

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

VISION STATEMENT

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

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

April 21, 2026

A. CALL TO ORDER/ROLL CALL

B. INVOCATION: Paul Van Noy: Candlelight Christian Fellowship

C. PLEDGE OF ALLEGIANCE

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

E. PRESENTATIONS:

1. **PROCLAMATION** – Idaho Gives Week – May 4-7, 2026

Accepted by: Bill Pfinsgraff, Philanthropic Advisor, Idaho Community Foundation

2. **PROCLAMATION** – National Fallen Firefighter Memorial Week – April 26-May 3, 2026

Accepted by: Interim Fire Chief Bill Deruyter

3. **PRESENTATION** – Library Annual Report

Presented by: JD Smithson, Library Communications Coordinator

4. **PRESENTATION** – Police Department Annual Report

Presented by: Interim Police Chief Dave Hagar

5. **PRESENTATION** – SAUSA Update

Presented by: Ben Allen, Shoshone County Prosecuting Attorney

6. **PRESENTATION** – Legislative Update

Presented by: Randy Adams, City Attorney

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.)

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

G. ANNOUNCEMENTS:

1. City Council
2. Mayor – Appointment of Bruce Martinek to the Urban Forestry Committee.

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 April 7, and 13, 2026 Council Meetings.
2. Approval of Bills as Submitted.
3. Approval of Financial Report.
4. Approval of an Outdoor Eating Permit for Kevan Turner, Lantern Donuts, 519 E. Sherman Avenue, 12 seats

As Recommended by the City Clerk

I. OTHER BUSINESS:

1. **Resolution No. 26-032** - Approval of a Letter of Agreement with Keenan Johnson and Paddle Pub CDA, LLC, for commercial use of the City streets for recreational transit.

Staff Report by: Kelley Setters, Deputy City Clerk

2. Mayor requests approval of his appointment of Dave Hagar to the position of Police Chief.
3. City Administrator requests approval of his appointment of Greg Yeager to the position of Police Chief.

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

1. (Legislative) V-26-01, Vacation of a portion of 8th Street right-of-way adjoining the westerly boundary of Lot 7, Block 2, Keller's Addition

Staff Report by: Dennis Grant, Streets & Engineering Project Manager

- a. **Council Bill No. 26-1007-** Approving V-26-01, Vacation of a portion of 8th Street right-of-way adjoining the westerly boundary of Lot 7, Block 2, Keller's Addition.

K. RECESS: Recess to April 27, 2026, at 12:00 noon in the Library Community Room, located at 702 E. Front Avenue, for a Budget Workshop.

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



Coeur d'Alene CITY COUNCIL MEETING

April 21, 2026

MEMBERS OF THE CITY COUNCIL:

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

PRESENTATIONS

PROCLAMATION

WHEREAS, nonprofit organizations help build and sustain healthy communities in our state and enhance the quality of life for Idahoans and for others throughout the country and the world; and

WHEREAS, over 6,000 nonprofit organizations based in Idaho contribute significantly to our economy by providing services to our communities, employing over 55,000 Idahoans, and producing total revenue of over \$5.45 billion; and

WHEREAS, Idaho's nonprofit leaders often are entrepreneurs, create new solutions to problems, and fill previously unmet needs in the areas of health, recreation, education, research, arts, social services and more; and

WHEREAS, Idaho Gives Week serves as a time for Idahoans to join together with one voice on one day to contribute to and amplify the efforts of Idaho nonprofits; and

WHEREAS, the nonprofit sector acts as a responsible steward of charitable dollars to achieve a diverse range of missions and goals; and

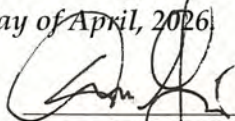
WHEREAS, nonprofit organizations often fulfill their missions by advocating on behalf of those who cannot advocate for themselves.

NOW, THEREFORE, I DANIEL K. GOOKIN, Mayor of the City of Coeur d'Alene, Idaho, do hereby proclaim the week of May 4th to May 7th, 2026 as

"IDAHO GIVES WEEK"

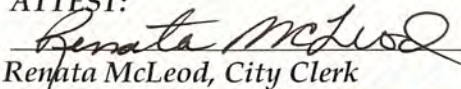
In Coeur d'Alene, Idaho and I encourage all residents to continue to recognize and support the many nonprofit organizations in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of Coeur d'Alene to be affixed this 21st day of April, 2026.



Daniel K. Gookin, Mayor

ATTEST:



Renata McLeod, City Clerk



PROCLAMATION

WHEREAS, the United States Congress and the President of the United States have designated May 3rd, 2026, the day of the annual National Fallen Firefighters Memorial Services as a day to honor firefighters and emergency services personnel who have sacrificed their lives to save others by lowering the American flag on all federal buildings to half-staff; and

WHEREAS, an average of 80 firefighters courageously make the ultimate sacrifice in the line of duty each year; and

WHEREAS, firefighters and emergency services personnel play an essential role in the protection of lives and property in our local community; and

WHEREAS, it is of major importance that we increase our efforts to reduce deaths, injuries, and property losses from fire; and

WHEREAS, on June 29th, 2025 Coeur d'Alene Fire Department Battalion Chief John Morrison and Kootenai County Fire and Rescue Battalion Chief Frank Harwood lost their lives in the line of duty.

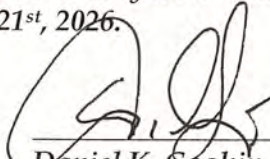
NOW, THEREFORE, I Daniel K. Gookin, Mayor of the City of Coeur d'Alene, Idaho, do hereby proclaim the week of April 26th to May 3rd 2026, as

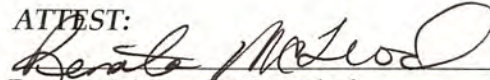
"NATIONAL FALLEN FIREFIGHTERS MEMORIAL WEEK"

I encourage all citizens of the City of Coeur d'Alene and Kootenai County to remember all fire and emergency personnel who have made the ultimate sacrifice in service to their community and to pay respects to the survivors of our fallen heroes by participating in Light the Night for Fallen Firefighters. The annual campaign led by the National Fallen Firefighters Foundation, invites all communities to remember their bravery and the sacrifice they have made by glowing red lights on their landmarks, businesses, firehouses and homes during this week.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of Coeur d'Alene to be affixed this April 21st, 2026.

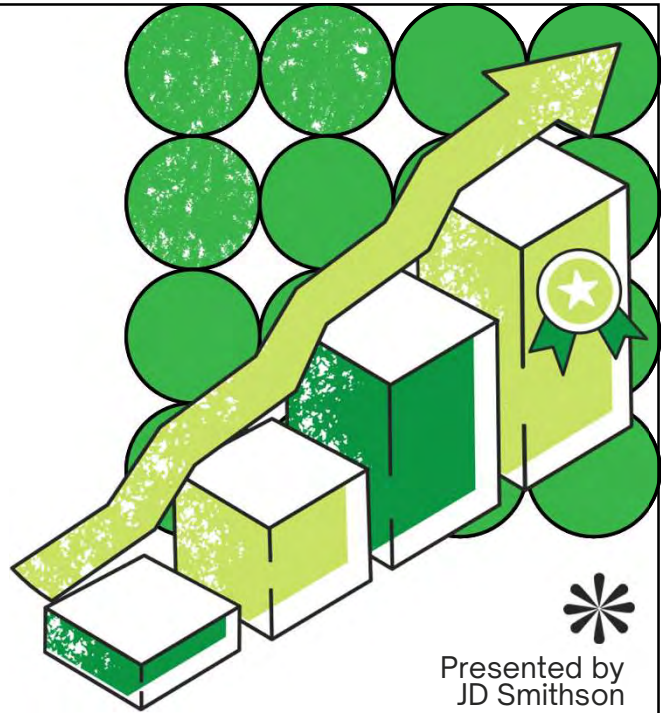



Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk



Annual Report




Presented by
JD Smithson

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CDALIBRARY.ORG

From the Library



In 2025, the Coeur d'Alene Public Library focused on connection: connecting people to ideas, to each other, and to opportunities.

2



HIGHLIGHTS OF THE YEAR



Welcoming Spaces

- Technology upgrades in public and teen spaces
- New furniture and layout improvements
- Improved signage, visibility, and accessibility



Organizational Excellence

- Transitioned to a new regional consortium
- Standardized shared practices and systems
- Improved collaboration with partner libraries



Community Engagement

- Record year for room use and programming
- New and renewed community partnerships
- Gallery and art projects designed to invite participation



Growing Use & Reach



- 229,837 library visits
- 320,018 visits to cdalibrary.org
- 340,136 physical items borrowed



OUR ACHIEVEMENTS

Strong Program Participation



- 40,525 program attendees
- Fitness, wellness, and lifelong learning programs drew thousands
- Programs supported all ages, from toddlers to older adults

Community Trust



- High room usage reflects demand for shared space
- Positive patron feedback highlights staff support and welcoming service

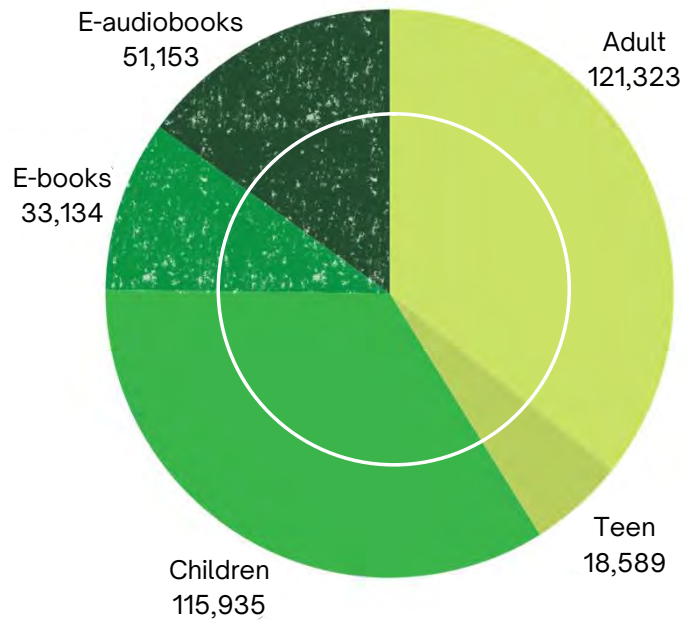




Check it out!

Digital & Onsite Access

- 16,688 public computer users
- 12,652 Wi-Fi sessions
- 84,551 e-newsletters sent



* Key Projects



01

Consortium Transition

Improved efficiency, shared training, and better patron experience across the region.

02

Teen Zone Improvements

Major upgrades to furnishings, technology, and signage, celebrated with a community reveal event.

03

Community-Led Programming

New proposal process made it easier for partners to bring ideas into the Library.

04

Creative Aging

Nine-week grant-funded printmaking series for older adults, fostering creativity and confidence.

05

Intergenerational Programs

Swaps, dances, art exchanges, and events that brought age groups together.



FRIENDS & FOUNDATION IMPACT

Community Support Amplifies Our Work



Friends of the Library

- 50 volunteers
- 2,267 volunteer hours
- \$16,978 directly invested in programs



Library Foundation

- \$48,564 in funding
- Supported furnishings, tech upgrades, and major author and music events
- Brought 500+ people to special programs

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Commitment to a Better Future

We continue to focus on:

- Sustainability in facilities and practices
- Responsible stewardship of funding
- Innovative programming and partnerships
- Inclusive services for all ages and abilities



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Community Recognition

Voted Best Library of North Idaho

- By thousands of Inlander readers
- Community-driven recognition reflecting trust and impact
- A testament to staff dedication, partnerships, and service

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Thank You for Supporting the Library

Together, we'll continue connecting people to ideas, to each other, and to opportunity.

