Page: 1 of 2

Date: 9/17/2018 2:05:44 PM

Assm No.	Lab Lvl	Description	Qty	Mat Unit	Mat Ext	Lab Unit	Lab MHExt
CPR-033		TERTIARY BLDG GANTRY CRANE		PERRINS	< No Name>	< No Name>	

*** Breakout Multipliers Count = 1 Material Cost = 1.0 Labor Hours = 1.0

00560			16.00				
	4	WIRE LABLES	16.00	1.000	16.00	0.250	4.00
	4	CORE DRILL 2" DIA. X 12" DEEP	2.00			3.500	7.00
Assembly: 00560 Total					16.00		11.00
Unit Material, Labor and Sell					1.00		0.69
00560			12.00				
	4	WIRE LABLES	12.00	1.000	12.00	0.250	3.00
	4	#14-12-10 WIRE TERM LABOR	20.00			0.189	3.79
Assembly: 00560 Total					12.00		6.79
Unit Material, Labor and Sell					1.00		0.57
00561			4.00				
	4	1 1/2" CONDUIT CLAMPS PARALLEL	4.00	25.180	100.72	0.250	1.00
Special Item: 00561 Total					100.72		1.00
Unit Material, Labor and Sell					25.18		0.25
00562			10.00				
	4	1 1/2" CONDUIT CLAMP PERPENDIC	10.00	1.500	15.00	0.250	2.50
Special Item: 00562 Total					15.00		2.50
Unit Material, Labor and Sell					1.50		0.25
00563			5.00				
	4	1 1/2" FRONT/BACK STRAPS	5.00	14.380	71.90	0.250	1.25
Special Item: 00563 Total					71.90		1.25
Unit Material, Labor and Sell					14.38		0.25
00564			1.00				
	4	COPPER COAT ANTI SEAZE	1.00	85.730	85.73		
Special Item: 00564 Total					85.73		0.00
Unit Material, Labor and Sell					85.73		0.00
00565			1.00				
	4	30 AMP SAFETY SWITCH NEMA 4X	1.00	697.720	697.72	1.500	1.50
Special Item: 00565 Total					697.72		1.50
Unit Material, Labor and Sell					697.72		1.50
00566			1.00				
	4	6x6x4 NEMA 4x BOX	1.00	225.230	225.23	1.000	1.00
	4	1-1/2" PLASTIC BUSHING 444	6.00	0.165	0.99	0.101	0.61
	4	1-1/2" BONDING BUSHING 454	3.00	4.184	12.55	0.563	1.69
Assembly: 00566 Total					238.77		3.30
Unit Material, Labor and Sell					238.77		3.30
00567			1.00				
	4	MISC STAINLESS STEEL HARDWARE	1.00	35.000	35.00	1.000	1.00
	4	#12 THHN CU STR 2500'	700.00	0.107	74.62	0.010	6.93
	4	#14-12-10 WIRE TERM LABOR	16.00			0.189	3.03
Assembly: 00567 Total					109.62		10.96
Unit Material, Labor and Sell					109.62		10.96
00568			1.00				
	4	DUCT SEAL	1.00	5.250	5.25	1.000	1.00
Special Item: 00568 Total					5.25		1.00
Unit Material, Labor and Sell					5.25		1.00
00569			1.00				
	4	CONDUIT AND PHENOLIC TAGS	1.00	55.000	55.00		
Special Item: 00569 Total					55.00		0.00
Unit Material, Labor and Sell					55.00		0.00
00570			1.00				
	4	GROUNDING	1.00	100.000	100.00	2.000	2.00
	4	#10 THHN CU STR 2500'	350.00	0.163	57.05	0.010	3.43
	4	#6 BARE CU 7STR WIRE RCL	30.00	0.369	11.06	0.011	0.34
	4	3/4" PVC CONDUIT SCH 40	60.00	0.248	14.90	0.034	2.03
	4	3/4" PVC COUPLING	10.00	0.123	1.23	0.088	0.88
	4	PVC CMNT 1QT BRSH TOP VC9922	1.00	10.777	10.78	0.001	

*** * BID TAKE - OFF DETAILS 2 ***

Job: CDA TERTIARY PHASE 2

Job Number: 66

Bid Date: 12/20/2016

Page: 2 of 2

Date: 9/17/2018 2:05:44 PM

Assm No.	Lab Lvl	Description	Qty	Mat Unit	Mat Ext	Lab Unit	Lab MHExt
Assembly: 00570 Total					195.02		8.68
Unit Material, Labor and Sell					195.02		8.68
00571			2.00				
	4	GROUND WELLS	2.00	65.000	130.00	0.500	1.00
Special Item: 00571 Total					130.00		1.00
Unit Material, Labor and Sell					65.00		0.50
00572			1.00				
	4	GRND RODS AND CLAMPS	1.00	75.000	75.00	1.000	1.00
	4	3/4" GRC 90 ELBOW	6.00	3.840	23.04	0.277	1.66
Assembly: 00572 Total					98.04		2.66
Unit Material, Labor and Sell					98.04		2.66
04004		1-1/2" GRC	150.00				
	4	1-1/2" GRC RIGID CONDUIT	150.00	5.131	769.60	0.157	23.58
	4	1-1/2" GRC COUPLING THREADED	3.00	3.292	9.87	0.163	0.49
	4	1-1/2" UNISTRUT STRAPS	23.00	0.887	20.41	0.056	1.29
	4	1-1/2" LOCKNUT 405	4.00	0.392	1.57	0.017	0.07
	4	1-1/2" BONDING LOCKNUT 105	4.00	2.804	11.22	0.420	1.68
	4	TYP LB BDY THRD 1-1/2 LB150-M	3.00	24.847	74.54	0.872	2.62
	4	TYP LL BDY THRD 1-1/2 LL150-M	1.00	24.843	24.84	0.872	0.87
	4	1-1/2" CUT/THREAD/REAM GRC	8.00			0.432	3.46
	4	1-1/2" CONDUIT HUB	3.00	6.081	18.24	0.563	1.69
	4	1-1/2" GRC 90-FIELD BEND LABOR	6.00			0.770	4.62
	4	CHAN 1-5/8X1-5/8 P1000HS-10GR	10.00	3.007	30.07	0.042	0.42
	4	CUTTING CHANNEL (BAND SAW)	10.00			0.058	0.58
	4	WELD 1' STRUT	10.00			0.914	9.14
	4	CHNL 1-5/8X1-5/8 P1000/GR/GRN	10.00	2.479	24.79	0.034	0.34
	4	CHAN 1 5/8 X 7/8 P3300-10GR	10.00	2.811	28.11	0.038	0.38
Assembly: 04004 Total					1,013.26		51.23
Unit Material, Labor and Sell					6.76		0.34
Breakout Total					2,844.03		102.87
Bid Take-Off Details Total					\$2,844.03		102.87

PUBLIC HEARINGS

CITY COUNCIL STAFF REPORT

FROM: HILARY ANDERSON, COMMUNITY PLANNING DIRECTOR

DATE: OCTOBER 16, 2018

SUBJECT: A-2-17m – ANNEXATION OF +/- 48 ACRES FROM COUNTY INDUSTRIAL TO CITY C-17 (COMMERCIAL AT 17 UNITS/ACRE) AND +/-46 ACRES OF SPOKANE RIVER TO NW (NAVIGABLE WATER)

LOCATION: PROPERTY LOCATED IMMEDIATELY SOUTH OF SELTICE WAY AND WEST OF THE CENTENNIAL TRAIL AND NORTH OF THE SPOKANE RIVER. THE SUBJECT SITE IS COMMONLY KNOWN AS 3074 W. SELTICE WAY AND REFERRED TO AS THE ATLAS MILL SITE, AND A PORTION OF THE SPOKANE RIVER AS DESCRIBED IN THE LEGAL DESCRIPTION

APPLICANT:

The City of Coeur d'Alene
710 E Mullan Avenue
Coeur d'Alene, ID 83814

OWNER:

The City of Coeur d'Alene
710 E Mullan Avenue
Coeur d'Alene, ID 83814

DECISION POINT:

The City of Coeur d'Alene is requesting annexation of +/- 48 acres from County Industrial to City C-17 (Commercial at 17 units/acre) zoning on the property commonly known as the Atlas Mill site and annexation of +/- 46 acres of Spokane River along the shoreline with NW (Navigable Water) zoning. The City Council is also being asked to approve Council Bill 18-1024 in order to meet the necessary timeframe for annexation.

BACKGROUND INFORMATION:

The City of Coeur d'Alene purchased the former Atlas Mill site (now referred to as the Atlas Waterfront property) in May 2018. The property is comprised of approximately 48 acres of vacant land located to the west of Riverstone and south of Seltice Way, flanking the north bank of the Spokane River. Acquisition of the 48 acres of land opens the door for economic development and public access to the river which is something that has been deemed as a high priority in the CDA 2030 Vision and Implementation Plan. The City Council also adopted a resolution in 2014 (14-049) specifically directing City staff to work toward public acquisition of riverfront property, protection of the riverfront, and providing comprehensive planning for the river corridor.

The subject property is located in Kootenai County, but is surrounded by the city limits. The City also owns the former railroad right-of-way that runs through this property, which is already zoned C-17. The former right-of-way was acquired and annexed into the city in 2015 to provide opportunities for parkland, a trail, and public access to the waterfront.

to produce cedar and pine boards for siding, fencing, decking and trim. When it closed, 120 living-wage jobs were lost in the community.

This annexation request also includes a portion of the Spokane River along the shoreline between Mill River and the existing city limits south of the US 95 bridge. The length of the shoreline to be annexed is approximately 3 miles long and extends out 75 feet into the Spokane River, which equates to approximately 48 acres. The portion of the Spokane River is necessary as part of this annexation request for shoreline stabilization efforts along the Atlas Waterfront property and property to the west and to allow for police and fire response to the shoreline, potential future docks, and the navigable waterway within the city limits. Extending the city limits into the river along the shoreline will also create a contiguous city limits boundary, which is important for enforcement of city ordinances and emergency response.

Annexation of the Atlas Waterfront property into the City of Coeur d'Alene would allow for City water and sewer utilities to be extended to the property. Without municipal utilities, the property cannot be properly developed. When the City considers annexation of property it reviews many issues, including what type of zoning should be assigned to the property, the types of public amenities that might be included, what types of infrastructure might be required depending on the type of zoning and potential level of development, how annexation meets the vision of the City's Comprehensive Plan, and more. It is also important that the property is within the city limits to allow development of the properties consistent with City standards.

Development of the Atlas Mill site will promote multi-modal connectivity to the downtown and connect neighborhoods to the west and east with a trail, parkland and public access to the river. Additionally, it will create opportunities for economic development and job creation.

The Atlas Mill site is also within the Special Area known as Shorelines, which requires unique planning. The city's shorelines are an asset to the community. Public access and enhancement of the shorelines are priorities and they must be protected. The Shoreline Ordinance was adopted to protect, preserve, and enhance the visual resources and public access by establishing limitations and restrictions on shoreline property within the city. Efficient use of adjacent land, including mixed-use development and shared parking where appropriate, are some incentives to enhance the shoreline. The policy under this Shorelines Special Area is to *"make public access to river and lake shorelines a priority."*

In order for ignite CDA, the City's Urban Renewal Agency, to participate in the project, the agency's designated boundaries must be expanded to include this property. That cannot happen until the property is annexed into the City of Coeur d'Alene.

The Planning Commission heard the request for annexation on August 8, 2017 and again on September 11, 2018 as a modification to the original request because it also included the portion of the Spokane River. Both times, the commission voted unanimously to support the request with the C-17 zoning. At the September 11 meeting, the commission unanimously supported the NW zoning for the portion of the Spokane River as well.

See the attached Narrative/Justification for a complete overview of the request.

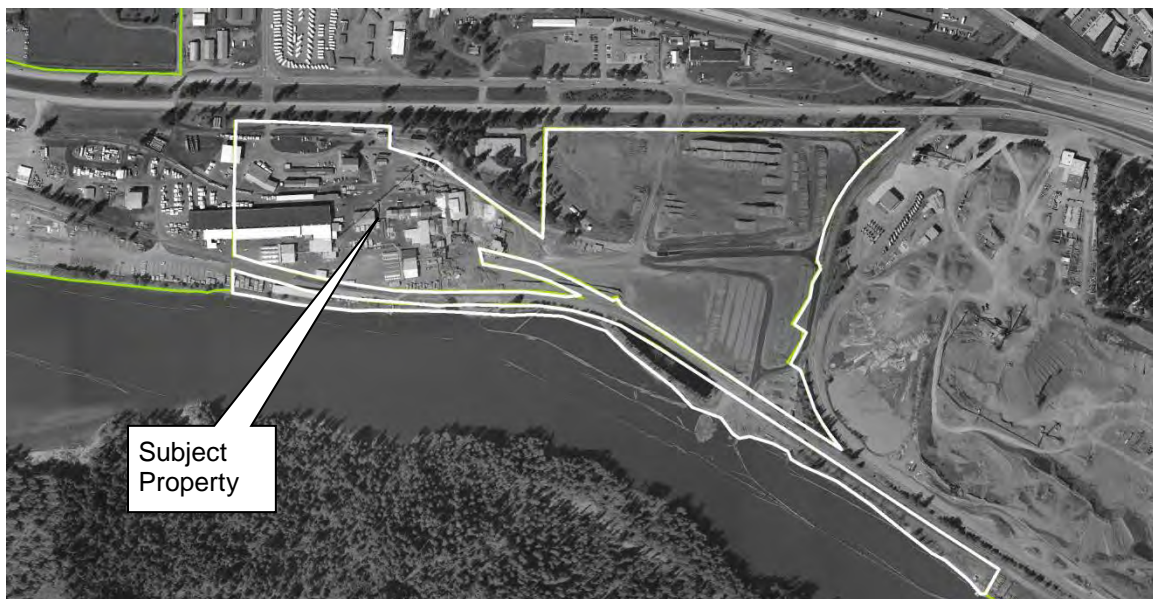
PROPERTY LOCATION MAP:

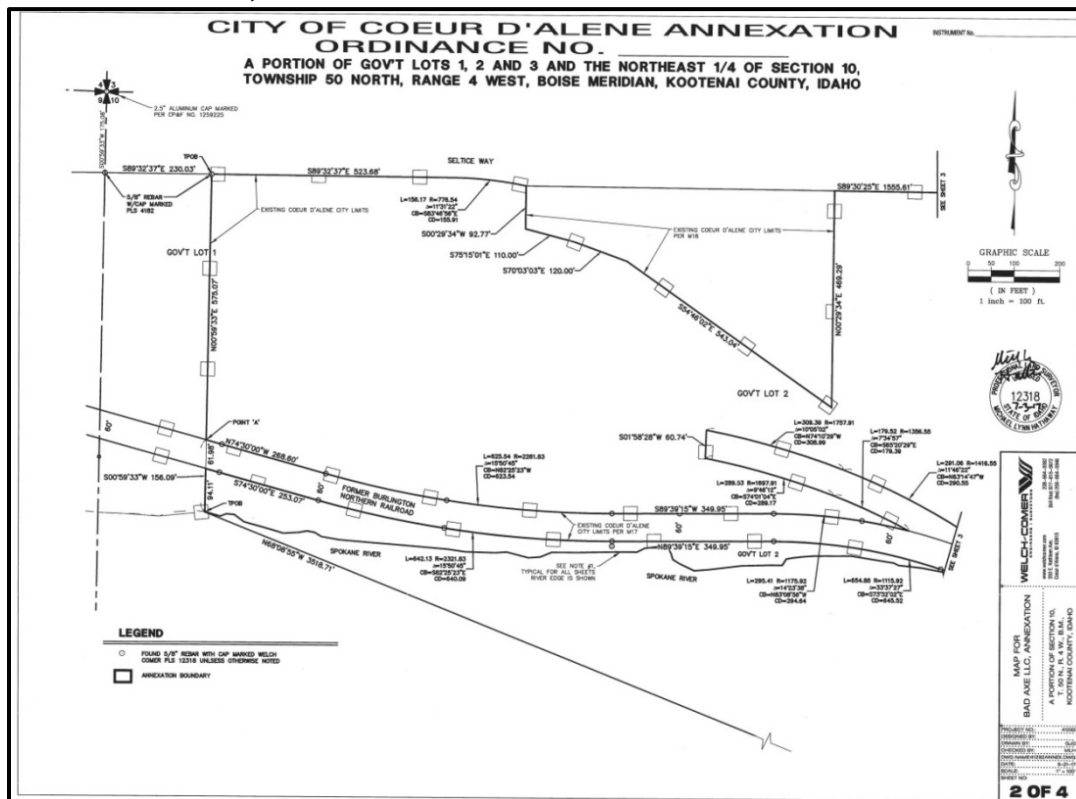
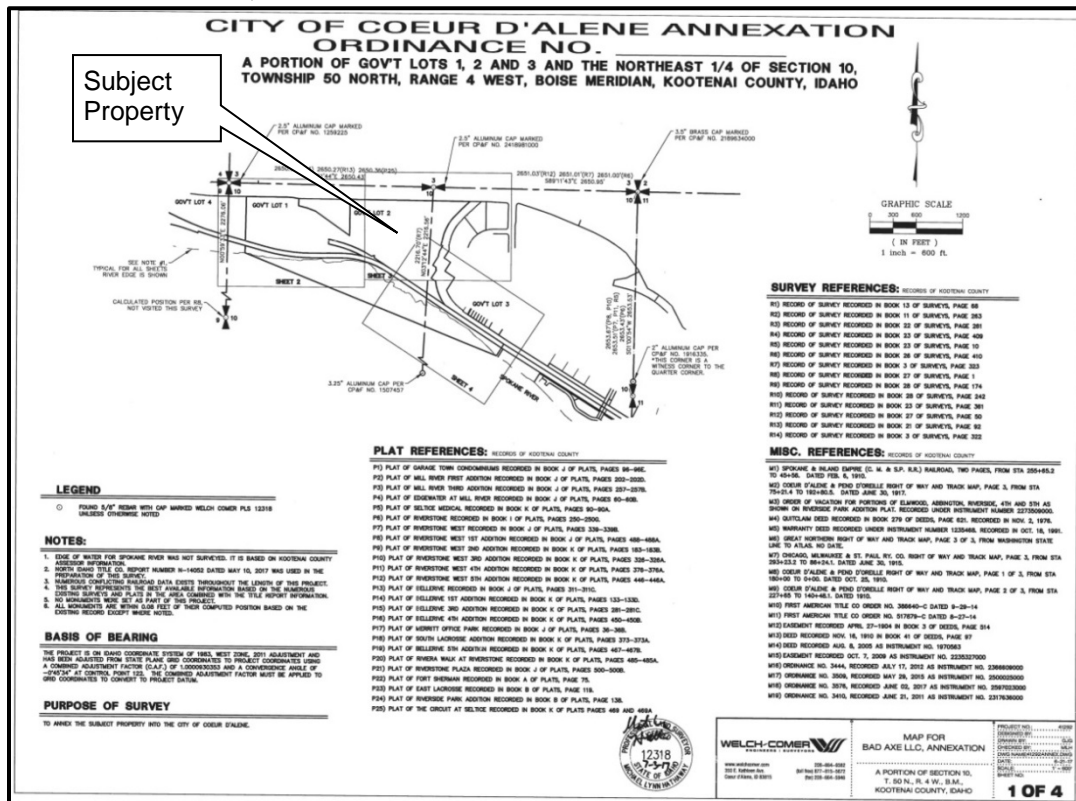


AERIAL PHOTO OF ATLAS WATERFRONT SITE:

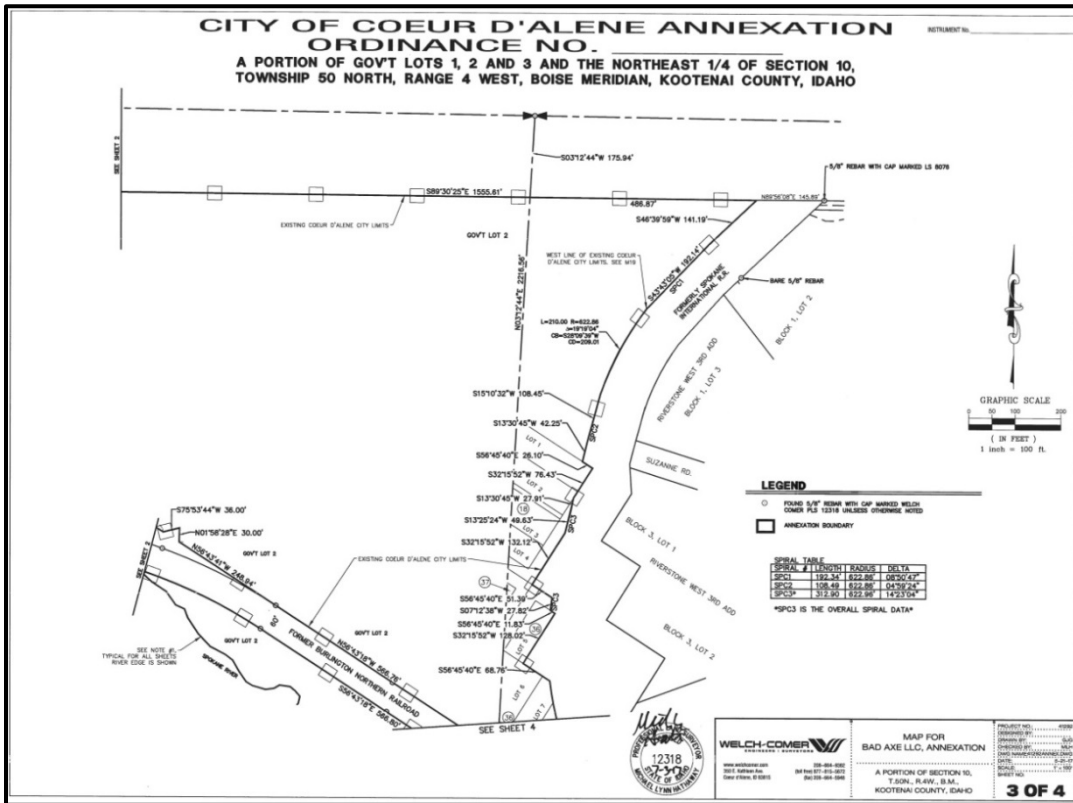


1999 AERIAL PHOTO SHOWING ATLAS MILL IN OPERATION:

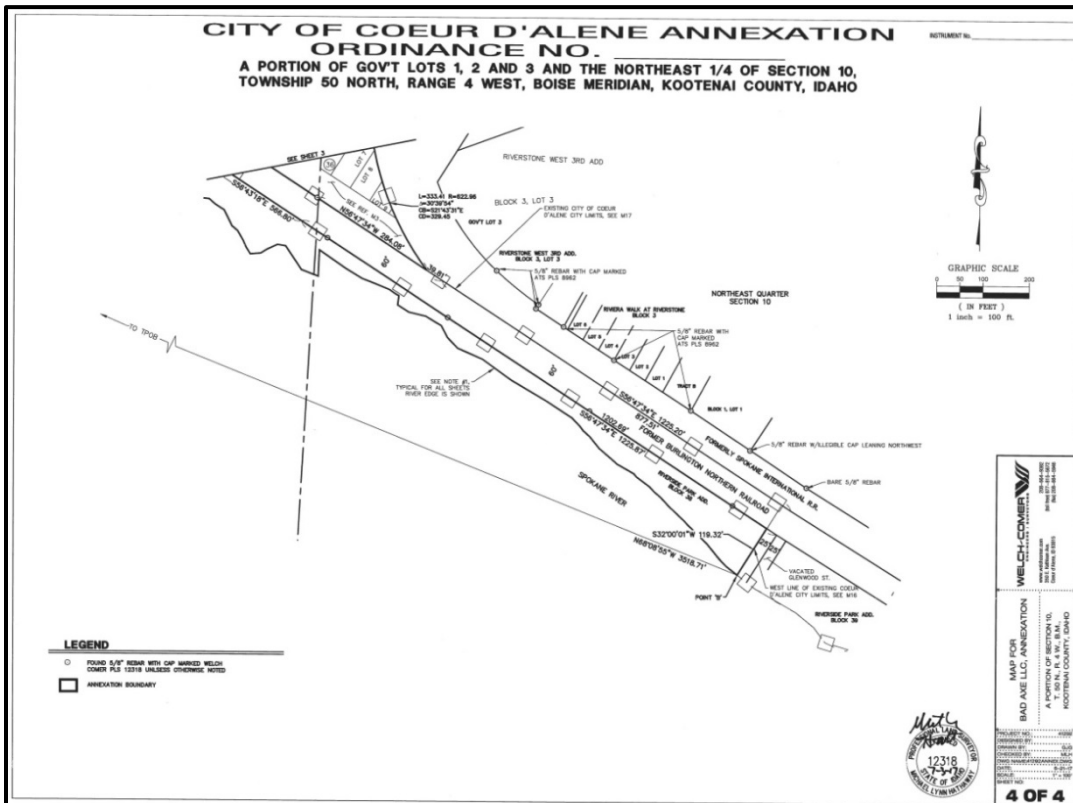




ANNEXATION MAP, 3 OF 4:

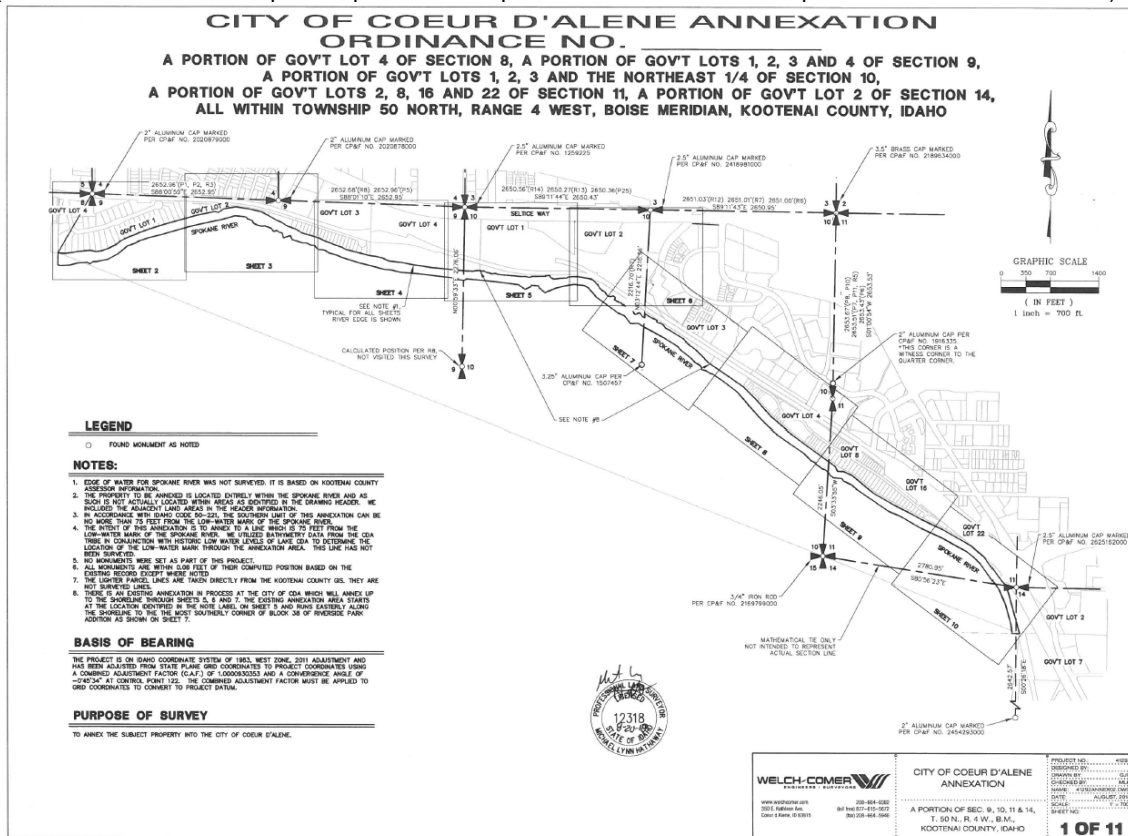


ANNEXATION MAP, 4 OF 4:



ANNEXATION MAP OF SPOKANE RIVER SHORELINE AREA

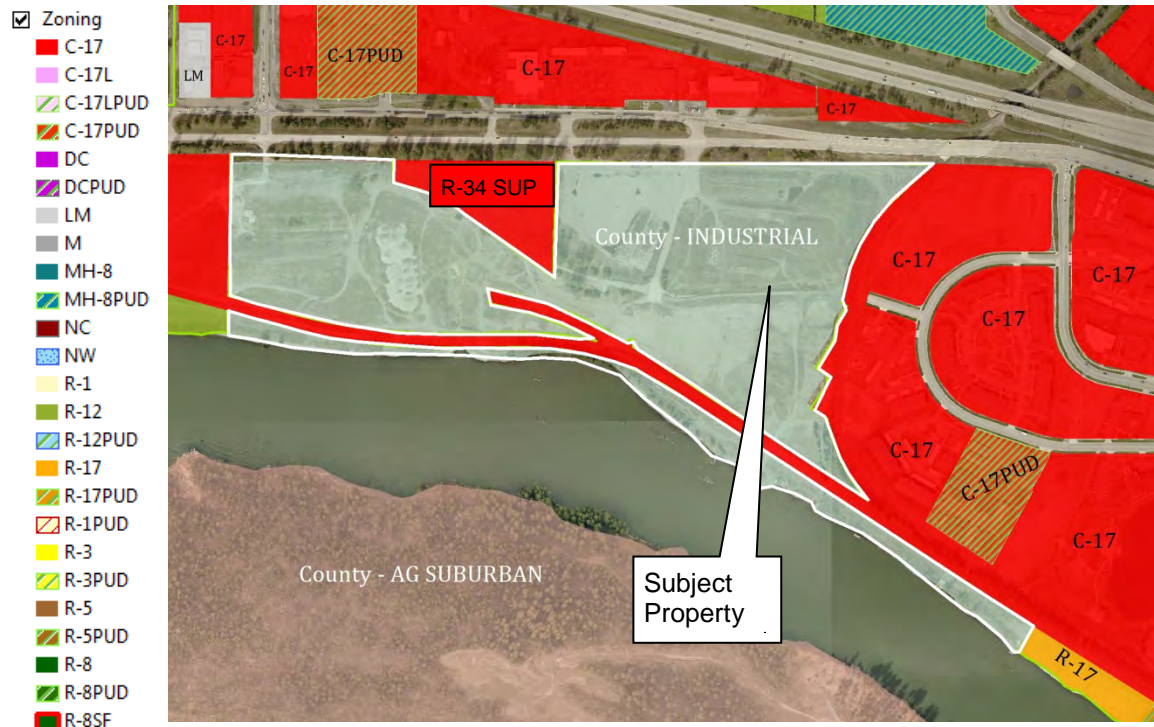
(Full set of annexation maps for Spokane River portion of the annexation request are included as exhibits)

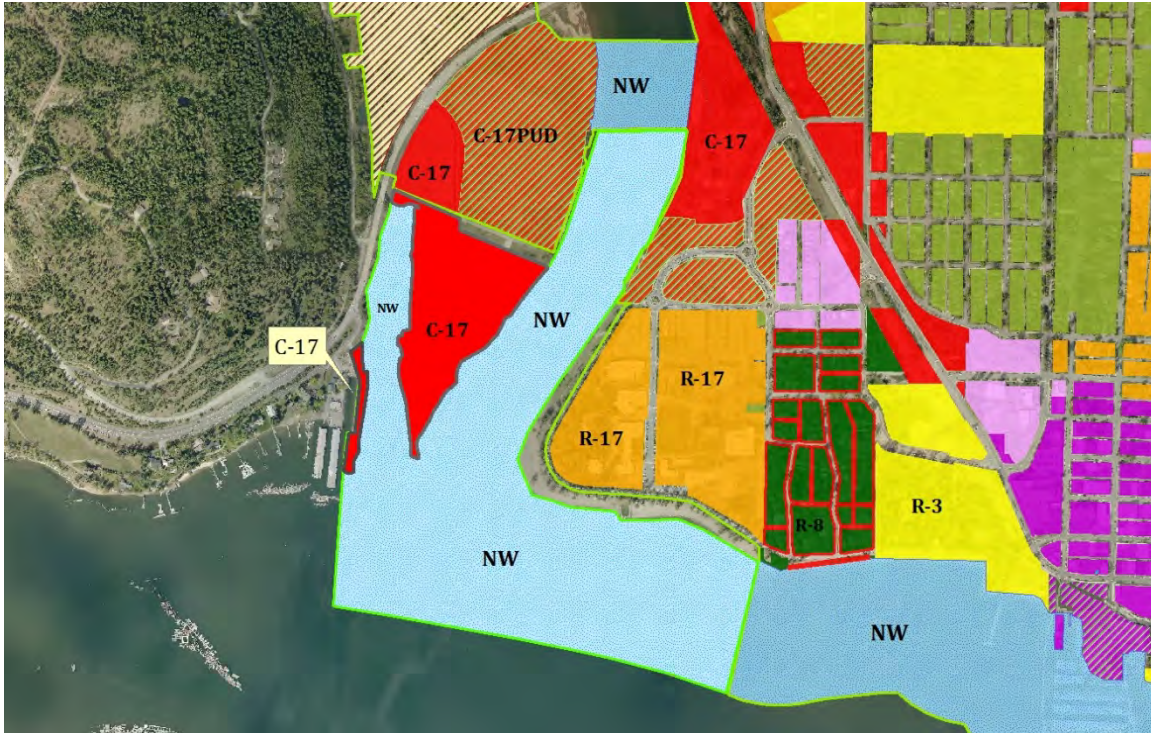


ANNEXATION HISTORY MAP OF SPOKANE RIVER AND SHORELINE:



EXISTING ZONING MAPS:

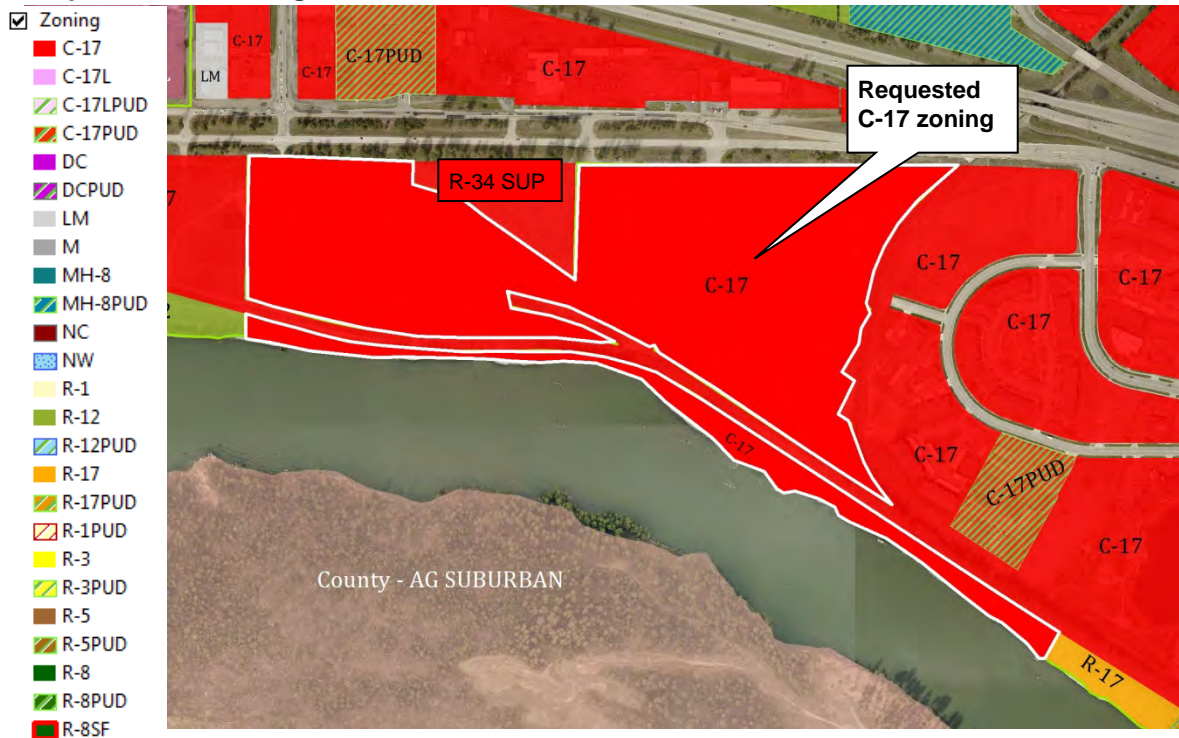




PROPOSED ZONING MAPS:

The requested C-17 zoning is shown on the map below. This zoning district is consistent with the existing zoning of the surrounding properties in the vicinity of the subject property.