CDALIBRARY.ORG

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Coeur d'Alene Police



2025 Annual Report

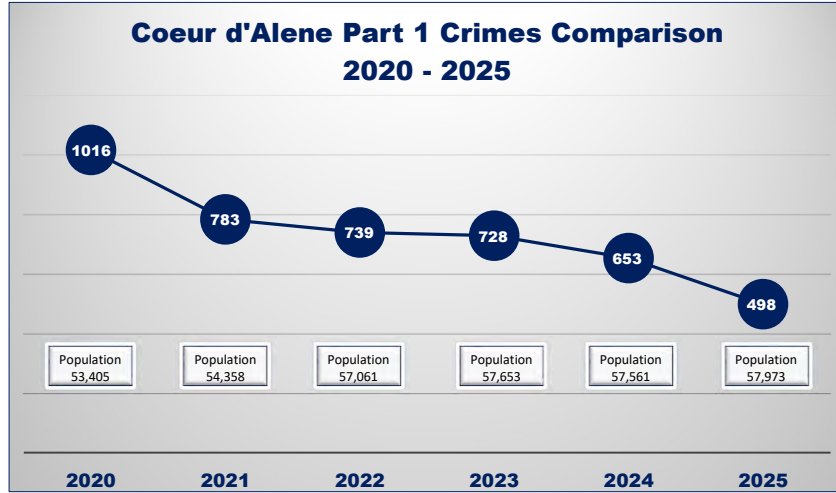
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Coeur d'Alene Police: Part 1 Crimes				Coeur d'Alene Police: Part 2 Crimes			
OFFENSE	2024	2025	% Chg	OFFENSE	2024	2025	% Chg
Aggravated Assault	66	63	-5%	Alcohol Offense	290	249	-14%
Arson	5	3	-40%	Assault	494	558	13%
Auto Burglary	112	54	-52%	Child Abuse	90	80	-11%
Burglary - Non Resid	16	12	-25%	Communications Off.	11	10	-9%
Burglary - Resid	37	24	-35%	Conspiracy	8	3	-63%
Rape	42	45	7%	CPOR/NCOV Violations	105	109	4%
Homicide	0	1	N/C	Custodial Interference	29	26	-10%
Robbery - Commercial	2	0	-100%	Disturbing the Peace	106	101	-5%
Robbery - Person	5	4	-20%	Drugs	1014	875	-14%
Theft	348	266	-24%	DUI	248	265	7%
Vehicle Theft	20	26	30%	Embezzlement	7	5	-29%
Part 1 Crimes Total	653	498	-23.74%	False Info to LE	21	33	57%
These statistics are preliminary counts of the original police incident reports and may vary from the final UCR (Uniform Crime Reporting) statistics published by the FBI.				Fraud/Forgery	119	75	-37%
Part 1 Crimes – 10 Years				Harassment	68	65	-4%
2024 to 2025 Decrease 23.74%	2019 to 2025 Decrease 42.63%			Intimidation	65	66	2%
2023 to 2025 Decrease 31.59%	2018 to 2025 Decrease 57.83%			Juvenile Problem	111	158	42%
2022 to 2025 Decrease 32.61%	2017 to 2025 Decrease 63.19%			Kidnapping	9	12	33%
2021 to 2025 Decrease 36.40%	2016 to 2025 Decrease 69.45%			Mail Tampering	4	0	-100%
2020 to 2025 Decrease 50.98%	2015 to 2025 Decrease 69.95%			Neglect (Elderly)	5	5	0%
2014 to 2025 Decrease 76.20%				Obstructing	123	134	9%
				Pornography	23	28	22%
				Recovered Stolen Property	18	13	-28%
				Sex Offender Violation	63	23	-63%
				Sex Offense	84	89	6%
				Trespassing	77	57	-26%
				Vandalism	258	190	-26%
				Weapon Offense	52	44	-15%
				Other	39	43	10%
				Part 2 Crimes Total	3541	3316	-6.35%

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CRIME TREND WITH POPULATION



According to the Idaho State Police Crime in Idaho publications dating back to 1995, Part 1 crimes reported in 2025, was a record low for the Coeur d'Alene Police Department

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Part 1 & 2 Crime Arrests by Year



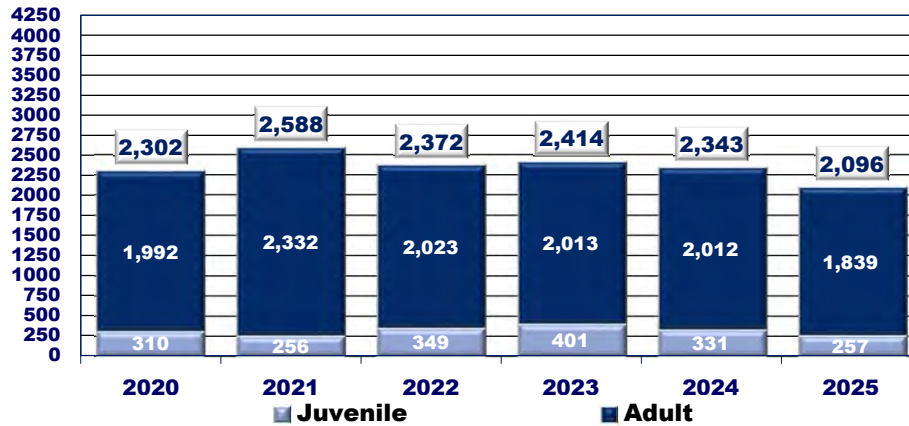
The 2025 statistics are preliminary counts of the original police incident reports and may vary from the final NIBRS (National Incident Based Reporting System) statistics published by the Idaho State Police.

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Arrests: Adult & Juveniles

Adult, Juvenile & Total Arrests



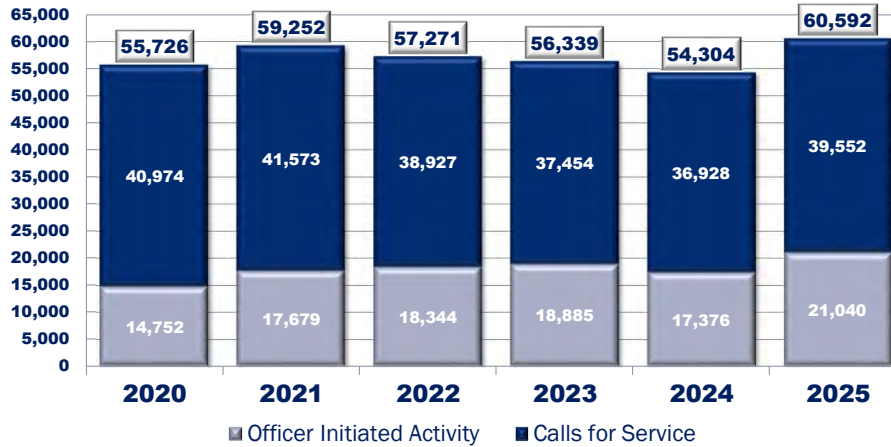
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CALLS FOR SERVICE TRENDS

Calls for Service: 2020 - 2025



Officer Initiated Activity includes contact between the public and law enforcement that is not a direct response to a call for service. Examples: directed patrol, traffic stop, business check and pedestrian/bike checks. Directed patrol efforts were added in February of 2021.

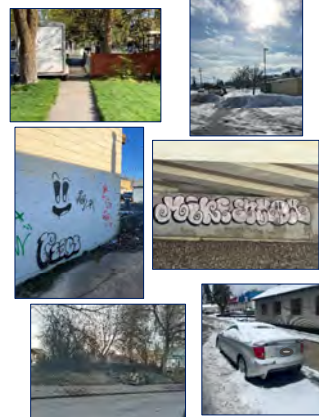
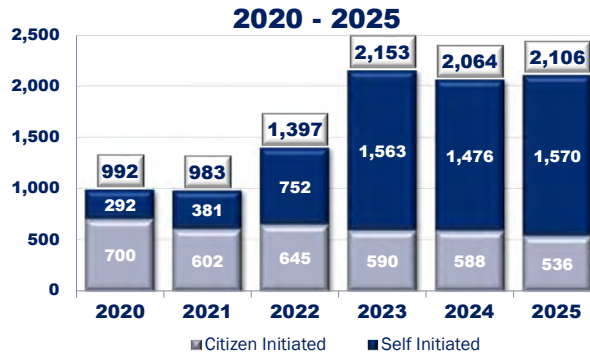
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CODE ENFORCEMENT

Community Preservation and Enhancement.

The City of Coeur d'Alene is committed to working with the residents in a joint effort to preserve and improve our neighborhoods, open spaces and business corridors. By doing so, we not only improve the quality of life for our families and visitors, we also protect the appearance and safety of our community.



Types of calls that Code Enforcement typically handles include: Graffiti, Abandoned/Inoperative Vehicles, Clearing of sidewalks, Overgrown trees/shrubs prohibiting visibility in the public right of way and permit violations.



Coeur d'Alene Police: Volunteer Program

Volunteers spend time serving Patrol, Records, Community Relations Unit and COPS (Citizens on Patrol) program.

Our nine civilian volunteers spent 948 hours serving the department in 2025. During this time, they handled 584 abandoned vehicles (24 towed) and issued 485 parking related citations.



Volunteer efforts free up more officers for criminal investigations and patrol related duties, and we are very grateful for their efforts.

If you are interested in applying for the volunteer program, contact our volunteer coordinator Terry Drube at tdrube@cdaid.org.



Coeur d'Alene Police: Media

10th Annual Toy Drive

Since 2015, CDA Police officers, command staff and families have volunteered their time to collect donations and toys. This passion project has continued to grow, and over the course of ten years has collected almost \$500,000 in donations/toys.

Any monetary donations are used to purchase toys, electronics and other items to be delivered by officers and family to Kootenai Health and Sacred Heart Children's Hospital during the holidays in hopes of bringing joy to families going through difficult times in the hospital during their stay.

Thank you to CDA Les Schwab for partnering with us on this project!



New Training Facility

A new training facility, dedicated to police training, was approved and will be built near the department. The space will be used to conduct force on force training and realistic scenarios for officers and specialty units (K9, SWAT).



Crime Prevention

To strengthen, empower and cultivate proactive partnerships within the community of Coeur d'Alene, utilizing innovative crime prevention techniques as well as educational program through public outreach.

Our vision is to build a strong foundation of trust, confidence, and mutual respect with the community. Together, we will develop positive alternatives and collaborative solutions that enhance safety, strengthen relationships, and improve the quality of life for all citizens of Coeur d'Alene.



The Coeur d'Alene Police Department wants to give a huge shout-out to Kootenai Electric, Kootenai Health, and CDA Bike Company for supporting our Elementary School Bicycle Safety Program! Thanks to your generosity, we were able to connect with more than 2,800 kiddos across CDA elementary schools during seven fun and engaging safety assemblies. During these assemblies 18 bicycles, 84 helmets, 70+ bicycle locks and 50 bicycle lights were given away.

Our 2026 Bike Rodeo Safety Program builds on that momentum by tackling real-world safety challenges head-on—equipping students with the skills they need to ride safely, secure their bikes, and enjoy healthy, active lifestyles.

We are truly grateful for your partnership and the positive impact you make here in Coeur d'Alene.



2026 Legislative Session In Review

“We live in a stage of politics, where legislators seem to regard the passage of laws as much more important than the results of their enforcement.” – William Howard Taft (1857-1930), 27th President of the United States and 10th Chief Justice of the United States Supreme Court



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The Long Goodbye:

The Legislature convened on January 12, 2026.

The Legislature adjourned on April 2, 2026, the 81st Legislative Day.

In the House, 490 Bills, 19 Concurrent Resolutions, 14 Joint Memorials, 4 Joint Resolutions, and 16 Resolutions were introduced.

In the Senate, 234 Bills, 15 Concurrent Resolutions, 10 Joint Memorials, 2 Joint Resolutions, and 13 Resolutions were introduced.

221 House Bills were sent to the Governor for signature.

127 Senate Bills were sent to the Governor for signature.

The Governor vetoed only 6 bills.



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Public Safety:

HB 518 – The Definitely Maybe Bill

HB 533 – The “I Don’t Have to Show You Any Stinkin’ Registration Sticker” Bill

HB 642 – A Catastrophic Benefits Bill

HCR024 – Honoring Battalion Chiefs John Morrison and Frank Harwood, and Engineer David Tysdal.



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Buildings:

HB 585 – The 48 Hours Bill

HB 721 – The School of Rock Bill



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Miscellaneous:

HB 500 – The Breaking Away Bill

HB 561 – The Flags of Our Fathers Bill

HB 594 – The “It Smells Like Victory” Bill

HB 715 – The Mommy Dearest Bill

HB 752 – The “You Gotta Go, You Gotta Go” Bill

HB 795 – The Importance of Being Earnest Bill

HB 894 – The Conversation Bill



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Miscellaneous, continued:

SB 1251 – The “You Shall Not Pass!” Bill

SB 1283 – The Cloudy with a Chance of Meatballs Bill

SB 1350 – The Pennies From Heaven Bill

SB 1376 – Renata’s Bill



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Lake Litigation:

HB 789 - The Coeur d'Alene Tribe Water Rights Settlement Agreement
-- Ratification And Authorization For Implementation Bill



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Financial:

HB 959 – The “Bid Them Make Bricks Without Straw” Bill



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Thank you.

“We’re in the hands of the state legislature and God, but at the moment, the state legislature has more to say than God.” – Ed Koch



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[SLIDE 1] 2026 Legislative Session

I've been asked by the Mayor to give you a brief update on the final results from the 2026 Legislative Session.

[SLIDE 2] The Legislature convened on January 12, 2026.

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In the Senate, 234 Bills, 15 Concurrent Resolutions, 10 Joint Memorials, 2 Joint Resolutions, and 13 Resolutions were introduced.

221 House Bills were sent to the Governor for signature.

127 Senate Bills were sent to the Governor for signature.

The Governor vetoed 6 bills, although two of those were line item vetoes in appropriations bills.

We discussed the Bills related to Planning and Zoning on the 13th, so I won't go over those again.

[SLIDE 3] **PUBLIC SAFETY**

HB 518 – The Definitely Maybe Bill. Definitely not a Rom Com.

Under this Bill, a local law enforcement agency is generously given permission to submit its own investigative findings of human trafficking to the Attorney General. The Attorney General doesn't have to do anything, but he *may* prosecute. If you ask nicely. Note, the local law enforcement agency still has to do the investigation. The AG's office would then get the glory.

HB 533 – The “I Don't Have to Show You Any Stinkin' Registration Sticker” Bill. For those of you who are younger than some of us, that's a quote from the classic 1948 movie *The Treasure of Sierra Madre*. In any event, vehicles no longer have to display a registration sticker. The bill sponsor estimated that this would save the State about \$300,000 in costs for printing the stickers. Yet, in a cruel twist of fate, the registration fees are not going down.

HB 642 – The Catastrophic Benefits Bill establishes greater benefits for public safety officers severely injured or killed in the line of duty by extending the benefit to surviving spouses and dependent children. The lump sum payment of \$500,000, and annual benefit of not less than \$75,000 per year remain unchanged. The intent is that the fund for payments would come from public safety officers themselves. However, in instances involving a catastrophic injury that results in death, the first one hundred thousand dollars (\$100,000) of the benefit will be paid for by the employers of the public safety officers. The costs to be paid by the employers is a continuation of how such costs were previously paid for public safety officer death benefits.

HCR024 –The House of Representatives and the Senate passed this Concurrent Resolution to honor the memory of Battalion

Chiefs Frank Harwood and John Morrison Jr. for their heroic actions and ultimate sacrifice in the line of duty and extends its deepest condolences to their families, colleagues, and the communities they served. In addition, the Legislature recognized the bravery of Engineer David Tysdal and extended its support and gratitude to him, his family, his colleagues, and the community that he has served.