Proposed C-17 Zoning



Approval of the proposed C-17 zoning district request in conjunction with annexation would allow the following potential uses of the property.

C-17 Zoning District:

The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. This district should be located adjacent to arterials; however, joint access developments are encouraged.

17.05.500: PERMITTED USES; PRINCIPAL

Principal permitted uses in a C-17 district are as follows:

- Administrative offices
- Agricultural supplies and commodity sales
- Automobile and accessory sales
- Automobile parking when serving an adjacent business or apartment
- Automobile renting
- Automobile repair and cleaning
- Automotive fleet storage
- Automotive parking
- Banks and financial institutions
- Boarding house
- Building maintenance service
- Business supply retail sales
- Business support service
- Childcare facility
- Commercial film production
- Commercial kennel
- Commercial recreation
- Communication service
- Community assembly
- Community education
- Community organization
- Construction retail sales
- Consumer repair service
- Convenience sales
- Convenience service
- Department stores
- Duplex housing (as specified by the R-12 district)
- Essential service
- Farm equipment sales
- Finished goods wholesale
- Food and beverage stores, on/off site consumption
- Funeral service
- General construction service
- Group assembly
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Home furnishing retail sales
- Home occupations
- Hospitals/healthcare
- Hotel/motel
- Juvenile offenders facility
- Laundry service
- Ministorage facilities
- Multiple-family housing (as specified by the R-17 district)
- Neighborhood recreation
- Noncommercial kennel
- Nursing/convalescent/rest homes for the aged
- Personal service establishments
- Pocket residential development (as specified by the R-17 district)
- Professional offices
- Public recreation
- Rehabilitative facility
- Religious assembly
- Retail gasoline sales
- Single-family detached housing (as specified by the R-8 district)
- Specialty retail sales
- Veterinary office

17.05.510: PERMITTED USES; ACCESSORY

Accessory permitted uses in a C-17 district are as follows:

- Accessory dwelling units.
- Apartment for resident caretaker watchman.
- Outside area or buildings for storage and/or preparation of merchandise or goods necessary for and incidental to the principal use.
- Private recreation (enclosed or unenclosed).

- Residential accessory uses as permitted by the R-17 district

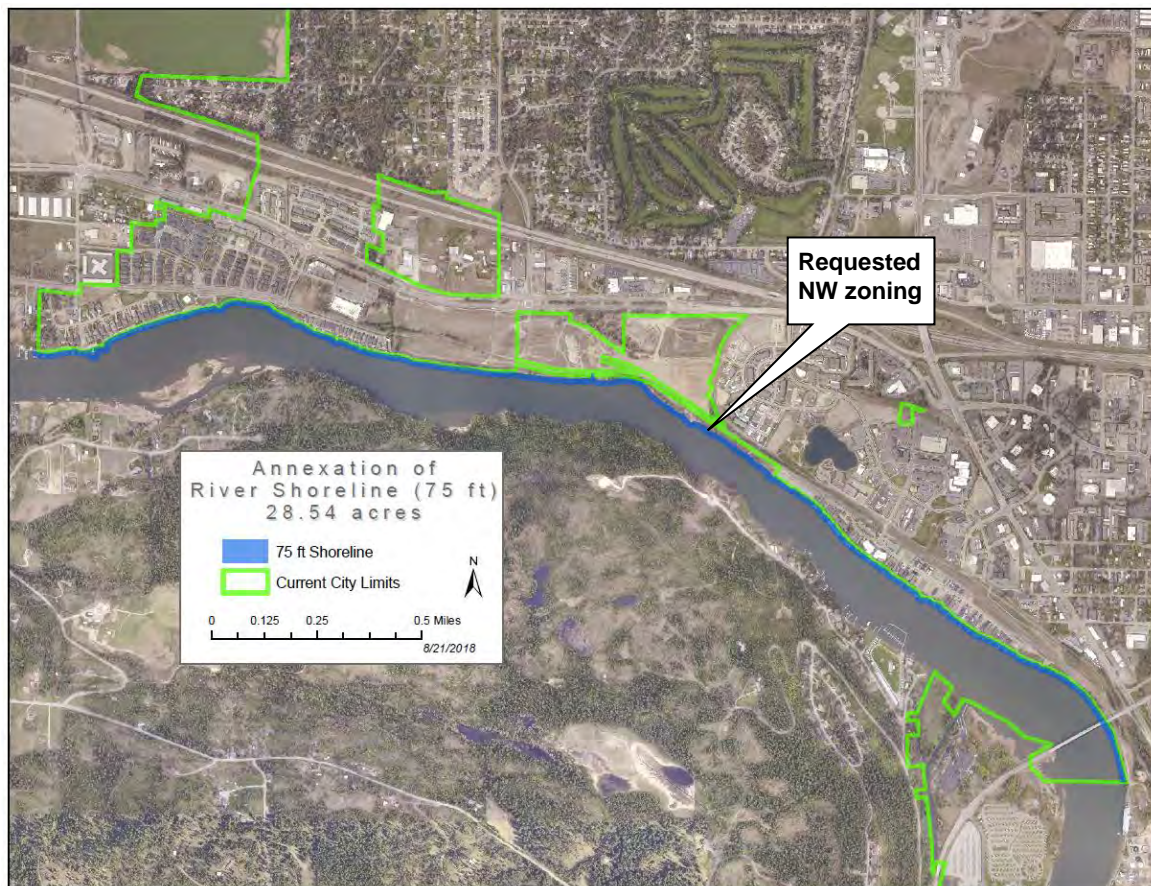
17.05.520: PERMITTED USES; SPECIAL USE PERMIT

Permitted uses by special use permit in a C-17 district are as follows:

- Adult entertainment sales and service
- Auto camp
- Criminal transitional facility
- Custom manufacturing
- Extensive impact
- Residential density of the R-34 district as specified
- Underground bulk liquid fuel storage - wholesale
- Veterinary hospital
- Warehouse/storage
- Wireless communication facility

The requested NW zoning is shown on the map below. The NW zoning district was created for areas of the city that are within the lake or Spokane River.

Proposed NW Zoning



Approval of the proposed NW zoning district request in conjunction with annexation would allow the following potential uses of the property.

NW Zoning District:

The NW (Navigable Water) district is intended to provide for the appropriate usage and for adequate protection of the surface water resource that is within the city limits. The use of navigable waters in addition to recreation and other public uses should allow the normal auxiliary uses required by the upland property owners adjacent to the lake and river as well as long established activities. Compliance with all applicable county, state, and federal laws is required.

17.05.900: PERMITTED USES; PRINCIPAL:

- Principal permitted uses in an NW district shall be as follows:
- All long established uses.
- All uses that are normal auxiliary uses to the upland property owners adjacent to the shoreline.
- Facilities related to boating, swimming and other water related activities. (Ord. 1691 §1(part), 1982)

17.05.910: PERMITTED USES; ACCESSORY:

- Accessory permitted uses in an NW district are nonapplicable. (Ord. 1691 §1(part), 1982)

17.05.920: PERMITTED USES; SPECIAL USE PERMIT:

- Permitted uses by a special use permit in an NW district are nonapplicable. (Ord. 1691 §1(part), 1982)

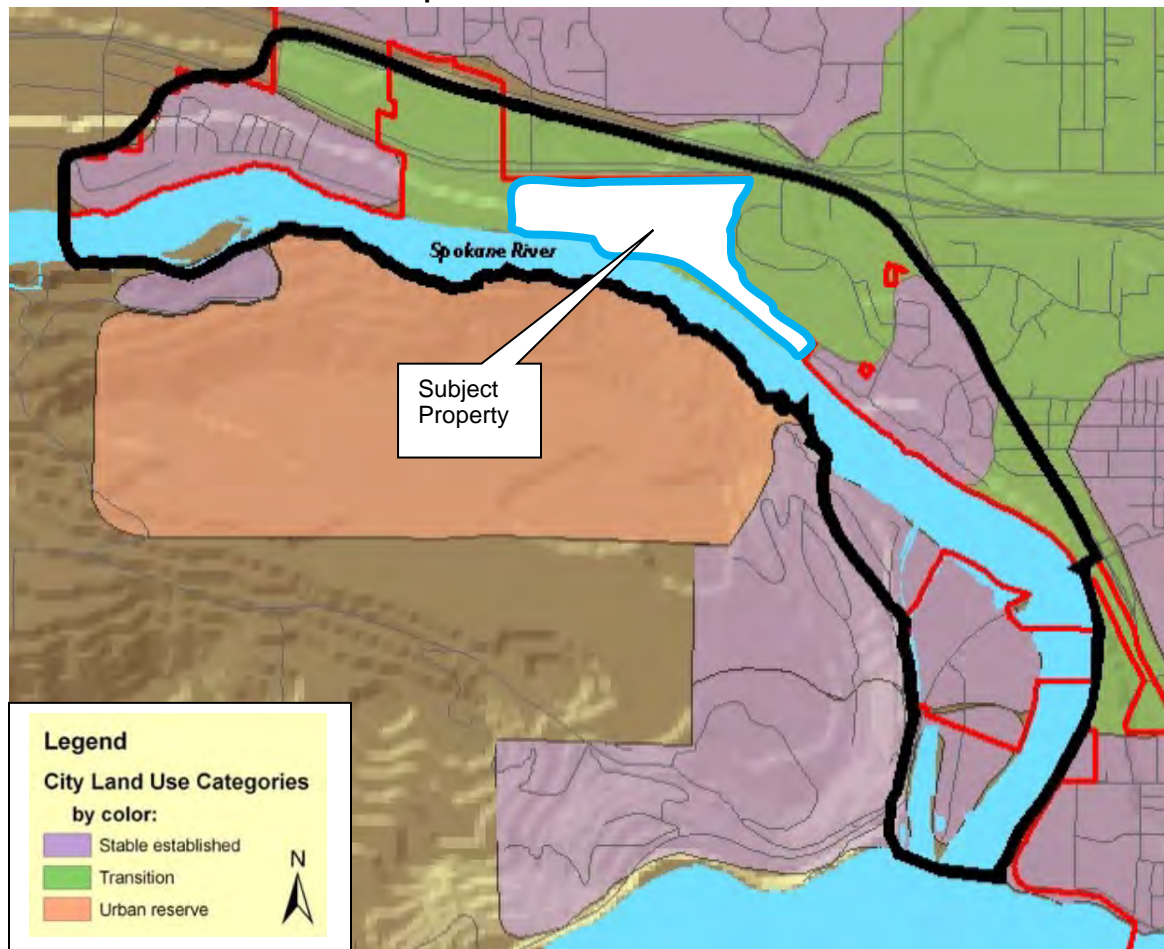
REQUIRED FINDINGS FOR ANNEXATION:

- A. **Finding #B8: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.**

2007 COMPREHENSIVE PLAN LAND USE CATEGORY:

- The subject property and portion of the Spokane River are both within the City of Coeur d'Alene's Area of City Impact Boundary.
- The City's 2007 Comprehensive Plan designates this area as the Spokane River District.
- The subject property falls within the "Transition" Land Use Category as described below.
- The subject property is also within the Shoreline boundary, which is a special area.

COMPREHENSIVE PLAN MAP: Spokane River



The 2007 Comprehensive Plan includes the following descriptions of the Spokane River District Today and Tomorrow and the Transition Land Use Category.

Spokane River District Today:

The Spokane River District is in a state of flux from its historic past use as a site of four major waterfront sawmills and other industrial uses. In place of sawmills, recently subdivided property in this area along portions of the shoreline is developing into commercial, luxury residential units, and mixed use structures. Recent subdivisions aside, large ownership patterns ranging from approximately 23 to 160+ acres provide opportunities for large scale master planning.

The Spokane River is now under study by federal and state agencies to determine how the quality of the water may be improved. Through coordination with neighboring communities and working with other agencies, our planning process must include protecting the quality of the water from any degradation that might result from development along the river's shores.

Public infrastructure is not available in some locations and would require extensions from existing main lines.

Spokane River District Tomorrow:

This area is going through a multitude of changes and this trend will continue for many years.

Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

The characteristics of Spokane River District will be:

- Various commercial, residential, and mixed uses.
- Public access should be provided to the river.
- That overall density may approach ten to sixteen dwelling units per acre (10-16:1), but pockets of denser housing are appropriate and encouraged.
- That open space, parks, pedestrian and bicycle connections, and other public spaces will be provided throughout, especially adjacent to the Spokane River.
- That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- The scale and intensity of development will be less than the Downtown Core.
- Neighborhood service nodes are encouraged where appropriate.
- That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- That neighborhoods will retain and include planting of future, large-scale, native variety trees.

Transition:

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

COMPREHENSIVE PLAN GOALS & OBJECTIVES THAT APPLY:***Goal #1: Natural Environment***

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Objective 1.01 Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous materials.

Objective 1.02 Water Quality:

Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

Objective 1.03 Waterfront Development:

Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.

Objective 1.04 Waterfront Development:

Provide strict protective requirements for all public and private waterfront developments.

Objective 1.05 Vistas:

Protect the key vistas and view corridors of the hillside and water fronts that make Coeur d'Alene unique.

Objective 1.09 Parks:

Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.

Objective 1.11 Community Design:

Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

Objective 1.12 Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl

Objective 1.13 Open Space:

Encourage all participants to make open space a priority with every development and annexation.

Objective 1.14 Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Objective 1.15 Natural Terrain:

Wherever possible, the natural terrain, drainage, vegetation should be preserved with superior examples featured within parks and open space.

Objective 1.16 Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trails systems.

Objective 1.17 Hazardous Areas:

Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

Objective 2.01 Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 2.02 Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

Objective 2.03 Business Enhancement & Urban Renewal:

Support the efforts of local and regional economic development agencies such as Jobs Plus, Inc. and Ignite cda.

Objective 2.05 Pedestrian & Bicycle Environment:

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

Objective 2.06 Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Goal #3: Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

Objective 3.01 Managed Growth:

Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

Objective 3.02 Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

Objective 3.05 Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.

Objective 3.06 Neighborhoods:

Protect the residential character of neighborhoods by allowing residential/commercial /industrial transition boundaries at alleyways or along back lot lines if possible.

Objective 3.08 Housing:

Design new housing areas to meet the city's need for all income and family status categories.

Objective 3.13 Parks:

Support the development acquisition and maintenance of property and facilities for current and future use, as described in the Parks Master Plan.

Objective 3.14 Recreation:

Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.

Objective 3.16 Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.

Objective 3.18 Transportation:

Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management.

Objective 4.01 City Services:

Make decisions based on the needs and desires of the citizenry.

Objective 4.03 Project Financing:

Manage in-house finances (and appropriate outside funding, when necessary).

2007 COMPREHENSIVE PLAN – SPECIAL AREAS - SHORELINES:

The City of Coeur d'Alene is known for its shorelines. They are an asset and provide a multitude of benefits; community pride, economic advantages, transportation, recreation, and tourism are just a few examples of the shorelines affect the use and perception of our city.

Public access to and enhancement of our shorelines is a priority. Shorelines are a positive feature for a community and they must be protected. To ensure preservation, the city has an ordinance that protects, preserves, and enhances our visual resources and public access by establishing limitations and restrictions on specifically defined shoreline property located within the city limits.

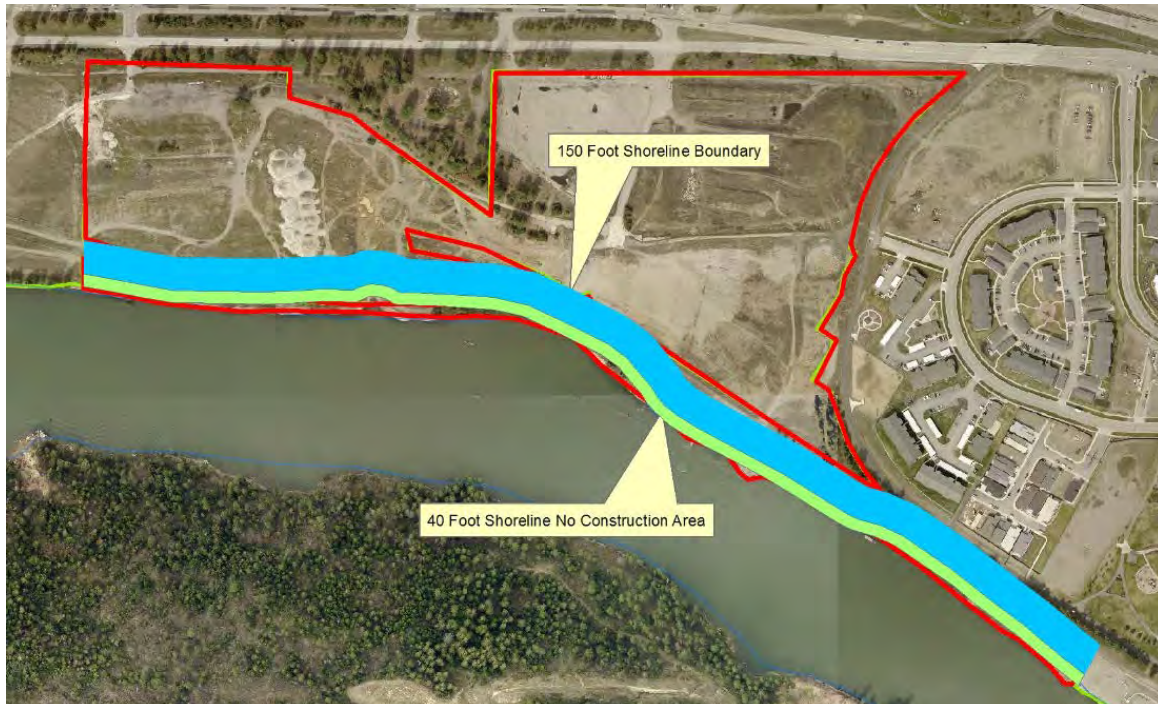
To increase desired uses and access to this finite resource, the city will provide incentives for enhancement. Efficient use of adjacent land, including mixed use and shared parking where appropriate, are just a few tools we employ to reach this goal.

Comprehensive Plan Shoreline Policy:

Make public access to river and lake shorelines a priority.

As shown on the following map, property along the waterfront of the subject property is subject to the Shoreline Policy and the city's Shoreline Ordinance (17.08, Article IIA, Shoreline Regulations of the City Code). Approximate boundaries for the 150-foot shoreline ordinance boundary and 40-foot shoreline no construction area are shown on the map below. A portion of the property along the shoreline is also within the floodplain and subject to the city's floodplain regulations (15.32: Flood Damage Prevention of the City Code).

SHORELINE OVERLAY DISTRICT MAP



Additional Background Information and Analysis Related to the Comprehensive Plan

In 2013, the City Council formed the Spokane River Corridor Advisory Committee, an ad hoc committee, tasked with studying potential development on the north shore of the Spokane River West of Riverstone in consideration of other developments along the river, the 2007

Comprehensive Plan and Zoning Code related to the shoreline, the 2008 Parks Master Plan, and public input from the CDA 2030 visioning process. The committee presented their findings to the City Council after their 6-month effort was completed. In 2014, the City Council adopted Resolution 14-049 further supporting public acquisition of the waterfront for public use, protection of the riverfront and directing staff to conduct comprehensive planning for the Spokane River corridor. See Exhibit 1.

Additionally, there are at least six related action items in the CDA 2030 Implementation Plan that are in support of providing more public access to the waterfront, recreation opportunities, and preservation of view corridors. There are additional action items supporting job creation as well. See Exhibit 3.

Evaluation: *The City Council will need to 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.*

B. Finding #B9: That public facilities and utilities (are) (are not) available and adequate for the proposed use.

STORMWATER:

Stormwater will be addressed as the area proposed for annexation develops. It is anticipated that the development will typically utilize swales adjacent to curbs to manage the site runoff. All stormwater must be contained on-site. A stormwater management plan, conforming to all requirements of the City, shall be submitted and approved prior to the start of any construction.

STREETS:

The subject site is currently undeveloped. The site has frontage along the south side of the newly reconstructed Seltice Way. The Streets and Engineering Department has no objection to this annexation request as proposed.

-Submitted by Chris Bosley, City Engineer

WATER:

The property for the proposed annexation lies within the City of Coeur d'Alene water service area. Water is available from Seltice Way in an eight inch (8") main on the south side as well as Suzanne Road in a twelve inch (12") main stubbed to the end of the road. There is sufficient capacity within the public water system to provide adequate commercial, domestic, irrigation, and fire flow service to the subject parcel. Any proposed development of the parcel will require extension of the public water utilities at the owner/developer's expense. The Water Department has no objection to this annexation request as proposed.

-Submitted by Terry Pickel, Water Superintendent

SEWER:

In conformance to the Sewer Master Plan, public sewer is available west and downgradient of this annexation at the east end of Shoreview Lane (Edgewater at Mill River).

In accordance with the 2013 Sewer Master Plan Appendix J, this annexation falls within the Mill River Sewer Shed and is required to drain westerly towards the Mill River Pump Station. It is subject to the Mill River Pump Station (Upgrade) Surcharge Fees (\$450.00 per ERU). Presently, the Mill River Sewer Shed has a calculated capacity of 1600 ERUs

remaining before pump station upgrades are required. The City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this Annexation as proposed.

-Submitted by Mike Becker, Utility Project Manager

PARKS:

The Parks Department sees this property as an excellent opportunity to provide the public with a regional park, a waterfront trail with connector trails throughout the future development, public access points, water access, a beach park, an accessible non-motorized boat launch, an accessible swim area with a jetty, dog water park, open space, water inlet, public parking, and street trees. The Parks Department has no objection to the proposed annexation. See Exhibit 4, which shows existing and proposed trail locations.

-Submitted by Monte McCully, Trails Coordinator

FIRE:

The Fire Department works with the Engineering, Water, and Building Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents.

Fire department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CD'A FD can address all concerns at site and building permit submittals. The Fire Department has no objection to this annexation request as proposed.

-Submitted by Bobby Gonder, Fire Inspector

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

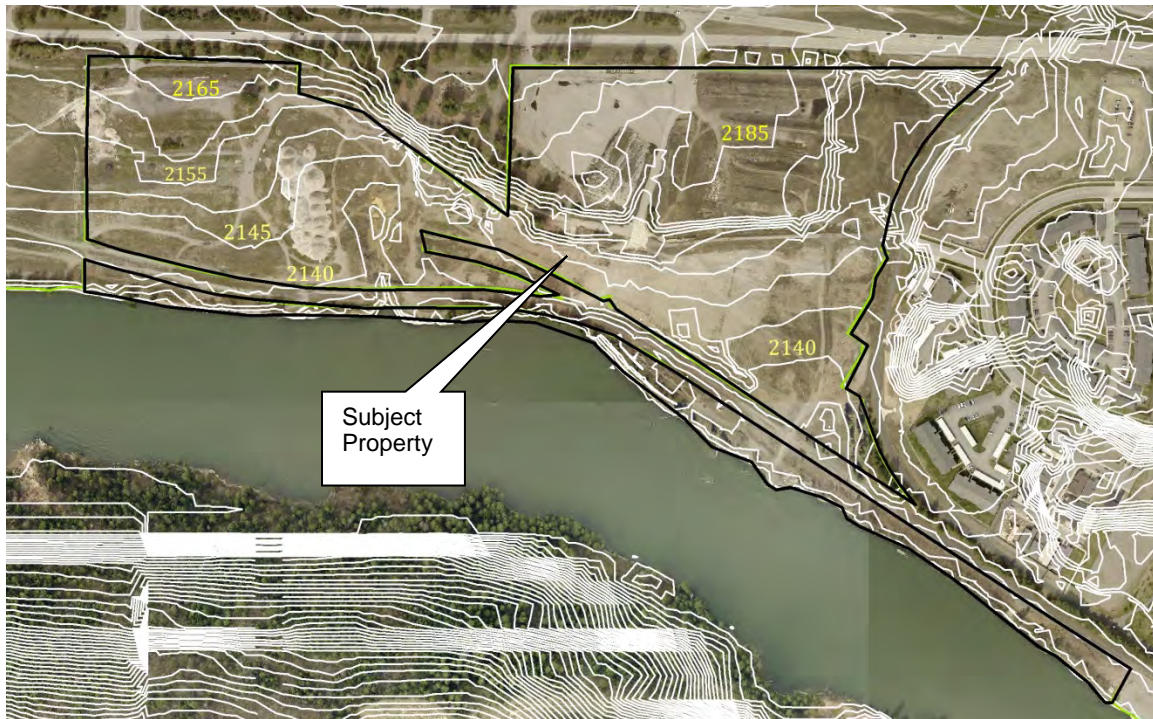
- C. **Finding #B10:** **That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.**

PHYSICAL CHARACTERISTICS:

The annexation request includes the +/-48-acre Atlas Waterfront site and also covers an area +/-46 acres over the Spokane River extending 75 feet out into the water.

The Atlas Waterfront property is higher along Seltice Way and slopes downward toward the Spokane River to the south. There is an approximately forty five foot elevation drop on the subject property. There are two relatively large piles of dirt on the northeast part of the property. There are no topographical or other physical constraints that would make the subject property unsuitable for the annexation request. See topographic map below and site photos that are provided on the next few pages.

TOPOGRAPHIC MAP:



SITE PHOTO - 1: View from the northeast portion of the property looking southeast toward the Spokane River. Riverstone and the Centennial Trail are visible on the left side of the photo.



SITE PHOTO - 2: View from the north central part of the property looking south toward the river. Piles of dirt and rock from the Atlas Mill cleanup effort are visible.



SITE PHOTO - 3: View from the center portion of the property looking north toward Seltice Way and the future roundabout at Atlas. Dirt and rock piles from the Atlas Mill cleanup effort are visible.



SITE PHOTO - 4: View from the center of the property looking northwest toward Seltice Way.



SITE PHOTO - 5: View from the central portion of the property looking south toward the river and the City-owned former railroad right-of-way.



SITE PHOTO - 6: View from the west portion of the subject site looking southwest toward the adjacent property. The City-owned former railroad right-of-way is also visible.



SITE PHOTO - 7: View from the central portion of the property looking southeast. Dirt piles from the mill cleanup, the city-owned former railroad right-of-way property and the river are visible.



SITE PHOTO - 8: View from the southern edge of the property looking east along the city-owned former railroad right-of-way property.



SITE PHOTO - 9: View from the southern edge of the property looking southeast at a natural inlet on the Spokane River.



Evaluation: *The City Council will need to 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.*

- D. **Finding #B11:** **That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

TRAFFIC:

The proposed annexation would not likely adversely affect Seltice Way with regard to traffic as it has the available capacity to accommodate additional traffic generated from the subject site. However, a traffic study is underway to fully understand the possible impacts from the additional traffic on Seltice Way and the nearby street network.

-Submitted by Chris Bosley, City Engineer

SURROUNDING NEIGHBORHOOD AND EXISTING LAND USES:

The Atlas Waterfront property is has been vacant for the past 12 years since the Atlas Mill closed in 2005.

The Spokane River runs along the southern edge of the property. In the project vicinity, the river is primarily used for recreational activities.

The approximately 22-acre property to the west is currently vacant and undeveloped. It was also previously part of the Atlas Mill and is already within the city limits. It was annexed into the city in early 2014 with C-17 and R-12 zoning.

Seltice Way runs along the property's northern boundary. As discussed above, Seltice Way is currently being reconstructed. Once complete, Seltice Way will have a new roundabout at the Atlas intersection, which will provide access to the northwestern portion of the property.

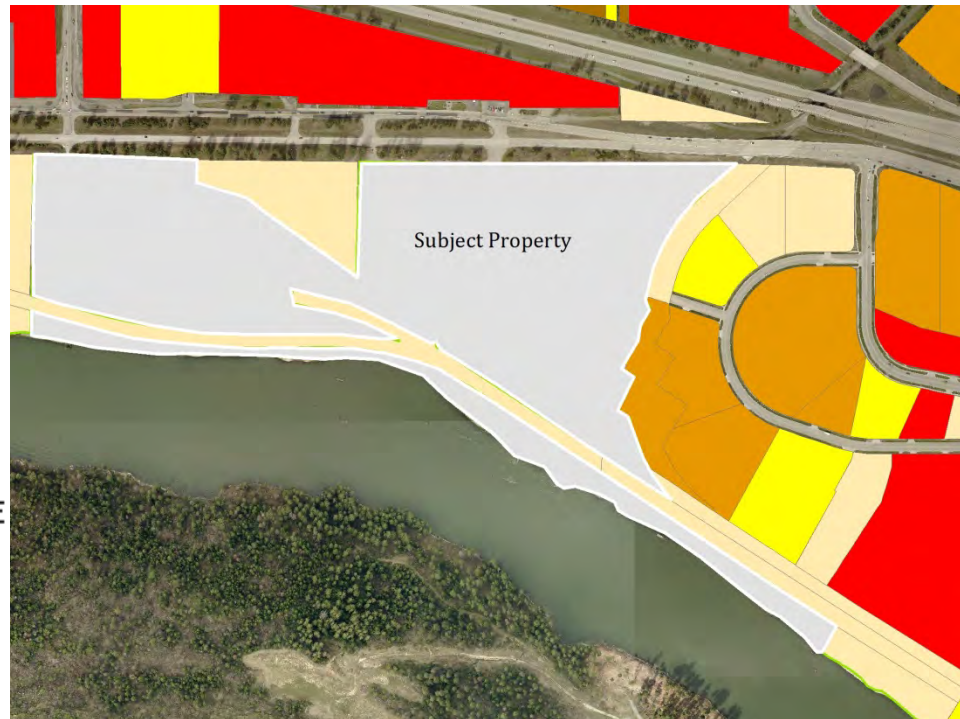
The properties along the north side of Seltice Way have residential and commercial uses on them. There is also a vacant undeveloped triangle shaped property located immediately to the north of the subject site that lies between this property and the south side of Seltice Way. It was the former Stimson office for the Atlas Mill site and is within the city limits and has C-17 zoning along with an approved special use permit for 34 dwelling units per acre.

Riverstone and the Bellerive subdivision are located east and southeast of the subject property, as well as the Centennial Trail and a dog park. Uses within Riverstone include multi-family apartments, a retirement community, single family dwellings, restaurants, a mixed use village with retail uses, and other commercial uses.

The request also includes +/-46 acres over the Spokane River extending 75 feet out into the water that would connect the city limits at Mill River and south of the US95 bridge.

GENERALIZED LAND USE PATTERN:

- ☒ Land Use
-  SFA
 -  SFD
 -  DUPLEX
 -  MH
 -  MHP
 -  MFD
 -  CIVIC
 -  COMM
 -  MFGR
 -  AGRICULTURE
 -  VACANT



The conceptual drawing for the Atlas Waterfront project has been included to show the current possibilities for the property, which includes the creation of a greenbelt along the Spokane River with separated bike and pedestrian trails. The conceptual design has been prepared as part of the master planning and financial feasibility effort that is being done for the property.

The City of Coeur d'Alene is working in partnership with ignite CDA to assess all opportunities related to uses of this property and to engage the community. The City Council and ignite CDA board members have directed staff to move forward with creating a new urban renewal district, which is being referred to as the Atlas District, and to expand the River and Lake districts. A Site Analysis, Financial Feasibility Study and Master Planning effort is underway to develop an urban renewal plan for the project. That effort is being led by Welch-Comer Engineers with sub-consultants Heartland and GGLO. City staff, ignite CDA, and elected officials have been working together to provide feedback on the analysis and to provide ample opportunities for community outreach and public involvement.

In addition to the greenbelt and trails, the current concept includes a mix of single-family detached residences, townhomes, apartment/condo flats, a restaurant pad near the greenbelt, and several commercial/office sites, as well as a nature park along Seltice Way. The exhibit is included purely for information and the design and mix of land uses are subject to change.

The concept for Atlas Waterfront is intended to complement surrounding developments and create a unique project in Coeur d'Alene.

CONCEPTUAL PLAN FOR ATLAS WATERFRONT:



Evaluation: *The City Council will need to 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.*

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 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
2017 Coeur d'Alene Trails Master Plan

THE FOLLOWING ARE SUGGESTED PROVISIONS FROM THE PLANNING COMMISSION FOR INCLUSION IN THE ANNEXATION AGREEMENT:

1. As part of the annexation, any potable water rights will need to be granted to the city.
2. Consider including a provision to master plan the property. A Planned Unit Development (PUD) could be an advantageous tool to specify how the subject property will be developed. It also allows flexibility for development of the property and requires master planning and design. Staff recommends that if a PUD is required for the project that it needs to be a full PUD and not a Limited Design PUD. The Planning Commission strongly recommends adding a requirement to the annexation agreement that a full PUD be required for the entire site.

3. A PUD will be required to allow a marina/docks along the waterfront since the property is subject to the Shoreline Ordinance. Any marina/public or private docks would also require coordination and permits from the Idaho Department of Lands.
4. Consider specifying maximum density of single-family residential and multi-family residential, or possibly restricting multi-family residential based on public feedback.
5. Consider specifying minimum acreage(s) and width of total parkland and open space within the property, and a minimum acreage for the parkland/open space along the Spokane River that will provide public access. Ten (10) acres has been discussed as the minimum acreage for the park and public open space to be located near and along the waterfront.
6. Consider specifying when the parks and trails need to be constructed in relation to the rest of the project. Possibly establish a minimum to be improved with the first phase.
7. Specify that a trail will be constructed along the river and through the property connecting it to the Centennial Trail to the east and to properties to the west (generally as shown on the Trails Master Plan), and including trail connections to the multi-use path along Seltice Way. Per the Parks & Recreation Department's standards, the multi-purpose trail through the property will need to be a minimum of 12-13 feet wide and constructed of asphalt.
8. Consider specifying minimum acreage of land to be set aside that will create permanent jobs. Incentives such as parking reductions could also be specified.
9. Specify that the plat will need to show the 40' and 150' shoreline setbacks on all properties subject to the Shoreline Regulations, unless modified through the PUD process.
10. Specify that the plat will also show the 100 year Base Flood Elevation (BFE) for all properties located in the floodplain along the Spokane River located in the floodplain along the Spokane River.
11. The Planning Commission recommends restricting any residential development along the shoreline from and including the former railroad right-of-way (not including the spur) south to the river.
12. The Planning Commission would support the project including a third place opportunity with a few small retail uses/commercial vendors along the waterfront, which could be integrated into the open space areas along the trail.
13. The Planning Commission would recommend specifying in the annexation agreement that only a non-motorized boat launch would be appropriate for the site along with docks, but a motorized boat launch should be restricted.
14. The annexation does not convey title to the bed of the river; the bed of the river is still Public Trust lands that are managed by Idaho Department of Lands (IDL). IDL requires that if any work is done below the Ordinary High Water Mark, the applicant/owner first receive approval from IDL for the work.
15. As per the Code requirements for NW zoning, compliance with all applicable county, state and federal laws would still be required for the portion of the Spokane River within the city limits.
16. That the Planning Commission recommends that the Annexation Agreement include a provision that the shoreline remain in public ownership.

17. The conceptual master plan and all subsequent PUD's be developed cautiously addressing building heights to ensure a preservation of views and vistas.

ACTION ALTERNATIVES:

The City Council will need to consider this request for annexation and make separate findings to approve, deny, or deny without prejudice.

Attachments:

Narrative/Justification

Exhibit 1. Adopted Resolution 14-049 related to public access to the waterfront

Exhibit 2. Sewer Master Plan – Map of subject site

Exhibit 3. CDA 2030 Vision and Implementation Plan Action Items

Exhibit 4. Existing and Proposed Trail Locations

Exhibit 5. Minutes from the September 11, 2018 Planning Commission hearing

Exhibit 6. Findings from the September 11, 2018 Planning Commission hearing

Exhibit 7. Comment Letters

JUSTIFICATION

Please use this space to state the reason(s) for the requested annexation and include comments on the 2007 Comprehensive Plan Category, Neighborhood Area, and applicable Special Areas and appropriate goals and policies and how they support your request.

The City of Coeur d'Alene purchased the former Atlas Mill site (now referred to as the Atlas Waterfront property) in May 2018. The property is comprised of approximately 48 acres of vacant land located to the west of Riverstone and south of Seltice Way, flanking the north bank of the Spokane River. Acquisition of the 48 acres of land opens the door for economic development and public access to the river which is something that has been deemed as a high priority in the CDA 2030 Vision and Implementation Plan.

The Atlas Waterfront property is located in Kootenai County, but is surrounded by the city limits. The city also owns the former railroad right-of-way that runs through this property. The former right-of-way was acquired and annexed into the city in 2015 to provide opportunities for parkland, a trail, and public access to the waterfront.

The subject property is a former mill site that has been vacant since 2005. The Atlas Mill was founded in 1909 and supplied railroad ties to the Northern Pacific Railroad. It was used to produce cedar and pine boards for siding, fencing, decking and trim. When it closed, 120 living-wage jobs were lost in the community.

Annexation of the property into the City of Coeur d'Alene will allow for city water and sewer utilities to be extended to the property. Without municipal utilities, the property cannot be properly developed. When the city considers annexation of property it reviews many issues, including what type of zoning should be assigned to the property, the types of public amenities that might be included, what types of infrastructure might be required depending on the type of zoning and potential level of development, how annexation meets the vision of the City's Comprehensive Plan, and more. It is also important that the property is within the city to allow development of the properties consistent with city standards.

Water is available from an eight inch water main on the south side of Seltice Way (8") as well as a twelve inch (12") water main stubbed out at the end of Suzanne Road (12"). In

conformance to the Sewer Master Plan, public sewer is available west and downgradient of this annexation at the east end of Shoreview Lane (Edgewater at Mill River). Stormwater will be handled at the time of development and will need to be retained onsite.

This annexation request also includes a portion of the Spokane River along the shoreline between Mill River and the existing city limits south of the US 95 bridge. The length of the shoreline to be annexed is approximately 3 miles long and extends out 75 feet into the Spokane River, which equates to approximately 46 acres. Annexation of this section of the shoreline and river is necessary for shoreline stabilization efforts along the Atlas Waterfront property and property to the west and to allow for police and fire response to the shoreline, potential future docks, and the navigable waterway within the city limits. Extending the city limits into the river along the shoreline will also create a contiguous city limits boundary, which is important for enforcement of city ordinances and emergency response.

The city is working with ignite CDA, its urban renewal agency, on the preliminary design and financial feasibility and developing the necessary urban renewal plans. City officials and ignite CDA intend to work with the Coeur d'Alene Economic Development Council (CDA-EDC, formerly known as Jobs Plus) to help recruit businesses that may want to partner on this project as well.

Development of the Atlas Mill site will promote multi-modal connectivity to the downtown and connect neighborhoods to the west and east with a trail, parkland and public access to the river. Additionally, it will create opportunities for economic development and job creation.

In order for ignite CDA to participate in the project, the agency's designated boundaries must be expanded to include this property. That cannot happen until the property and shoreline are annexed into the City of Coeur d'Alene.

The zoning districts that are being requested as part of this annexation are C-17 (commercial at 17 units per acre) and NW (Navigable Water). The C-17 zoning is recommended in order to provide the most flexibility and allow a mix of land uses to be

developed on the site. Because C-17 allows for a broad range of uses, it is also recommended that the annexation agreement will require a Planned Unit Development to be completed for the property, which will provide master planning and design details, possible limitations on residential densities for any single-family and multi-family residential uses, and details on parkland, open space, trails, and public access to the Spokane River, and could also include a list of restricted uses. The NW zoning is the appropriate zoning designation for the shoreline and 75-foot swath of river that will be brought into the city limits. NW is intended to provide for the appropriate usage and for adequate protection of the surface water resource that is within the city limits. It allows for recreation and other public uses, in addition to the normal auxiliary uses required by the upland property owners adjacent to the river, as well as long established activities. The NW zoning district still requires compliance with all applicable county, state and federal laws.

The Atlas Waterfront property falls within the Spokane River District planning area of the 2007 Comprehensive Plan. The Spokane River District is an area that has been in flux and transitioning from vacant land that was formerly sawmills and other industrial uses to mixed-use projects, residential subdivisions, and commercial uses. The Spokane River District is described as being an ideal location for large-scale master planning efforts due to the quantity of large vacant parcels. This area is envisioned to be developed with a mix of uses that are compatible with surrounding residential and commercial uses and complement the natural beauty of the river corridor, as well as provide public access to the river, open space, parks, pedestrian and bicycle connections and other public spaces adjacent to the Spokane River. It is also an important area because of its proximity to the Spokane River and water quality concerns. The Comprehensive Plan states that our planning process must include protecting the quality of the water from any degradation that might result from development along the river's shores. So, it is important that development within this planning area does not negatively impact the river's water quality.

As stated in the Comprehensive Plan, the Spokane River District is envisioned to include the following characteristics:

- *Various commercial, residential, and mixed uses.*
- *Public access should be provided to the river.*

- *That overall density may approach ten to sixteen dwelling units per acre (10-16:1), but pockets of denser housing are appropriate and encouraged.*
- *That open space, parks, pedestrian and bicycle connections, and other public spaces will be provided throughout, especially adjacent to the Spokane River.*
- *That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.*
- *The scale and intensity of development will be less than the Downtown Core.*
- *Neighborhood service nodes are encouraged where appropriate.*
- *That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.*
- *That neighborhoods will retain and include planting of future, large-scale, native variety trees.*

The subject property is categorized on the Comprehensive Plan's Land Use Base Map as Transition. These are areas where the character of neighborhoods is in transition and should be developed with care. The street network, number of building lots, and general land use are expected to change greatly within the planning period.

The Atlas Mill site is also within the Special Area known as Shorelines, which requires unique planning. The city's shorelines are an asset to the community. Public access and enhancement of the shorelines is a priority and they must be protected. The Shoreline Ordinance was adopted to protect, preserve, and enhance the visual resources and public access by establishing limitations and restrictions on shoreline property within the city. Efficient use of adjacent land, including mixed use and shared parking where appropriate, are some incentives to enhance the shoreline. The policy under this Shorelines Special Area is to *"make public access to river and lake shorelines a priority."*

The three methods to achieve this policy include:

- *Shoreline ordinance will govern appropriate development in designated areas.*
- *Ensure scale, use, and intensity are suitable with location.*
- *Promote protection and connectivity along shorelines.*

The requested annexation of the Atlas Mill site is consistent with the following goals and objectives in the 2007 Comprehensive Plan:

- **Goal #1 Natural Environment:** Objectives 1.01 Environmental Quality; 1.02 Water Quality; 1.03 Waterfront Development; 1.04 Waterfront Development; 1.05

Vistas; 1.09 Parks; 1.11 Community Design; 1.12 Community Design; 1.12 Open Space; 1.13 Open Space; 1.14 Efficiency; Objective 1.15 Natural Terrain; and 1.16 Connectivity, and 1.17 Hazardous Areas.

- **Goal #2 Economic:** Objectives 2.01 Business Image & Diversity; 2.02 Economic & Workforce Development; 2.03 Business Enhancement & Urban Renewal; 2.05 Pedestrian and Bicycle Environment, and 2.06 Cooperative Partnerships.
- **Goal #3 Home Environment:** Objectives 3.01 Managed Growth; 3.02 Managed Growth; 3.05 Neighborhoods; 3.06 Neighborhoods; 3.08 Housing; 3.13 Parks, 3.14 Recreation, 3.16 Capital Improvements; and 3.18 Transportation.

RESOLUTION NO. 14-049

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO DIRECTING STAFF MEMBERS TO CONSIDER MAXIMIZING PUBLIC RIVERFRONT PROPERTY, PROTECTION OF THE RIVERFRONT AND PROVIDING COMPREHENSIVE PLANNING OF THE SPOKANE RIVER CORRIDOR FROM RIVERSTON TO HUETTERROAD.

WHEREAS the development of the Spokane River Corridor from Riverstone to Huetter Road will be crucial to the future identity of the City of Coeur d'Alene and deserves careful coordinated planning; and

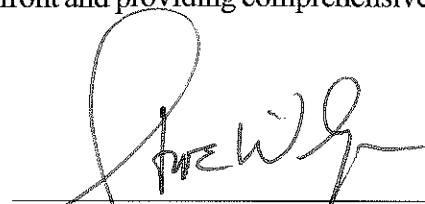
WHEREAS the public has expressed in numerous studies the desire for more "waterfront access"; and

WHEREAS the City has recognized the importance of waterfront protection by adopting a Shoreline Protective Ordinance; and

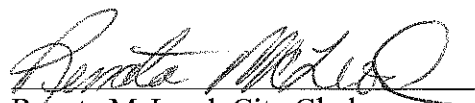
WHEREAS the City is working to acquire the BNSF right of way that runs through the Spokane River Corridor; NOW THEREFORE,

BE IT RESOLVED, by the Mayor and City Council of the City of Coeur d'Alene that all city staff and staff actions regarding the Spokane River Corridor should consider maximizing the public acquisition of riverfront property, protecting the riverfront and providing comprehensive planning for this corridor.

DATED this 18th day of November 2014.


Steve Widmyer, Mayor

ATTEST:


Renata McLeod, City Clerk

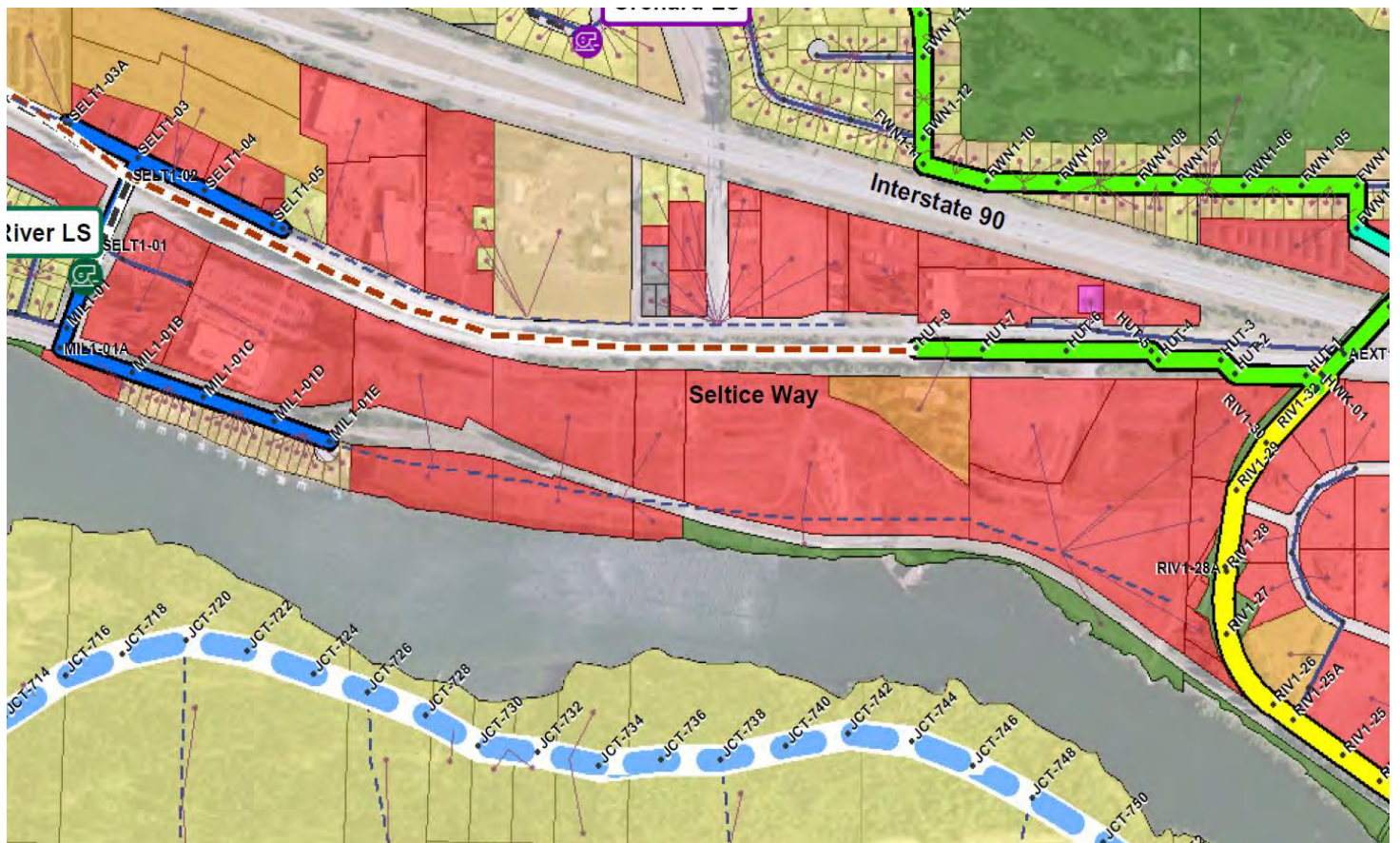
Motion by Gookin, Seconded by Miller, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER GOOKIN	Voted Aye
COUNCIL MEMBER MCEVERS	Voted Aye
COUNCIL MEMBER MILLER	Voted Aye
COUNCIL MEMBER EDINGER	Voted Aye
COUNCIL MEMBER EVANS	Voted Aye
COUNCIL MEMBER ADAMS	Voted Aye

Motion Carried.

EXHIBIT 2: Sewer Master Plan Map of Subject Property



THE CDA 2030 VISION AND IMPLEMENTATION PLAN ACTION ITEMS AS THEY PERTAIN TO ITEM A-2-17:

Environment & Recreation - 2.1

Open Space Preservation Program - Continue to implement the Coeur d'Alene Parks Master Plan for the purpose of acquiring and preserving public open space for beneficial use of the citizens that includes parkland, trails, passive and active recreation, scenic views and vistas, wildlife habitat, and conservation easements.

Environment & Recreation - 2.2

Recreational Lands Acquisition Program - Identify, develop, coordinate, prioritize, and identify a funding mechanism to purchase diverse city land acquisitions to expand recreation offerings and achieve conservation.

Environment & Recreation – 6.1

Park Land Expansion and Maintenance - Encourage acquisition and development of park land. Support the annual evaluation of the preventative maintenance program for all parks, facilities, equipment, and vehicles.

Environment & Recreation – 6.2

Public Beaches - Evaluate and recommend ways to increase access to public beaches, including ADA disabled access. Consider an off-leash water access area for dogs.

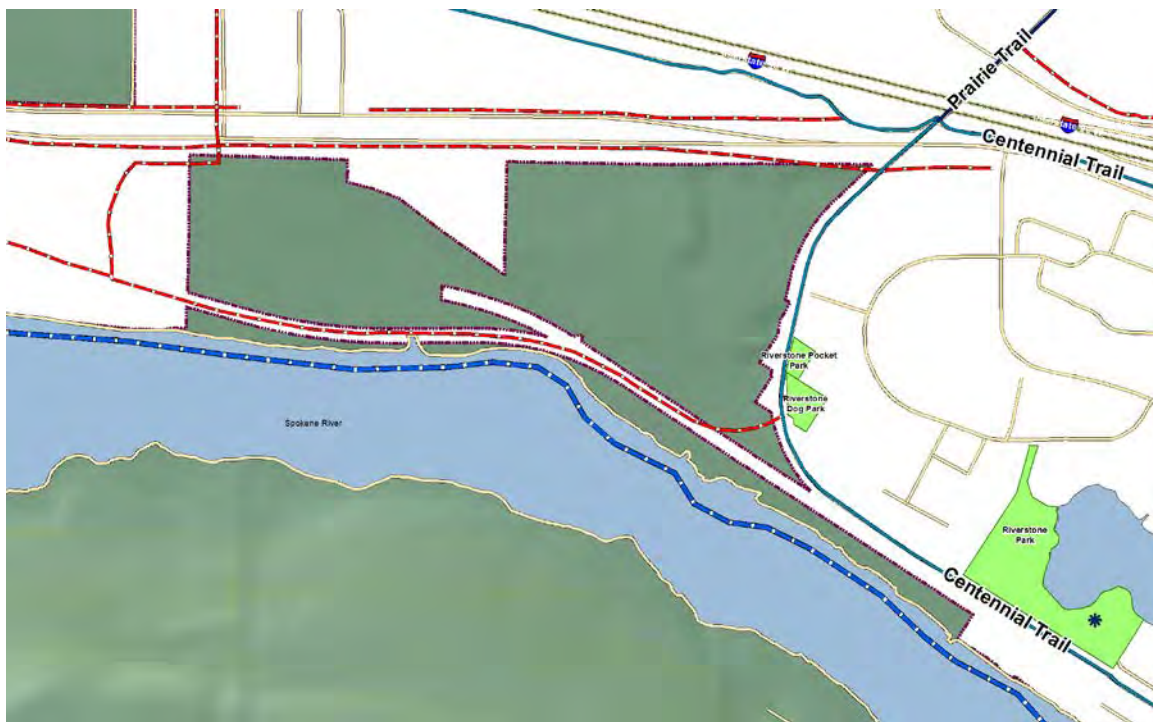
Growth & Development – 3.7

Preserve View Corridors - Support zoning which would limit building heights in order to preserve major view corridors and signature vistas in and around the lakefront and river.

Growth & Development – 6.4

Lakefront and Riverfront Public Access - Require public access to the lake and river fronts for all new developments.

EXHIBIT 4: Existing and Proposed Trail Locations



1. Applicant: City of Coeur d'Alene
 Location: 3074 W. Seltice Way
 Request: A proposed 46 +/- acre annexation from County Industrial to
 City C-17 (Commercial at 17 units/acre) and NW (Navigable Water) zoning district
 LEGISLATIVE (A-2-17m)

Hilary Anderson, Community Planning Director stated that The City of Coeur d'Alene is requesting approval of zoning prior to annexation of +/- 48 acres from County Industrial to City C-17 (Commercial at 17 units/acre) on the property commonly known as the Atlas Mill site. The City is also requesting approval of zoning prior to annexation of +/- 46 acres of Spokane River along the shoreline with NW (Navigable Water) zoning.

Ms. Anderson provided the following statements:

- **NOTE:** *The request for zoning prior to annexation of the Atlas Waterfront property came to the Planning Commission on August 8, 2017. The City has since decided it is necessary to annex in a portion of the Spokane River in conjunction with the former mill site. Annexation of this section of the shoreline and river is necessary for shoreline stabilization efforts along the Atlas Waterfront property and property to the west and to allow for police and fire response to the shoreline, potential future docks, and the navigable waterway within the city limits. Extending the city limits into the river along the shoreline will also create a contiguous city limits boundary, which is important for enforcement of city ordinances and emergency response.*
- The City of Coeur d'Alene purchased the former Atlas Mill site (now referred to as the Atlas Waterfront property) in May 2018. The property is comprised of approximately 48 acres of vacant land located to the west of Riverstone and south of Seltice Way, flanking the north bank of the Spokane River. Acquisition of the 48 acres of land opens the door for economic development and public access to the river which is something that has been deemed as a high priority in the CDA 2030 Vision and Implementation Plan. The City Council also adopted a resolution in 2014 (14-049) specifically directing City staff to work toward public acquisition of riverfront property, protection of the riverfront, and providing comprehensive planning for the river corridor.
- The subject property is located in Kootenai County, but is surrounded by the city limits. The City also owns the former railroad right-of-way that runs through this property, which is already, zoned C-17. The former right-of-way was acquired and annexed into the city in 2015 to provide opportunities for parkland, a trail, and public access to the waterfront.
- The Atlas Waterfront property is a former mill site that has been vacant since 2005. The Atlas Mill was founded in 1909 and supplied railroad ties to the Northern Pacific Railroad. It was used to produce cedar and pine boards for siding, fencing, decking and trim. When it closed, 120 living-wage jobs were lost in the community.
- This annexation request also includes a portion of the Spokane River along the shoreline between Mill River and the existing city limits south of the US 95 bridge. The length of the shoreline to be annexed is approximately 3 miles long and extends out 75 feet into the Spokane River, which equates to approximately 48 acres.
- Annexation of the Atlas Waterfront property into the City of Coeur d'Alene would allow for City water and sewer utilities to be extended to the property. Without municipal utilities, the property cannot be properly developed. When the City considers annexation of property it reviews many

issues, including what type of zoning should be assigned to the property, the types of public amenities that might be included, what types of infrastructure might be required depending on the type of zoning and potential level of development, how annexation meets the vision of the City's Comprehensive Plan, and more. It is also important that the property is within the city limits to allow development of the properties consistent with City standards.

- Development of the Atlas Mill site will promote multi-modal connectivity to the downtown and connect neighborhoods to the west and east with a trail, parkland and public access to the river. Additionally, it will create opportunities for economic development and job creation.
- The Atlas Mill site is also within the Special Area known as Shorelines, which requires unique planning. The city's shorelines are an asset to the community. Public access and enhancement of the shorelines are priorities and they must be protected. The Shoreline Ordinance was adopted to protect, preserve, and enhance the visual resources and public access by establishing limitations and restrictions on shoreline property within the city. Efficient uses of adjacent land, including mixed-use development and shared parking where appropriate, are some incentives to enhance the shoreline. The policy under this Shorelines Special Area is to "make public access to river and lake shorelines a priority."
- In order for ignite CDA, the City's Urban Renewal Agency, to participate in the project; the agency's designated boundaries must be expanded to include this property. That cannot happen until the property is annexed into the City of Coeur d'Alene.
- She stated that the City's Comprehensive Plan designates this area as Transition- Spokane River District
- She noted that there are a total of 13 items that are included as part of the Annexation Agreement from 2017 with two additional items added which is a total of 15 items for consideration in the Annexation Agreement.

Ms. Anderson concluded her presentation and stood for questions:

Commission Comments:

Chairman Messina inquired if staff could explain the 40 ft. and 150 ft. shoreline setback and the wording in condition number 11 that states The Planning Commission recommends the elimination of any residential development along the shoreline from and including the former railroad right-of-way as mentioned in condition 9 to clarify the open space. He questioned what is going to stay undeveloped with the 40 ft. and 150 ft. right-of-way.

Ms. Anderson stated that the property south of the railroad "spur" would not be developed.

Commissioner Fleming inquired if all of these setbacks were measured from the 100 year flood.

Ms. Anderson answered yes and states it in the code.

Commissioner Ingalls stated for clarification the city owns this property, so it makes sense for this property to be annexed and is a "no brainer". He commented last year at the previous hearing for this property, we heard testimony that this property should be zoned R-1, which is very restrictive and that C-17 together

with a (Planned Unit Development) PUD to refine the property. The PUD gives the control to the land that makes the public feel at ease, so this project doesn't go off the "rails".

Mr. Anderson explained that R-1 is intended for the area that is going to be preserved like the green belt and the open space for public use. She commented if the property is zoned R-1 it would scare off a lot of developers since R-1 is very restrictive, so C-17 with the PUD would be ideal.

Commissioner Ingalls stated at our last meeting for this property the term "third place opportunities" was mentioned and thinks it is a value. He described places considered to be open to the public such as a commercial business and referenced on the map showing the pads designated for commercial opportunities. He questioned if these are in jeopardy of Mr. Gaede's recommendation about the city owning the waterfront in perpetuity.

Ms. Anderson stated that Mr. Gaede is in the audience and could clarify his intent and explained that this would be a commercial pad with open space around it.

Commissioner Ingalls stated that he would like to adopt Mr. Gaede's comment as a recommendation to council as long as we can maintain "third place opportunities" and the city own the waterfront.

Ms. Anderson commented that some of these other uses and layout could change. The concept was critical as part of the Urban Renewal planning process to make sure the numbers are going to work, but the biggest thing the council has said "Lets lock in the open space for the public" to make sure there is access to the waterfront.

Chairman Messina had a question as to whether if the property is sold if the person buying the property would have to come back requesting a PUD. He questioned how that process would work.

Ms. Anderson explained that in the annexation agreement it might include a provision stating that a PUD needs to be developed for the entire site that would build in some flexibility if some of the parcels were sold.

Chairman Messina stated if someone buys a parcel and wants to change something and questioned if staff would make that determination if it is not a major change or would the decision have to come back to the commission.

Ms. Anderson stated if it is a major change the request would need to come back to the commission and that minor changes can be approved administratively. She explained staff is trying to get through this phase and once the PUD is developed would give some direction.

Chairman Messina stated that he would like to see all changes come back to the Planning Commission.

Commissioner Luttrupp questioned who will form the PUD.

Ms. Anderson stated that the city working with Ignite and a consultant team would help develop the PUD.

Commissioner Luttrupp inquired about the open space that we have been discussing, and questioned will that be in jeopardy with the creation of a PUD.

Ms. Anderson explained that the city would plat the property as a tract which makes more sense for the open space, so someone couldn't come back and try to develop it.

Commissioner Luttrupp questioned if someone buys a parcel would they be allowed to change the PUD.

Ms. Anderson explained that this is a request for an annexation and not a PUD, so later those details will be discussed what is included in a PUD. She stated the more protection we include in the annexation agreement like, as an example, dedicating a certain area for open space to not include development that is important.

Commissioner Mandel questioned now that the city is including the shoreline with the annexation would the PUD include the waterfront.

Ms. Anderson explained that it is more intended to be included for the shoreline stabilization efforts to allow for docks and doubts the PUD boundary would include the full extent to be included in the annexation for the river.

Commissioner Ward questioned if the annexation request would include the 40' foot setback along the shoreline.

Ms. Anderson explained that the PUD will allow people to do some work within the shoreline including docks.

Public testimony open:

Mark Hall stated that he is in favor of the project that will be a great addition to the city. He commented that his concern is how this project will impact the traffic in the Riverstone Development.

Clark Emerson stated he is opposed and feels this property has a lot of loose ends. He explained that he has been a developer for 20 years, and as a developer would use a PUD as a tool to maximize density to help minimize the costs to develop the project. He stated that he lives on Bellerive Lane with homes that are built that don't have driveway aprons with people parking on the sidewalk. He suggested that the commission put in as a condition in the annexation agreement that developers not be able to manipulate the PUD to their benefit, which will be a detriment to the public.

Ruth Pratt stated she lives in Riverstone and like many of her neighbors, have been concerned about the preliminary plan coming forward. She commented that she is in favor of the annexation that has the potential to provide a continuation of the greenbelt and public open space and realizes that there would be development to offset the cost of the project. She stated that they have seen a number of plans for this property and understands nothing is final. She explained that her group, the residents of Riverstone and the Riverstone Masters Association and the Centennial Trails Foundation are concerned how this project will impact the Centennial Trail as it goes through Riverstone. They are concerned that the Centennial Trail will turn into a road after looking at the current plan and don't want the trail moved which is a hub for five different areas that use the trail. She added that they are concerned with the removal of trees and the traffic study is paramount. She stressed that they are most concerned about the trail that runs through and by Riverstone and hopes it not become a thoroughfare or major connection point into the Atlas Mill site.

Lloyd Stewart stated he has the same concerns heard in previous testimony. He explained that his house sits on the Centennial Trail and is one in 10-15 people in a wheel chair who uses the trail daily. He stated if the trail was turned into a road he would have to move. He added that he was told when he purchased

his house it would be on the Centennial Trail. He spoke with Monte McCully who is the Trails Coordinator for the city and that he stated "once you have a trail it doesn't ever go away". He explained the process for him to get access on the Centennial Trail, he went to the city and no less than five department heads signed off for him to do a paved path from his backyard to the Centennial Trail which cost him \$3000.00 dollars and if the trail was turned into a road he stated would "destroy his life". He stated that staff didn't mention the possibility of the trail being taken out and that Suzanne might be an access into it. He stated that he is not opposed to the project, but is concerned how it will impact the Centennial Trail.

Roger Smith stated in his neighborhood they call the Atlas Mill project "The once and forever opportunity". He emphasized that the Planning Commission has a lot of power such as a Council Resolution that was adopted that gives very specific direction to preserve public acquisition of the shoreline area to keep public access available and include the principals of the Comprehensive Plan. He commented that the Comprehensive Plan is an "umbrella" He added the idea of preserving as public land city owned public land and all the land between the rail road right of way (ROW) and the river. Received input on that subject many times, including a letter submitted by Mr. Gaede who promoted that idea. He stated that he is confident that the Planning Commission wants to preserve the waterside of the railroad that should remain public land. He commented that the big question tonight is a PUD and should there be a single PUD that staff puts together for the entire area, or do we leave it to multiple individual PUD's prepared by various developers who will buy a lot. He suggested there be one PUD that the city creates so developers prior to purchase would know what the limitations are up front. He is in favor of the annexation, but preserving public access is a must.

Chet Gaede stated that he would like to clarify, at the last meeting, he submitted a letter that stated a condition added to the annexation should include the shoreline the right-of-way and everything south to the river should remain public. He stated that he would like to simplify that statement and have someone make a motion that a condition of annexation say that "the shoreline is to remain public in perpetuity". He commented that he is not defining what the shoreline is and feels by doing this will solve some problems that he sees with this development.

He addressed the Shoreline Ordinance protecting the 40 feet and 150 feet and how it got messed up in Bellerive. He explained that the Shoreline Ordinance doesn't apply to the city, so if the city owns the property they don't have to worry. He explained the commercial property located on the map that went out to the water, if the city owned the property and developed it under a lease, than the Shoreline Ordinance wouldn't apply. You could build docks. He suggested that the Commission make the motion the property will remain public and go the extra mile and say "Everything from the ROW remains public" he will cheer. He noted in the conditions for annexation if the property on the water was included in the recommendation for items 1-13. He suggested that the commission might want to clarify those don't apply to the river, but to the Atlas Mill site.

He added the Navigable Water zone (NW) should consider other places like Bellerive and Mill River and what the impact will be on them. He stated that he lives in Mill River and questioned if they can put a dock on their private beach. If you have a PUD in place not sure how to address the Shoreline Ordinance Protection and the definition of NW says "normal use" and stated to be "careful". He commented a PUD suggested that the commission clarify any development needing a PUD feels that one blanket PUD won't work and might have been appropriate a year ago, when the property had another owner and city was going to buy it and make a plan. Watching this plan develop through staff, Welch Comer and Ignite some of those phases are years out and that the market may change from townhouses to single family homes or to condominiums. He stated that he understands this property has to "pencil out" to make some money or

the city will get in trouble. He suggested instead of a big PUD, a PUD prior to any development. He thinks this is a great project.

Chairman Messina questioned if some of the statements we heard in previous testimony if we can adopt any of those particular items to put in our findings.

Randy Adams, Deputy City Attorney stated the commission's duty tonight is to make a recommendation for zoning and when City Council votes on the annexation directs legal to prepare an annexation agreement. He explained tonight the commission can make recommendations to voice their opinion on all the previous statements, but all the commission is required to do tonight is voting on what the appropriate zoning will be when the property is annexed into the city. He explained there are some legal restrictions tying public/private property up forever. He stated that the council will have to make those considerations.

Mr. Gaede stated that he was suggesting that the Planning Commission make these as recommendations and is aware the Planning Commission is not writing the Annexation Agreement.

Chairman Messina inquired if we can make recommendations to council that would be appropriate.

Mr. Adams answered that is correct.