[SLIDE 4] BUILDINGS:

HB 585 – 48 Hours. No, not the movie. This bill establishes minimum timeliness and accountability standards for electrical, plumbing, and mechanical inspections conducted by the state or local governments. Specifically, if an inspection is not performed within forty-eight (48) business hours after requested, the permit holder is authorized to hire a third-party inspector to perform such inspection at the City’s expense, which may result in a refund of a portion of the permit fee.

HB 721 – The School of Rock Bill streamlines the permitting process for school facilities. First, the permitting authority must complete an initial plan review within 30 days of submission for all public works projects by school district. Second, a school district no longer needs to obtain plan approval before advertising for bids. Based on plans that haven’t been approved. What could go wrong there?

[SLIDE 5] MISCELLANEOUS:

HB 500 - The Breaking Away Bill – Requires operators of electric bikes to follow traffic laws and imposes the same duties on them

as motor vehicle operators have. Of course, non-electric bicyclists already had to do that, but there was apparently some confusion over bikes with electric motors.

HB 561 – The Flags of Our Fathers Bill – amends last year’s law restricting what flags can be flown by the State, counties, and cities on their property. Defines what their property is - land owned and maintained by the a governmental entity, including buildings, adjoining land, parks, roads, and boulevards. Also, added was the Bonners Ferry exception so that BF could fly the flag of its BF, Canada. Of course, other cities and counties and the State can also fly flags in recognition of historic international and cross-border relations - excluding countries involved in hostile actions with the U.S., which means Iran and much of NATO.

HB 594 - The It Smells Like Victory Bill. This bill codifies the victory won by CDA and Post Falls against Kootenai County regarding who gets late fees and interest collected on delinquent property taxes.

HB 715 – The Mommy Dearest Bill – Under the previous law, the board of directors of a city library had the power and duty to hire, supervise, evaluate and terminate the library director. The amendment provides that, while the board can still supervise and evaluate a library director, the board can only hire or terminate a library director with the approval of a majority of the city council. The City’s Personnel Rules state that the Library Director is a Department Head and is appointed, and may be terminated by the Board of Trustees, without the need for Council approval. No amendment to our Personnel Rules are required, however,

because the relevant statutes are referenced in the Rules as controlling.

HB 752- The You Gotta Go, You Gotta Go Bill. This bill applies to restrooms in government buildings not Italian Restaurants. It makes it a misdemeanor to knowingly and willfully enter a restroom or changing room in a government-owned building or a place of public accommodation that is designated for use by the opposite biological sex of such person. Custodians are exempt as long as they are performing custodial duties, as are public safety employees performing their duties. There are other exceptions.

HB 795 – The Importance of Being Earnest Bill is an Amendment to last year’s Children’s and Library Protection Act. Another Bill help Librarians. Up until July 1 of this year, the Act will say: “Nothing herein contained is intended to include or proscribe any matter which, when considered as a whole, and in the context in which it is used, possesses serious literary, artistic, political or scientific value.” The clause “and in the context in which it is used” has been removed. So, after July 1, we won’t consider context. But isn’t that what “serious literary, artistic, political or scientific value” does? Add context? Not sure what practical effect this will have.

HB 894 – The Conversation Bill – Provides that anyone attending an open meeting may record such meetings by audio, video, photographs by electronic, digital or other means. We already allow this. However, Council may take measures to ensure the orderly conduct of its meetings. And there’s no right to record executive sessions held during an open meeting.

[SLIDE 6] SB 1251 – The “You Shall Not Pass!” Bill makes it clear that the Attorney General’s office has the ability to pursue a declaratory action or seek injunctive relief through the courts to civilly enforce the provisions of Idaho Code. This power is against anyone who has violated or is violating most Idaho statutes that creates a legal duty or prohibition. And this includes government officials and employees.

SB 1283 – The Cloudy with a Chance of Meatballs Bill - The Bill prohibits a local government from adopting, continuing in effect, or enforcing any ordinance, rule, regulation, resolution, or policy pertaining to the licensing, permitting, inspection, packaging, or labeling of homemade food and non-alcoholic drink products direct to consumers that is more stringent than the corresponding state or federal requirement. It also expands the state custom meat exemption to be any portion size other than wholes, halves, or quarters. This 20-page bill is a marvel of preemption. The City requires a permit to operate a mobile food concession and a Panhandle Health District permit.

SB 1350 – The Pennies From Heaven Bill – with the cessation of penny production, this Bill provides cash rounding guidance for goods and services when there are no pennies available for change. The guidance is that if the final digit of such amount is 1, 2, 6, or 7, the amount is rounded down to the nearest multiple of five cents; and if the final digit of such amount is 3, 4, 8, or 9, the amount is rounded up to the nearest multiple of five cents. This applies to any cash refunds as well. The Bill also conveniently provides that any amounts charged or withheld due to cash rounding does not constitute a fee.

SB 1376 – Renata’s Bill – or, I should say, Renata’s least favorite bill. This bill changes where local election candidates file, from the clerk of the political subdivision to the county clerk. The legislature felt that this would simplify the process and also would help smaller cities that don’t have regular operating hours. If you want to know how Renata feels, just call her and mention “elections” and you’ll hear all about how bad this bill is.

[SLIDE 7] HB 789 – This Bill ratified the Coeur d’Alene Tribe Water Rights Settlement Agreement -- Ratification And Authorization For Implementation Bill. It resolves claims made by or on behalf of the Tribe in the Coeur d’Alene-Spokane River Basin Adjudication. Essentially, it preserves the State’s, the City’s, and Avista’s rights to Lake Coeur d’Alene as they exist now, while providing the Tribe with water rights to the southern portion of the Lake and its tributaries. Litigation regarding the Lake has been going on for at least 25 years, and has been addressed by both the Idaho Supreme Court and the United States Supreme Court. The United States Department of the Interior, as trustee for the Coeur d’Alene Tribe (the Tribe), had filed 353 claims in Idaho state court seeking judicial recognition of federal reserved water rights for the Tribe. A rocky mediation was held, with various parties walking out at various times. At one point, members of the Tribe wanted the Lake level to return to its historic pre-dam level. I attended a two-day mediation session in Boise in 2024. Since then, a lot of work went on behind the scenes to finalize a settlement. I believe the agreement also has to be approved by Congress, but it is anticipated that will be forthcoming.

HB 959 – The “Bid Them Make Bricks Without Straw” Bill is an attempt at a partial cleanup of the mess made by HB 389 in 2021. While this bill will improve some of the financial conditions for Fire and EMS districts, the needs of cities remain unaddressed. In the end, the majority of the issues caused by HB 389 remain. As you cannot help but recall, HB 389, reduced the amount of valuation available to tax new construction and annexation, creating a total cap of 8% in any budget year. It also reduced the amount of forgone revenue a taxing district may take for ongoing budget growth, but provided a mechanism for expenditures that are considered one-time capital projects. Finally, it delayed the entry of an improved property’s market value on the new construction roll until after the improvements are completed. Overall, this bill severely curbed growth in local budgets which greatly affected the ability to maintain an expected level of service. None of this changed in HB 959, but AIC encouraged the Governor to sign it, while also asking him to continue to work with the legislature for needed relief next year.

ANNOUNCEMENTS

MEMO TO COUNCIL

DATE: APRIL 15, 2026

RE: APPOINTMENT TO BOARDS/COMMISSIONS/COMMITTEES

The following appointment is presented for your consideration for April 21, 2026 Council meeting:

BRUCE MARTINEK URBAN FORESTRY COMMITTEE (Reappointment)

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

Sincerely,

Jo Anne Mateski
Executive Assistant

cc : Renata McLeod, City Clerk
 Monte McCully, Urban Forestry Committee Liaison

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

April 7, 2026

The Mayor and Council of the City of Coeur d'Alene met in a regular session of said Council at the Coeur d'Alene City Library Community Room on April 7, 2026, at 6:00 p.m., there being present the following members:

Dan Gookin, Mayor

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

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

INVOCATION: Tim Robertson of Mountain Lakes Bible Church provided the invocation.

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

AMENDMENTS TO THE AGENDA:

MOTION: Motion by Miller, seconded by Sheckler, to add item K, Executive Session, Pursuant to Idaho Code § 74-206(1) (a) to consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. **Motion carried.**

MOTION: Motion by Miller, seconded by Sheckler, to add as an action item K (a.) the City Administrator's request for confirmation to make an offer to Jon Fugitt to the position of Fire Chief for the City of Coeur d'Alene. **Motion carried.**

MOTION: Motion by Evans, seconded by Gabriel, to amend the agenda to correct the project title under item J. Public Hearing, to reference "Ramsey Road Signal Upgrades, Key Number 24276" rather than Rectangular Rapid Flashing Beacon project, Key Number 22874. **Motion carried.**

FAIR HOUSING MONTH: Councilmember Miller read the Proclamation declaring the month of April as Fair Housing Month. Stefan Smith, President of CDA Regional Realtors, accepted the Proclamation. Mr. Smith thanked the City Council for recognizing Fair Housing Month and spoke on behalf of the Coeur d'Alene Regional Realtors, reaffirming their commitment to fair housing and helping people from all walks of life achieve home ownership in North Idaho. He mentioned the organization's annual charity golf tournament, which raises funds for local community

charities, and their second annual ramp fund, which helps homeowners with household members who need mobility assistance.

WEEK OF THE YOUNG CHILD: Mayor Gookin read the Proclamation declaring April 11-17, 2026 as the Week of the Young Child.

INTERNATIONAL DARK SKY WEEK: Councilmember English read the Proclamation declaring April 18-24, 2026 as International Dark Sky Week. James Fillmore, Idaho Dark Sky Delegate, accepted the proclamation. Mr. Fillmore thanked the Council for marking the fifth year of the Dark Sky proclamation and emphasized that limiting light pollution is vital not only for enjoying night skies but for protecting human health and wildlife. He explained that excessive nighttime lighting disrupts human circadian rhythms, increasing risks of sleep disorders, cancer, heart disease, and depression. He highlighted serious impacts on wildlife, including millions of birds killed by collisions with illuminated buildings, especially during cloudy migration nights, and widespread harm to insects whose nighttime activity is disrupted by artificial light, affecting entire ecosystems and food chains. Mr. Fillmore outlined practical lighting principles but stressed that voluntary compliance is not enough. With rising use of bright LED lighting, worsening sky glow and light trespass into homes, he urged the Council to work toward stronger regulations and invited the public to the April 18 event at the CDA Library.

ARBOR DAY: Councilmember Sheckler read the Proclamation declaring April 24, 2026 as Arbor Day. Monte McCully, Urban Forester, and John Schwandt, Urban Forestry Committee Chairman, accepted the proclamation. Mr. McCully described upcoming Arbor Day celebration activities, including a seedling giveaway with an information booth offering free donuts and coffee for volunteers and attendees. He explained plans to install 18 flowering crabapple trees, nine Starlite and nine Prairie Fire varieties, and above-ground self-watering pots along the seawall. Mr. McCully also noted NIC Arbor Day activities on April 25, including nursery and vendor booths, and seedling giveaway. He thanked the donors of seedlings that will be given out to 4th grade students in North Idaho. Mr. Schwandt explained that the Arbor Day program has grown beyond Coeur d'Alene into a countywide effort led by the nonprofit Arbor Day of North Idaho. The program provides free seedlings to all fourth graders throughout Kootenai County, including communities such as Rathdrum and Spirit Lake. This year, approximately 2,500 seedlings will be distributed, bringing the total to more than 90,000 trees given away over the program's 41-year history. He added that the program is provided at no cost to the City of Coeur d'Alene and is supported entirely through donations and volunteer efforts, including a large volunteer "bagging" event. He added that residents without fourth graders may also pick up seedlings at the library beginning Friday, April 25.

PUBLIC COMMENTS:

Mary Merrill, Coeur d'Alene, raised concerns about conditions at Oak Crest Manufactured Home Park. She explained that the park, owned by Haven Park Communities, began utility meter installation under residents' homes without obtaining required plumbing permits. After contacting the City, she thanked staff and officials for their swift action in issuing a stop-work order affecting approximately 450 homes. Ms. Merrill also stated that Oak Crest is violating its conditional use permit by failing to water public right-of-way and green spaces along Ramsey and Dalton,

resulting in dead arbor vitae trees that pose a potential fire hazard. She urged the City to continue holding park management accountable.

Jonathan Burns, Coeur d'Alene, requested a small change to the current two-hour parking zones in the downtown core to better support local businesses. He requested to see a modification to City Code 10.24.020 and add a two-hour parking limit to the south side of Wallace Avenue, between 1st and 2nd Streets, noting agreement from a nearby business owner and upcoming additional businesses in the block. Mr. Burns stated that balancing two-hour customer parking with all-day parking on the opposite side of the street would improve access for clients while maintaining practicality for employees. He also requested a designated loading and unloading zone to prevent delivery vehicles from blocking Wallace Avenue, improve patient drop-off access, and address poor parking behavior in a tight area between driveways. Mayor Gookin explained that the City no longer has a Parking Commission, which means staff will need to determine the appropriate process for reviewing and addressing the request. He added that the City would look into the matter and consider next steps for moving it forward.

Jesse Duncan, Coeur d'Alene, shared his experience as the owner of Chubby's Gourmet Hot Dogs and requested consideration for updating city regulations to better accommodate small mobile vendors. Mr. Duncan explained that he recently received notice that city code does not allow his hot dog cart to operate on sidewalks, highlighting a lack of clear regulatory framework for small mobile vendors that do not fit existing food truck or food court categories. He stated his commitment to cleanliness, public safety, and supporting nearby businesses, particularly by providing food options that help patrons make safer choices late at night. While acknowledging the need to comply with city code, he suggested potential solutions such as a right-of-way permit for mobile vendors with clear limitations prioritizing safety and accessibility standards. He expressed willingness to work within reasonable guidelines and urged the City to consider creating a structured path for small mobile vendors that supports local entrepreneurship.