Sara Shaw stated that they use the Centennial Trail all the time and that she recently moved back to this area. She commented that people move here for the beauty. She added that the development is fine, but what she is hearing from previous testimony is that some of the projects along the river have produced more than what was anticipated. She commented that "we can't undo" once it's done. Please preserve the beauty of the riverfront.

Clark Emerson stated that many people are not familiar with PUD's or traffic studies. He explained that there are 10 different types of traffic studies. He commented that the traffic studies they did would go anywhere from six months to a year. He suggested the city look at doing a "Manuel" traffic study that would observe peoples driving habits. Driving habits around Riverstone are "scary".

Deb Vernon stated that she lives on Bellerive Lane and there is a development going in behind her residence to the West and North West. She explained that she walked across Beebe and Riverstone Drive and took her forever to get across the road. Traffic is terrible.

James Mckenzie questioned if the city owns the "spur" along the river and commented that it's a great spot on the west side of town that has close access to the water. He stated to please keep the waterfront open, so we have access and a non-motorized access.

Mike Hansen commented he is a longtime resident and is "pro change" and commented when this project is completed will be fabulous. He explained the problem is not just the problem with traffic and agrees traffic is crazy. He stated "If you build it, they all will come here". Parking is a problem.

Bruce Bodtker stated that he lives on the trail and after hearing previous testimony, people want connectivity. He added we want a healthy life style and be able to commute by wheel chairs, biking, walking and hiking and don't need a road to take away our trail.

Al Sikes stated he is in favor of the annexation. He questioned the part of the annexation that looks like it includes a strip of land where the railroad was located and if that piece of land would be zoned C-17 and

stated if it is, that is a narrow piece of land that would remove many trees making this property a dense area and Bellerive worse.

Ms. Anderson stated that piece is already in the city.

Earl Huel stated he appreciates the thoroughness of the commission and the process is very impressive. He stated that he doesn't understand the process and questioned if the property along the water also be developed at the same time the property is developed.

Public testimony is closed.

Ms. Anderson stated in previous testimony, there were a number of comments about traffic impact and that City Engineer, Chris Bosley, Melissa Cleveland from Welch Comer who is heading the traffic impact study are here to answer specific questions. She explained that the project does have other connections proposed not just off of Seltice Way, and explained that there is a connection off of Suzanne that connects into Riverstone, which connects to John Loop. She noted two access points on Seltice Way and a connection to the West. She explained that the conceptual design has shown a possible future connection that ties into Beebe, but that it is not part of this annexation request and is intended to be an optional consideration for Council as part of the conceptual design. It will be evaluated with the traffic study to see if an additional connection is required, and if it is required and the council wanted to proceed with it would be evaluated.

She stated the PUD is critical to establish something initially for the whole site and maybe it would make sense to have smaller areas for more "refined" PUD's. She commented that this is a good way to handle such a large site and would predict some market changes as the project continues through the years. She added we don't want it to be so restrictive and intend to have some language in the PUD that would lock in what the project should look like, top priorities, vision of the project, where should the roadway network be, open space connectivity etc. and uses that weren't desired. She stated the point Mr. Gaede made was good for the first 13 items for consideration in the annexation agreement and stated that those recommendations should not apply to the Navigable Water and it might be good to provide further clarification. She explained that parking has been discussed with parking shown on the map for the park. We don't want to have a parking impact. She stated that a decision needs to be made on the annexation and zoning, plus the items recommended for the annexation agreement.

Chairman Messina inquired if staff could explain the history of how the Atlas Mill area got developed.

Ms. Anderson explained that the Atlas Waterfront Project started a year and a half ago, when the city decided to purchase the property and staff immediately started doing a lot of community outreach to get input on the project with the help from community organization representatives like a COR vision group that brought together numerous community organizations to get input on what the values and vision for the site. That was the first "Big Picture" looking at the site and had multiple meetings since that time to get input on what should happen on this site. She explained that the information has been refined, so Welch Comer is working with Heartland Consultants and GGLO on the design and financial feasibility. They looked at not just this site and the surrounding uses in the community to see what exists right now and what the demand for uses will be in the future. She stated we know that townhouses are in high demand and in Coeur d'Alene and only a few exist. The design and financial feasibility team decided maybe this could work well to create an urban feel and would be single family ownership properties, in addition to single family detached product. The thought there should be a variety of different sizes and residential product types. The rectangular parcels could be either apartment flats or condominiums only a few stories

tall, nothing too dense but would allow for that option of housing. She stated on the edge of the property is intended to be commercial such as professional offices, retail, and restaurants. The intent is to have people biking, walking, and coming from neighborhoods and Riverstone to take advantage of the amenities. She added a lot of the open space and shoreline treatments came out of public input.

Chairman Messina questioned if the C-17 zoning and the residential that was just mentioned if there was any consideration to height restrictions and setbacks etc. based on previous testimony stating at Bellerive the setbacks are close with cars parked on the sidewalk because of the short driveways. He questioned if this property will be intended for a "Blanket" PUD that council might approve and not have any direction for the height and setbacks. He stated that a mixed use project is great will take along time to develop and things will change. He personally would like a PUD but the choice between a blanket PUD if it is a good choice or not.

Ms. Anderson stated the PUD would come back to the commission for approval. She explained the heights would be for a three-four story maximum for the condo apartment loft style. She suggested that if the commission wanted they could add those items now as recommendations to be considered in the annexation agreement.

Chairman Messina questioned if this goes forward with these recommendations would the slide showing the conceptional plan would that be approved by council with the annexation or is it more of a reference point and any PUD would have to come back to the commission.

Ms. Anderson explained that this is a conceptual plan, so it wouldn't be locked in with the annexation.

Commissioner Ward stated once a PUD comes forward it would include a specific plan and that this request is just an annexation.

Public testimony is closed.

Discussion:

Commissioner Ingalls stated he appreciates all the great comments which are valid, but feels we are getting ahead of the game. He noted that the drawing presented is a concept drawing and not the final plan. He stated last year, the Commission unanimously approved C-17 and felt it was the right decision and to move it long. He likes the recommendations and maybe not go over the height and likes Mr. Gaede's recommendations and maybe change his recommendation to say we can't require ownership/perpetuity and recommend to say that the shoreline remain public ownership.

Commissioner Mandel stated that she is excited that we are accomplishing some of the goals of the Comprehensive Plan. She noted after comparing the recommendations from last year and the two added with this application including recommendation number 11 that we still capture the intent and spirit of protecting the public access, use and shoreline connectivity. She noted recommendation number 5, 7, 11, 12 and feels we are adhering to those principals. She questioned if we can't be more explicit in terms of perpetuity and ownership and the intent for public access/ownership in the recommendations. She added that connectivity of the Centennial Trail is captured in recommendation number 7 but questioned if we need to be more explicit and make sure the Centennial Trail is not disrupted at that juncture but recognized that the drawing presented is a conception. She stated what is presented to us tonight to move the request forward.

Commissioner Fleming concurs with the previous comments, but would add a recommendation that we look at heights and from having experienced living by water to respect views from the top to the bottom, so that the person who builds in front of the person who is already on board doesn't get their view blocked. She explained that this is a natural site that drops down in altitude, so why not let the taller buildings be at the back of the site. She feels we covered all the concerns stated with these 17 recommendations.

Commissioner Luttrupp stated that he concurs with the recommendation of C-17 zoning and that these recommendations going forward to council is very important for us and the community. He stated that he would like a further discussion about height, which has been an issue in the past.

Commissioner Ward stated that the property owned by the Merritt brothers next to this property we had conversations with them about their height limitations and may have to revisit and allow certain height to exist as it goes up the hill could block their views. We need to be aware this is not a "domino" affect.

Commissioner Mandel stated that when the PUD comes back will address the issue of height, but it is not our decision tonight.

Commissioner Ingalls suggested a "good faith" recommendation that records and memorializes the idea of public ownership at the shoreline and as the PUD and conception master plan for this area be developed with caution for building heights.

Motion by Ingalls, seconded by Luttrupp, to approve Item A-2-17 m. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Mandel	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 5 to 0 vote

**COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER**

A-2-17m

A. INTRODUCTION

This matter having come before the Planning Commission on September 11, 2018 and there being present a person requesting approval of ITEM A-2-17m, a request for zoning prior to annexation of +/- 48 acres from County Industrial to City C-17 (Commercial at 17 units/acre) and a +/- 46 acres of Spokane River to NW (Navigable Water) zoning district.

APPLICANT: THE CITY OF COEUR D' ALENE

LOCATION: PROPERTY LOCATED IMMEDIATELY SOUTH OF SELTICE WAY AND WEST OF THE CENTENNIAL TRAIL AND NORTH OF THE SPOKANE RIVER. THE SUBJECT SITE IS COMMONLY KNOWN AS 3074 W. SELTICE WAY AND REFERRED TO AS THE ATLAS MILL SITE, AND A PORTION OF THE SPOKANE RIVER AS DESCRIBED IN THE LEGAL DESCRIPTION

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are residential and commercial.
- B2. That the Comprehensive Plan Map designation is Spokane River District.
- B3. That the zoning is County Industrial.
- B4. That the notice of public hearing was published on August 25, 2018, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
- B6. The potential mailing exceeded 200, and as a result was not required pursuant to state code.
- B7. That public testimony was heard on September 11, 2018.

B8. That this proposal is in conformance with the Comprehensive Plan policies as follows:

Objective 1.01 Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous materials.

Objective 1.02 Water Quality:

Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.

Objective 1.03 Waterfront Development:

Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.

Objective 1.04 Waterfront Development:

Provide strict protective requirements for all public and private waterfront developments.

Objective 1.05 Vistas:

Protect the key vistas and view corridors of the hillside and water fronts that make Coeur d'Alene unique.

Objective 1.09 Parks:

Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.

Objective 1.11 Community Design:

Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

Objective 1.12 Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl

Objective 1.13 Open Space:

Encourage all participants to make open space a priority with every development and annexation.

Objective 1.14 Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Objective 1.15 Natural Terrain:

Wherever possible, the natural terrain, drainage, vegetation should be preserved with superior examples featured within parks and open space.

Objective 1.16 Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trails systems.

Objective 1.17 Hazardous Areas:

Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated.

Objective 2.01 Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 2.02 Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

Objective 2.03 Business Enhancement & Urban Renewal:

Support the efforts of local and regional economic development agencies such as Jobs Plus, Inc. and Ignite cda.

Objective 2.05 Pedestrian & Bicycle Environment:

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

Objective 2.06 Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Objective 3.01 Managed Growth:

Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

Objective 3.02 Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

Objective 3.05 Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.

Objective 3.06 Neighborhoods:

Protect the residential character of neighborhoods by allowing residential/commercial /industrial transition boundaries at alleyways or along back lot lines if possible.

Objective 3.08 Housing:

Design new housing areas to meet the city's need for all income and family status categories.

Objective 3.13 Parks:

Support the development acquisition and maintenance of property and facilities for current and future use, as described in the Parks Master Plan.

Objective 3.14 Recreation:

Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.

Objective 3.16 Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.

Objective 3.18 Transportation:

Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

Objective 4.01 City Services:

Make decisions based on the needs and desires of the citizenry.

Objective 4.03 Project Financing:

Manage in-house finances (and appropriate outside funding, when necessary)

Additionally, this proposal is also in conformance with the six action items from the CDA 2030 Implementation Plan.

- B9. That public facilities and utilities are available and adequate for the proposed use. This is based on staff comments in the staff report that Streets and Engineering have no objection with respect to streets. Water Department has no objections and adequate finding for capacity; Wastewater stated that there is adequate capacity and willing to serve the project.
- B10. That the physical characteristics of the site do make it suitable for the request at this time stated in the staff report that the staff's analysis is that there is no topographical or other physical constraints that would make the subject property unsuitable for the annexation request.
- B11. That the proposal would not adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, or existing land uses based on the statements from the City Engineer that the proposed annexation would not likely adversely affect Seltice Way with regard to traffic as it has the available capacity to accommodate additional traffic generated from the subject site. C-17 is the appropriate zone based on the fact that all the surrounding parcels are zoned C-17 and that would be the compatible zoning for the surrounding area.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of THE CITY OF COEUR D'ALENE for zoning prior to annexation, as described in the application should be approved.

Suggested provisions for inclusion in an Annexation Agreement are as follows:

- 1. As part of the annexation, any potable water rights will need to be granted to the city.
- 2. Consider including a provision to master plan the property. A Planned Unit Development (PUD) could be an advantageous tool to specify how the subject property will be developed. It also allows flexibility for development of the property and requires master planning and design. Staff recommends that if a PUD is required for the project that it needs to be a full PUD and not a Limited Design PUD. The Planning Commission strongly recommends adding a requirement to the annexation agreement that a full PUD be required for the entire site.

3. A PUD will be required to allow a marina/docks along the waterfront since the property is subject to the Shoreline Ordinance. Any marina/public or private docks would also require coordination and permits from the Idaho Department of Lands.
4. Consider specifying maximum density of single-family residential and multi-family residential, or possibly restricting multi-family residential based on public feedback.
5. Consider specifying minimum acreage(s) and width of total parkland and open space within the property, and a minimum acreage for the parkland/open space along the Spokane River that will provide public access. Ten (10) acres has been discussed as the minimum acreage for the park and public open space to be located near and along the waterfront.
6. Consider specifying when the parks and trails need to be constructed in relation to the rest of the project. Possibly establish a minimum to be improved with the first phase.
7. Specify that a trail will be constructed along the river and through the property connecting it to the Centennial Trail to the east and to properties to the west (generally as shown on the Trails Master Plan), and including trail connections to the multi-use path along Seltice Way. Per the Parks & Recreation Department's standards, the multi-purpose trail through the property will need to be a minimum of 12-13 feet wide and constructed of asphalt.
8. Consider specifying minimum acreage of land to be set aside that will create permanent jobs. Incentives such as parking reductions could also be specified.
9. Specify that the plat will need to show the 40' and 150' shoreline setbacks on all properties subject to the Shoreline Regulations, unless modified through the PUD process.
10. Specify that the plat will also show the 100 year Base Flood Elevation (BFE) for all properties located in the floodplain along the Spokane River located in the floodplain along the Spokane River.
11. The Planning Commission recommends restricting any residential development along the shoreline from and including the former railroad right-of-way (not including the spur) south to the river.
12. The Planning Commission would support the project including a third place opportunity with a few small retail uses/commercial vendors along the waterfront, which could be integrated into the open space areas along the trail.
13. The Planning Commission would recommend specifying in the annexation agreement that only a non-motorized boat launch would be appropriate for the site along with docks, but a motorized boat launch should be restricted.
14. The annexation does not convey title to the bed of the river; the bed of the river is still Public Trust lands that are managed by Idaho Department of Lands (IDL). IDL requires that if any work is done below the Ordinary High Water Mark, the applicant/owner first receive approval from IDL for the work.
15. As per the Code requirements for NW zoning, compliance with all applicable county, state and federal laws would still be required for the portion of the Spokane River within the city limits.
16. That the Planning Commission recommends that the Annexation Agreement include a provision that the shoreline remain in public ownership.
17. The conceptual master plan and all subsequent PUD's be developed cautiously addressing building heights to ensure a preservation of views and vistas.


Motion by Ingalls, seconded by Fleming, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted Yes
Commissioner Ingalls	Voted Yes
Commissioner Luttrupp	Voted Yes
Commissioner Mandel	Voted Yes
Commissioner Ward	Voted Yes

Commissioners Rumpler was absent.

Motion to approve carried by a 5 to 0 vote.


CHAIRMAN TOM MESSINA

Chet Gaede

September 4, 2018

City of Coeur d'Alene Planning Commission
C/O, Shana Stuhlmiller
Shana@Cda.org

Dear Planning Commission:

Subject: Public Comments for Public Hearing A-2-17m Zoning prior to Annexation of the Atlas Mill Site.

It is requested that a member of the planning commission make the following motion at this hearing:

I move that a condition of Annexation be that the Annexation Agreement include a statement saying that the primary purpose of the Annexation is to ensure the shoreline of the property is to be forever owned by the City of Coeur d'Alene for the use and benefit of the public.

This simple condition is the easiest way to reassure Coeur d'Alene citizens that the City has listened to them and is pursuing their wishes for public waterfront access.

I have included a copy of a public comment from the Friends of the Spokane River Corridor to the Planning Commission last year for the hearing on the same subject. It is still Germain.

Thank you for your consideration.

Chet Gaede

Chet Gaede
Friends of the Spokane River Corridor
SplashofBlue1212@Gmail.com



City of Coeur d'Alene Planning Commission
C/O, Shana Stuhlmiller
Shana@Cda.org

Dear Planning Commission:

Subject: Public Comments for Public Hearing A-2-17 Zoning prior to Annexation of the Atlas Mill Site

This property is a "Once in Forever" opportunity for the City of Coeur d'Alene and must be given extraordinary care as it is brought into the City and developed. City Council has recognized this by passing Resolution 14-049 and by initiating the purchase of the property. Now the Planning Commission has its opportunity to exercise its extraordinary care. The Friends of the Spokane River Corridor (FSRC) strongly support Resolution 14-049 and offer some comments.

RECOMMENDATIONS: - *Rationale follow the recommendations*

- That the Planning Commission make a finding: While a zoning of C-17 provides the greatest flexibility for development and would not preclude the City from the stated goals of Resolution 14-049, a C-17 zoning would provide the least protection of the riverfront and the least requirement for comprehensive planning.
- That the Planning Commission recommend that to achieve Resolution 14-049's stated goals, of public ownership and protection of the riverfront, a condition of annexation should be: The shoreline, to include the former BNSF right of way (ROW) and all land between the ROW and the river, will remain public.
- That the Planning Commission recommend that to achieve Resolution 14-049's stated goal of comprehensive planning of the Spokane River Corridor, a condition of annexation should be: There must be a comprehensive planning process prior to any development, including infrastructure.

Resolution 14-049 states: "BE IT RESOLVED, by the Mayor and City Council of the City of Coeur d'Alene that all city staff and staff actions regarding the Spokane River Corridor should consider maximizing the public acquisition of riverfront property, protecting the riverfront and providing comprehensive planning for this corridor."

MAXIMIZE THE PUBLIC ACQUISITION OF RIVERFRONT PROPERTY.

When this Resolution was passed the City was purchasing the ROW and the City's goal was to **acquire** ownership of the shoreline area between the railroad right of way and the river. The acquisition of this property plus the ROW would provide the City with public ownership of land along the river. City Council is now going to exceed everyone's wildest expectations by purchasing the entire mill site and - **THAT CHANGES EVERYTHING.**

17. The conceptual master plan and all subsequent PUD's be developed cautiously addressing building heights to ensure a preservation of views and vistas.

ACTION ALTERNATIVES:

The City Council will need to consider this request for annexation and make separate findings to approve, deny, or deny without prejudice.

The City Council is also being asked to approve Council Bill 18-1024 in order to meet the necessary timeframe for annexation.

Attachments:

Narrative/Justification

Exhibit 1. Adopted Resolution 14-049 related to public access to the waterfront

Exhibit 2. Sewer Master Plan – Map of subject site

Exhibit 3. CDA 2030 Vision and Implementation Plan Action Items

Exhibit 4. Existing and Proposed Trail Locations

Exhibit 5. Minutes from the September 11, 2018 Planning Commission hearing

Exhibit 6. Findings from the September 11, 2018 Planning Commission hearing

Exhibit 7. Comment Letters

City Council Meeting



City of
Coeur d'Alene
IDAHO

October 16, 2018

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

APPLICANT:

City of Coeur d'Alene
710 E Mullan Avenue
Coeur d'Alene, ID 83814

OWNER:

City of Coeur d'Alene
710 E Mullan Avenue
Coeur d'Alene, ID 83814

REQUEST:

Annexation of +/- 48 acres from County Industrial to C-17 (Commercial at 17 units/acre) and +/- 46 acres of Spokane River to NW (Navigable Water) zoning districts.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Background Information

The City of Coeur d'Alene purchased the former Atlas Mill site (now referred to as the Atlas Waterfront property) in May 2018.

Acquisition of the 48 acres of land opens the door for economic development and public access to the river which is something that has been deemed as a high priority in the CDA 2030 Vision and Implementation Plan.

The City Council also adopted a resolution in 2014 (14-049) specifically directing City staff to work toward public acquisition of riverfront property, protection of the riverfront, and providing comprehensive planning for the river corridor.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

This annexation request also includes a portion of the Spokane River. The length of the shoreline to be annexed is approximately 3 miles long and extends out 75 feet into the Spokane River, which equates to approximately 48 acres.

The portion of the Spokane River is necessary as part of this annexation request for shoreline stabilization efforts along the Atlas Waterfront property and property to the west and to allow for police and fire response to the shoreline, potential future docks, and the navigable waterway within the city limits.

Extending the city limits into the river along the shoreline will also create a contiguous city limits boundary, which is important for enforcement of city ordinances and emergency response.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

The Planning Commission heard the request for annexation on August 8, 2017 and again on September 11, 2018 as a modification to the original request because it also included the portion of the Spokane River. Both times, the commission voted unanimously to support the request with the C-17 zoning. At the September 11 meeting, the commission unanimously supported the NW zoning for the portion of the Spokane River as well.

In order for ignite CDA, the City's Urban Renewal Agency, to participate in the project, the agency's designated boundaries must be expanded to include this property. That cannot happen until the property is annexed into the City of Coeur d'Alene.

Atlas Waterfront



Atlas Waterfront Site

Click the image for a larger version

The City of Coeur d'Alene has officially purchased nearly 47 acres of Spokane River waterfront property that was the former Atlas Mill site. The City purchased the property for \$7,850,000 and the sale was recorded on May 16, 2018, making the sale official. The City began the process of purchasing the Atlas Waterfront property in May of 2017. The City purchased the property to create permanent, public waterfront access and encourage economic development initiatives on the site.

The City of Coeur d'Alene is working in partnership with [ignite CDA](#) to assess all opportunities related to uses of this property and to engage the community. The City Council and ignite CDA board members have directed staff to move forward with creating a new urban renewal district, which is being referred to

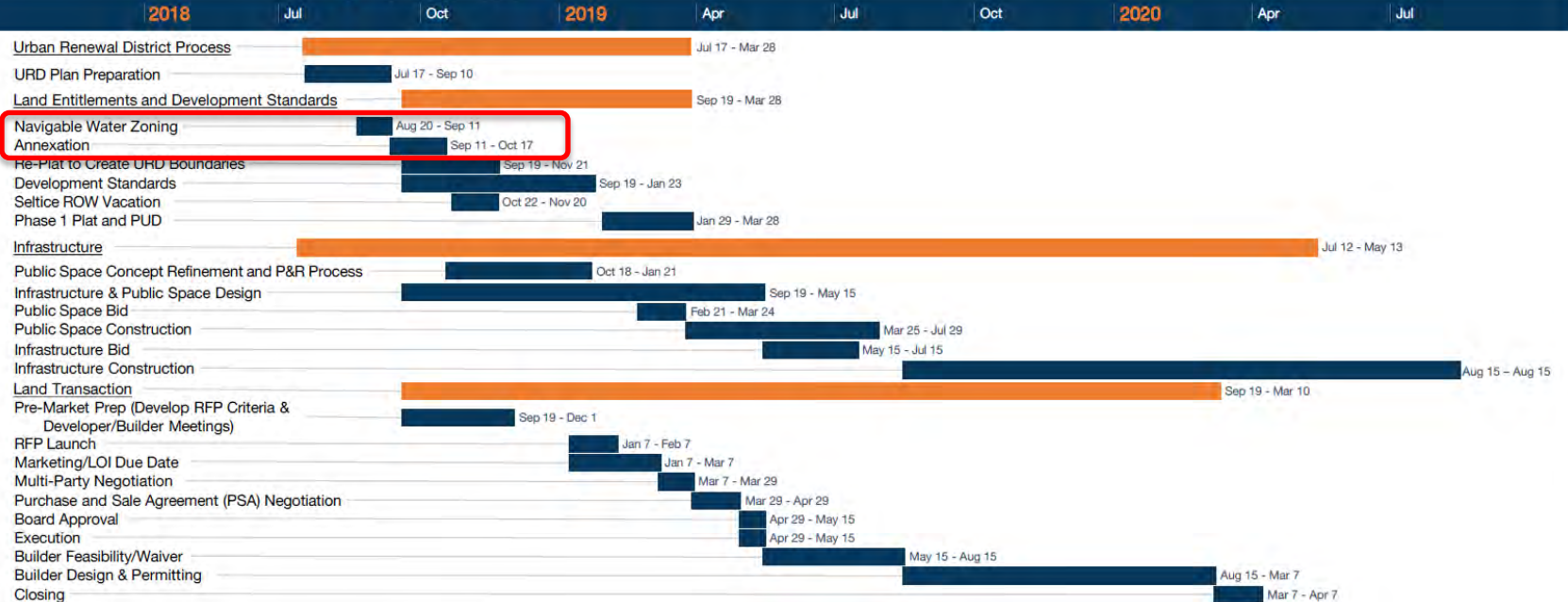
as the Atlas District, and to expand the River and Lake districts. A Site Analysis, Financial Feasibility Study and Master Planning effort is underway to develop a urban renewal plan for the project. That effort is being led by Welch-Comer Engineers with sub-consultants Heartland and GGLO. City staff, ignite CDA, and elected officials have been working together to provide feedback on the analysis and to provide ample opportunities for community outreach and public involvement. Special thanks to [CDA2030](#) and other community volunteers for making the community engagement efforts to date a success.

Here we will provide basic project information, project status updates, and when and how stakeholders and community members can get involved in sharing their thoughts on this important project.

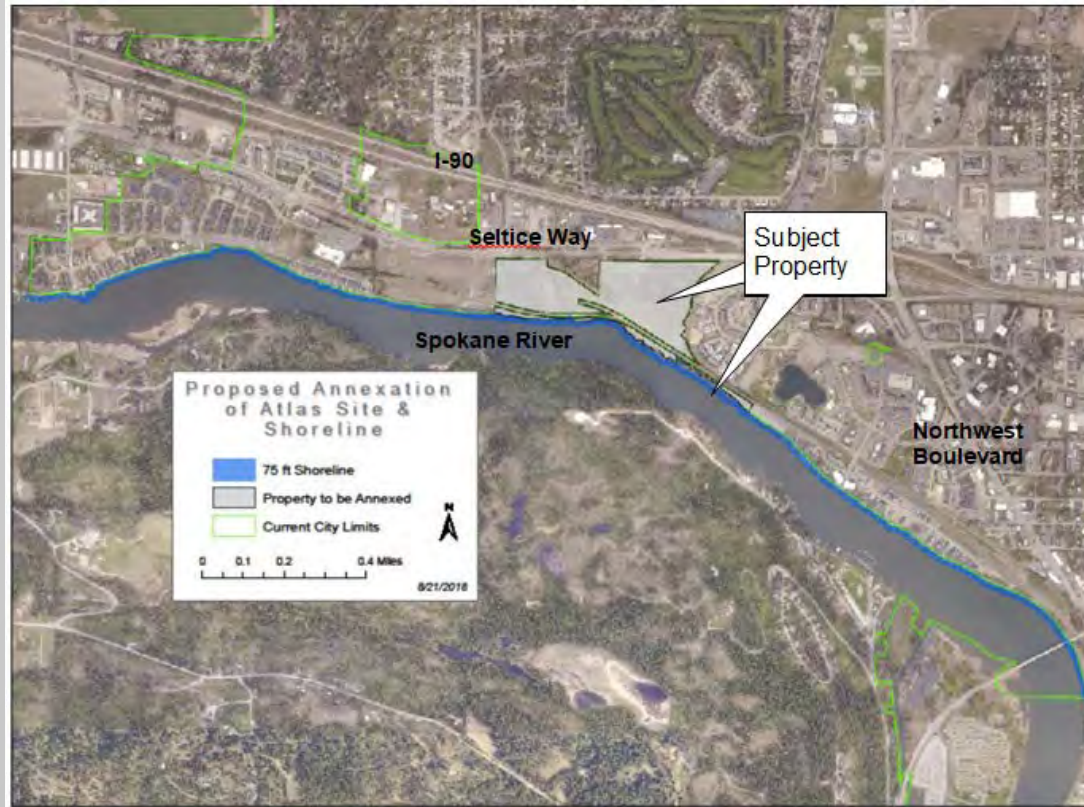
News & Information

- [ATLAS WATERFRONT NEWS LOG](#) (Click on link for more project information and news)

Preliminary Project Schedule



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)



Location Map

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)



**Atlas
Waterfront
Property**

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

LEGAL NOTICES:

- Site posted on September 3 and October 1, 2018
- Published in the CDA Press on August 25 and September 29, 2018



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Aerial Photo



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

1999 – Atlas Mill Site



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

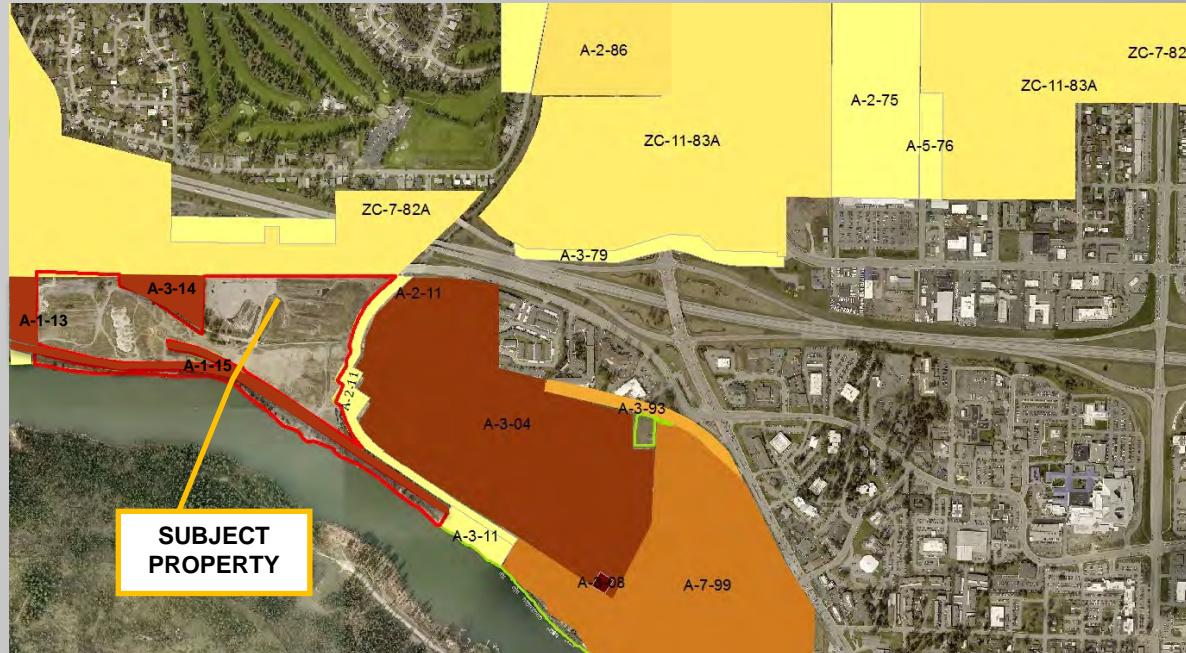
Subject Property in 1999



**SUBJECT
PROPERTY**

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Annexation History Map



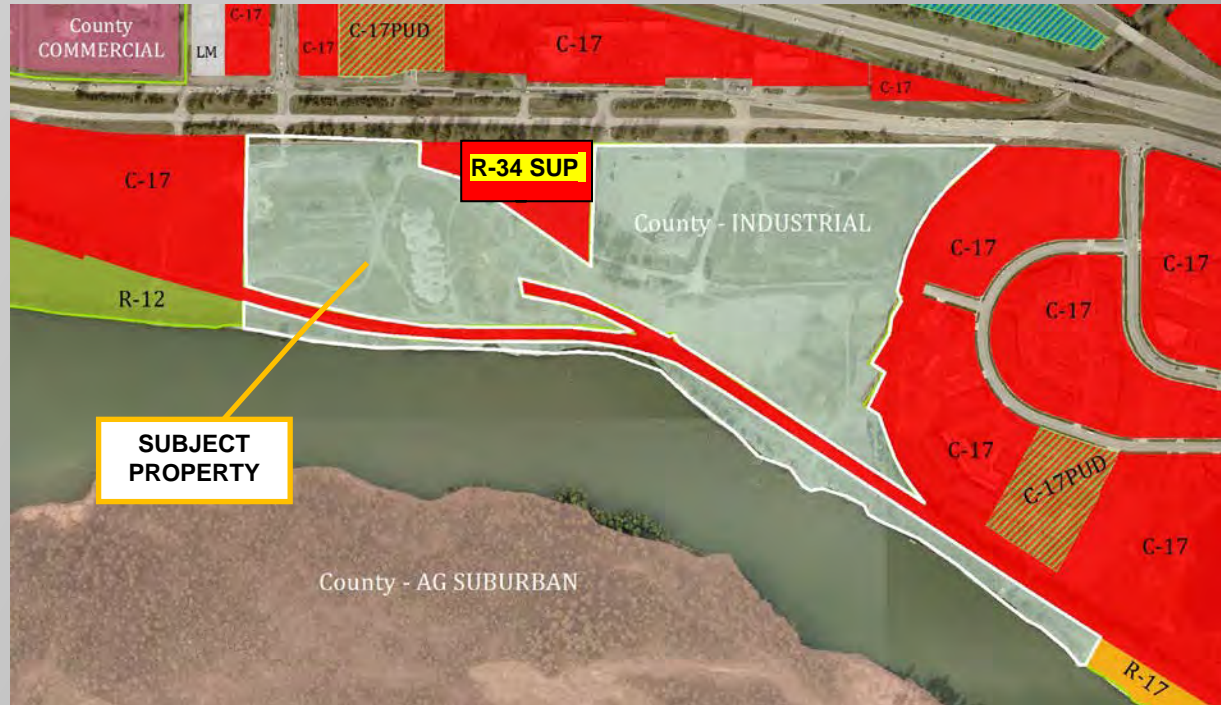
A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)



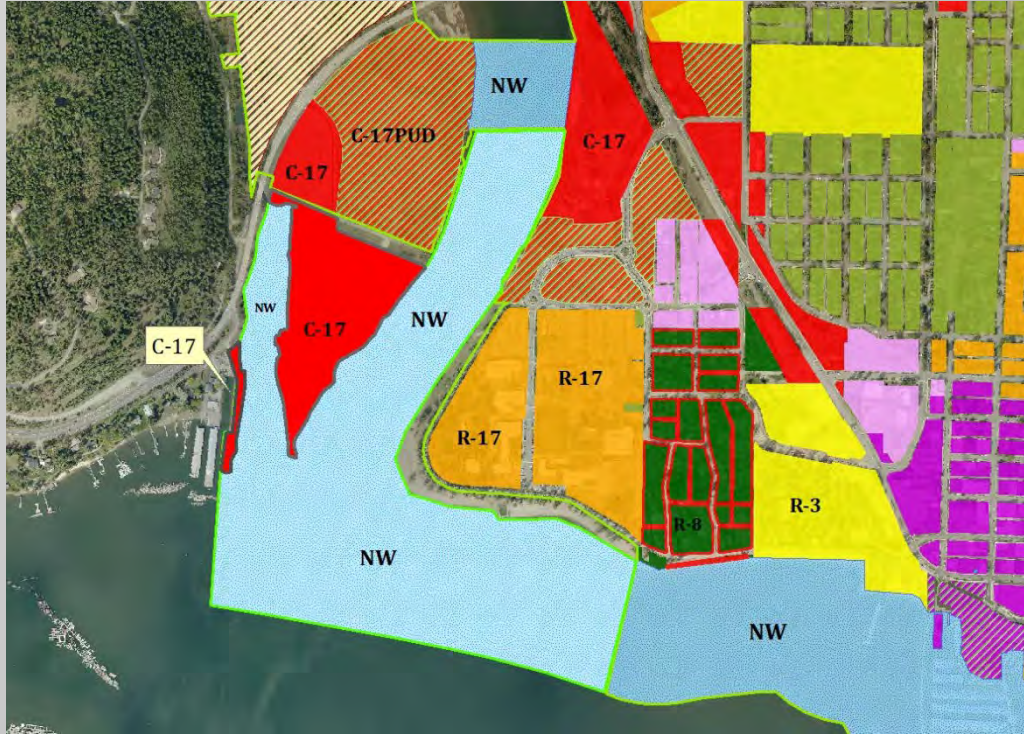
Annexation History Map

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Existing Zoning



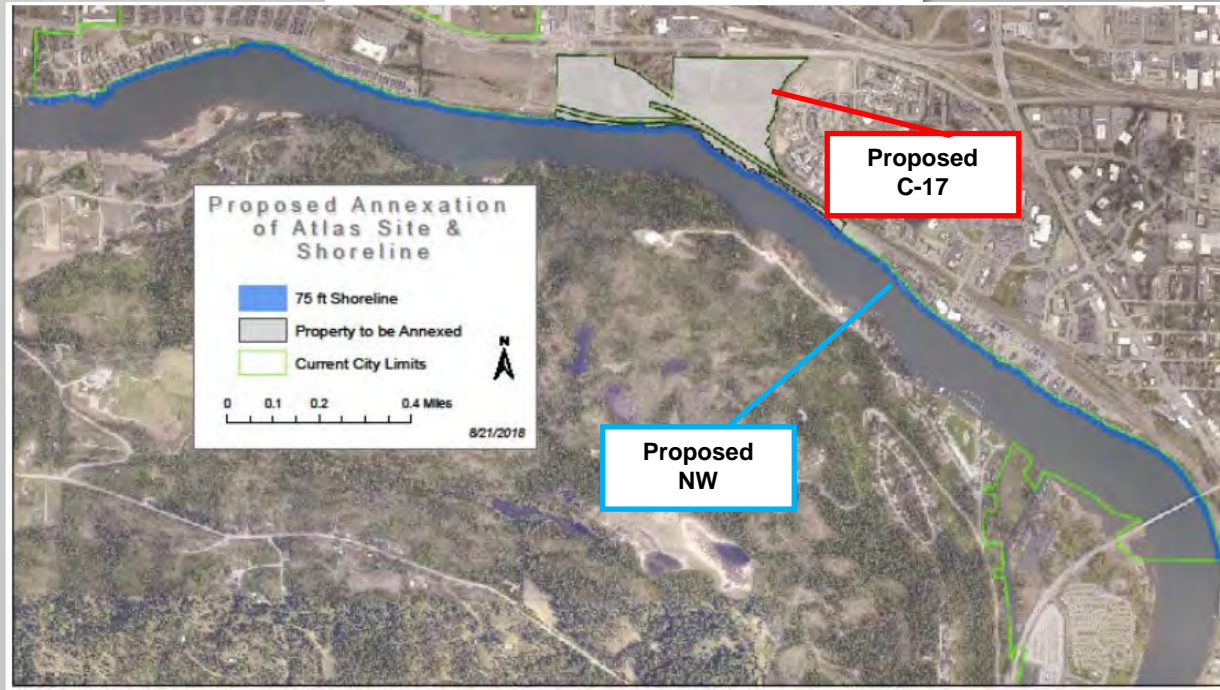
A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)



Existing Zoning

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Proposed Zoning



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Finding #B8:

That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

Finding #B9:

That public facilities and utilities (are) (are not) available and adequate for the proposed use.

Finding #B10:

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

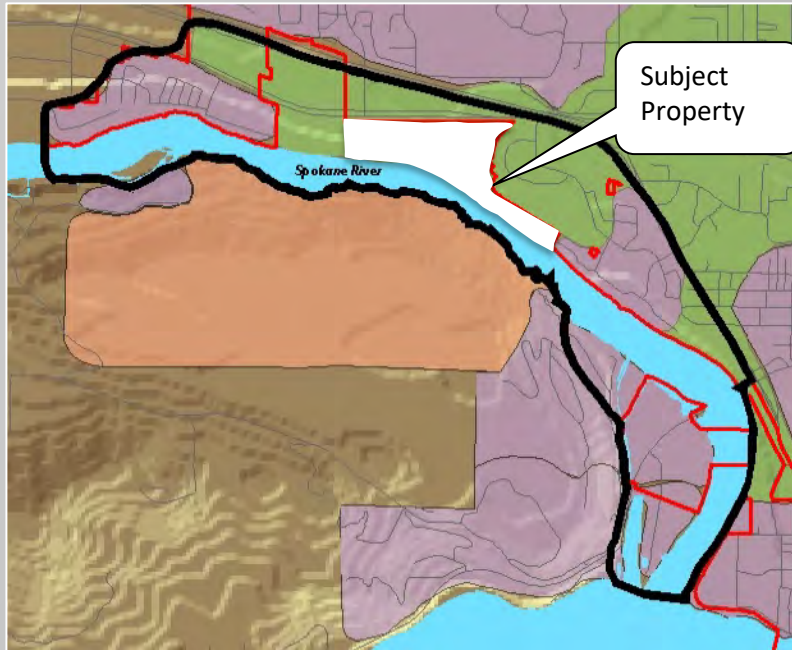
Finding #B11:

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

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Finding #B8:

That this proposal (is) (is not) in conformance with the Comprehensive Plan.



2007 Comprehensive Plan: Spokane River District



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

SPOKANE RIVER DISTRICT:

Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

Transition:

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

COMPREHENSIVE PLAN GOALS:

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

Goal #3: Home Environment

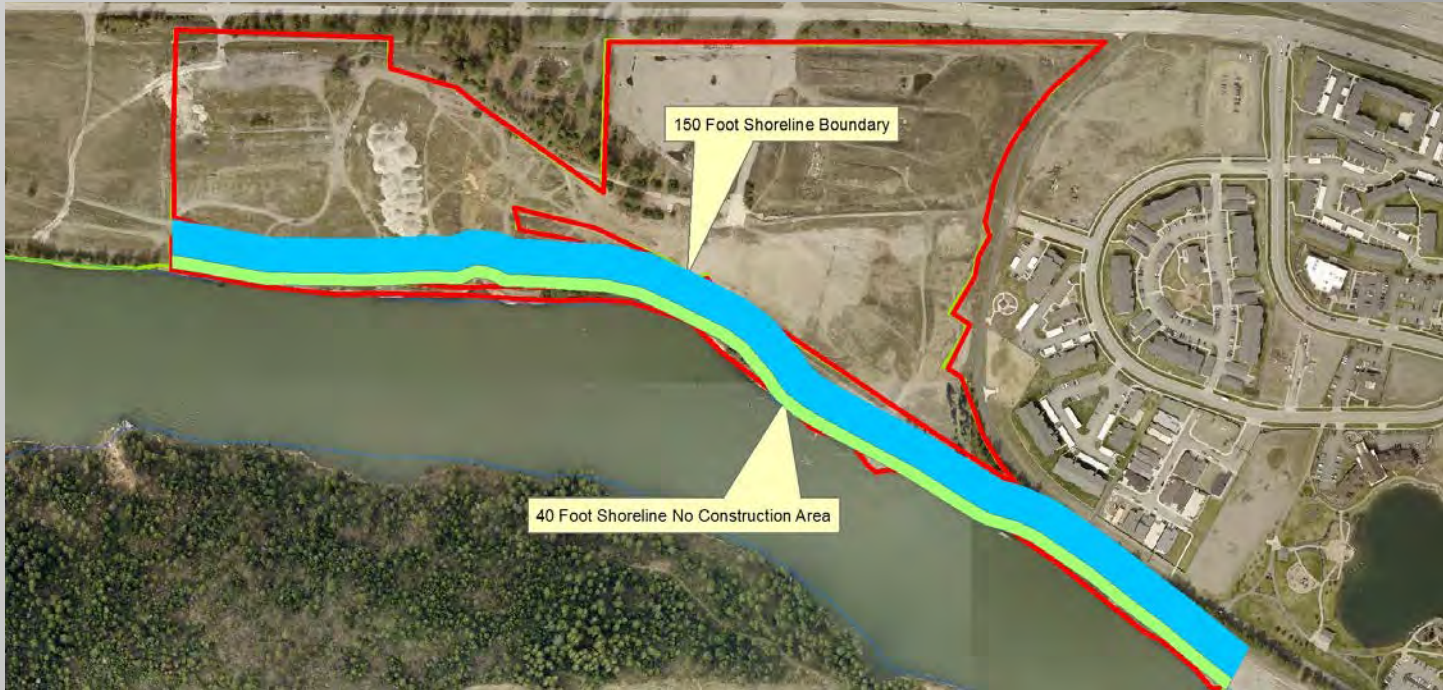
Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

SPECIAL AREAS: SHORELINES



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

- **Spokane River Corridor Advisory Committee (2013)**
- **City Council adopted Resolution 14-049 in 2014**

Intent: To maximize the public acquisition of riverfront property, protecting riverfront and comprehensive planning for the river corridor.

- **6 related CDA 2030 Action Items**

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Finding #B9:

That public facilities and utilities (are) (are not) available and adequate for the proposed use.

- City staff from Engineering, Streets, Water, Fire, Parks, and Wastewater departments have reviewed the application request in regards to public utilities and public facilities.
- Each department has indicated that there are public facilities and public utilities available and adequate for the proposed annexation with zoning to C-17.
- No objection to this Annexation request as proposed

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

UPDATED COMMENTS

STREETS: The subject site is currently undeveloped. The site has frontage along the south side of the newly reconstructed Seltice Way. The Streets and Engineering Department has no objection to this annexation request as proposed.

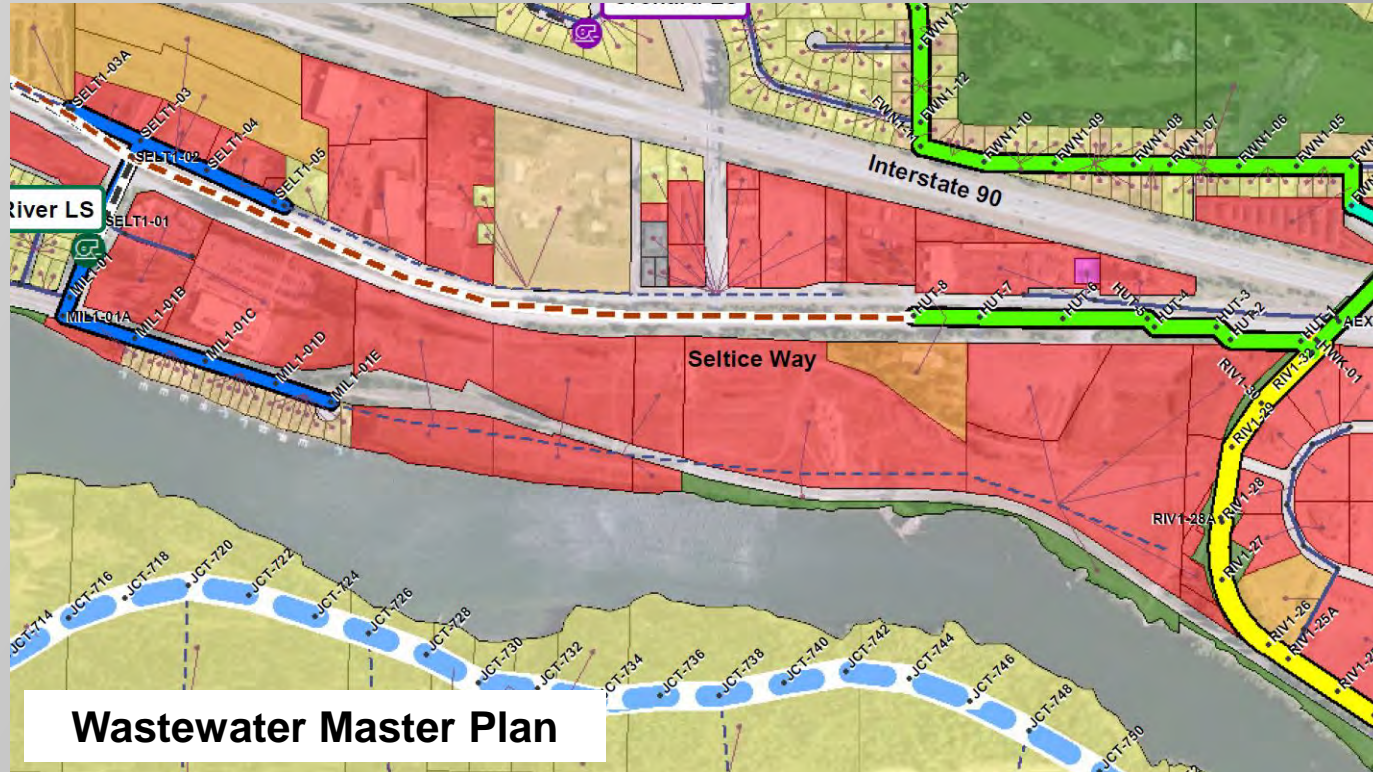
SEWER: In accordance with the 2013 Sewer Master Plan Appendix J, this annexation falls within the Mill River Sewer Shed and is required to drain westerly towards the Mill River Pump Station. It is subject to the Mill River Pump Station (Upgrade) Surcharge Fees (\$450.00 per ERU). Presently, the Mill River Sewer Shed has a calculated capacity of 1600 ERUs remaining before pump station upgrades are required. The City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this Annexation as proposed.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Seltice Way Revitalization



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

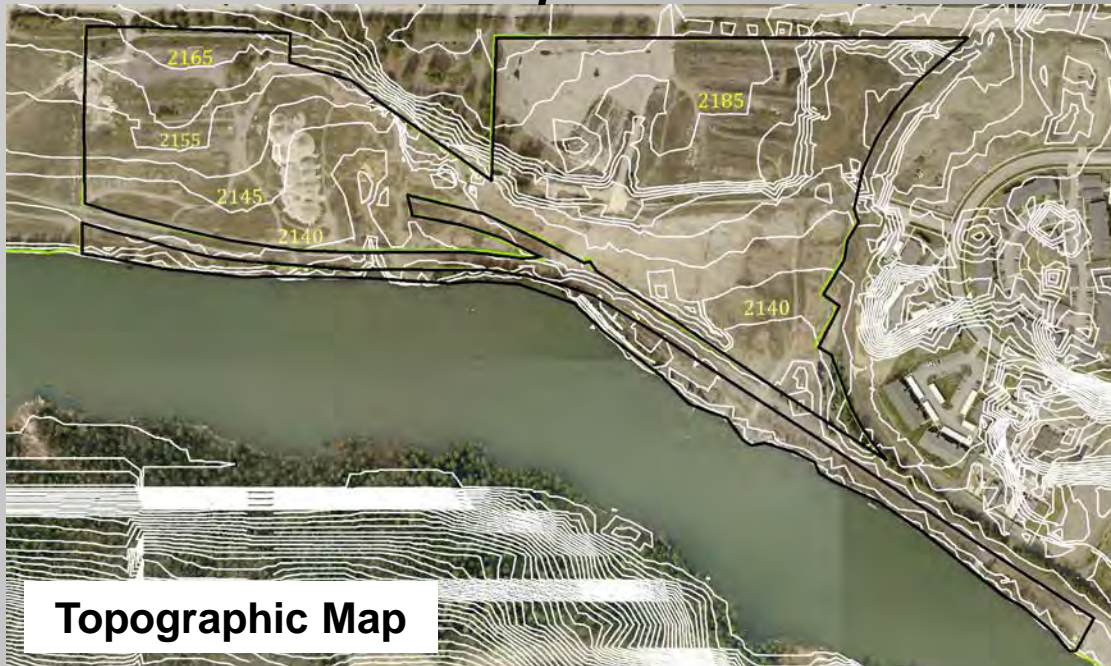


A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

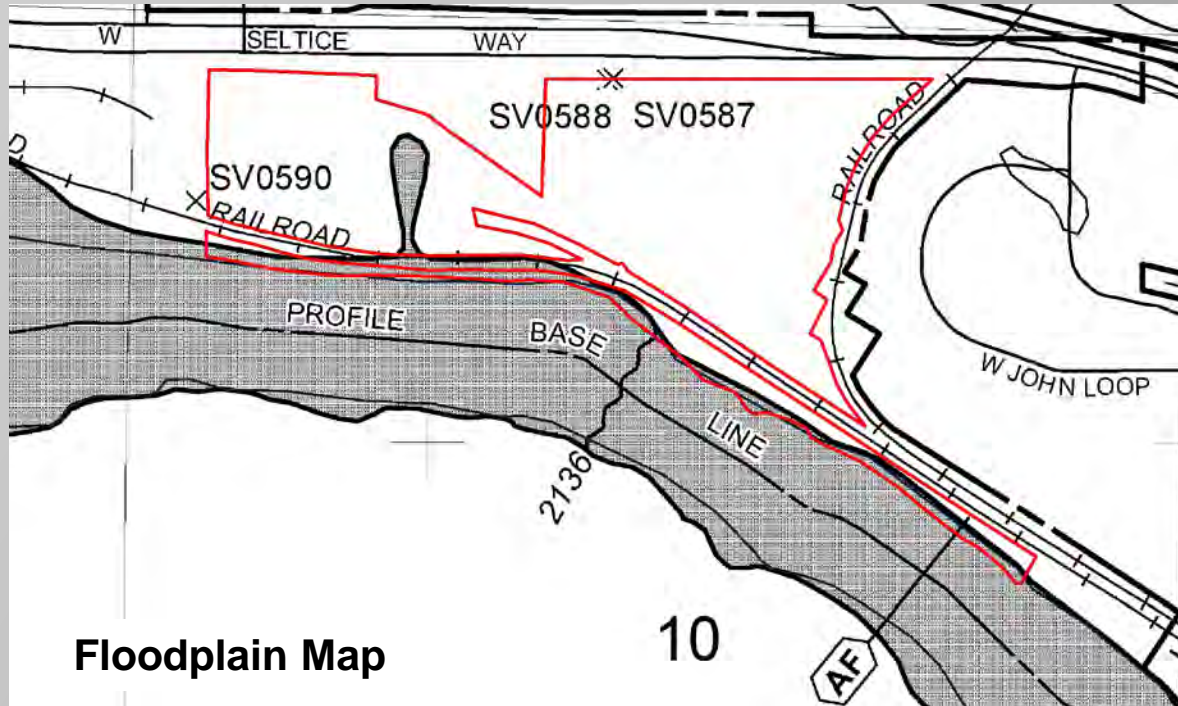


A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Finding #B10: *That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.*



**A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres)
and Spokane River (+/-46 acres)**



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Site Photo - 1



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres)
and Spokane River (+/-46 acres)

Site Photo - 2



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Site Photo - 3



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres)
and Spokane River (+/-46 acres)

Site Photo - 4



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres)
and Spokane River (+/-46 acres)

Site Photo - 5



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres)
and Spokane River (+/-46 acres)

Site Photo - 6



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres)
and Spokane River (+/-46 acres)

Site Photo - 7



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres)
and Spokane River (+/-46 acres)

Site Photo - 8



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres)
and Spokane River (+/-46 acres)

Site Photo - 9



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Finding #B11:

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

TRAFFIC: The proposed annexation would not likely adversely affect Seltice Way with regard to traffic as it has the available capacity to accommodate additional traffic generated from the subject site. However, a traffic study is underway to fully understand the possible impacts from the additional traffic on Seltice Way and the nearby street network.

-Submitted by Chris Bosley, City Engineer

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)



city of
Coeur d'Alene *Idaho*

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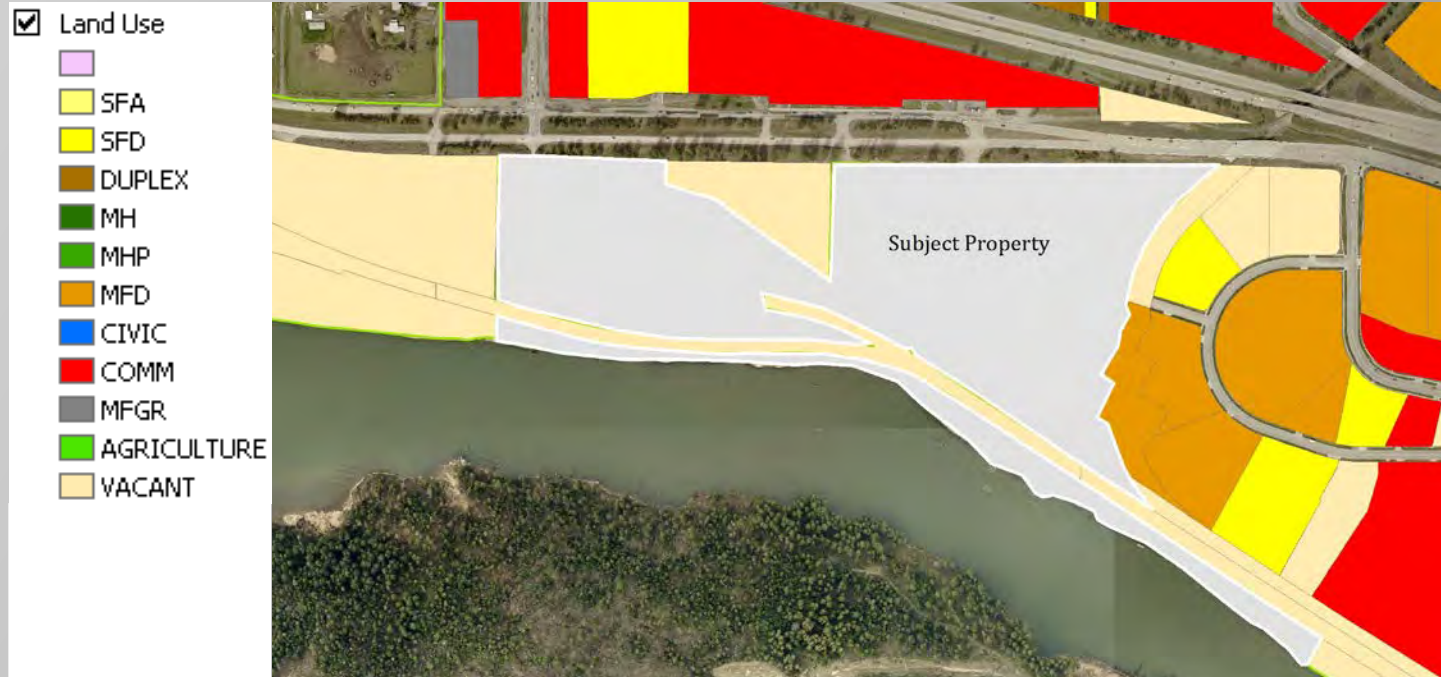
Atlas Waterfront / Riverstone Traffic Study Open House September 12

Posted: 9/6/2018 8:59:09 AM

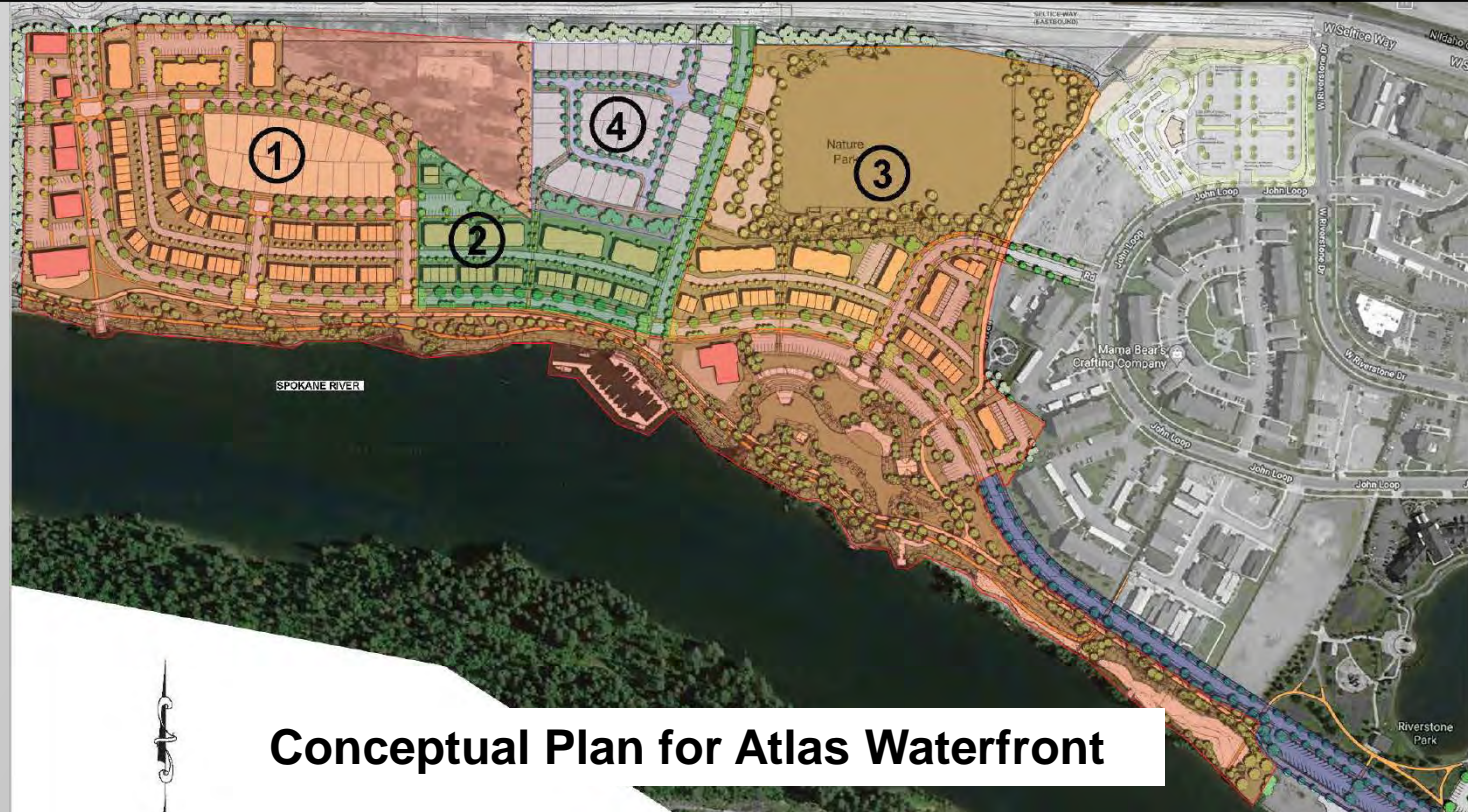
Please join us for an Open House regarding the igniteCDA and City of Coeur d'Alene Atlas Waterfront / Riverstone Traffic Impact Study on September 12, 2018, in the North Idaho College Student Union Building (SUB), Driftwood Bay Room. Feel free to drop by anytime between 5 p.m. and 7 p.m. to give your thoughts to the Welch Comer team completing the study regarding traffic flow concerns or observations in the Riverstone area including on Seltice, Northwest Boulevard, and the I-90 ramps. The team is in the data collection phase and welcomes your input which will be valuable in the upcoming phases of the project. For more information, call 208-664-9382.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Generalized Land Use Pattern



A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)



Conceptual Plan for Atlas Waterfront

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Annexation of the Shoreline with NW Zoning

Annexation of the shoreline and river is necessary for shoreline stabilization efforts along the Atlas Waterfront property and property to the west, and to allow for police and fire response to the shoreline, potential future docks, and the navigable waterway within the city limits.

Extending the city limits into the river along the shoreline will also create a contiguous city limits boundary, which is important for enforcement of city ordinances and emergency response.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Proposed C-17 Zoning District:

The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. This district should be located adjacent to arterials; however, joint access developments are encouraged.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Proposed NW Zoning District:

The NW (Navigable Water) district is intended to provide for the appropriate usage and for adequate protection of the surface water resource that is within the city limits. The use of navigable waters in addition to recreation and other public uses should allow the normal auxiliary uses required by the upland property owners adjacent to the lake and river as well as long established activities. Compliance with all applicable county, state, and federal laws is required.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

Public Comment – letter from Chet Gaede dated September 4, 2018 :

Requests that the Annexation Agreement includes a statement that reads,

“...The primary purpose of the annexation is to ensure the shoreline of the property is to be forever owned by the City of Coeur d’Alene for the use and benefit of the public”

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

17 suggested provisions for inclusion in the Annexation Agreement from the Planning Commission based on staff comments and public testimony

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

DECISION POINT:

The City of Coeur d'Alene is requesting annexation of +/- 48 acres on the property commonly known as the Atlas Mill site with C-17 zoning and annexation of +/- 46 acres of Spokane River along the shoreline with NW (Navigable Water) zoning.

The City Council is also being asked to approve Council Bill 18-1024 in order to meet the necessary timeframe for annexation.

A-2-17m – Annexation of Atlas Mill Site (+/- 48 acres) and Spokane River (+/-46 acres)

ACTION ALTERNATIVES:

The City Council will need to consider this request for annexation and make separate findings to approve, deny, or deny without prejudice.

- ☐ Approve
- ☐ Deny
- ☐ Deny without prejudice.

The City Council is also being asked to approve Council Bill 18-1024 in order to meet the necessary timeframe for annexation.

ORDINANCE NO. 3620
COUNCIL BILL NO. 18-1024

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, AND SPECIFICALLY DESCRIBED PORTIONS OF THE SPOKANE RIVER; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED AS C-17 AND NW; 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.

WHEREAS, after public hearing, the City Council finds it to be in the best interests of the City of Coeur d'Alene and the citizens thereof that said property be annexed;

NOW, THEREFORE,

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

SECTION 1. That the following described property contiguous and adjacent to the City of Coeur d'Alene, Kootenai County, Idaho, to wit:

That the property as set forth in Exhibit "A," attached hereto and incorporated herein, contiguous and adjacent to the City of Coeur d'Alene, Kootenai County, Idaho, be and the same is hereby annexed to and declared to be a part of the City of Coeur d'Alene, Kootenai County, Idaho, and the same is hereby zoned as C-17 commercial district.

SECTION 2. That the following described property contiguous and adjacent to the City of Coeur d'Alene, Kootenai County, Idaho, to wit:

That the property as set forth in Exhibit "B," attached hereto and incorporated herein, contiguous and adjacent to the City of Coeur d'Alene, Kootenai County, Idaho, be and the same is hereby annexed to and declared to be a part of the City of Coeur d'Alene, Kootenai County, Idaho, and the same is hereby zoned as NW, Navigable Waters.

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, be and the same is hereby amended as set forth in the preceding section hereof.

SECTION 4. That the Planning Director be and is hereby instructed to make such change and amendment on the official Zoning Map of the City of Coeur d'Alene.

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 October 16, 2018.

APPROVED by the Mayor this 16th day of October, 2018.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. 3620
ATLAS MILL, WATERFRONT, AND SPOKANE RIVER ANNEXATION
A-2-17m

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, AND SPECIFICALLY DESCRIBED PORTIONS OF THE SPOKANE RIVER; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED AS C-17 AND NW; 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. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. 3620 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 a Chief Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. 3620, A-2-17m, Atlas Mill, Waterfront, and Spokane River Annexation, 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 16th day of October, 2018.

Randall R. Adams, Chief Deputy City Attorney

LEGAL DESCRIPTION

City of Coeur d'Alene

Annexation Area

Lots 1, 2, 3 and 4, Block 18, Lots 5 and 6 and a portion of Lots 7, 8, and 9, Block 36, all of Block 37 and 38, Riverside Park Addition, according to the plat recorded in Book 'B' of Plats at Page 138, records of Kootenai County, Idaho, together with those portions of vacated 4th Avenue, 5th Avenue, Elmwood Street, Riverside Avenue, Abbington Street, alley and park strip which attaches by operation of law located in Government Lot 3 and the Northeast quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian and land located within Government Lots 1, 2 and 3 and the Northeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing from a 2.5 inch brass cap marking the Northwest corner of said Section 10 according to Corner Perpetuation and Filing Record recorded as Instrument Number 1259225, records of Kootenai County, Idaho, said corner bears North 89°11'43" West a distance of 2650.43 feet from a 2.5 inch brass cap marking the North quarter corner of said section 10 according to Corner Perpetuation and Filing Record recorded as Instrument Number 2418981000, records of Kootenai County, Idaho; thence along the West line of said Government Lot 1 South 00°59'33" West a distance of 175.08 to the South right of way of Seltice Way monumented by a 5/8 inch rebar with cap marked PLS 4182; thence along said South right of way, South 89°32'37" East a distance of 230.03 to a 5/8 inch rebar with cap marked PLS 4182, said point being on the existing City of Coeur d'Alene City limits, said point being the **TRUE POINT OF BEGINNING**.