Mayor Gookin stated that this is not an action item but asked if Council would be interested in pursuing options. Councilmember English expressed support, noting the appeal of a traditional sidewalk hot dog stand. Mayor Gookin acknowledged that there are regulatory and safety considerations, including fire department spacing requirements. Councilmember Miller stated that it would be a great idea.

ANNOUNCEMENTS:

Councilmember Gabriel shared the newest grandbaby born two weeks ago in Burley, Idaho, expressing gratitude and excitement for the growing family.

Mayor Gookin presented a key to the City to Fire Chief Tom Greif in appreciation of his commitment and leadership to the City of Coeur d'Alene. He noted that Chief Greif has served as Fire Chief for the past four years, previously spent some years as Deputy Chief, and earlier worked as a paramedic with the department, reflecting a long and distinguished career with the City.

Chief Greif expressed gratitude and stated that the honor means a great deal to him. Reflecting on nearly 29 years of service, he thanked past and present mayors, councils, and the City's executive

team for their consistent support of public safety. He acknowledged the mentorship he received as Fire Chief, praised the dedication and evolving energy of the Fire Department's staff, and expressed appreciation for the strong sense of community in Coeur d'Alene, where he enjoyed raising his family.

Mayor Gookin requested the appointments of Danielle Rhodes and Brian Smith to the Historic Preservation Commission, and John Burke to the Urban Forestry Committee.

MOTION: Motion by Wood, seconded by Miller, to confirm the appointments of Danielle Rhodes and Brian Smith to the Historic Preservation Commission, and John Burke to the Urban Forestry Committee. **Motion carried.**

CONSENT CALENDAR:

1. Approval of Council Minutes for the March 17 and 23, 2026 Council Meetings.
2. Setting a Public Hearing for **April 21, 2026** for V-26-01, Vacation of a portion of 8th Street right-of-way adjoining the westerly boundary of Lot 7, Block 2, Keller's Addition
3. Approval of Bills as Submitted.
4. Approval of an Outdoor Eating Facility- Pasta Posto 501 E. Sherman Avenue, John Minichino, Jr.
5. Approval of SS-25-14c, Ninth Street Condominiums: Final Plat
6. Approval of S-5-21, Mahogany Lane: Acceptance of Improvements
7. Approval of SS-26-02, Villad's Place: Final Plat
8. **RESOLUTION NO. 26-026** – A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE AMENDMENT OF THE CLASSIFICATION AND COMPENSATION PLAN BY ADDING THE CLASSIFICATIONS OF "ASSISTANT FIRE CHIEF" AND "FIRE MARSHAL," AND ESTABLISHING PAY GRADES 19 AND 18, RESPECTIVELY; AND APPROVING A DEVELOPMENT AGREEMENT WITH RIVER'S EDGE APARTMENTS, LLC, FOR PROPERTY LOCATED AT 3404 W. SELTICE WAY (ZC-3-22, SP-5-22, PUD-2-19M.2).

MOTION: Motion by Evans, seconded by Gabriel, to approve the Consent Calendar as presented, including **Resolution 26-026**.

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

ZC-1-26 - ZONE CHANGE FROM MH-8 (8 UNITS PER ACRE) TO R-17 (17 DWELLING UNITS PER ACRE) FOR A PARCEL MEASURING 0.522 ACRES LOCATED AT 3620 NORTH FRUITLAND LANE

STAFF REPORT: Senior Planner Sean Holm noted that following City Council direction at the March 17, 2026 Council meeting to negotiate a development agreement to secure nine proposed workforce housing units in conjunction with the requested zone change, staff consulted with the applicant and their representative, Ed Morse. After discussions, the applicant determined that monitoring and managing a small-scale workforce housing would be difficult and has chosen not to pursue a development agreement. As stated in the original March 17, 2026 staff report, the

workforce housing concept was never a condition of the zone change; if approved to R-17, all permitted uses, including the described nine-unit multifamily development, would be allowed by right without a development agreement unless required by Council. The Planning and Zoning Commission previously recommended approval of the zone change with no conditions, and all other staff findings remain unchanged. Mr. Holm explained that he analyzed two existing development agreements with workforce housing requirements to assess feasibility for the much smaller proposed project. He cited the River's Edge development, which includes 600 units with 10% designated as workforce housing for five years, and another large planned unit development allowing up to 2,800 units with 5% either rented or purchased in perpetuity would be part of that workforce housing. In contrast, the proposed project is only about 0.52 acres and could realistically support six to nine units at most, meaning a workforce housing requirement would amount to only a fraction of a single unit, making it impractical to manage. As a result, the applicant decided not to pursue a development agreement and requested that Council approve the zone change without workforce housing development agreement.

DISCUSSION: Councilmember Miller explained that she initiated the discussion about workforce housing from her work with the Housing Solutions Partnership and her commitment to advancing attainable housing that is fair to developers, the community, and realistic for the City to manage. She acknowledged that this project is likely too small to accommodate a workforce housing development agreement and stated she has no major concerns with the applicant's decision given their location which probably not going to be a high rental. However, she emphasized that her broader goal is to have discussions about negotiated development agreements whenever zone changes or significant projects come before the Council, noting that past opportunities with larger projects have often been missed. Councilmember Miller stressed that development agreements are a valuable tool that can be used creatively to secure workforce housing without placing undue burden on developers. She clarified that this effort is about starting a new chapter in how the City approaches housing negotiations and thanked both the applicant's representative and City staff for engaging in the discussion. Mr. Holm stated that staff's role was not to advocate for or against the proposal but to follow Council's direction by discussing the possibility of a workforce housing development agreement with the applicant and presenting the resulting information.

Mr. Ed Morse, representative of applicants Michael and Norma Reasor, explained that a workforce housing development agreement is not appropriate for this small zone change, citing the neighborhood's existing character, which already includes mobile homes and nearby apartment complexes with workforce-level rents. He noted that the location already functions as a workforce housing area and that the City lacks a clear regulatory mechanism such as definition, inputs to the income level, and supervisory mechanisms for workforce housing. While he understands Councilmember Miller's comments, Mr. Morse emphasized that such requirements are better suited to larger projects in good locations and would have the highest rent appreciation where economies of scale and incentives like density bonuses can make them feasible. He requested Council approval of the zone change without a development agreement.

MOTION: Motion by Sheckler, seconded by Wood to approve a zone change from MH-8 (8 units per acre) to R-17 (17 dwelling units per acre) for a parcel measuring 0.522 acres located at 3620 North Fruitland Lane, based on the findings and conclusions announced at the March 17, 2026, Council meeting.

DISCUSSION: Councilmember Sheckler commented that increasing housing supply is key to achieving attainable housing through basic supply-and-demand principles. He noted that raising the allowable density from 8 to 17 units per acre would increase housing availability and is appropriate given the area's surrounding apartments and nearby commercial uses. He stated that while development agreements can play a role, the City should also support to change some zones in areas where it is appropriate for higher density. He added that neighboring property owners may want to consider similar rezoning request to R-17 as well and suggested that the City could pursue such changes to further support housing supply and affordability in the area.

Councilmember Miller stated that she intends to continue raising discussions about attainable housing at every future zone change request. She emphasized her commitment to encouraging the use of development agreements and zoning changes as tools to address housing challenges. She acknowledged the ongoing debates around supply and demand and reaffirmed her agreement with the overall goal of increasing attainable housing through multiple strategies.

Councilmember English said the discussion was worthwhile and that there is broad agreement on the need for more housing overall, especially affordable and workforce housing. He suggested it may be worth revisiting certain legislative ideas, such as allowing tiny homes. He cautioned against applying requirements too broadly, saying that mandating development agreements for every project would be a poor use of resources and should be limited to developments of a reasonable size, such as one or two acres or more.

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

COUNCIL BILL NO. 25-1006

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

MOTION: Motion by Wood, seconded by Miller, to dispense with the rule and read **Council Bill No. 25-1006** once by title only.

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

MOTION: Motion by Sheckler, seconded by Wood, to adopt **Council Bill 25-1006**.

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

RESOLUTION NO. 26-027

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING THE JEWETT HOUSE CARETAKER AGREEMENT WITH PETER AND VICKI CLANCY.

STAFF REPORT: Interim Parks and Recreation Director Adam Rouse, in his staff report, noted that the Jewett House has been under the care of the same caretaker since 1985 under a letter of appointment, which was terminated in 2025. Following the termination, staff advertised the caretaker position in late 2025, receiving twelve applications and interviewing four couples before selecting Peter and Vicky Clancy, who accepted the offer. The proposed caretaker agreement carries no direct financial impact to the City; however, the Clancy's will be provided with private living quarters and kitchen access at the Jewett House and will not be considered City employees. The agreement clearly defines expectations, duties, and performance standards, with responsibilities including building and grounds maintenance, custodial services, coordination of facility use and events, minor repairs, supply management, and reporting facility issues under the general supervision of the Recreation Superintendent.

DISCUSSION: Councilmember Wood emphasized that, for her, the most important quality of a caretaker is being friendly, welcoming, and making the public feel the house belongs to the Coeur d'Alene community rather than to the caretaker personally. She noted that this sense of openness has always been critical and stressed the importance of everyone feeling welcomed. Mr. Rouse responded that this expectation was a major focus during the interview process, explaining that the caretakers are seen as the face of the City and that their welcoming demeanor was a key factor in their selection, along with their experience.

Councilmember Miller asked about the term of the caretaker agreement, with Mr. Rouse responding that it would be a three-year agreement with an option for the City and the caretaker to renew for an additional three years, unlike the previous open-ended agreement. Councilmember Miller then asked whether the agreement would return to Council every three years, and City Attorney Randy Adams clarified that a renewal would not be required to come back to Council as a matter of right.

Councilmember English commented on the caretaker agreement conditions, noting that it requires a married couple with no additional dependents. He expressed confidence that the caretakers would be able to make the house feel welcoming stating that he viewed the arrangement as a positive and well-suited agreement.

MOTION: Motion by Evans, seconded by Gabriel to approve **Resolution No. 26-027** – Approving an Agreement with Peter and Vicki Clancy for caretaker services for the Jewett House.

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

RESOLUTION NO. 26-028

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, DECLARING THAT VEOLIA WATER TECHNOLOGIES & SOLUTIONS, INC., IS THE ONLY VENDOR REASONABLY AVAILABLE FOR THE PURCHASE OF TERTIARY MEMBRANE FILTRATION (TMF) EXPANSION PHASE 5C.3A EQUIPMENT, AUTHORIZING A SOLE SOURCE PURCHASE FROM VEOLIA WATER TECHNOLOGIES & SOLUTIONS, INC., AUTHORIZING THE WASTEWATER DEPARTMENT TO NEGOTIATE A CONTRACT WITH VEOLIA WATER TECHNOLOGIES & SOLUTIONS, INC., AND DIRECTING THE CITY CLERK TO PUBLISH THE NOTICE OF A SOLE SOURCE PROCUREMENT AS REQUIRED BY IDAHO CODE § 67-2808(2).

STAFF REPORT: Wastewater Capital Program Manager Mike Becker mentioned that compost give-away event is on April 11-12. He explained that staff is asking Council to declare Veolia Water Technologies & Solutions, Inc. as the sole viable vendor for the specialized membrane equipment needed and to authorize the Wastewater Department to negotiate a purchase agreement. Mr. Becker reviewed the history of the Tertiary Membrane Facility (TMF), developed in phases since 2014, is a critical final treatment stage at the City's Water Resource Recovery Facility (WRRF), and Phase 5C.3A will equip the previously constructed but unequipped sixth train, increasing capacity to 6.0 million gallons per day (MGD) to maintain operations during membrane cleaning or maintenance. He explained that a sixth tank was built years ago but membranes could not be purchased at the time due to loan restrictions, and that current wastewater flows now make the timing critical. After engineering evaluation by J-U-B Engineers and review of available technologies, Veolia's ZeeWeed 500EV RX membrane system was determined to be the only option fully compatible with the City's existing infrastructure, proven performance requirements, and operational needs, making competitive procurement impractical, qualifying the purchase as a sole-source procurement under Idaho Code. Lastly, Mr. Becker noted that funding for this project has been planned and budgeted by the Wastewater Department.

DISCUSSION: Mayor Gookin noted that while multiple membrane products exist on the market, Veolia's membrane is the only option that is reasonably most compatible with the City's existing wastewater treatment system, which qualifies it under sole-source procurement rules and therefore requires Council approval. Mr. Becker stated that the request is for Council to approve Veolia as the only reasonable source. He emphasized that alternative products would create significant compatibility and installation challenges. Mayor Gookin clarified that the Council action is a two-part process: first, approving Veolia as the only reasonable source, and second, authorizing staff to negotiate a purchase agreement, noting that staff will come back to Council with the actual purchase agreement.

MOTION: Motion by English, seconded by Evans, to approve **Resolution No. 26-028** – Declaring that Veolia Water Technologies & Solutions, Inc., is the only vendor reasonably available for the purchase of Tertiary Membrane Filtration (TMF) Expansion Phase 5C.3A

Equipment, and authorizing the Wastewater Department to negotiate a contract with Veolia Water Technologies & Solutions, Inc.

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

RESOLUTION NO. 26-029

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING AN AGREEMENT AND ADDENDUM WITH LIFE INSPECTION VAULT (LIV) FOR THIRD PARTY INSPECTIONS FOR THE FIRE DEPARTMENT.

STAFF REPORT: Deputy Fire Marshall Craig Etherton explained that the Fire Department is requesting Council approval to implement a third-party inspection tracking program to manage required inspections of fire protection systems such as sprinklers, alarms, standpipes, and extinguishers. The Fire Code requirements place responsibility on business and property owners to maintain their fire protection systems and provide Inspection, Testing, and Maintenance (ITM) reports to the Fire Department upon request; however, only a small number of ITM companies currently submit reports consistently, resulting in incomplete records and repeated, unresolved deficiencies. Fire Prevention staffing has not kept pace with community growth, and past reliance on Engine Companies for commercial inspections is no longer sustainable. As a result, the Fire Department lacks accurate, centralized records of fire protection systems, despite these systems being critical to life and property safety and potentially impacting ISO ratings and insurance costs. The proposed third-party reporting program would create a reliable tracking and compliance system at no cost to the City, may reduce future records management system (RMS) subscription expenses, and aligns with practices already adopted by neighboring jurisdictions. Council is asked to support participation in the Life Inspection Vault (LIV) program and sign the service agreement with LIV Safe. Mr. Etherton emphasized that the program would cost the City nothing, as fees are paid by inspection companies, and would enhance public safety by ensuring fire protection systems are properly maintained and operational, with the added potential benefit of improving the City's ISO rating.

DISCUSSION: Councilmember Wood asked Mr. Etherton to explore potential revenue sources associated with the third-party inspection program. Mr. Etherton explained that Spokane Valley previously added an additional fee per inspection upload, which went directly to the Fire Department and was used to fund an intern inspector to verify systems. Councilmember Wood then requested that Mr. Etherton return during upcoming budget hearings with real-time data on this option for further consideration.

Councilmember English asked whether inspectors simply identify deficiencies or also provide guidance on how to address them, such as recommending qualified companies to perform the needed work. Mr. Etherton explained that while inspectors do not perform maintenance themselves, the program helps business owners by tracking licensed, registered inspection and service companies that are in good standing with the State Fire Marshal's Office. He noted that only reputable, compliant contractors would be associated with the system, making it easier for owners to know how and where to get required corrections completed.

Councilmember Sheckler asked for clarification on how commercial property fire inspections work. Mr. Etherton explained that annual inspection, testing, and maintenance (ITM) of fire protection systems is required by code and that commercial property owners are responsible for hiring licensed ITM companies to perform those inspections. He noted that the City follows the same process for its own buildings, coordinating ITM companies to inspect and maintain fire sprinkler and fire alarm systems annually. Councilmember Sheckler asked whether a commercial property owner who hires an ITM company would receive an automatic violation notice through the LIV Safe system if deficiencies are found, and whether fines would be imposed or if it would simply be a notification. Mr. Etherton explained that the Fire Department intends to take a graduated, education-first approach, with the initial notice coming from the City rather than just the inspection company to reinforce that corrections are required. Minor issues would receive a reasonable correction timeline, such as 30 days, with follow-up letters becoming progressively firmer if deficiencies are not addressed. While the department prefers compliance over enforcement, Mr. Etherton noted that under the fire code, serious or uncorrected violations can ultimately result in civil citations or misdemeanor fines. Councilmember Sheckler asked whether violation letters would be generated automatically from private inspection reports or reviewed by the Fire Department, and he also questioned how the City tracks property owners who fail to obtain their required annual inspections. Mr. Etherton explained that the exact workflow, particularly the level of review, still needs to be finalized, noting that lessons learned from other jurisdictions will help avoid overly harsh initial notices. He further explained that owners who do not hire an inspection company are in violation but acknowledged that the Fire Department currently lacks an effective way to track those cases due to staffing limitations. Because the department cannot inspect every commercial occupancy annually, staff focuses on higher-risk occupancies such as daycares, schools, restaurants, and bars, which is why the proposed system is intended to improve tracking, compliance, and overall visibility of fire protection systems citywide. Lastly, Councilmember Sheckler raised concerns about data security, asking how inspection and property information stored and managed by the third-party vendor LIV Safe would be protected. Mr. Etherton explained that the City's IT staff reviewed the company's data practices and noted that LIV Safe is working toward implementing multi-factor authentication and provides user support for account security. He added that the data is confidential in nature, and the City expects LIV Safe to handle all information responsibly and in accordance with those expectations.

Councilmember English noted that a key benefit of the proposed system is that it would finally give the City a reliable data baseline, allowing staff to understand how many fire protection systems exist and where compliance issues are occurring. He compared this to the City's earlier experience with vacation rentals, where policy decisions were initially difficult because there was no clear understanding of how many units existed. He emphasized that having accurate data would help the City assess its current situation and make informed decisions moving forward. Mr. Etherton responded by highlighting that other cities significantly improved compliance after implementing a similar program, increasing inspection compliance from roughly 60–65% to 85–90% within a few years, underscoring the potential community safety benefits.

MOTION: Motion by Gabriel, seconded by Miller to approve **Resolution No. 26-029** – Approving an Agreement and Addendum with Life Inspection Vault (LIV) for third party inspections.

DISCUSSION: Councilmember Evans thanked Mr. Etherton for delivering a thorough and informative presentation. Councilmember Wood asked about the anticipated timeline for implementation, and Mr. Etherton explained that once contracts are finalized, the vendor estimates about 30 days to begin, with full operation likely within roughly 60 days. Councilmember Wood suggested that, given the positive benefits of the program and the potential revenue opportunity, staff should consider adding a fee component before launch. She asked Mr. Etherton to provide the information to the City Administrator so the Council could evaluate whether to include the revenue option.

ROLL CALL: Sheckler No; English Aye; Wood Aye; Evans Aye; Miller Aye; Gabriel Aye.

Motion carried.

RESOLUTION NO. 26-030

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AUTHORIZING THE POLICE DEPARTMENT TO APPLY FOR A CY 2025 EDWARD BRYNE MEMORIAL JUSTICE ASSISTANCE GRANT IN THE AMOUNT OF \$29,308.00 AND, IF AWARDED, TO ACCEPT THE GRANT FOR THE PURCHASE OF FOUR MOTOROLA N70 PORTABLE RADIOS FOR SCHOOL RESOURCE OFFICER USE.

STAFF REPORT: Interim Police Chief Dave Hagar explained that the City is seeking approval to apply for the FY 2025 Edward Byrne Memorial Justice Assistance Grant (JAG) local allocation to purchase four Motorola N70 portable radios for School Resource Officers to improve police communications in known radio “dead zones” around the city. He described recurring communication problems in areas such as Lakes Middle School and the hospital due to building design and signal interference, which can prevent officers from hearing or reaching dispatch. The City of Coeur d’Alene is eligible to receive a direct allocation of \$29,308 with no required local match, and Council approval is required under federal guidelines prior to submission and acceptance. Mr. Hagar noted that the radios combine traditional radio frequencies with cellular and Wi-Fi connectivity, allowing automatic connection in places like schools and significantly improving safety-critical communications. The radios would be deployed to School Resource Officers at both high schools and elementary schools. The grant is expected to fully cover the cost, with any minor overage absorbed within the Police Department’s existing budget, and will strengthen officer safety, emergency response, and overall communication effectiveness within school campuses.

DISCUSSION: Councilmember Sheckler praised the School Resource Officers, commending them as the department’s finest officers and expressed appreciation for ensuring they have the tools needed to do their work effectively. Mr. Hagar explained how seriously the department treats school safety, noting that supervisors receive immediate alerts when a school goes into lockdown and that any unannounced alert is treated as a real and potentially active-shooter situation. He emphasized that their protocols reflect the department’s dedication to protecting students and responding decisively whenever a credible threat is possible.

MOTION: Motion by Wood, seconded by Gabriel to approve **Resolution No. 26-030** – Approval to submit for, and if awarded to accept, an Edward Byrne Memorial Justice Assistance Grant FY 2025 Local Solicitation to purchase 4 Motorola N70 portable radios for School Resource Officer use, in the amount of \$29,308.00.

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

RESOLUTION NO. 26-031

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, ADOPTING THE 2026 KOOTENAI COUNTY MULTI-JURISDICTIONAL ALL HAZARD MITIGATION PLAN.

STAFF REPORT: Community Planning Director Hilary Patterson requested for the approval of the 2026 Kootenai County Multi-Jurisdictional All-Hazard Mitigation Plan (AHMP), noting that the City has routinely participated in this FEMA-approved five-year planning process for many years. She explained that the plan was led by the County Office of Emergency Management with participation from local municipalities, special districts, and a steering committee, and that it is required to remain eligible for FEMA mitigation funding. Ms. Patterson highlighted that Coeur d'Alene's top identified hazards include windstorms, winter storms, cybersecurity, wildfires, and active shooter/ threats. She outlined 15 hazard mitigation projects identified in the plan, including five new initiatives such as: assessing the need for backup generators in city buildings; hiring evaluators and arborists to evaluate the health of the tree canopy and urban forest; increase of backup storage and security for City IT hardware and software; replace aging Opti-com system, including personnel for support and installation; and purchase new riot gear and RTF needed equipment, replace old equipment as it expires.

DISCUSSION: Councilmember Wood noted that the hazard mitigation plan is required at the federal level in order for the City to remain eligible for FEMA funding in the event of a major disaster and asked whether a similar requirement exists at the state level. Ms. Patterson responded that the requirement is federally driven but emphasized that local and regional participation is important to maintain eligibility and coordination. She noted that Kootenai County and several neighboring jurisdictions and districts have already adopted the plan by resolution and are awaiting adoption by remaining entities. Councilmember Wood thanked Ms. Patterson and her team for their work. Ms. Patterson mentioned that the County Office of Emergency Management staff completed the plan in-house this year and produced a well-organized, user-friendly document.

MOTION: Motion by Gabriel, seconded by Miller to approve **Resolution No. 26-031** – Approval of the 2026 Kootenai County Multi-Jurisdictional All-Hazard Mitigation Plan.

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

(LEGISLATIVE) UTILITY HEARING FOR THE RELOCATION OF UTILITY FACILITIES AS REQUIRED BY THE RESPECTIVE FRANCHISE AGREEMENTS TO ACCOMMODATE THE RAMSEY ROAD SIGNAL UPGRADES PROJECT, KEY NUMBER 24276

STAFF REPORT: City Engineer Chris Bosley explained that the City held a required public hearing for the Ramsey Road signal upgrade project because one utility company did not sign a utility waiver of hearing, triggering the hearing under Idaho Transportation Department procedures. He noted that the City has received \$1,117,000 in funding for the project, which will upgrade and coordinate traffic signals along Ramsey Road and add a new signal at the Wilbur Avenue intersection, similar to recent improvements on Government Way. Mr. Bosley shared that construction funding was recently advanced, and staff expects to bring a state-local agreement to Council later in the spring or summer so the project can go out to bid. He explained that the project requires relocation of utility poles owned by Avista and adjustments by multiple utility and communication companies, including the City's own infrastructure. Following the hearing, Council could either require the utilities to relocate as allowed under franchise agreements or table the action.

DISCUSSION: Councilmember Sheckler asked whether utility companies receive compensation or are allowed to increase rates if Council approves requiring them to relocate their utilities. Mr. Bosley explained that utilities located within the public right-of-way are required to relocate at their own expense as part of road projects under their franchise agreements with the City. He clarified that if utilities were outside the right-of-way and had to move due to City-initiated widening or land acquisition, the City would be responsible for those costs, but that is not the case for this project. While Mr. Bosley acknowledged that utility companies may ultimately pass relocation costs on to ratepayers, he emphasized that the relocation itself is the utilities' responsibility under existing agreements.

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

MOTION: Motion by Evans, seconded by English to require utility companies to relocate their utility facilities as required by franchise agreements to accommodate the Ramsey Road Signal Upgrades project, Key Number 24276.

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

EXECUTIVE SESSION: MOTION: Motion by Evans, seconded by Miller to enter into Executive Session Pursuant to Idaho Code § 74-206(1)(a), to consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

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

The Council entered into Executive Session at 8:10 p.m. Those present were the Mayor, City Council, Interim City Administrator, and City Attorney. Council exited Executive Session at 8:27p.m.

APPOINTMENT OF FIRE CHIEF

Interim City Administrator Ron Jacobson recommended Jon Fugitt to the position of Fire Chief for the City of Coeur d’Alene and asked for Council’s confirmation to make an offer.

MOTION: Motion by English, seconded by Miller to approve an offer for Jon Fugitt for the position of Fire Chief for the City of Coeur d’Alene.

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

RECESS: Motion by Evans, seconded by Gabriel, to recess to April 13, 2026 at 12:00 noon in the Library Community Room, located at 702 E. Front Avenue for a Joint Workshop with Planning and Zoning Commission. **Motion carried.**

The meeting ended at 8:31p.m.

Daniel K. Gookin, Mayor

ATTEST:

Jo Anne Mateski
Executive Assistant

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

April 13, 2026

The Mayor and Council of the City of Coeur d'Alene met in a continued session with the Planning and Zoning Commission at the Coeur d'Alene City Library Community Room on April 13, 2026, at 12:00 p.m., there being present the following members:

Dan Gookin, Mayor

Amy Evans) Members of Council Present
Dan Sheckler)
Dan English) (Left at 12:45p.m.)
Kiki Miller)
Christie Wood)
Kenny Gabriel)

Tom Messina) Members of Planning and Zoning Commission Present
Jon Ingalls)
Mark Coppess)
Sarah McCracken)
Phil Ward)
Kris Jamtaas)
Lynn Fleming) (Arrived at 12:05p.m.)

STAFF PRESENT: Ron Jacobson, Interim City Administrator; Randy Adams, City Attorney; Renata McLeod, City Clerk/ Municipal Services Director; Hilary Patterson, Community Planning Director; and Barbara Barker, Associate Planner.