Thence along said South right of way and said City limits, South 89° 32' 37" East a distance of 523.68 feet to the beginning of a curve to the right, having a radius of 776.54 feet;

Thence along said South right of way and said City limits, southeasterly along said curve through an arc length of 156.17 feet, a central angle of 11° 31' 22", a chord bearing of South 83° 46' 56" East and a chord distance of 155.91 feet to the northwest corner of City of Coeur d'Alene Annexation Ordinance Number 3576 recorded as Instrument Number 2597023000, records of Kootenai County;

Thence along said Ordinance Number 3576 boundaries through the following five (5) courses:

1. South 00° 29' 34" West a distance of 92.77 feet;
2. South 75° 15' 01" East a distance of 110.00 feet;
3. South 70° 03' 03" East a distance of 120.00 feet;
4. South 54° 46' 02" East a distance of 543.04 feet;
5. North 00° 29' 34" East a distance of 469.29 feet to said South right of way and said City limits;

Thence along said South right of way and said City limits, South 89° 30' 25" East a distance of 1555.61 feet to the westerly boundary of City of Coeur d'Alene Annexation Ordinance Number 3410 recorded as Instrument Number 2317636000;

Thence along said Ordinance Number 3410 boundaries through the following sixteen (16) courses:

1. South $46^{\circ} 39' 59''$ West a distance of 141.19 feet to the beginning of a spiral curve to the left having a radius of 622.86 feet;
2. Along said spiral curve with a chord bearing and distance of South $43^{\circ} 43' 05''$ West 192.14 feet to the beginning of a curve to the left, having a radius of 622.86 feet;
3. Southwesterly along said curve through an arc length of 210.00 feet, a central angle of $19^{\circ} 19' 04''$, a chord bearing of South $28^{\circ} 09' 39''$ West and a chord distance of 209.01 feet to the beginning of a spiral curve to the left having a radius of 622.86 feet;
4. Along said spiral curve with a chord bearing of South $15^{\circ} 10' 32''$ West a distance of 108.45 feet;
5. South $13^{\circ} 30' 45''$ West a distance of 42.25 feet;
6. South $56^{\circ} 45' 40''$ East a distance of 26.10 feet;
7. South $32^{\circ} 15' 52''$ West a distance of 76.43 feet;
8. South $13^{\circ} 30' 45''$ West a distance of 27.91 feet; to the beginning of a spiral curve to the left having a radius of 622.96 radius feet;
9. Along said spiral curve with a chord bearing of South $13^{\circ} 25' 24''$ West a distance of 49.63 feet;
10. South $32^{\circ} 15' 52''$ West a distance of 132.12 feet;
11. South $56^{\circ} 45' 40''$ East a distance of 51.39 feet to the beginning of a spiral curve to the left having a radius of 622.96 feet;
12. Along said spiral curve with a chord bearing of South $07^{\circ} 12' 38''$ West a distance of 27.82 feet;
13. South $56^{\circ} 45' 40''$ East a distance of 11.83 feet;
14. South $32^{\circ} 15' 52''$ West a distance of 128.02 feet;
15. South $56^{\circ} 45' 40''$ East a distance of 68.76 feet to the beginning of a curve to the left, having a radius of 622.96 feet;
16. Southeasterly along said curve through an arc length of 333.41 feet, a central angle of $30^{\circ} 39' 54''$, a chord bearing of South $21^{\circ} 43' 31''$ East and a chord distance of 329.45 feet to the North line of City of Coeur d'Alene Annexation Ordinance Number 3509 recorded as Instrument Number 2500025000, records of Kootenai County;

Thence along said Ordinance Number 3509 boundaries through the following fourteen (14) courses:

1. North $56^{\circ} 47' 34''$ West a distance of 284.08 feet;
2. North $56^{\circ} 43' 18''$ West a distance of 566.76 feet;
3. North $56^{\circ} 43' 41''$ West a distance of 248.94 feet;
4. North $01^{\circ} 58' 28''$ East a distance of 30.00 feet;
5. South $75^{\circ} 53' 44''$ West a distance of 36.00 feet to the beginning of a non-tangent curve to the left, having a radius of 1416.55 feet;
6. Northwesterly along said curve through an arc length of 291.06 feet, a central angle of $11^{\circ} 46' 22''$, a chord bearing of North $63^{\circ} 14' 47''$ West and a chord distance of 290.55 feet to the beginning of a compound curve to the left, having a radius of 1757.91 feet;

7. Northwesterly along said curve through an arc length of 309.39 feet, a central angle of $10^{\circ} 05' 02''$, a chord bearing of North $74^{\circ} 10' 29''$ West and a chord distance of 308.99 feet;
8. South $01^{\circ} 58' 28''$ West a distance of 60.74 feet to the beginning of a non-tangent curve to the right, having a radius of 1697.91 feet;
9. Southeasterly along said curve through an arc length of 289.53 feet, a central angle of $09^{\circ} 46' 12''$, a chord bearing of South $74^{\circ} 01' 04''$ East and a chord distance of 289.17 feet to the beginning of a compound curve to the right, having a radius of 1356.55 feet;
10. Southeasterly along said curve through an arc length of 179.52 feet, a central angle of $07^{\circ} 34' 57''$, a chord bearing of South $65^{\circ} 20' 29''$ East and a chord distance of 179.39 feet to the beginning of a non-tangent compound curve to the left, having a radius of 1175.92 feet;
11. Northwesterly along said curve through an arc length of 295.41 feet, a central angle of $14^{\circ} 23' 38''$, a chord bearing of North $83^{\circ} 08' 56''$ West and a chord distance of 294.64 feet;
12. South $89^{\circ} 39' 15''$ West a distance of 349.95 feet to the beginning of a curve to the right, having a radius of 2261.83 feet;
13. Westerly along said curve through an arc length of 625.54 feet, a central angle of $15^{\circ} 50' 45''$, a chord bearing of North $82^{\circ} 25' 23''$ West and a chord distance of 623.54 feet;
14. North $74^{\circ} 30' 00''$ West a distance of 268.60 feet to a point herein designated as Point 'A';

Thence North $00^{\circ} 59' 33''$ East a distance of 575.07 feet to the **TRUE POINT OF BEGINNING**;

TOGETHER WITH AND INCLUDING

Commencing at said Point 'A'; thence South $00^{\circ} 59' 33''$ West a distance of 156.09 feet more or less to the ordinary high water mark of the North bank of the Spokane River, said point being the **TRUE POINT OF BEGINNING**;

Thence North $00^{\circ} 59' 33''$ East a distance of 94.11 feet to the South boundary of City of Coeur d'Alene Annexation Ordinance Number 3509 recorded as Instrument Number 2500025000, records of Kootenai County;

Thence along said Ordinance Number 3509 boundaries through the following six (6) courses:

1. South $74^{\circ} 30' 00''$ East a distance of 253.07 feet to the beginning of a curve to the left, having a radius of 2321.83 feet;
2. Easterly along said curve through an arc length of 642.13 feet, a central angle of $15^{\circ} 50' 45''$, a chord bearing of South $82^{\circ} 25' 23''$ East and a chord distance of 640.09 feet;
3. Thence North $89^{\circ} 39' 15''$ East a distance of 349.95 feet to the beginning of a curve to the right, having a radius of 1115.92 feet;
4. Southeasterly along said curve through an arc length of 654.88 feet, a central angle of $33^{\circ} 37' 27''$, a chord bearing of South $73^{\circ} 32' 02''$ East and a chord distance of 645.52 feet;
5. Thence South $56^{\circ} 43' 18''$ East a distance of 566.80 feet;

6. Thence South $56^{\circ} 47' 34''$ East a distance of 1202.69 feet to the West line of City of Coeur d'Alene Annexation Ordinance Number 3444 recorded as Instrument Number 2366609000, records of Kootenai County;

Thence along said West line, South $32^{\circ} 00' 01''$ West a distance of 119.32 feet more or less to the ordinary high water mark of the North bank of the Spokane River, said point herein designated as Point 'B';

Thence northwesterly and westerly along said ordinary high water mark to a point that bears North $68^{\circ} 08' 55''$ West a distance of 3518.71 feet from said Point 'B', said point being the **TRUE POINT OF BEGINNING.**

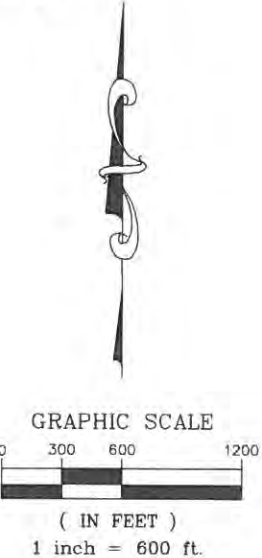
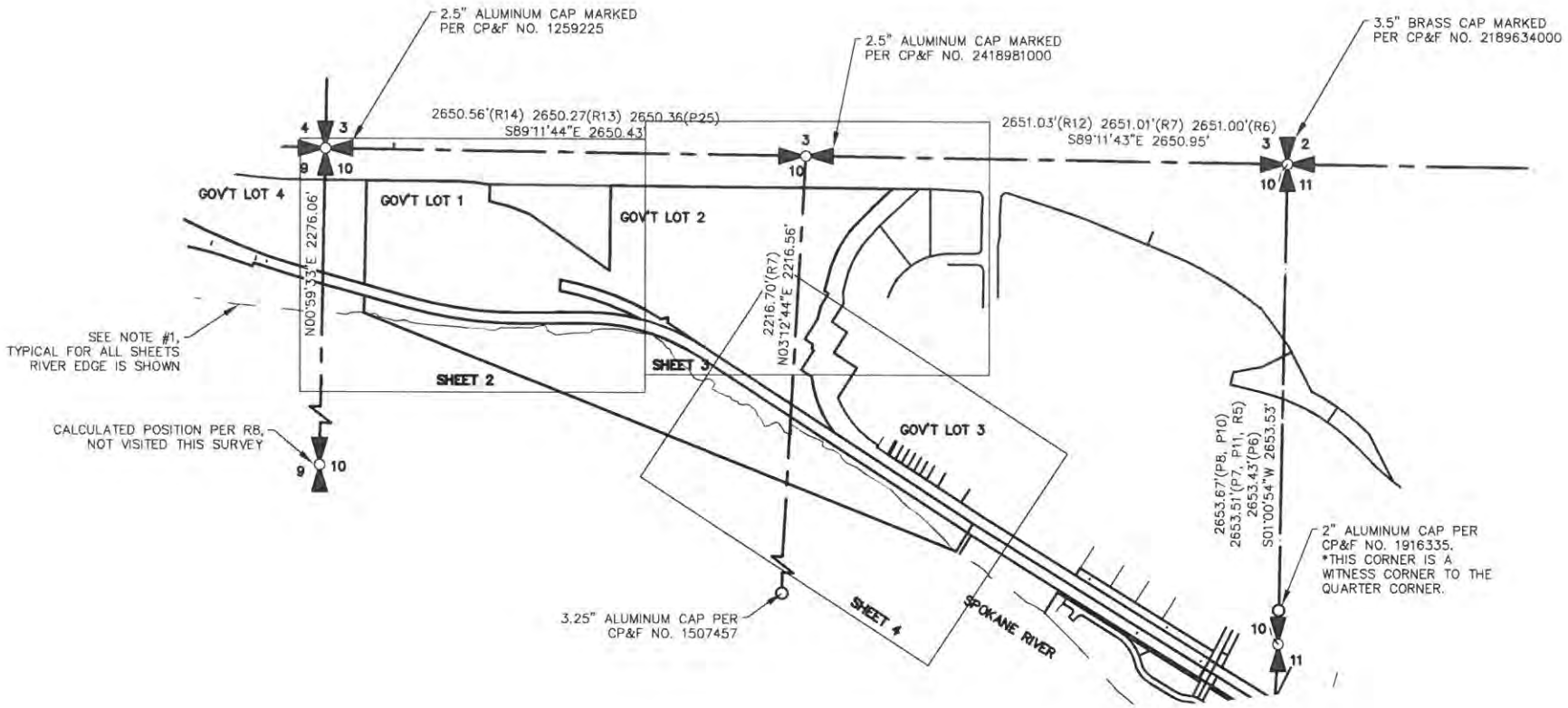
Containing approximately 2,091,099 square feet or 48.005 acres more or less;

The ordinary high water line of the Spokane River was based on Kootenai County Assessor data for acreage calculations.



CITY OF COEUR D'ALENE ANNEXATION
ORDINANCE NO.

A PORTION OF GOV'T LOTS 1, 2 AND 3 AND THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



SURVEY REFERENCES: RECORDS OF KOOTENAI COUNTY

- R1) RECORD OF SURVEY RECORDED IN BOOK 13 OF SURVEYS, PAGE 68
- R2) RECORD OF SURVEY RECORDED IN BOOK 11 OF SURVEYS, PAGE 263
- R3) RECORD OF SURVEY RECORDED IN BOOK 22 OF SURVEYS, PAGE 261
- R4) RECORD OF SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGE 409
- R5) RECORD OF SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGE 10
- R6) RECORD OF SURVEY RECORDED IN BOOK 26 OF SURVEYS, PAGE 410
- R7) RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 323
- R8) RECORD OF SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 1
- R9) RECORD OF SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 174
- R10) RECORD OF SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 242
- R11) RECORD OF SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGE 361
- R12) RECORD OF SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 50
- R13) RECORD OF SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGE 92
- R14) RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 322
- R15) RECORD OF SURVEY RECORDED IN BOOK 29 OF SURVEYS, PAGE 178

MISC. REFERENCES: RECORDS OF KOOTENAI COUNTY

- M1) SPOKANE & INLAND EMPIRE (C. M. & S.P. R.R.) RAILROAD, TWO PAGES, FROM STA 255+65.2 TO 45+56. DATED FEB. 6, 1910.
- M2) COEUR D'ALENE & PEND D'O'REILLE RIGHT OF WAY AND TRACK MAP, PAGE 3, FROM STA 75+21.4 TO 192+80.5. DATED JUNE 30, 1917.
- M3) ORDER OF VACATION FOR PORTIONS OF ELMWOOD, ABBINGTON, RIVERSIDE, 4TH AND 5TH AS SHOWN ON RIVERSIDE PARK ADDITION PLAT. RECORDED UNDER INSTRUMENT NUMBER 2273509000.
- M4) QUITCLAIM DEED RECORDED IN BOOK 279 OF DEEDS, PAGE 621. RECORDED IN NOV. 2, 1976.
- M5) WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 1235468. RECORDED IN OCT. 18, 1991.
- M6) GREAT NORTHERN RIGHT OF WAY AND TRACK MAP, PAGE 3 OF 3, FROM WASHINGTON STATE LINE TO ATLAS. NO DATE.
- M7) CHICAGO, MILWAUKEE & ST. PAUL RY. CO. RIGHT OF WAY AND TRACK MAP, PAGE 3, FROM STA 293+23.2 TO 86+24.1. DATED JUNE 30, 1915.
- M8) COEUR D'ALENE & PEND D'O'REILLE RIGHT OF WAY AND TRACK MAP, PAGE 1 OF 3, FROM STA 180+00 TO 0+00. DATED OCT. 25, 1910.
- M9) COEUR D'ALENE & PEND D'O'REILLE RIGHT OF WAY AND TRACK MAP, PAGE 2 OF 3, FROM STA 227+65 TO 140+48.1. DATED 1910.
- M10) FIRST AMERICAN TITLE CO ORDER NO. 386640-C DATED 9-29-14
- M11) FIRST AMERICAN TITLE CO ORDER NO. 517879-C DATED 8-27-14
- M12) EASEMENT RECORDED APRIL 27-1904 IN BOOK 3 OF DEEDS, PAGE 514
- M13) DEED RECORDED NOV. 16, 1910 IN BOOK 41 OF DEEDS, PAGE 97
- M14) DEED RECORDED AUG. 8, 2005 AS INSTRUMENT NO. 1970563
- M15) EASEMENT RECORDED OCT. 7, 2009 AS INSTRUMENT NO. 2235327000
- M16) ORDINANCE NO. 3444, RECORDED JULY 17, 2012 AS INSTRUMENT NO. 2366609000
- M17) ORDINANCE NO. 3509, RECORDED MAY 29, 2015 AS INSTRUMENT NO. 2500025000
- M18) ORDINANCE NO. 3576, RECORDED JUNE 02, 2017 AS INSTRUMENT NO. 2597023000
- M19) ORDINANCE NO. 3410, RECORDED JUNE 21, 2011 AS INSTRUMENT NO. 2317636000

LEGEND

- FOUND 5/8" REBAR WITH CAP MARKED WELCH COMER PLS 12318 UNLESS OTHERWISE NOTED

NOTES:

- 1. EDGE OF WATER FOR SPOKANE RIVER WAS NOT SURVEYED. IT IS BASED ON KOOTENAI COUNTY ASSESSOR INFORMATION.
- 2. NORTH IDAHO TITLE CO. REPORT NUMBER N-14052 DATED MAY 10, 2017 WAS USED IN THE PREPARATION OF THIS SURVEY.
- 3. NUMEROUS CONFLICTING RAILROAD DATA EXISTS THROUGHOUT THE LENGTH OF THIS PROJECT.
- 4. THIS SURVEY REPRESENTS THE BEST AVAILABLE INFORMATION BASED ON THE NUMEROUS EXISTING SURVEYS AND PLATS IN THE AREA COMBINED WITH THE TITLE REPORT INFORMATION.
- 5. NO MONUMENTS WERE SET AS PART OF THIS PROJECT.
- 6. ALL MONUMENTS ARE WITHIN 0.08 FEET OF THEIR COMPUTED POSITION BASED ON THE EXISTING RECORD EXCEPT WHERE NOTED.

BASIS OF BEARING

THE PROJECT IS ON IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, 2011 ADJUSTMENT AND HAS BEEN ADJUSTED FROM STATE PLANE GRID COORDINATES TO PROJECT COORDINATES USING A COMBINED ADJUSTMENT FACTOR (C.A.F.) OF 1.0000930353 AND A CONVERGENCE ANGLE OF -0°45'34" AT CONTROL POINT 122. THE COMBINED ADJUSTMENT FACTOR MUST BE APPLIED TO GRID COORDINATES TO CONVERT TO PROJECT DATUM.

PURPOSE OF SURVEY

TO ANNEX THE SUBJECT PROPERTY INTO THE CITY OF COEUR D'ALENE.

PLAT REFERENCES: RECORDS OF KOOTENAI COUNTY

- P1) PLAT OF GARAGE TOWN CONDOMINIUMS RECORDED IN BOOK J OF PLATS, PAGES 96-98.
- P2) PLAT OF MILL RIVER FIRST ADDITION RECORDED IN BOOK J OF PLATS, PAGES 202-202D.
- P3) PLAT OF MILL RIVER THIRD ADDITION RECORDED IN BOOK J OF PLATS, PAGES 257-257B.
- P4) PLAT OF EDGEWATER AT MILL RIVER RECORDED IN BOOK J OF PLATS, PAGES 60-60B.
- P5) PLAT OF SELTICE MEDICAL RECORDED IN BOOK K OF PLATS, PAGES 90-90A.
- P6) PLAT OF RIVERSTONE RECORDED IN BOOK I OF PLATS, PAGES 250-250G.
- P7) PLAT OF RIVERSTONE WEST RECORDED IN BOOK J OF PLATS, PAGES 339-339B.
- P8) PLAT OF RIVERSTONE WEST 1ST ADDITION RECORDED IN BOOK J OF PLATS, PAGES 488-488A.
- P9) PLAT OF RIVERSTONE WEST 2ND ADDITION RECORDED IN BOOK K OF PLATS, PAGES 183-183B.
- P10) PLAT OF RIVERSTONE WEST 3RD ADDITION RECORDED IN BOOK K OF PLATS, PAGES 326-326A.
- P11) PLAT OF RIVERSTONE WEST 4TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 376-376A.
- P12) PLAT OF RIVERSTONE WEST 5TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 446-446A.
- P13) PLAT OF BELLERIVE RECORDED IN BOOK J OF PLATS, PAGES 311-311C.
- P14) PLAT OF BELLERIVE 1ST ADDITION RECORDED IN BOOK K OF PLATS, PAGES 133-133D.
- P15) PLAT OF BELLERIVE 3RD ADDITION RECORDED IN BOOK K OF PLATS, PAGES 281-281C.
- P16) PLAT OF BELLERIVE 4TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 450-450B.
- P17) PLAT OF MERRITT OFFICE PARK RECORDED IN BOOK J OF PLATS, PAGES 36-36B.
- P18) PLAT OF SOUTH LACROSSE ADDITION RECORDED IN BOOK K OF PLATS, PAGES 373-373A.
- P19) PLAT OF BELLERIVE 5TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 467-467B.
- P20) PLAT OF RIVIERA WALK AT RIVERSTONE RECORDED IN BOOK K OF PLATS, PAGES 485-485A.
- P21) PLAT OF RIVERSTONE PLAZA RECORDED IN BOOK J OF PLATS, PAGES 500-500B.
- P22) PLAT OF FORT SHERMAN RECORDED IN BOOK A OF PLATS, PAGE 75.
- P23) PLAT OF EAST LACROSSE RECORDED IN BOOK B OF PLATS, PAGE 119.
- P24) PLAT OF RIVERSIDE PARK ADDITION RECORDED IN BOOK B OF PLATS, PAGE 138.
- P25) PLAT OF THE CIRCUIT AT SELTICE RECORDED IN BOOK K OF PLATS PAGES 469 AND 469A
- P26) PLAT OF RIVIERA PLACE RECORDED IN BOOK L OF PLATS PAGES 194-194B



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CITY OF COEUR D'ALENE
ANNEXATION

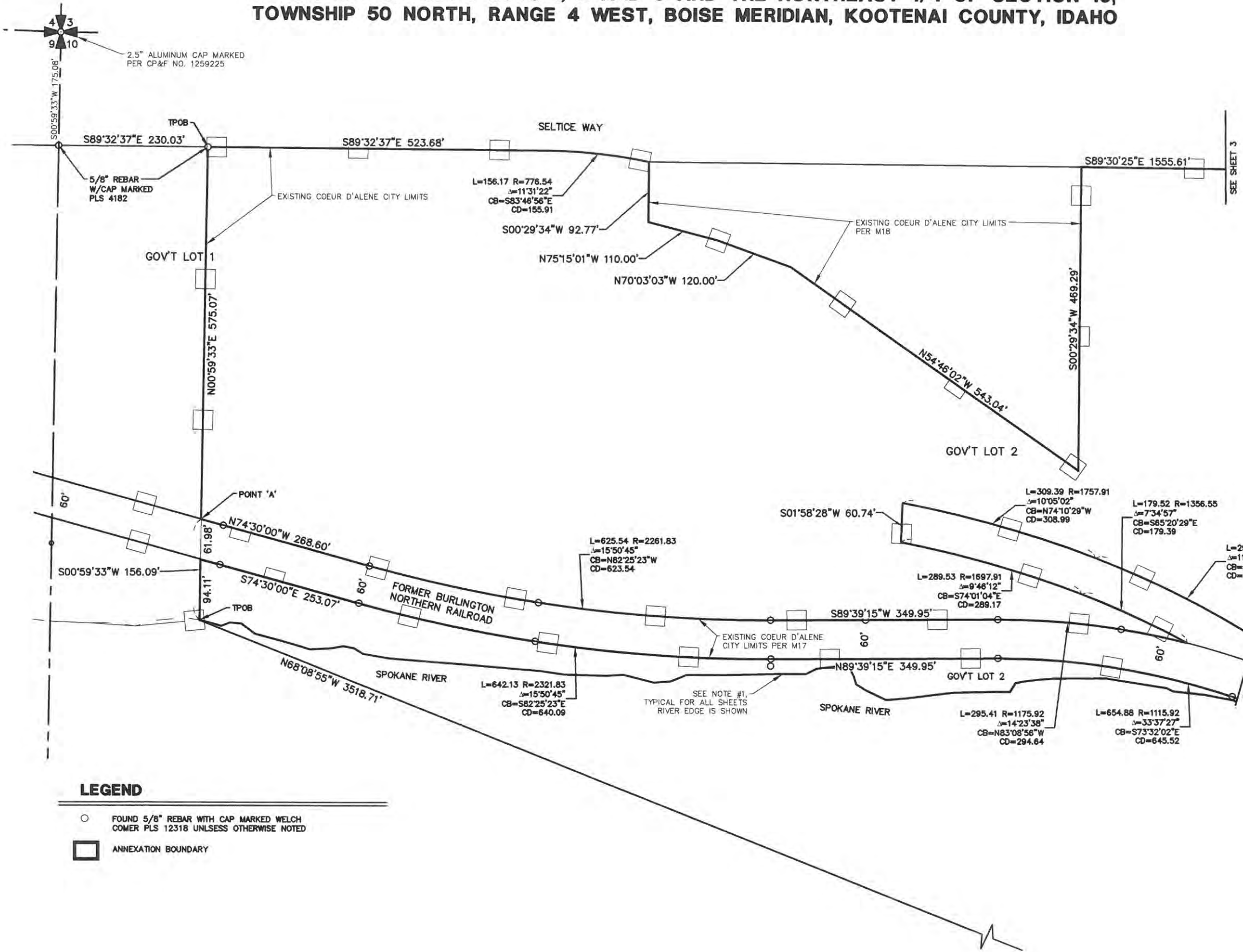
A PORTION OF SECTION 10,
T. 50 N., R. 4 W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: GJC
DRAWN BY: GJC
CHECKED BY: MLH
DWG NAME: 292ANNEX01.DWG
DATE: AUGUST, 2018
SCALE: 1" = 600'
SHEET NO:

CITY OF COEUR D'ALENE ANNEXATION
ORDINANCE NO. _____

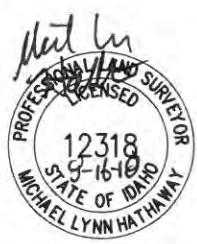
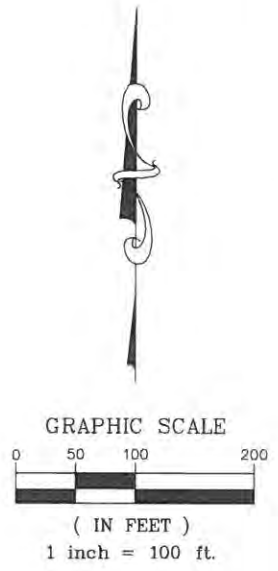
INSTRUMENT No. _____

A PORTION OF GOV'T LOTS 1, 2 AND 3 AND THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



LEGEND

- FOUND 5/8" REBAR WITH CAP MARKED WELCH
COMER PLS 12318 UNLESS OTHERWISE NOTED
- ANNEXATION BOUNDARY



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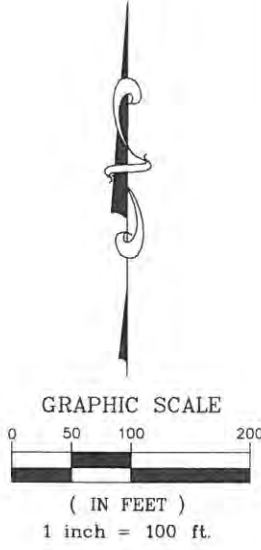
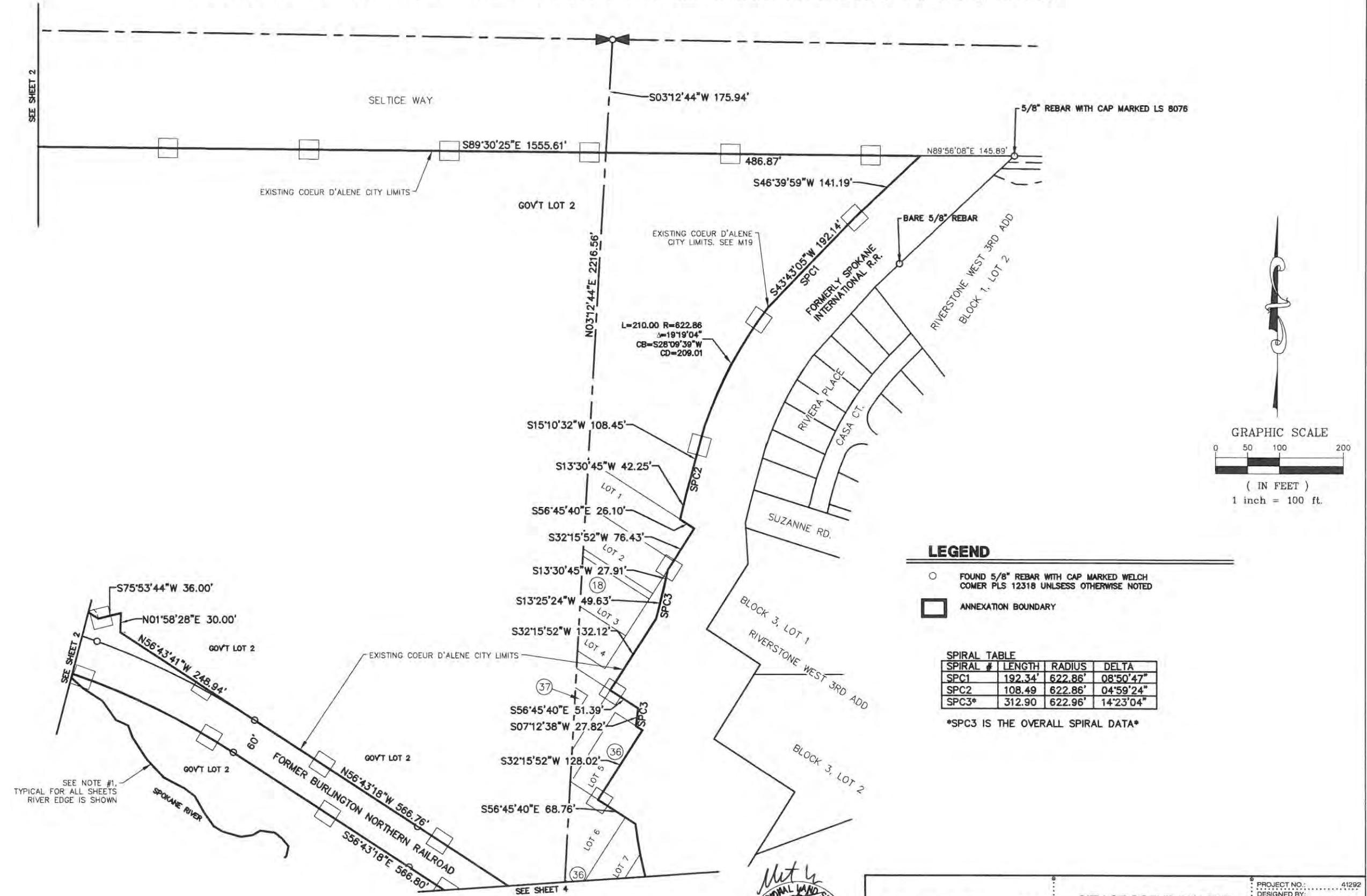
CITY OF COEUR D'ALENE
ANNEXATION
A PORTION OF SECTION 10,
T. 50 N., R. 4 W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: G.J.G.
DRAWN BY: G.J.G.
CHECKED BY: MLH
DWG NAME: 292ANNEX01.DWG
DATE: AUGUST, 2018
SCALE: 1" = 100'
SHEET NO:

CITY OF COEUR D'ALENE ANNEXATION
ORDINANCE NO. _____

INSTRUMENT No. _____

A PORTION OF GOV'T LOTS 1, 2 AND 3 AND THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



LEGEND

- FOUND 5/8" REBAR WITH CAP MARKED WELCH COMER PLS 12318 UNLESS OTHERWISE NOTED
- ANNEXATION BOUNDARY

SPIRAL TABLE

SPIRAL #	LENGTH	RADIUS	DELTA
SPC1	192.34'	622.86'	08°50'47"
SPC2	108.49	622.86'	04°59'24"
SPC3*	312.90	622.96'	14°23'04"

SPC3 IS THE OVERALL SPIRAL DATA



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**CITY OF COEUR D'ALENE
ANNEXATION**

A PORTION OF SECTION 10,
T.50N., R.4W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: GJG
DRAWN BY: MLH
CHECKED BY: MLH
DWG NAME: 41292ANNEX.DWG
DATE: AUGUST, 2018
SCALE: 1" = 100'
SHEET NO:

INSTRUMENT No. _____

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



- FOUND 5/8" REBAR WITH CAP MARKED WELCH
COMER PLS 12318 UNLESS OTHERWISE NOTED
- ANNEXATION BOUNDARY

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CITY OF COEUR D'ALENE
ANNEXATION

A PORTION OF SECTION 10,
T. 50 N., R. 4 W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 4129
DESIGNED BY:
DRAWN BY: GJ
CHECKED BY: ML
DWG NAME: 292ANNE01.DWG
DATE: AUGUST, 201
SCALE: 1" = 100'
SHEET NO:

4 OF 4

EXHIBIT "A"

CB 18-1024

A-2-17m

LEGAL DESCRIPTION

City of Coeur d'Alene River Annexation Area

That portion of the Spokane River adjacent to Government Lot 4 of Section 8, Government Lots 1, 2, 3 and 4 of Section 9, Government Lots 1, 2 and 3 and the Northeast Quarter of Section 10, Government Lots 2, 8, 16 and 22 of Section 11, all in Township 50 North, Range 4 West, Boise Meridian, described as follows;

Commencing from a 2 inch aluminum cap marking the Northeast corner of said Section 8 according to Corner Perpetuation and Filing Record recorded as Instrument Number 2020879000, records of Kootenai County, Idaho, said corner bears North $88^{\circ}00'59''$ West a distance of 2652.95 feet from a 2 inch aluminum cap marking the North quarter corner of said section 9 according to Corner Perpetuation and Filing Record recorded as Instrument Number 2020878000, records of Kootenai County, Idaho; thence South $29^{\circ}58'50''$ West a distance of 976.85 feet to the southwest corner of Lot 4, Block 1 of the plat of Edgewater at Mill River as recorded in Book J, Pages 60 through 60C, said point being the **TRUE POINT OF BEGINNING**;

Thence along the southerly extension of the west line of said Lot 4, South $01^{\circ}08'45''$ West a distance of 176.02 feet to a point which is 75 feet distant when measured perpendicular to the ordinary low water of the Spokane River; thence parallel with and 75 feet distant from said ordinary low water line the following 131 courses

- 1) South $81^{\circ}50'05''$ East 50.74 feet;
- 2) North $86^{\circ}39'55''$ East 121.27 feet;
- 3) North $75^{\circ}02'02''$ East 118.19 feet;
- 4) North $88^{\circ}03'47''$ East 59.41 feet;
- 5) North $83^{\circ}40'45''$ East 73.65 feet;
- 6) South $62^{\circ}18'39''$ East 48.91 feet;
- 7) North $49^{\circ}39'35''$ East 48.02 feet;
- 8) North $88^{\circ}56'01''$ East 53.22 feet;
- 9) North $78^{\circ}11'53''$ East 165.68 feet;
- 10) North $61^{\circ}01'29''$ East 164.72 feet;
- 11) North $50^{\circ}21'38''$ East 172.18 feet;
- 12) North $69^{\circ}28'07''$ East 114.54 feet;
- 13) North $61^{\circ}09'47''$ East 82.22 feet;
- 14) North $72^{\circ}01'17''$ East 150.71 feet;
- 15) North $76^{\circ}08'37''$ East 149.04 feet;
- 16) North $74^{\circ}02'02''$ East 400.88 feet;
- 17) North $77^{\circ}09'01''$ East 330.16 feet;
- 18) North $78^{\circ}26'16''$ East 182.75 feet;
- 19) North $73^{\circ}27'04''$ East 183.59 feet;
- 20) South $85^{\circ}26'41''$ East 107.99 feet;
- 21) South $78^{\circ}43'07''$ East 59.90 feet;