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

Mayor Gookin noted that the purpose of the meeting was to provide an opportunity for the Council and Planning and Zoning Commission to discuss planning and zoning codes.

LOCAL LAND USE PLANNING: City Attorney Randy Adams and Community Planning Director Hilary Patterson provided a presentation regarding the local land use planning Code, highlights included the duties of the Planning Commission; legal requirements and terms; description of the Comprehensive Plan, zoning and subdivision codes, and new legislation impacts. Additionally, they provided education regarding Planned Unit Developments, Special Use Permits, Variances, Development Agreements, and Written Decisions.

DISCUSSION: Councilmember Sheckler asked whether conflict-of-interest procedures apply only when the Council is acting in a legislative or quasi-judicial capacity. Mr. Adams responded

that a conflict of interest applies in both quasi-judicial and legislative proceedings; if an economic interest exists, the Councilmember or Commissioner must recuse themselves.

Councilmember English requested clarification regarding whether it is permissible to view information on a phone, such as pictures, during a public hearing. He noted that there are times when he looks at his phone during hearings and wanted to understand if that was allowed. Mr. Adams explained that any information a Councilmember reviews during hearings could influence a decision, and both parties in favor of or opposed to the matter have a right to know and address any evidence being considered. Reviewing information that is not presented publicly denies those parties a fair opportunity to respond. While such material could be disclosed, doing so may not provide adequate notice or time for the parties concerned to address it.

Commissioner Ingalls asked about the use of the Comprehensive Plan (Comp Plan) in decision-making, specifically in relation to findings. He noted that for actions such as zone changes, annexations, and planned unit developments (PUDs), the Commission considers whether the proposal is supported by the Comp Plan. He questioned why the Comp Plan is not reviewed in the same way for subdivision applications. Ms. Patterson explained that subdivisions are governed by a different provision of Idaho Code. Mr. Adams added that the Comp Plan primarily addresses land use, whereas subdivision review is a procedural process that assumes the permitted uses of the property. Because the property is already zoned, there is no need to determine whether the subdivision is consistent with the Comp Plan. Commissioner Ingalls noted that on subdivisions, people often articulate their arguments on what the Comp Plan says. Mr. Adams responded that both state and city code on subdivisions set out what the city must find in order to approve a subdivision and those are the technical aspects of what subdivision looks like and that does not include the Comp Plan.

Councilmember Evans inquired about the timeframe for updating the Comp Plan to comply with current legislation. Ms. Patterson explained that while some legislative provisions are taking effect immediately, others provide a grace period for compliance. Mr. Adams added that if the Commission has a proposed amendment to the Comp Plan and makes significant changes to that amendment during a public hearing, a second public hearing is required. He also noted that any citizen may request or petition the Commission to amend the Comp Plan. The only limitation is that if the Council has established, by Resolution, a minimum interval between consideration of requests to amend the Comp Plan, that interval may not exceed six months. Councilmember Gabriel asked whether such amendments would go to the Commission before coming to the Council, and Mr. Adams confirmed that the Commission would review the amendment first.

Commissioner McCracken noted that for some hearings, the Commission does not always receive a report from the school district as part of the staff report. She asked whether this should be a required component. Mr. Adams explained that staff contact the school district, but if the district does not respond, staff does not require a response. Ms. Patterson added that school districts typically do not respond; however, if a letter is provided, it is included in the meeting packet. Mr. Adams further stated that the meeting packet is posted online, making any submitted correspondence available to the public. Because these materials are part of the official record, they are considered evidence and part of the hearing.

Mayor Gookin asked for clarification on zone change requests being not allowed by right. Mr. Adams explained that constitutional takings law is complex and that a property owner is not entitled to the highest and best use of their property. Instead, zone change requests are evaluated through a balancing analysis that considers the nature of the request, the impacts on neighboring properties, and the economic effects on the applicant, so it may or may not result in a taking if a request is denied.

Councilmember Miller asked how a takings analysis is affected when allowable uses under an existing zone are changed. Mr. Adams responded that the loss of a use that was not previously permitted is one factor in a takings analysis. He explained that if a use was never allowed, the property owner had no reasonable expectation of using the property in that manner and therefore changing that use would likely not constitute a taking. He noted, however, that changes affecting density could present a different issue. Councilmember Miller gave an example in which the Council designates a property as C-17, outlines all allowable uses, and a purchaser relies on those allowed uses when acquiring the property. If the Council and Commission later remove several allowable uses without a request from the applicant, she asked how that would be treated. Mr. Adams replied that such an action could constitute a taking without just compensation.

Commissioner Fleming referenced a recent rezoning of a small property where the question arose as to whether the rezoning could be conditioned on the applicant entering into a development agreement. She asked whether the Commission could require that a rezoning not proceed unless a development agreement was in place. She noted that many properties are rezoned with the owner's intent to sell rather than to develop the property. In such cases, she questioned whether it would be appropriate to bind the property to a development agreement, potentially through escrow, so that future owners would be subject to the same conditions. She specifically referenced development agreements that include affordable housing requirements, such as a 5% or 8% component, and asked whether the Commission could require the applicant to agree to such a development agreement before approving the rezoning. Councilmember Miller clarified that her request is for a negotiation to occur, rather than a development agreement being contingent on the approval of the zone change. She stated that the option of entering into a development agreement should be discussed with every annexation or zone change request but not necessarily executed or tied to the property as a condition of approval. Mr. Adams explained that if a development agreement is recorded as it should be, it would be binding on future purchasers of the property.

Regarding new legislation, Councilmember Sheckler asked about House Bill 707 related to the land division process. He questioned how the process would work if a mortgage were divided, specifically asking whether foreclosure on a mortgage tied to an accessory dwelling unit (ADU) would result in a division of ownership. Mr. Adams responded that it could, noting that the process is still considered a subdivision. While the land division would create two lots, it would be for limited purposes only. He added that once a foreclosure occurs, the outcome becomes uncertain, as the bank could sell the property to a third party for other reasons. Councilmember Sheckler added that if there were a separate mortgage on an individual unit, it is foreseeable that, over time, ownership could become divided.

Regarding Senate Bill 1354 concerning ADUs, Councilmember English commented that he appreciated the provision preventing homeowners' associations (HOAs) from prohibiting ADUs.

Councilmember Wood asked whether the legislation would allow anyone to construct a 1,000-square-foot ADU in their backyard. Ms. Patterson explained that, as written, ADUs must be located within the building envelope of the principal dwelling or in the rear yard. She noted that many ADUs are constructed above garages, and because the City does not count garage space or common areas toward square footage, an ADU can appear nearly twice the size of the primary residence. Mr. Adams noted that single-family units must still comply with setback requirements and that City code currently limits ADUs to 800 square feet, with the new legislation increasing that up to 1,000 square feet. Commissioner Ward asked what regulatory authority the Commission retains under the new legislation. Ms. Patterson responded that the City has limited ability to regulate ADUs under the new law, except in cases involving historic districts or historic properties as defined by Idaho Code.

Mayor Gookin asked about the potential consequences if the City is unable to amend its Comp Plan by February 1, 2027. Mr. Adams explained that without an adopted or compliant Comp Plan, the City's zoning authority would effectively be invalid. He stated that the State would likely take the position that if the Comp Plan is not updated in accordance with statute, the City could not rely on it and therefore could not zone property. As a result, the City would be in a state of limbo, unable to process new zoning actions, rezonings, or annexations.

On Senate Bill 1352, Mayor Gookin asked for clarification regarding the provision that the City cannot require front or rear setbacks exceeding 15 feet or side setbacks exceeding 5 feet for a primary residential structure on a lot. Ms. Patterson explained that this applies to starter home subdivisions on at least 4 acres that are designed to provide attainable homeownership opportunities with single-family detached dwellings on smaller lots that are no greater than 1,500 square feet per lot. The City can still enforce building codes, fire codes, and laws related to water, sewer, and stormwater drainage, road access, and steep slopes. Commissioner McCracken referenced the City of Post Falls' use of cottage zoning and asked whether the City would be allowed to adopt a zoning category such as green space requirements while incorporating additional positive design elements. Ms. Patterson responded that the City would need to review the applicable statutory language to determine whether requirements such as green space could be included. She added that there is not much land in the City that has the 4 acres to even allow stater home subdivisions.

Commissioner Ingalls asked whether House Bill 800, concerning manufactured homes, would limit the authority of HOAs. He cited an example in which a homeowner's residence was destroyed by fire and the HOA did not allow the owner to place a modular home on the property. Ms. Patterson explained that manufactured or modular homes must be placed on a permanent foundation. HOAs may impose certain requirements to comply with applicable design guidelines, as well as setback and height requirements.

Commissioner Fleming asked whether the City is responsible for notifying HOAs about new legislation and suggested that information regarding legislative changes be published in the newspaper for awareness.

Councilmember Evans sought confirmation that House Bill 582 would end the City's role in issuing and monitoring short-term rental (STR) permits, which Ms. Patterson confirmed. Ms.

McLeod reported that a survey on a proposed Voluntary Recognition Program received 156 responses, with interest varying based on potential fees. She explained that the City is considering a voluntary, self-certification program focused on safety features, which would primarily serve as a marketing tool for STR owners. Future discussions with interested STR owners will help determine whether the program includes features such as a help line or a low-cost certification option. Ms. McLeod added that the City has purchased a software platform for a one-year term and that approximately 360 short-term rental owners have renewed their licenses, which are valid through July. She stated that this demonstrates strong interest within the community in being good neighbors and participating in the program; however, the City currently lacks a legal mechanism to require participation.

Commissioner McCracken raised concerns about the inability to identify STR owners when complaints occur late at night, noting that many STRs are owned through layered LLCs. Ms. Patterson stated that without voluntary participation, there is no mechanism to track ownership. Councilmember Miller noted that legislators expect to revisit the STR legislation next session and emphasized the importance of proactively gathering data, such as geographic concentration of complaints and call frequency, to provide meaningful feedback. Ms. McLeod explained that tracking STR-related complaints will be challenging without permits, as residents often complain informally; however, she noted that coordination with the Police Department (PD) could help improve tracking if calls are properly documented. She added that communication is currently limited to owners who previously obtained permits and are in the City's email database, and that staff are assessing interest through the STR survey. Commissioner McCracken suggested encouraging voluntary opt-in participation through a "good neighbor" approach to at least collect contact information and generate usable data. Councilmember Wood noted that for PD to provide helpful data, STR-related calls would need to be coded differently in the system. Ms. McLeod responded that such tracking had been done previously but would require renewed conversations. Councilmember Sheckler asked whether enforcement through the noise ordinance could be an alternative, but Ms. McLeod explained that without a permitting or mapping system, PD may not know whether a property is an STR, limiting the City's ability to track and analyze STR-related issues moving forward.

Ms. Patterson explained that several housing bills tracked this session did not advance, including three proposals that would have allowed multifamily and mixed-use developments, including group homes, on property owned by religious organizations. Councilmember Wood asked what was driving the legislation politically and Ms. Patterson said the primary motivation is affordable housing and increasing options for people to rent or buy. Councilmember Sheckler expressed optimism that the added density and flexibility could increase housing supply and improve affordability, while Mayor Gookin and Councilmember Wood emphasized concern over the loss of local control and impacts to established neighborhoods, arguing these decisions should be made locally rather than through a one-size-fits-all state mandate. Commissioner McCracken raised concerns about state preemption conflicting with the Local Land Use Planning Act and questioned whether the legislature was fully considering these overlaps or local planning needs. Commissioner Fleming described frustration with the legislative process, noting limited time for testimony and Commissioner McCracken mentioned lack of responsiveness from local representatives. Mr. Adams explained that the legislature views these changes as amendments within the Local Land Use Planning Act and, under Dillon's Rule, retains authority to limit local

powers. Councilmember Gabriel stated that legislators were aware of the concerns and credited AIC for extensive advocacy that helped mitigate impacts and delay legislation for further refinement, acknowledging that while affordable housing is a shared priority, the balance with property rights and neighborhood impacts remains difficult. Commissioner Fleming warned that increasing housing density without addressing transportation is unrealistic, stressing that residents still rely on cars while parking is being removed and transit options are insufficient. She added that this disproportionately affects workforce housing, worsens congestion and unsafe driving, and ignores climate realities that limit biking, urging legislators to address parking and transit together rather than adding density alone.

During discussion on Subdivisions, Commissioner McCracken asked for clarification on the process for short plats of fewer than four units, using the Coeur Terre project as an example where a short-platted portion went directly to City Council and bypassed the Planning Commission. She noted that the Planning Commission often learns about these actions after the fact and asked whether there could be courtesy notification especially when a short plat is tied to a development agreement so Commissioners can stay informed and avoid confusion when projects return later and appear different from what was previously reviewed.

Mayor Gookin raised a question received by email regarding why appeals of PUDs are not automatic, noting concerns that the appeal process requires a \$1,000 fee and limits appellants to 10 minutes, while only the PUD itself, not related development agreement issues, is considered. Ms. Patterson explained that automatic appeals or additional required hearings would significantly slow the process, noting that most jurisdictions rely on a single Planning and Zoning Commission hearing with an optional appeal, and that code changes would be required to add hearings or alter time limits. Commissioner McCracken suggested that for large projects with development agreements, it may make sense to align PUD and development agreement reviews at the City Council level to reduce confusion and improve public understanding, as separation of the two has caused frustration and misunderstandings about when and where public input is effective. Mr. Adams emphasized that the current structure reflects the Planning Commission's technical expertise, with appeals intended as an option rather than a default. Commissioners McCracken and Coppess discussed concerns about appeal process, appeal costs, and limited speaking time, while Mr. Adams noted that Council has discretion to allow additional time when requested. Ms. Patterson clarified that appeal fees are based on actual administrative costs, and that appeals of PUDs are relatively rare.

Councilmember Evans asked why it is so important for the Planning Commission to provide a thorough explanation when denying an application, recalling past guidance that emphasized clearly stating the reasons for denial. Mr. Adams responded that written decisions must clearly document the rationale for any denial. He explained that a "denial without prejudice" allows an applicant to reapply immediately with a new application, but it is not a continuation of the same application, and emphasized that there is no such thing as an "approval without prejudice."

Chair Messina asked how the Planning and Zoning Commission can terminate a development agreement through a public hearing when the Commission does not review or approve development agreements, particularly when those agreements are approved by City Council. Mr. Adams clarified that the Commission does not deny development agreements but may be involved

in terminating an existing agreement if the matter is brought forward by staff or the public. Chair Messina asked what happens if City Council approves a development agreement, but the applicant later disagrees with the terms, specifically whether the applicant can go back to the Commission with a new application to request termination. Commissioner Coppess added another scenario, questioning how termination would work if, months after approval, concerns are raised during public comment that led to a desire to terminate the previously approved development agreement, and what role the Commission would have in that process. Ms. Patterson explained that the Commission's role in termination is advisory, with the Commission holding a public hearing and making a recommendation to City Council.

In response to Commissioner Coppess question, Mr. Adams explained that termination of the development agreement is a formal, structured process rather than something done arbitrarily. The Commission first determines whether a development agreement is advisable, and at the termination stage it must make findings that circumstances have changed enough that the agreement no longer makes sense and that terminating it is in the City's best interest. If the Commission makes those findings, the agreement can be terminated unless it is appealed. If there is an appeal, the matter goes to City Council, which then reviews the decision. In short, termination requires documented changed circumstances and Commission findings, not simply a request by an applicant or member of the public.

Commissioner Fleming raised concerns about applicants being blindsided by development agreement requirements late in the process, and Ms. Patterson noted that discussion of development agreements typically depends on project size.

Councilmember Miller explained that staff should consistently raise the possibility of a development agreement for all projects, regardless of size, as a key tool for advancing attainable housing. She emphasized that development agreements are negotiated by staff and should be used to ensure that requests for increased density tied to claims of affordable housing result in enforceable commitments rather than unenforced promises. She argued for a more uniform, possibly regional, approach so developers clearly understand that such discussions will occur, helping align public expectations, hold developers accountable, and strengthen the credibility of affordable housing commitments before projects reach Planning and Zoning Commission or City Council.

Chair Messina stated that he agrees with the points raised by both Council and fellow Commissioners, noting that developers can be unintentionally blindsided when development agreements are introduced late in the process. He emphasized that development agreements should be discussed earlier and in a way that allows the Planning and Zoning Commission to have at least some input, not necessarily approval authority, but awareness and discussion. He expressed concern that references to affordable housing are often used as general verbiage without enforceable or lasting commitments, which can change over time. He stressed that applicants should be informed up front when a development agreement may be required so expectations are clear.

Commissioner McCracken discussed ongoing process challenges that can extend project timelines and create confusion, noting that applications often face delays between hearings, followed by

additional months required to draft and review development agreements. She suggested that if development agreements were addressed earlier and aligned with PUD reviews, projects could move forward as a coordinated package, streamlining approvals and improving consistency. She then emphasized that better staff-level coordination, earlier discussion of expectations, clearer definitions and a more integrated review process would help avoid applicants feeling blindsided and improve outcomes for all parties involved.

During discussions on written decisions, Councilmember Sheckler asked how the Council and Commission should handle situations where proposed written findings do not fully reflect the Council or Commissioners' own observations or credibility determinations from the hearing, and whether revisions, executive sessions, or additional steps are needed to make those findings defensible. Mr. Adams explained that this should be handled within the motion itself: Commissioners should clearly state the criteria, Comprehensive Plan elements, or factual bases they are relying on when making a motion to approve or deny, even if they differ from the draft worksheet. Staff will then prepare written findings that accurately reflect what was said and decided on the record. He clarified that this type of deliberation does not qualify for an executive session and must occur in public, emphasizing the importance of discussion before the motion so everyone is aligned. Once the vote is taken, staff finalize findings consistent with the motion before it is signed.

Ms. Patterson pointed out that when completing findings worksheets, the Commission and Council can add additional findings beyond those already listed to address new or clarifying evidence presented during the hearing. Commissioner Coppess inquired how public comment fits into this process, particularly whether statements made during testimony can be treated as facts. Mr. Adams clarified that public comments are considered testimony, but they are evidence the Council and Commission may weigh. When there is conflicting testimony, it must be explained on the record why the Council and Commission find one source more credible than another.

Councilmember Evans commented that while the new findings worksheet is helpful, the Council's motion process feels repetitive and clunky. Mr. Adams responded that each decision has three distinct parts: findings of fact, conclusions of law, and the decision itself. And while they overlap, each serves a separate role. He added that standard, undisputed findings in the worksheet do not need to be read aloud individually; the Council can simply adopt them as being undisputed and presented in the staff report.

Councilmember Wood stated concern that recent Council discussions about development agreements have left staff without clear direction, noting that while individual Councilmembers support a development agreement, Council as a whole has not established direction for when they should apply. Ms. Patterson explained that development agreements were intended for unique or large-scale projects, not routine zone changes, and that staff struggle without clearer guidance. Councilmember Evans asked whether other cities have successfully used development agreements in a way that works well. Ms. Patterson stated that the City is actually one of the few actively using this tool.

Councilmember Miller explained that this workshop is the right forum for addressing how development agreements should be used and for developing clearer policy directions. She noted

that definitions such as “attainable housing,” price points, and formulas already exist, but what’s missing is guidance on thresholds like project size and when development agreements should apply. She stressed that by raising the issue now, Council can have a meaningful discussion, establish parameters, and then refer those to Planning and Zoning Commission for input based on their experience, along with feedback from the development community and housing partners. Her goal is to improve communication and a more effective, consistent use of development agreements as a policy tool. Mr. Adams noted that development agreements are meant to be a tool to address situations that are causing issues or could cause issues with the City raised by particular developments, it is not supposed to be intended to be the norm.

Councilmember Sheckler asked whether development agreements are typically requested by applicants to resolve issues or whether they are more often imposed as a condition of approval to address mitigation concerns. Mr. Adams explained that under the ordinance, development agreements are usually initiated by the Planning Director or the Commission, not by the applicant. Staff may raise the idea early in discussions with an applicant if it seems appropriate, or the Commission may identify during review that a project warrants a development agreement. In either case, the agreement is suggested as a tool to address specific issues related to the development and is then brought formally before the Commission.

Chair Messina noted that the Commission has previously held hearings where it recommended a development agreement without specifying detailed terms, leaving those broader criteria to City Council, and expressed support for continuing the discussion now that it has begun. Councilmember Wood agreed that further discussion between Planning and Zoning Commission is preferable and expressed hesitance in having the Council impose new requirements late in the process without sufficient expertise. Commissioner Ingalls added that even before development agreements, the City has effectively addressed project-specific concerns through conditions of approval, especially in PUDs, annexations, and special use permits. He noted the value of flexibility and real-time problem-solving during hearings. He cautioned against rigid thresholds for triggering development agreements, noting that many issues can be resolved efficiently through added conditions without the need for a formal agreement. Commissioner McCracken stated that smaller projects are often handled well through added conditions, but clearer procedures around development agreements would help create consistency. She also noted that affordable housing lacks a shared definition or structure, leading to different perspectives. She suggested continuing the discussion in a smaller group with staff in more detail and identifying straightforward improvements, rather than trying to resolve everything during meetings involving active applicants.

Councilmember Sheckler asked whether development agreements aimed at producing attainable housing could be structured as incentives rather than imposed conditions, such as offering density bonuses or flexibility to encourage applicants to voluntarily participate. Councilmember Miller responded that this concept has already been explored through a developer incentive list created by the Housing Solutions Partnership, which includes options like increased density or variances in exchange for providing deed-restricted attainable housing. She explained that development agreements can serve as a negotiation tool that protects both the City and developers by ensuring affordability is maintained over time. She added that while specific thresholds have not been defined, the broader goal is for the community and development industry to collaboratively use

incentives to create sustainable, long-term attainable housing. Commissioner McCracken stated that incentives for attainable housing should be communicated early so developers can plan accordingly rather than encountering new requirements after investing in engineering and design. Councilmember Sheckler noted putting incentives in the code will make them see the benefits if they meet the goals for attainable housing. Councilmember Miller added that many developers are already aware of a growing push for attainable housing and that regional incentive frameworks already exist. She mentioned that a detailed spreadsheet outlining what different cities such as Post Falls, Rathdrum, and Coeur d'Alene would allow as development incentives. She suggested forming a smaller ad hoc committee to review this information and develop clearer parameters. Those parameters could then be forwarded as guidance to staff and as a recommendation for consideration by both City Council and Planning and Zoning Commission.

Mayor Gookin thanked Mr. Adams and Ms. Patterson for their presentation. He asked everyone to keep their packets for their reference.

Councilmember Sheckler made a motion to schedule an Executive Session and add an action item to the April 21 Council meeting agenda to consider acceptance of the City Administrator's recommendation to appoint a Police Chief. Mayor Gookin ruled that the Motion was out of order. Councilmember Sheckler asked why. Mayor Gookin said that Councilmember Sheckler's motion was not on the agenda. Mayor Gookin requested clarification from the City Attorney and Mr. Adams stated that motions to add a matter to a future agenda have traditionally been allowed without being noted on the current agenda as the matter is procedural rather than substantive. Mayor Gookin then asked the City Clerk and Ms. McLeod explained that, at prior Council meetings, Councilmembers have made motions to add an item to a future agenda without objection and the item would then be scheduled to be heard at the next meeting. Mayor Gookin stated that the Executive Session and action item would be added to the Council meeting agenda for April 21.

ADJOURNMENT:

MOTION: Motion by Miller, seconded by Evans, that there being no further business of the City Council, this meeting be adjourned. **Motion carried.**

MOTION: Motion by Fleming, seconded by Ingalls that there being no other business of the Planning and Zoning Commission, this meeting be adjourned. **Motion carried.**

The meeting adjourned at 2:12 p.m.

Daniel K. Gookin, Mayor

ATTEST:

Jo Anne Mateski
Executive Assistant

CITY OF COEUR D'ALENE
TREASURER'S QUARTERLY FINANCIAL REPORT FOR PUBLICATION
Six Months Ended 3/31/2026
(Required by Idaho Code Section 50-1011)

	Expenditures	Total	Annual Appropriation	Percent Expended
APPROPRIATED FUNDS:				
GENERAL FUND				
Personnel Services	\$ 24,340,966			
Services and Supplies	4,236,314			
Capital Outlay	790,345			
Subtotal		29,367,625	58,714,067	50%
SPECIAL REVENUE FUNDS				
Library Fund:				
Personnel Services	774,883			
Services and Supplies	114,985			
Capital Outlay	77,513			
Subtotal		967,381	2,140,077	45%
2025 Fire Department Bond Projects	6,414,191	6,414,191	16,336,161	39%
Community Development Block Grant	127,539		342,971	0%
Cemetery:				
Personnel Services	149,356			
Services and Supplies	66,183			
Capital Outlay	4,664			
Subtotal		220,202	366,420	60%
Impact Fees: Services and Supplies	-	-	-	
Annexation Fees	-	-	580,000	0%
Parks Capital Imprvmnts: Capital Outlay	85,898	85,898	781,100	11%
Cemetery Perpetual Care Fund	17,577	17,577	19,700	89%
Jewett House	20,257	20,257	33,115	61%
Reforestation / Street Trees	49,110	49,110	137,000	36%
Public Art Funds	37,167	37,167	201,000	18%
DEBT SERVICE FUND	310,817	310,817	1,791,067	17%
CAPITAL PROJECTS FUND	42,894	42,894	2,440,000	2%
ENTERPRISE FUNDS				
Street Lighting:				
Services and Supplies	289,002	289,002	883,820	33%
Water:				
Personnel Services	1,508,677			
Services and Supplies	997,476			
Capital Outlay	596,386			
Subtotal		3,102,538	19,671,235	16%
Wastewater:				
Personnel Services	1,804,994			
Services and Supplies	1,650,582			
Capital Outlay	286,054			
Debt Service	1,110,868			
Subtotal		4,852,497	34,185,380	14%
City Public Parking				
Services and Supplies	208,532	208,532	1,834,020	11%
Sanitation:				
Services and Supplies	2,244,994	2,244,994	5,625,199	40%
Drainage Mgmt:				
Personnel Services	132,324			
Services and Supplies	318,139			
Capital Outlay	184,148			
Subtotal		634,611	2,251,952	28%
FIDUCIARY FUNDS	1,818,911	1,818,911	3,611,200	50%
TOTALS	\$50,811,744	\$50,684,205	\$151,945,484	33%

Citizens are invited to inspect the detailed supporting records of the above financial statements.
Katie Ebner, Finance Director / Treasurer



City of Coeur d'Alene
Municipal Services
Department

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

OUTDOOR EATING FACILITY ENCROACHMENT APPLICATION

Valid March 17 – October 31 Annually

New applications or renewals with changes will be submitted to City Clerk for approval.
Payments are due with the application.

Please mark the appropriate seating location below:

Seating on Private Property

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

Name of Eating Establishment: Lantern Donuts

Applicant's Name: Kevan Turner

Phone Number: _____

Contact Person: Kevan Turner

Phone Number: _____

Cell Phone: _____

Email: kevan@lanterndonuts.com

Mailing Address: _____

City/State/Zip: Coeur d'Alene, ID 83814

Physical Address: 519 E Sherman Ave.