- 22) South 31° 57' 10" East 28.69 feet;
- 23) South 73° 23' 05" East 54.74 feet;
- 24) South 54° 36' 56" East 21.62 feet;
- 25) South 28° 01' 51" East 38.44 feet;
- 26) South 63° 28' 50" East 64.60 feet;
- 27) South 78° 01' 27" East 53.71 feet;
- 28) South 89° 48' 11" East 39.77 feet;
- 29) North 69° 13' 10" East 10.62 feet;
- 30) South 70° 21' 39" East 93.79 feet;
- 31) South 39° 33' 43" East 66.39 feet;
- 32) North 63° 48' 19" East 44.40 feet;
- 33) South 54° 17' 09" East 53.10 feet;
- 34) North 86° 47' 58" East 15.25 feet;
- 35) South 56° 45' 18" East 24.95 feet;
- 36) South 15° 43' 15" East 67.00 feet;
- 37) North 71° 58' 35" East 101.01 feet;
- 38) South 24° 56' 24" East 60.45 feet;
- 39) South 72° 14' 29" East 161.22 feet;
- 40) North 89° 14' 55" East 49.97 feet;
- 41) South 69° 23' 10" East 18.55 feet;
- 42) South 59° 56' 12" East 48.01 feet;
- 43) South 83° 45' 43" East 66.48 feet;
- 44) South 13° 47' 43" East 22.35 feet;
- 45) South 56° 10' 45" East 61.06 feet;
- 46) South 86° 29' 35" East 63.42 feet;
- 47) South 69° 30' 14" East 38.33 feet;
- 48) South 48° 16' 01" East 24.60 feet;
- 49) South 63° 33' 38" East 43.06 feet;
- 50) South 74° 27' 33" East 97.59 feet;
- 51) South 65° 29' 19" East 77.32 feet;
- 52) South 72° 32' 28" East 251.23 feet;
- 53) South 75° 33' 59" East 205.14 feet;
- 54) South 75° 17' 58" East 169.81 feet;
- 55) South 85° 08' 19" East 108.16 feet;
- 56) South 75° 30' 09" East 125.38 feet;
- 57) South 85° 14' 03" East 251.05 feet;
- 58) South 83° 09' 58" East 423.56 feet;
- 59) South 83° 17' 40" East 147.56 feet;
- 60) South 28° 32' 23" East 20.26 feet;
- 61) South 83° 30' 44" East 74.14 feet to a point on the east line of said
government Lot 4 of said Section 9 that bears South 00° 59' 33" West
1046.73 feet from the Northeast corner of said Section 9;
- 62) South 83° 30' 44" East 5.55 feet;

- 63) North 65° 56' 08" East 49.09 feet;
- 64) South 85° 09' 18" East 149.74 feet;
- 65) South 83° 46' 47" East 269.74 feet;
- 66) South 82° 52' 47" East 325.30 feet;
- 67) South 54° 44' 29" East 113.81 feet;
- 68) North 63° 04' 54" East 93.14 feet;
- 69) North 20° 32' 47" East 17.23 feet;
- 70) South 85° 49' 40" East 101.90 feet;
- 71) South 21° 53' 55" East 30.13 feet;
- 72) South 49° 43' 46" East 107.59 feet;
- 73) North 67° 10' 29" East 166.18 feet;
- 74) North 75° 44' 27" East 127.14 feet;
- 75) North 80° 36' 12" East 131.57 feet;
- 76) South 84° 27' 12" East 151.90 feet;
- 77) South 61° 37' 01" East 63.36 feet;
- 78) South 40° 39' 30" East 181.76 feet;
- 79) South 53° 51' 40" East 380.07 feet;
- 80) South 66° 27' 25" East 106.90 feet;
- 81) South 35° 25' 45" East 133.83 feet;
- 82) North 88° 20' 54" East 113.56 feet;
- 83) South 58° 50' 26" East 89.56 feet
- 84) South 61° 16' 06" East 3.25 feet to a point on the east line of said
Government Lot 2 of said Section 10 that bears South 03° 12' 44" West
1673.07 feet from the North quarter corner of said Section 9;
- 85) South 61° 16' 06" East 330.90 feet;
- 86) South 57° 59' 32" East 220.79 feet;
- 87) South 41° 25' 29" East 75.48 feet;
- 88) South 53° 32' 42" East 54.12 feet;
- 89) South 51° 43' 55" East 126.02 feet;
- 90) South 43° 51' 44" East 98.86 feet;
- 91) South 61° 31' 33" East 63.87 feet;
- 92) South 42° 16' 36" East 42.27 feet;
- 93) South 04° 41' 09" East 34.52 feet;
- 94) South 76° 21' 42" East 65.20 feet;
- 95) South 55° 11' 32" East 78.00 feet;
- 96) North 87° 15' 39" East 25.10 feet;
- 97) South 54° 34' 55" East 216.95 feet;
- 98) South 52° 59' 45" East 203.40 feet;
- 99) South 44° 49' 41" East 53.34 feet;
- 100) South 39° 52' 47" East 217.29 feet;
- 101) South 41° 58' 39" East 232.03 feet;
- 102) South 45° 02' 54" East 181.10 feet;
- 103) South 49° 24' 57" East 177.31 feet;

- 104) South 55° 35' 11" East 351.81 feet;
- 105) South 55° 57' 13" East 78.72 feet;
- 106) South 48° 07' 42" East 76.96 feet;
- 107) South 41° 59' 42" East 89.44 feet;
- 108) South 67° 34' 57" East 60.22 feet;
- 109) South 39° 08' 56" East 43.07 feet;
- 110) South 58° 45' 59" East 51.72 feet;
- 111) South 49° 22' 43" East 50.39 feet;
- 112) South 80° 28' 54" East 31.13 feet;
- 113) South 55° 27' 28" East 57.90 feet;
- 114) South 30° 20' 24" East 7.89 feet to a point on the east line of said
Government Lot 4 of said Section 10 that bears South 03° 33' 55" West
1041.17 feet from the East quarter corner of said Section 9;
- 115) South 30° 20' 24" East 49.33 feet;
- 116) South 52° 04' 40" East 59.94 feet;
- 117) South 84° 26' 30" East 123.38 feet;
- 118) South 35° 56' 21" East 46.01 feet;
- 119) South 65° 35' 27" East 121.59 feet;
- 120) South 49° 54' 15" East 125.85 feet;
- 121) South 55° 29' 42" East 528.00 feet;
- 122) South 66° 28' 51" East 184.28 feet;
- 123) South 60° 08' 02" East 332.18 feet;
- 124) South 65° 12' 24" East 340.81 feet;
- 125) South 61° 06' 10" East 393.13 feet;
- 126) South 51° 59' 54" East 114.03 feet;
- 127) South 46° 49' 39" East 130.20 feet;
- 128) South 34° 53' 24" East 368.59 feet to a point on line between the
monuments marking the South quarter corner and southwest corner of said
Section 11, said point bears North 80° 56' 23" West 304.77 feet from said
South quarter corner;
- 129) South 34° 53' 24" East 93.60 feet;
- 130) South 22° 46' 45" East 237.66 feet;
- 131) South 15° 30' 12" East 293.24 feet;

Thence, South 06° 19' 13" East 132.35 feet to the existing Coeur d'Alene city limits;

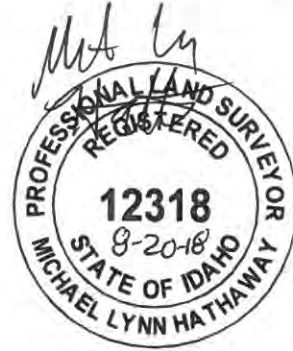
Thence along said city limits, South 88° 54' 56" East 109.35 feet to the ordinary high-water line of the Spokane River to a point herein designated as Point 'A';

Thence northerly, northwesterly and westerly along said city limits and ordinary high-water line to the **TRUE POINT OF BEGINNING** which bears North 68° 27' 13" West 14,727.32 feet from said Point 'A'

Containing approximately 2,008,230 square feet or 46.103 acres more or less;

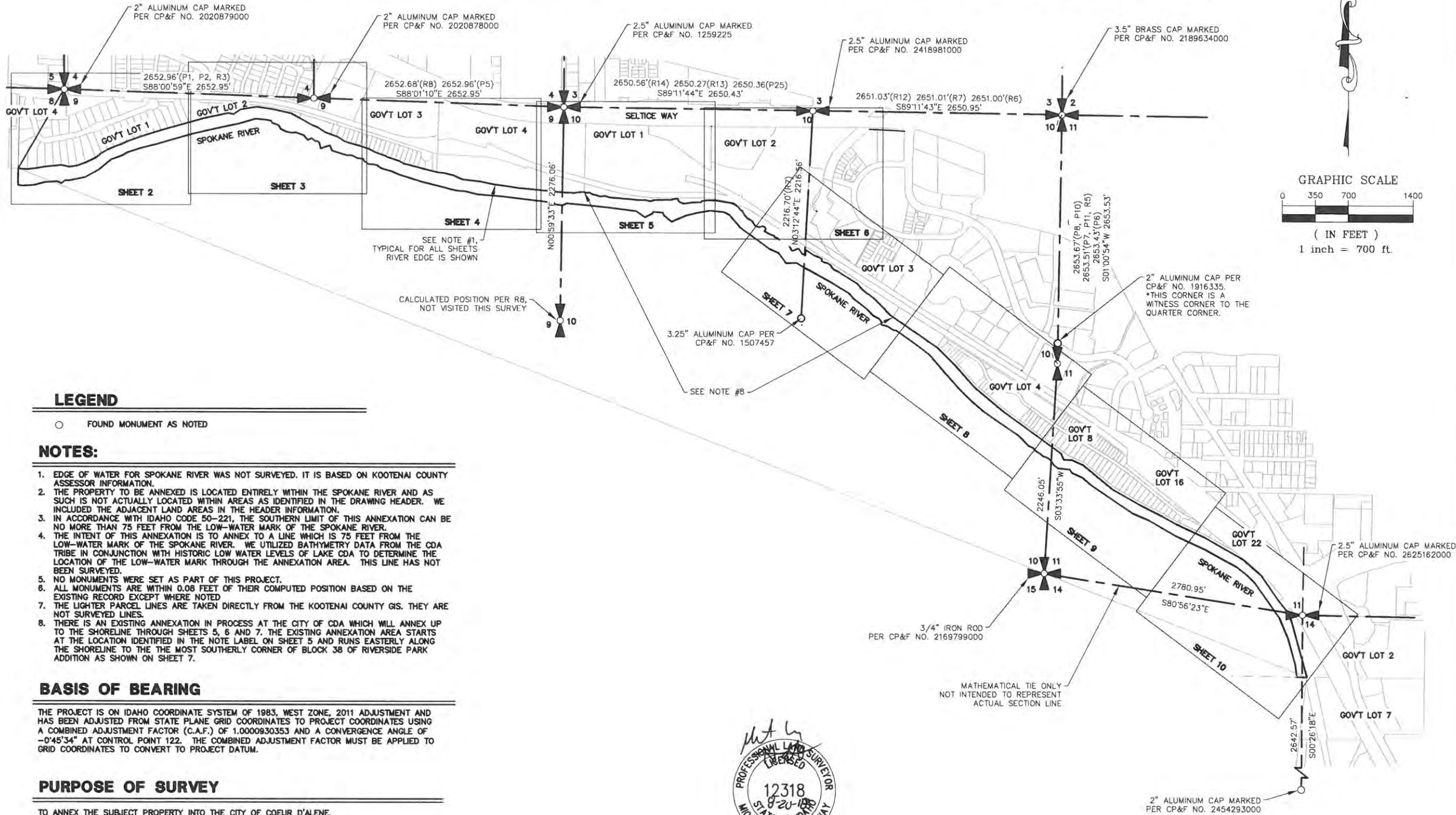
The ordinary high-water line of the Spokane River was based on Kootenai County Assessor data for acreage calculations.

The ordinary low water line of the Spokane River was based on data supplied by the Coeur d'Alene Tribe, Lake Couer d'Alene low water elevations and profile data contained in the FEMA Flood Insurance Study of Kootenai County.



CITY OF COEUR D'ALENE ANNEXATION
ORDINANCE NO. _____

A PORTION OF GOV'T LOT 4 OF SECTION 8, A PORTION OF GOV'T LOTS 1, 2, 3 AND 4 OF SECTION 9,
A PORTION OF GOV'T LOTS 1, 2, 3 AND THE NORTHEAST 1/4 OF SECTION 10,
A PORTION OF GOV'T LOTS 2, 8, 16 AND 22 OF SECTION 11, A PORTION OF GOV'T LOT 2 OF SECTION 14,
ALL WITHIN TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



LEGEND

○ FOUND MONUMENT AS NOTED

NOTES:

1. EDGE OF WATER FOR SPOKANE RIVER WAS NOT SURVEYED. IT IS BASED ON KOOTENAI COUNTY ASSESSOR INFORMATION.
2. THE PROPERTY TO BE ANNEXED IS LOCATED ENTIRELY WITHIN THE SPOKANE RIVER AND AS SUCH IS NOT ACTUALLY LOCATED WITHIN AREAS AS IDENTIFIED IN THE DRAWING HEADER. WE INCLUDED THE ADJACENT LAND AREAS IN THE HEADER INFORMATION.
3. IN ACCORDANCE WITH IDAHO CODE 50-221, THE SOUTHERN LIMIT OF THIS ANNEXATION CAN BE NO MORE THAN 75 FEET FROM THE LOW-WATER MARK OF THE SPOKANE RIVER.
4. THE INTENT OF THIS ANNEXATION IS TO ANNEX TO A LINE WHICH IS 75 FEET FROM THE LOW-WATER MARK OF THE SPOKANE RIVER. WE UTILIZED BATHYMETRY DATA FROM THE CDA TRIBE IN CONJUNCTION WITH HISTORIC LOW WATER LEVELS OF LAKE CDA TO DETERMINE THE LOCATION OF THE LOW-WATER MARK THROUGH THE ANNEXATION AREA. THIS LINE HAS NOT BEEN SURVEYED.
5. NO MONUMENTS WERE SET AS PART OF THIS PROJECT.
6. ALL MONUMENTS ARE WITHIN 0.08 FEET OF THEIR COMPUTED POSITION BASED ON THE EXISTING RECORD EXCEPT WHERE NOTED.
7. THE LIGHTER PARCEL LINES ARE TAKEN DIRECTLY FROM THE KOOTENAI COUNTY GIS. THEY ARE NOT SURVEYED LINES.
8. THERE IS AN EXISTING ANNEXATION IN PROCESS AT THE CITY OF CDA WHICH WILL ANNEX UP TO THE SHORELINE THROUGH SHEETS 5, 6 AND 7. THE EXISTING ANNEXATION AREA STARTS AT THE LOCATION IDENTIFIED IN THE NOTE LABEL ON SHEET 5 AND RUNS EASTERLY ALONG THE SHORELINE TO THE THE MOST SOUTHERLY CORNER OF BLOCK 38 OF RIVERSIDE PARK ADDITION AS SHOWN ON SHEET 7.

BASIS OF BEARING

THE PROJECT IS ON IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, 2011 ADJUSTMENT AND HAS BEEN ADJUSTED FROM STATE PLANE GRID COORDINATES TO PROJECT COORDINATES USING A COMBINED ADJUSTMENT FACTOR (C.A.F.) OF 1.0000930353 AND A CONVERGENCE ANGLE OF -0°45'34" AT CONTROL POINT 122. THE COMBINED ADJUSTMENT FACTOR MUST BE APPLIED TO GRID COORDINATES TO CONVERT TO PROJECT DATUM.

PURPOSE OF SURVEY

TO ANNEX THE SUBJECT PROPERTY INTO THE CITY OF COEUR D'ALENE.



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(fax) 208-664-5946

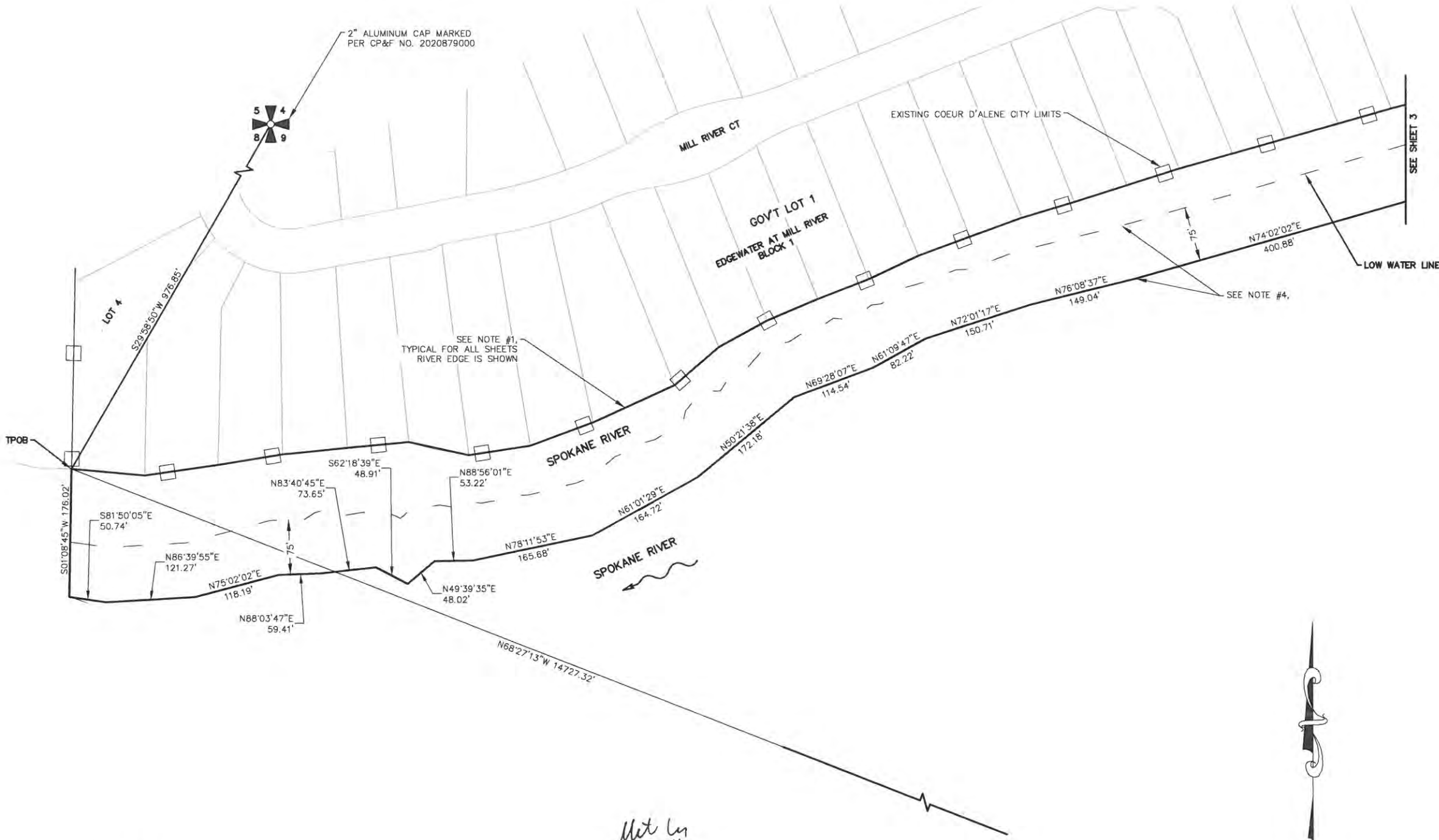
CITY OF COEUR D'ALENE
ANNEXATION

A PORTION OF SEC. 9, 10, 11 & 14,
T. 50 N., R. 4 W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO. 41292
DESIGNED BY: GJG
DRAWN BY: MLH
CHECKED BY: MLH
NAME: 41292ANNEX02.DWG
DATE: AUGUST, 2018
SCALE: 1" = 700'
SHEET NO:

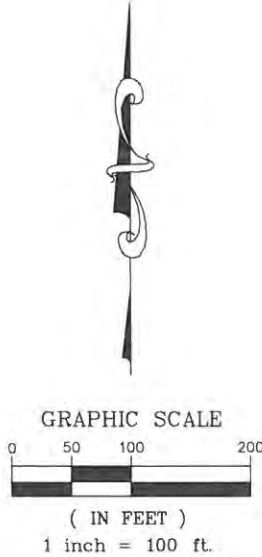
CITY OF COEUR D'ALENE ANNEXATION
ORDINANCE NO. _____

A PORTION OF GOV'T LOT 4 OF SECTION 8, A PORTION OF GOV'T LOTS 1, 2, 3 AND 4 OF SECTION 9,
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ALL WITHIN TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



LEGEND

- FOUND MONUMENT AS NOTED
- ANNEXATION BOUNDARY



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Coeur d'Alene, ID 83815

CITY OF COEUR D'ALENE
ANNEXATION

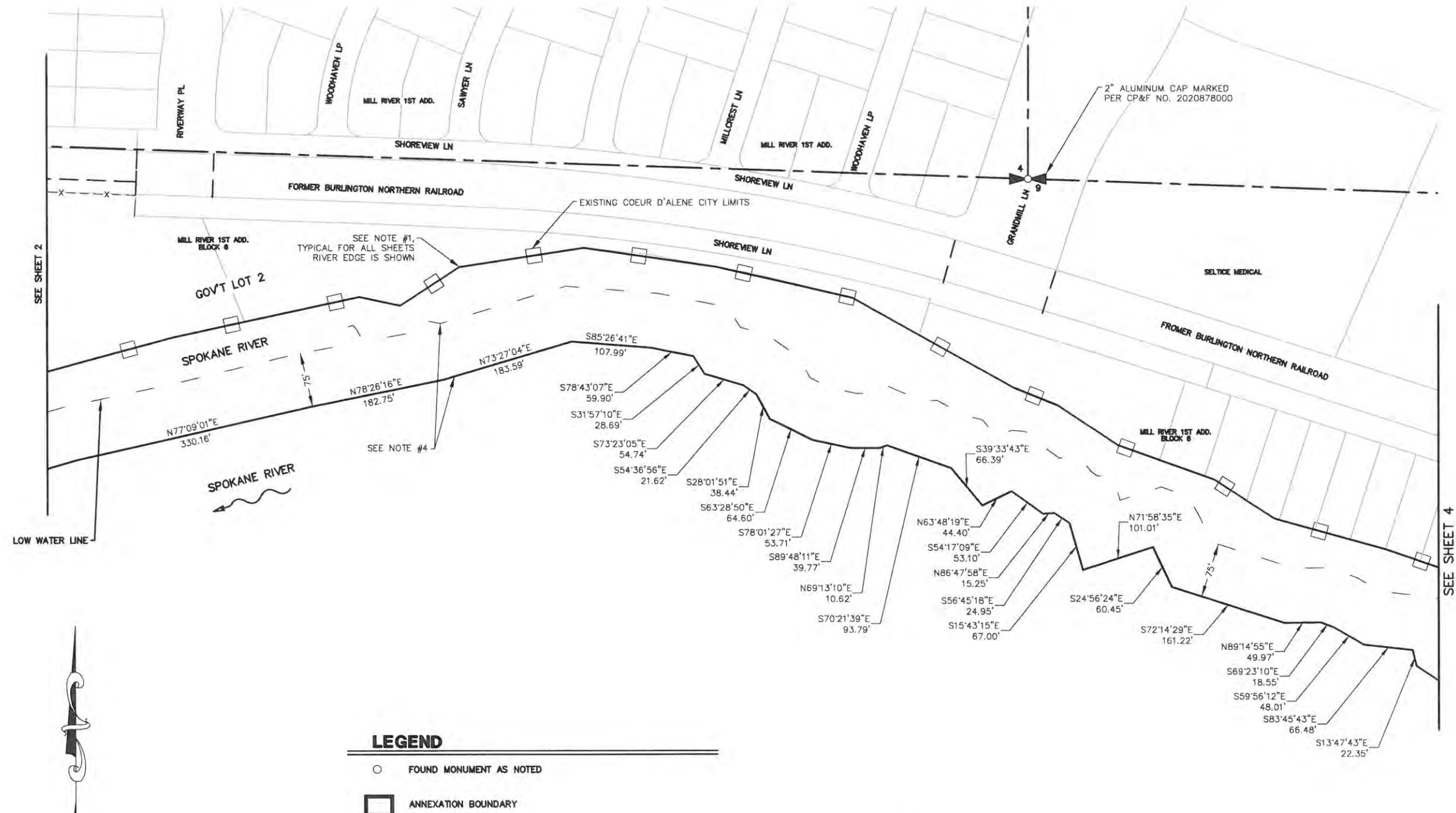
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KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: GJG
DRAWN BY: MLH
CHECKED BY: MLH
NAME: 41292ANNEX02.DWG
DATE: AUGUST, 2018
SCALE: 1" = 100'
SHEET NO.

2 OF 11

CITY OF COEUR D'ALENE ANNEXATION ORDINANCE NO. _____

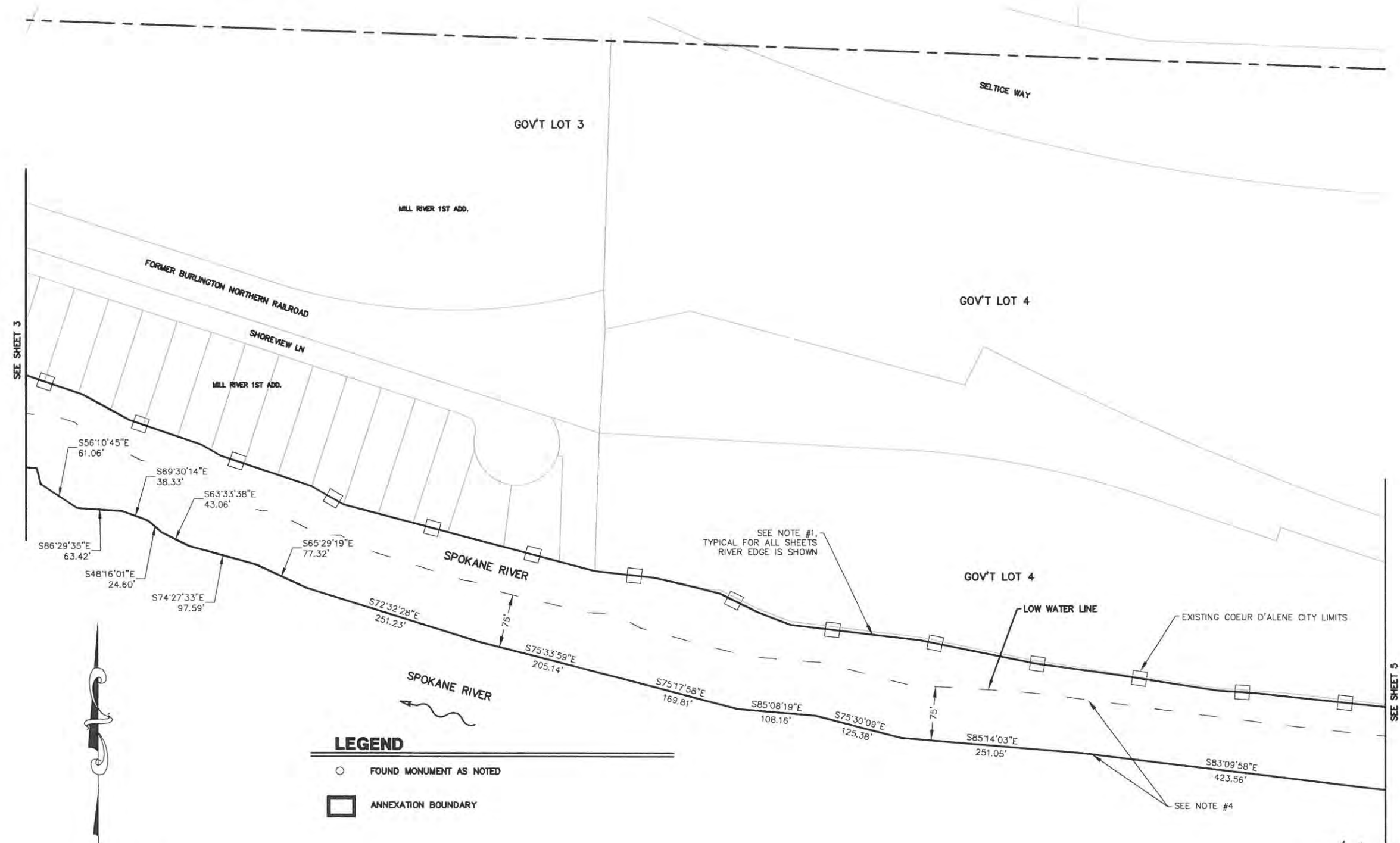
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WELCH-COMER ENGINEERS & SURVEYORS www.welchcomer.com 350 E. Kathleen Ave. Coeur d'Alene, ID 83815	208-664-9382 (toll free) 877-815-5672 (fax) 208-664-5946	CITY OF COEUR D'ALENE ANNEXATION A PORTION OF SEC. 9, 10, 11 & 14, T.50N., R.4W., B.M., KOOTENAI COUNTY, IDAHO	PROJECT NO.: 41292 DESIGNED BY: GUG DRAWN BY: MLH CHECKED BY: MLH NAME: 41292ANNEX.DWG DATE: AUGUST, 2018 SCALE: 1" = 100' SHEET NO.: 3 OF 11
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CITY OF COEUR D'ALENE ANNEXATION ORDINANCE NO. _____

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CITY OF COEUR D'ALENE
ANNEXATION

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KOOTENAI COUNTY, IDAHO

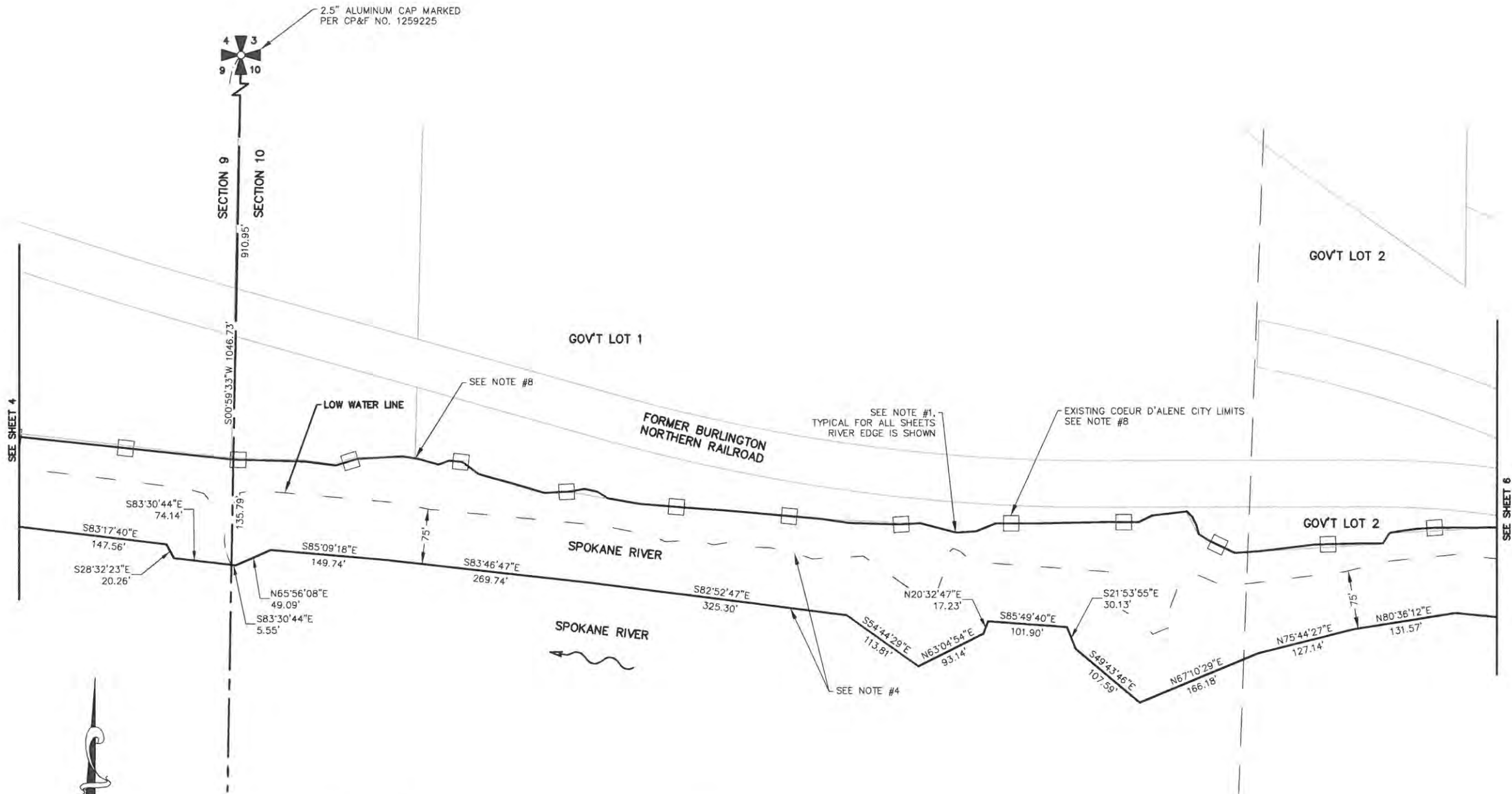
PROJECT NO.: 41292
DESIGNED BY: G.J.G.
DRAWN BY: MLH
CHECKED BY: MLH
NAME: 41292-ANNEX02.DWG
DATE: AUGUST, 2018
SCALE: 1" = 100'
SHEET NO:

4 OF 11



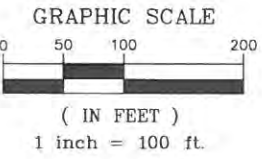
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LEGEND

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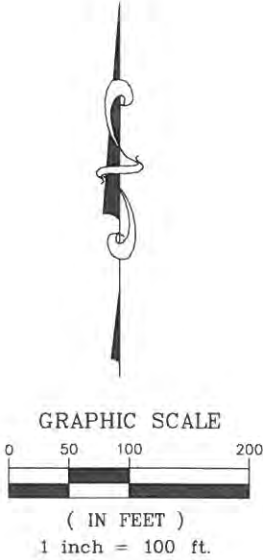
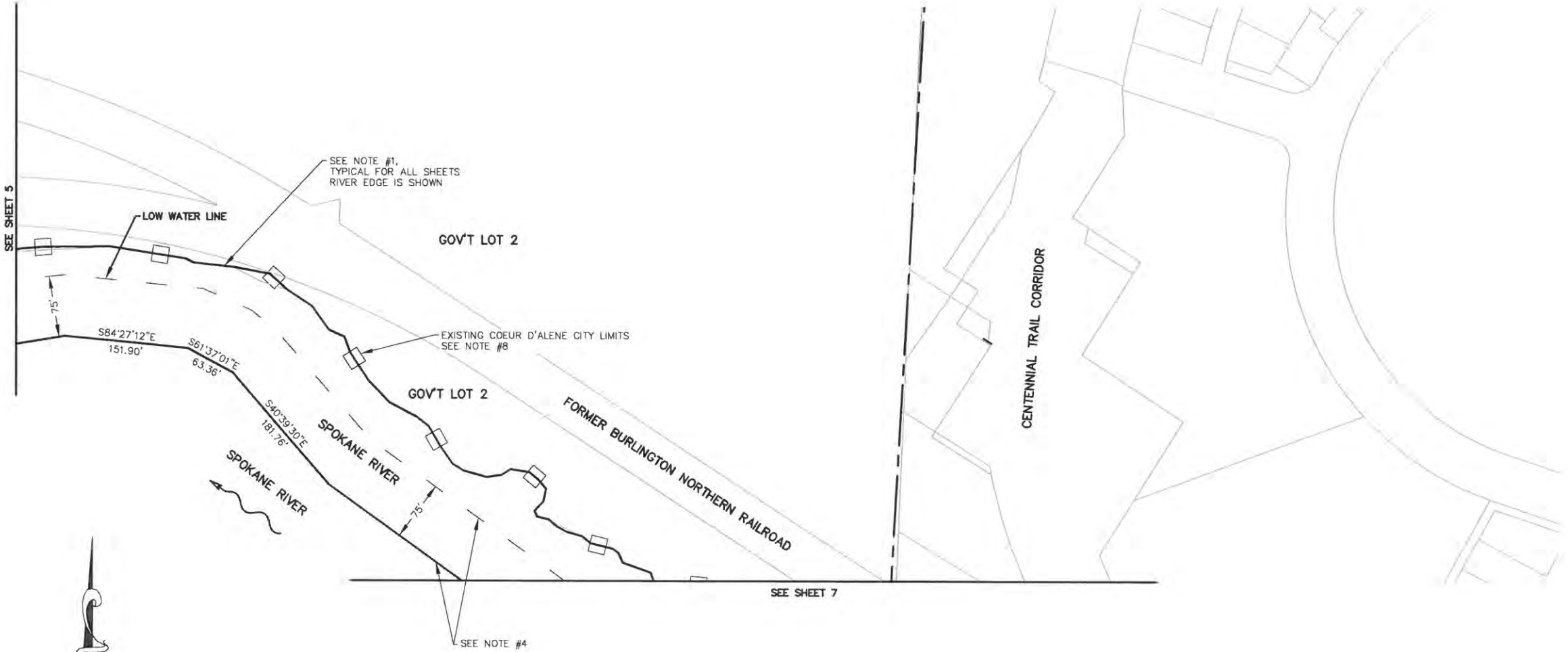
**CITY OF COEUR D'ALENE
ANNEXATION**

A PORTION OF SEC. 9, 10, 11 & 14,
T. 50 N., R. 4 W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: QJG
DRAWN BY: QJG
CHECKED BY: MLH
NAME: 41292ANNEX02.DWG
DATE: AUGUST, 2018
SCALE: 1" = 100'
SHEET NO.: 5 OF 11

CITY OF COEUR D'ALENE ANNEXATION
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CITY OF COEUR D'ALENE
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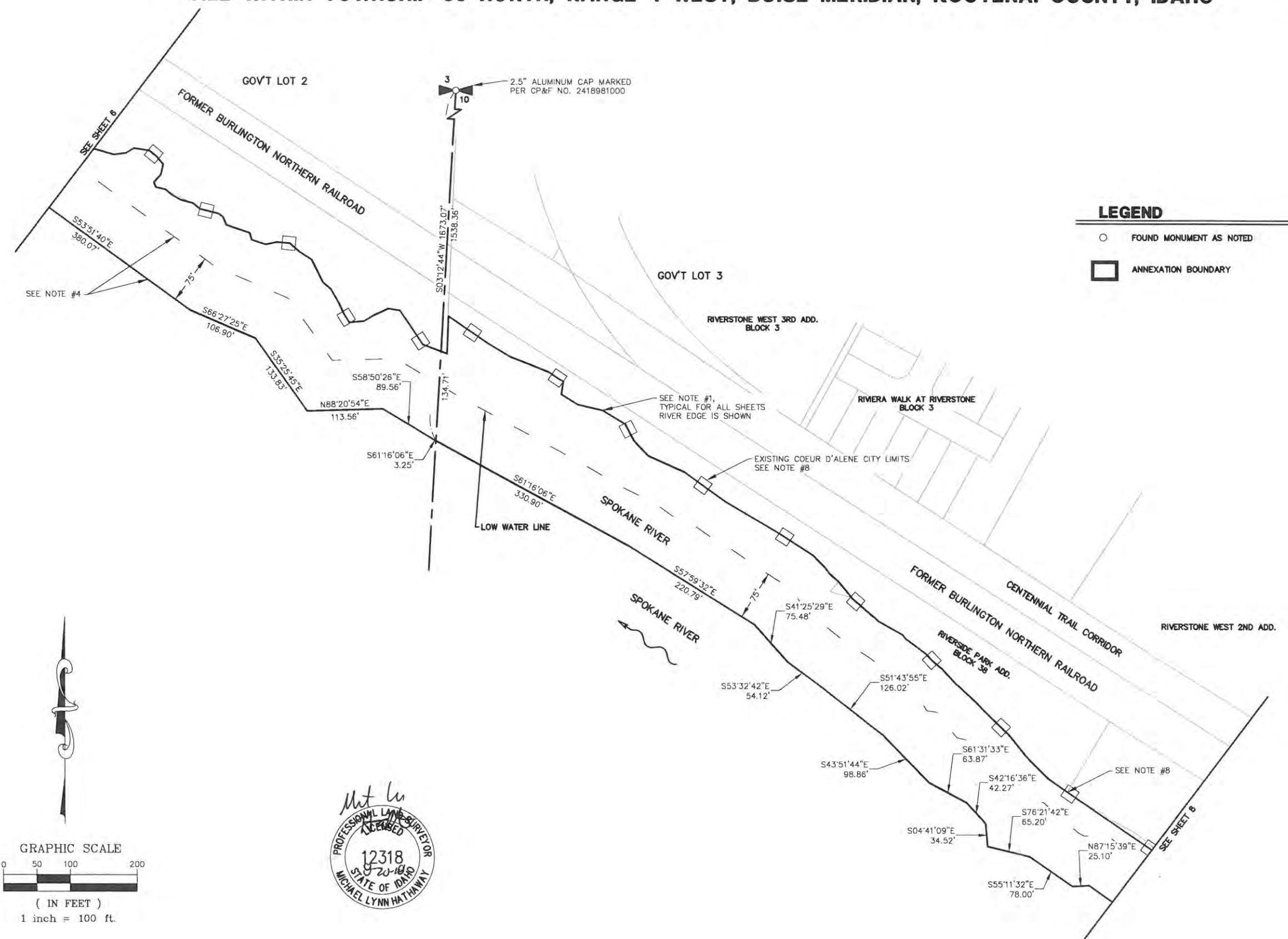
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DRAWN BY: GJG
CHECKED BY: MLH
NAME: 41292 ANNEX.DWG
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SCALE: 1" = 100'
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6 OF 11

CITY OF COEUR D'ALENE ANNEXATION
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CITY OF COEUR D'ALENE
ANNEXATION

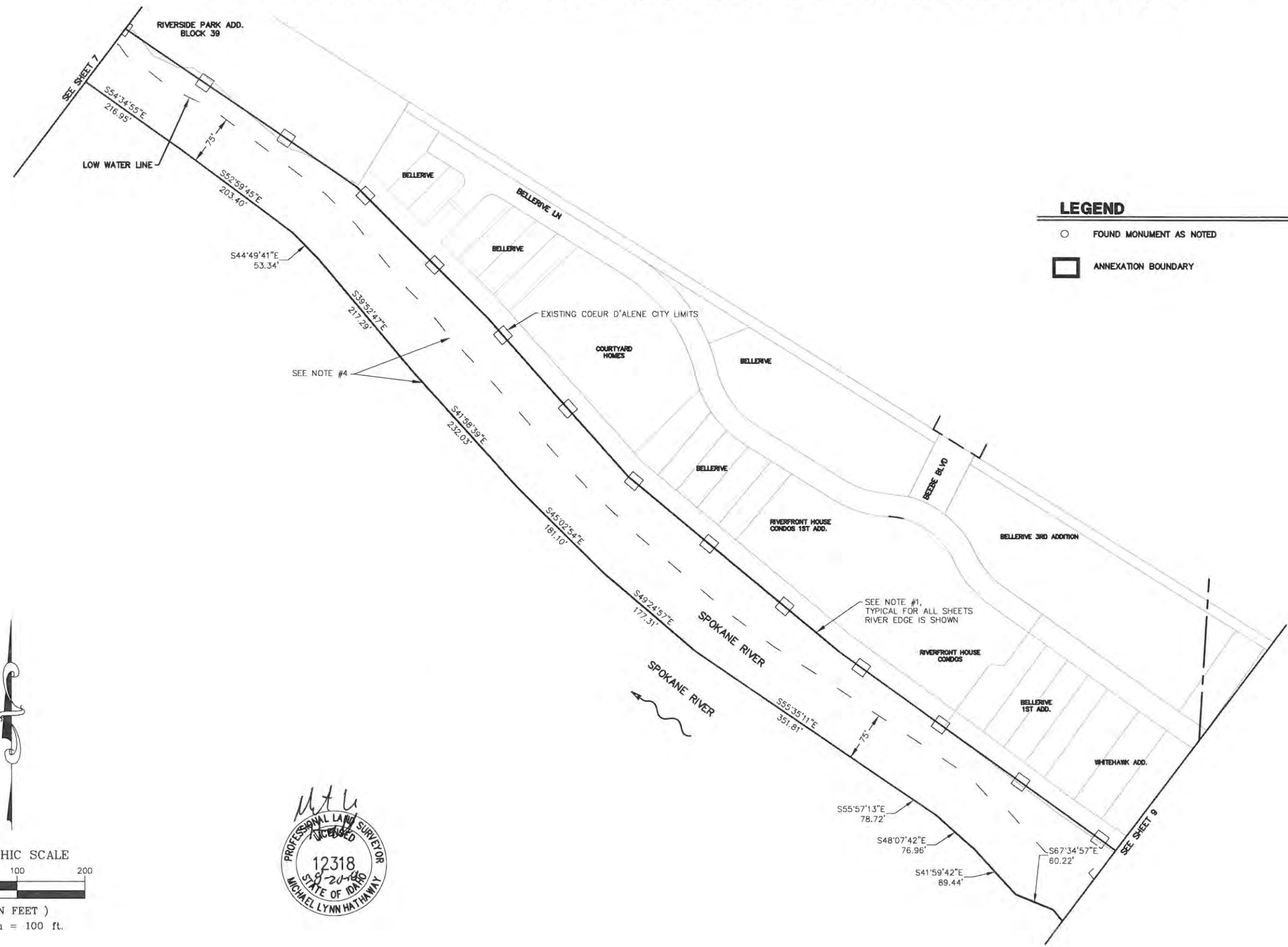
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DATE: AUGUST, 2018
SCALE: 1" = 100'
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7 OF 11

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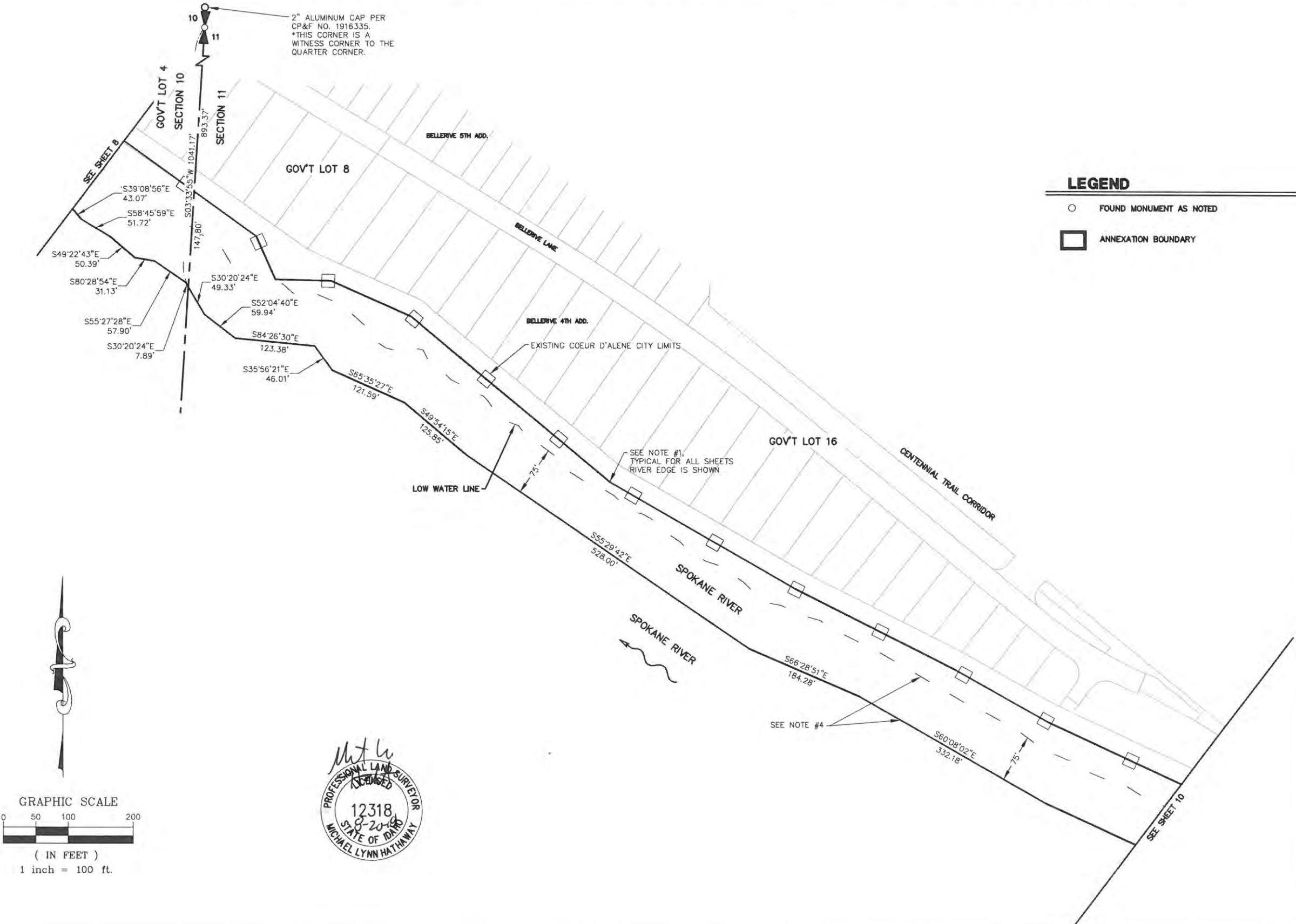
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KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: G.J.G.
DRAWN BY: G.J.G.
CHECKED BY: MLH
NAME: 41292ANNEX02.DWG
DATE: AUGUST, 2018
SCALE: 1" = 100'
SHEET NO:

8 OF 11

CITY OF COEUR D'ALENE ANNEXATION
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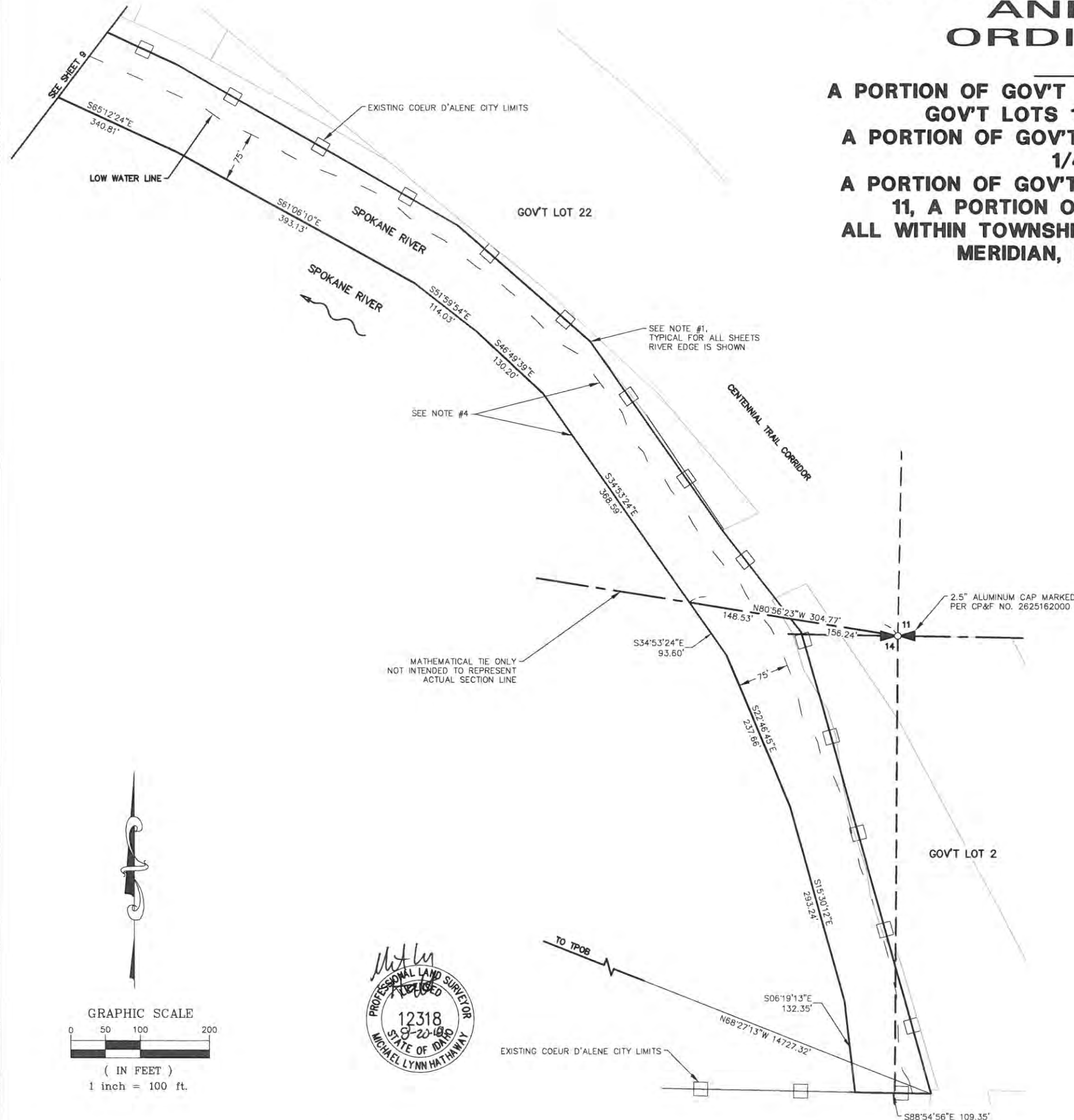
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CITY OF COEUR D'ALENE
ANNEXATION
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PROJECT NO.: 41292
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MERIDIAN, KOOTENAI COUNTY, IDAHO



LEGEND

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CITY OF COEUR D'ALENE
ANNEXATION
A PORTION OF SEC. 9, 10, 11 & 14,
T. 50 N., R. 4 W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: GJC
DRAWN BY: GJC
CHECKED BY: MLH
NAME: 41292ANNEX02.DWG
DATE: AUGUST 2018
SCALE: 1" = 100'
SHEET NO:

10 OF 11

CITY OF COEUR D'ALENE ANNEXATION
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PLAT REFERENCES: RECORDS OF KOOTENAI COUNTY

- P1) PLAT OF GARAGE TOWN CONDOMINIUMS RECORDED IN BOOK J OF PLATS, PAGES 98-98E.
P2) PLAT OF MILL RIVER FIRST ADDITION RECORDED IN BOOK J OF PLATS, PAGES 202-202D.
P3) PLAT OF MILL RIVER THIRD ADDITION RECORDED IN BOOK J OF PLATS, PAGES 257-257B.
P4) PLAT OF EDGEWATER AT MILL RIVER RECORDED IN BOOK J OF PLATS, PAGES 60-60B.
P5) PLAT OF SELTICE MEDICAL RECORDED IN BOOK K OF PLATS, PAGES 90-90A.
P6) PLAT OF RIVERSTONE RECORDED IN BOOK I OF PLATS, PAGES 250-250C.
P7) PLAT OF RIVERSTONE WEST RECORDED IN BOOK J OF PLATS, PAGES 339-339B.
P8) PLAT OF RIVERSTONE WEST 1ST ADDITION RECORDED IN BOOK J OF PLATS, PAGES 488-488A.
P9) PLAT OF RIVERSTONE WEST 2ND ADDITION RECORDED IN BOOK K OF PLATS, PAGES 183-183B.
P10) PLAT OF RIVERSTONE WEST 3RD ADDITION RECORDED IN BOOK K OF PLATS, PAGES 326-326A.
P11) PLAT OF RIVERSTONE WEST 4TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 376-376A.
P12) PLAT OF RIVERSTONE WEST 5TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 446-446A.
P13) PLAT OF BELLERIVE RECORDED IN BOOK J OF PLATS, PAGES 311-311C.
P14) PLAT OF BELLERIVE 1ST ADDITION RECORDED IN BOOK K OF PLATS, PAGES 133-133D.
P15) PLAT OF BELLERIVE 3RD ADDITION RECORDED IN BOOK K OF PLATS, PAGES 281-281C.
P16) PLAT OF BELLERIVE 4TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 450-450B.
P17) PLAT OF MERRITT OFFICE PARK RECORDED IN BOOK J OF PLATS, PAGES 36-36B.
P18) PLAT OF SOUTH LACROSSE ADDITION RECORDED IN BOOK K OF PLATS, PAGES 373-373A.
P19) PLAT OF BELLERIVE 5TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 467-467B.
P20) PLAT OF RIVIERA WALK AT RIVERSTONE RECORDED IN BOOK K OF PLATS, PAGES 485-485A.
P21) PLAT OF RIVERSTONE PLAZA RECORDED IN BOOK J OF PLATS, PAGES 500-500B.
P22) PLAT OF FORT SHERMAN RECORDED IN BOOK A OF PLATS, PAGE 75.
P23) PLAT OF EAST LACROSSE RECORDED IN BOOK B OF PLATS, PAGE 119.
P24) PLAT OF RIVERSIDE PARK ADDITION RECORDED IN BOOK B OF PLATS, PAGE 138.
P25) PLAT OF THE CIRCUIT AT SELTICE RECORDED IN BOOK K OF PLATS PAGES 469 AND 469A

MISC. REFERENCES: RECORDS OF KOOTENAI COUNTY

- M1) SPOKANE & INLAND EMPIRE (C. M. & S.P. R.R.) RAILROAD, TWO PAGES, FROM STA 255+65.2 TO 45+56. DATED FEB. 6, 1910.
M2) COEUR D'ALENE & PEND D'O'REILLE RIGHT OF WAY AND TRACK MAP, PAGE 3, FROM STA 75+21.4 TO 192+80.5. DATED JUNE 30, 1917.
M3) ORDER OF VACATION FOR PORTIONS OF ELMWOOD, ABBINGTON, RIVERSIDE, 4TH AND 5TH AS SHOWN ON RIVERSIDE PARK ADDITION PLAT. RECORDED UNDER INSTRUMENT NUMBER 2273509000.
M4) QUITCLAIM DEED RECORDED IN BOOK 279 OF DEEDS, PAGE 621. RECORDED IN NOV. 2, 1976.
M5) WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 1235468. RECORDED IN OCT. 18, 1991.
M6) GREAT NORTHERN RIGHT OF WAY AND TRACK MAP, PAGE 3 OF 3, FROM WASHINGTON STATE LINE TO ATLAS. NO DATE.
M7) CHICAGO, MILWAUKEE & ST. PAUL RY. CO. RIGHT OF WAY AND TRACK MAP, PAGE 3, FROM STA 293+23.2 TO 86+24.1. DATED JUNE 30, 1915.
M8) COEUR D'ALENE & PEND D'O'REILLE RIGHT OF WAY AND TRACK MAP, PAGE 1 OF 3, FROM STA 180+00 TO 0+00. DATED OCT. 25, 1910.
M9) COEUR D'ALENE & PEND D'O'REILLE RIGHT OF WAY AND TRACK MAP, PAGE 2 OF 3, FROM STA 227+65 TO 140+48.1. DATED 1910.
M10) FIRST AMERICAN TITLE CO ORDER NO. 388640-C DATED 9-29-14
M11) FIRST AMERICAN TITLE CO ORDER NO. 517879-C DATED 8-27-14
M12) EASEMENT RECORDED APRIL 27-1904 IN BOOK 3 OF DEEDS, PAGE 514
M13) DEED RECORDED NOV. 16, 1910 IN BOOK 41 OF DEEDS, PAGE 97
M14) DEED RECORDED AUG. 8, 2005 AS INSTRUMENT NO. 1970563
M15) EASEMENT RECORDED OCT. 7, 2009 AS INSTRUMENT NO. 2235327000
M16) ORDINANCE NO. 3444, RECORDED JULY 17, 2012 AS INSTRUMENT NO. 2366609000
M17) ORDINANCE NO. 3508, RECORDED MAY 29, 2015 AS INSTRUMENT NO. 2500025000
M18) ORDINANCE NO. 3576, RECORDED JUNE 02, 2017 AS INSTRUMENT NO. 2597023000
M19) ORDINANCE NO. 3410, RECORDED JUNE 21, 2011 AS INSTRUMENT NO. 2317636000

SURVEY REFERENCES: RECORDS OF KOOTENAI COUNTY

- R1) RECORD OF SURVEY RECORDED IN BOOK 13 OF SURVEYS, PAGE 68
R2) RECORD OF SURVEY RECORDED IN BOOK 11 OF SURVEYS, PAGE 263
R3) RECORD OF SURVEY RECORDED IN BOOK 22 OF SURVEYS, PAGE 281
R4) RECORD OF SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGE 409
R5) RECORD OF SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGE 10
R6) RECORD OF SURVEY RECORDED IN BOOK 26 OF SURVEYS, PAGE 410
R7) RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 323
R8) RECORD OF SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 1
R9) RECORD OF SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 174
R10) RECORD OF SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 242
R11) RECORD OF SURVEY RECORDED IN BOOK 23 OF SURVEYS, PAGE 361
R12) RECORD OF SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 50
R13) RECORD OF SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGE 92
R14) RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 322

NOTES:

1. EDGE OF WATER FOR SPOKANE RIVER WAS NOT SURVEYED. IT IS BASED ON KOOTENAI COUNTY ASSESSOR INFORMATION.
2. THE PROPERTY TO BE ANNEXED IS LOCATED ENTIRELY WITHIN THE SPOKANE RIVER AND AS SUCH IS NOT ACTUALLY LOCATED WITHIN AREAS AS IDENTIFIED IN THE DRAWING HEADER. WE INCLUDED THE ADJACENT LAND AREAS IN THE HEADER INFORMATION.
3. IN ACCORDANCE WITH IDAHO CODE 50-221, THE SOUTHERN LIMIT OF THIS ANNEXATION CAN BE NO MORE THAN 75 FEET FROM THE LOW-WATER MARK OF THE SPOKANE RIVER.
4. THE INTENT OF THIS ANNEXATION IS TO ANNEX TO A LINE WHICH IS 75 FEET FROM THE LOW-WATER MARK OF THE SPOKANE RIVER. WE UTILIZED BATHYMETRY DATA FROM THE CDA TRIBE IN CONJUNCTION WITH HISTORIC LOW WATER LEVELS OF LAKE CDA TO DETERMINE THE LOCATION OF THE LOW-WATER MARK THROUGH THE ANNEXATION AREA. THIS LINE HAS NOT BEEN SURVEYED.
5. NO MONUMENTS WERE SET AS PART OF THIS PROJECT.
6. ALL MONUMENTS ARE WITHIN 0.08 FEET OF THEIR COMPUTED POSITION BASED ON THE EXISTING RECORD EXCEPT WHERE NOTED
7. THE LIGHTER PARCEL LINES ARE TAKEN DIRECTLY FROM THE KOOTENAI COUNTY GIS. THEY ARE NOT SURVEYED LINES.
8. THERE IS AN EXISTING ANNEXATION IN PROCESS AT THE CITY OF CDA WHICH WILL ANNEX UP TO THE SHORELINE THROUGH SHEETS 5, 6 AND 7. THE EXISTING ANNEXATION AREA STARTS AT THE LOCATION IDENTIFIED IN THE NOTE LABEL ON SHEET 5 AND RUNS EASTERLY ALONG THE SHORELINE TO THE MOST SOUTHERLY CORNER OF BLOCK 38 OF RIVERSIDE PARK ADDITION AS SHOWN ON SHEET 7.

BASIS OF BEARING

THE PROJECT IS ON IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, 2011 ADJUSTMENT AND HAS BEEN ADJUSTED FROM STATE PLANE GRID COORDINATES TO PROJECT COORDINATES USING A COMBINED ADJUSTMENT FACTOR (C.A.F.) OF 1.0000930353 AND A CONVERGENCE ANGLE OF -0°45'34" AT CONTROL POINT 122. THE COMBINED ADJUSTMENT FACTOR MUST BE APPLIED TO GRID COORDINATES TO CONVERT TO PROJECT DATUM.

PURPOSE OF SURVEY

TO ANNEX THE SUBJECT PROPERTY INTO THE CITY OF COEUR D'ALENE.



CITY OF COEUR D'ALENE
ANNEXATION
A PORTION OF SEC. 9, 10, 11, & 14
T. 50 N., R. 4 W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY:
DRAWN BY: GUG
CHECKED BY: MLH
NAME: 41292ANNEX02.DWG
DATE: AUGUST, 2018
SCALE:
SHEET NO:

MEMORANDUM

DATE: OCTOBER 11, 2018

FROM: TROY TYMESEN, CITY ADMINISTRATOR

RE: COEUR D'ALENE AVENUE PARKING GARAGE FEES

DECISION POINT: To approve fee as proposed within the Administration Department for the Coeur d'Alene Avenue Parking Facility.

HISTORY: The City is required to hold a public hearing for proposed fees in excess of five percent (5%) pursuant to Idaho Code 63-1311A. Since this is a newly constructed facility, new fees must be set. The following proposed fee structure has been reviewed and recommended by the Parking Commission at the October 3, 2018:

Coeur d'Alene Parking Structure

Hourly Rates

- | | |
|----------------------|--------------|
| • 0-2 hours | No Charge |
| • 3 hours and beyond | \$ 1.00/hour |

Secured Parking:

- | | |
|----------------------------------|-----------------|
| • monthly permit | \$75.00/month |
| • key fob (w/min. 6-month lease) | \$50.00 deposit |

Monthly Parking Permits:

- | | |
|--|------------------------|
| • 5 day pass | \$ 20.00 |
| • bulk – (minimum 15 prepaid 5-day passes) | \$ 15.00/parking space |
| • 7 day pass (each) | \$ 35.00 |

Event Parking:

- | | |
|-----------------------------------|------------------------|
| • 4th of July | \$ 10.00/parking space |
| • Holiday Lighting Parade | \$ 10.00/parking space |
| • Art on the Green/Street Fair | \$ 10.00/parking space |
| • Car d'Alene - Friday - Saturday | \$ 10.00/parking space |
| • Ironman | \$ 10.00/parking space |
| • Street Fair - Friday - Sunday | \$ 10.00/parking space |

DECISION POINT/RECOMMENDATION: To approve fee as proposed for the Coeur d'Alene Avenue Parking Facility.

RESOLUTION NO. 18-057

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ESTABLISHING FEES FOR THE COEUR D'ALENE PARKING STRUCTURE.

WHEREAS, the City of Coeur d'Alene is authorized by law to establish reasonable fees for services provided by the City or administrative costs incurred by the City; and

WHEREAS, the City Council has determined that reasonable adjustments to certain City Fees are necessary; and

WHEREAS, the proposed fees are reasonably related to, and do not exceed, the actual cost of the services rendered; and

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof that the following new fees shall be established;

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council that the following new and adjusted fees are adopted as indicated.

Coeur d'Alene Parking Structure

Hourly Rates

- | | |
|----------------------|--------------|
| • 0-2 hours | No Charge |
| • 3 hours and beyond | \$ 1.00/hour |

Secured Parking:

- | | |
|----------------------------------|-----------------|
| • monthly permit | \$75.00/month |
| • key fob (w/min. 6-month lease) | \$50.00 deposit |

Monthly Parking Permits:

- | | |
|--|------------------------|
| • 5 day pass | \$ 20.00 |
| • bulk – (minimum 15 prepaid 5-day passes) | \$ 15.00/parking space |
| • 7 day pass (each) | \$ 35.00 |

Event Parking:

- | | |
|-----------------------------------|------------------------|
| • 4th of July | \$ 10.00/parking space |
| • Holiday Lighting Parade | \$ 10.00/parking space |
| • Art on the Green/Street Fair | \$ 10.00/parking space |
| • Car d'Alene - Friday - Saturday | \$ 10.00/parking space |
| • Ironman | \$ 10.00/parking space |
| • Street Fair - Friday - Sunday | \$ 10.00/parking space |

BE IT FURTHER RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the fees, as set forth above, are hereby adopted, effective immediately.

DATED this 16th day of October, 2018.

Steve Widmyer, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER MCEVERS Voted _____

COUNCIL MEMBER MILLER Voted _____

COUNCIL MEMBER EVANS Voted _____

COUNCIL MEMBER ENGLISH Voted _____

COUNCIL MEMBER GOOKIN Voted _____

COUNCIL MEMBER EDINGER Voted _____

_____ was absent. Motion _____.