City/State/Zip: Couer d'Alene, ID 83814

Completed Application New Renewal
Change in ownership or type of use? No Yes _____
Please specify

Do you hold a current State of Idaho Kootenai County and City of CDA alcohol license? No Yes

If yes, on your State of Idaho alcohol license do you have a restaurant designation? No Yes

Is anyone under the age of 21 allowed in the area inside your establishment where alcohol is served? No Yes

What hours/days is the full menu available? Start 8:AM End 12:PM Days Thurs - Sat

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

- Show table sizes and chair placement, distance from building (side street 24" tables maximum).
- Show distance to any tree, grate, bench, light post, bicycle rack, news rack, etc.
- What is width of sidewalk from property line to curb?
- Please show location of refuse receptacle and disposal of cigarette remains.
- If within the City sidewalk or City property, provide a Certificate of Liability Insurance naming the City as additional insured (\$500,000.00).
- If within the City sidewalk or City property, complete a signed encroachment application.

FEES

Number of Seats x \$65.12 per seat (Sewer Cap Fee) <u>12</u>	=	\$ <u>781.44</u>
<i>*Fee required if not previously included in your original sewer rate seat count.</i>		
If located on a sidewalk or City property, the encroachment fee is \$131.25 <u>\$137.81</u>	+	\$ <u>137.81</u>
TOTAL DUE		\$ 912.69 <u>919.25</u>

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

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

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



 Applicant Signature

4/2/2026

 Date

Internal Use Only

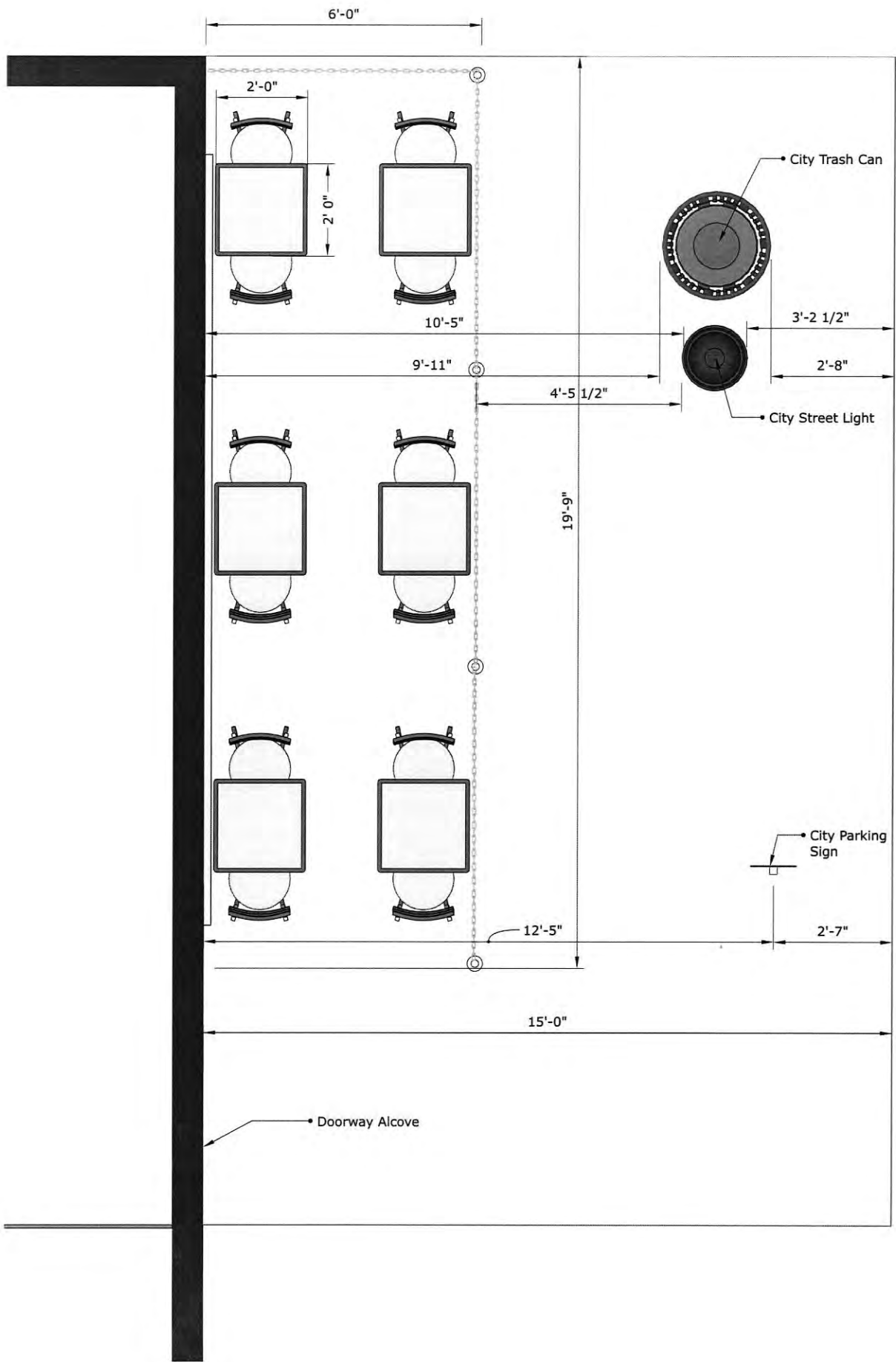
Reviewed and approved on: _____ By: _____

Issued By: _____ Date: _____

Conditions: _____

Denied due to: _____

Date: _____



OTHER BUSINESS

**CITY COUNCIL
STAFF REPORT**

DATE: APRIL 21, 2026
FROM: KELLEY SETTERS, DEPUTY CITY CLERK
SUBJECT: REQUEST TO APPROVE A LETTER OF AGREEMENT WITH KEENAN JOHNSON FOR COMMERCIAL USE OF THE CITY STREETS FOR RECREATIONAL TRANSIT

DECISION POINT: Should Council approve a Letter of Agreement with Keenan Johnson for commercial use of the City streets for recreational transit?

HISTORY: On May 7, 2025 the City Council approval an agreement with Kennan Johnson owner of Paddle Pub CDA LLC to use city streets for commercial recreational transit from May 7, 2025, to October 31, 2025. Mr. Johnson has requested to continue the Trolley Pub Tours from May 2026 to October 2026. Staff is recommending approval of the request for trolley pub services by Keenan Johnson through the attached Letter of Agreement. Tours have a maximum seating capacity of 16, operate Monday through Sunday from 8:00 a.m. to 10:30 p.m., lasting approximately 2 hours, and will start May 1st and end October 31, 2026. All tours will begin and end at the Jeremiah Johnson Brewing Company located at 826 N. 4th Street. The scenic route will include 3rd , 4th , 6th Street, Garden Ave., and E. Front Ave., with a brief stop at the carousel, and a historical drive by Fort Sherman.

Four other daily tours will be for guests 21 and older only. The route will include visits to Jerimiah Johnson, The Tree House and Backwoods Bar, lasting approximately 20-30 minutes. Mr. Johnson acknowledged that the operator may not provide alcohol or supply any alcohol to any patron. The patron must bring their own alcohol in a sealed container and may only consume while on board the vehicle. The bike has an electrical assist to help maneuver through traffic and manage inclines.

Additionally, the Police and Streets Department were contacted to see if there were any concerns or requests for conditions. The Street Department had no issues with the Police Department concurring, including the caveat that the route is subject to adjustment if needed. Additionally, in the past, other recreational transportation, such as the Socially Geared Cycle Pub and horse-drawn carriages, operated and had been widely accepted and have not impeded traffic.

Municipal Code Chapter 5.18 outlines the allowable commercial use of City streets, sidewalks, and rights-of-way, and requires Council consent for such use. Staff believes the proposed Letter of Agreement provides the appropriate method of Council consent. The Agreement sets forth the terms and standards for the operation of commercial recreational vehicles on City streets, including the clause that the City may add conditions or revoke the permit if it is deemed necessary to maintain the safety of the City. Insurance is required.

FINANCIAL ANALYSIS: The fee for this Agreement is \$137.81, which is the same fee amount charged for outdoor eating encroachment permits.

DECISION POINT/RECOMMENDATION: Council should approve a Letter of Agreement with Keenan Johnson for commercial use of the City streets for recreational transit.

Trolley Pub Proposal

A Perfect Tourism Fit for Coeur d'Alene

We are excited to present the concept of a Trolley Pub business as an outstanding addition to Coeur d'Alene's tourism offerings. With its thriving tourism industry and emphasis on eco-friendly activities, a Trolley Pub business would not only provide a unique and enjoyable experience for visitors but also align seamlessly with the city's commitment to sustainability. Below, we outline the key reasons why a Trolley Pub operation would be a great fit for Coeur d'Alene.

1. Enhancing the Tourism Experience

Coeur d'Alene is renowned for its breathtaking natural scenery, outdoor recreation, and vibrant downtown atmosphere. A Trolley Pub business would offer an innovative and engaging way for tourists to explore the city while combining cycling, socializing, and sightseeing. By diversifying the range of activities available, this addition would attract a broader demographic of visitors and encourage extended stays.

2. Promoting Sustainability and Eco-Friendliness

The city of Coeur d'Alene takes pride in its dedication to sustainability. A Trolley Pub business aligns with these values as it primarily operates on human-powered energy. By encouraging cycling as a mode of transportation, it can help reduce carbon emissions and contribute to a cleaner, greener environment.

3. Supporting the Local Economy

Beyond enhancing the visitor experience, a Trolley Pub business would also benefit the local economy. By partnering with local breweries, wineries, and restaurants, the Trolley Pub can drive increased foot traffic to these establishments, generating additional revenue. Moreover, it would create new employment opportunities for local residents, from operational staff to maintenance personnel.

4. Fostering Social Engagement

Trolley Pub create a lively and interactive atmosphere, allowing guests to engage with one another while enjoying the sights of the city. This fosters a

sense of community among both visitors and locals, contributing to a friendly and welcoming environment. Additionally, the unique and social nature of a Trolley Pub experience can generate positive word-of-mouth, further elevating Coeur d'Alene's reputation as a top-tier travel destination.

5. Safety and Regulation

To ensure a safe and enjoyable experience, our Trolley Pub operations will adhere to strict safety measures and local regulations. Coeur d'Alene already features a well-established bicycle-friendly infrastructure, which can be further optimized for Trolley Pub routes. By collaborating with city officials and local authorities, we will implement responsible alcohol consumption policies, designated routes, and trained staff to provide a secure and enjoyable experience for all participants.

The Trolley Pub

The proposed Trolley Pub Bike is constructed with a durable steel frame and is designed for up to 14 passengers, 10 pedaling and 4 seated on a rear bench. While primarily human-powered, the bike includes an electric assist motor to aid in navigating traffic and inclines. A trained operator, holding a valid driver's license, will pilot the bike, ensuring a safe and smooth experience. The vehicle is equipped with essential safety features, including hydraulic disc brakes, headlights, taillights, turn signals, reflectors, and a horn. Additionally, a roof provides shade and protection from inclement weather.

Insurance Coverage

Accident Coverage

- **Eligibility:** All participants of the policyholder's programs
- **Medical Benefits:** Up to \$25,000 per claim
- **Accidental Death/Dismemberment Benefit:** Up to \$5,000 per claim
- **Deductible:** \$100 per claim
- **Dental Benefit:** Included in medical coverage
- **Carrier:** United States Fire Insurance Company
- **Policy Term:** Annual

General Liability Coverage (Requires Accident Coverage)

- **General Aggregate:** \$2,000,000
 - **Products/Completed Operations:** \$2,000,000
 - **Personal & Advertising Injury:** \$1,000,000
 - **Each Occurrence:** \$1,000,000
 - **Damages to Premises Rented to You:** \$300,000
 - **Medical Expense:** Excluded
 - **Deductible:** \$2,500 per claim
 - **Policy Type:** Claims-made and reported policy
 - **Carrier:** Lloyd's of London
 - **Coverage for Athletic Participants:** Included
-

Operational Policies

1. Tours will begin and end at **Jeremiah Johnson Brewing Company (826 N 4th St, Coeur d'Alene, ID 83814, United States)**.
2. The bike will be operated by a driver who holds a valid driver's license and is knowledgeable about local traffic laws.
3. Trolley Pub drivers will all be trained with both a digital training program as well as hands on training for safety, operations and customer service.
4. The driver is strictly prohibited from consuming alcohol before or during any tour and will act as a safety monitor for all participants.
5. All participants in alcohol-related tours must be at least 21 years old and will be required to present valid identification before boarding. Participants not 21 years of age must be accompanied by a parent or legal guardian.
6. Each participant must sign a liability waiver and will not be permitted to board if visibly intoxicated.
7. On alcohol-related tours, passengers may bring sealed beer, wine, and seltzers for personal consumption. Hard liquor or spirits are not permitted. At no times will passengers be permitted to exit the vehicle with an open container of alcohol, other than sealable containers such as a growler or sealed bottle.
8. Passengers may not exit any alcohol-serving establishment with an open container, except for sealed growlers or bottled purchases.

9. The driver will not serve or consume alcohol.
10. All loading and unloading will take place away from roadways to prevent traffic disruption. **No loading or unloading will occur on Sherman Ave.**

Tour Routes and Schedule

The Trolley Pub Bike will operate seasonally from **May to October**, offering up to 5 tours daily from 8:00am to 10:30pm. Each tour will last approximately **two hours**. The number of daily tours will depend on bookings and the customer's desired experience. The two experiences our customers can choose from are below.

- **Alcohol-Friendly Tours:** These tours will visit local partner establishments such as Jeremiah Johnson Brewing, Backwoods Bar, and The Burger Dock. Alcohol consumption is permitted only while onboard the Trolley Pub or inside partner businesses.
- **Family-Friendly Scenic Tours:** These tours cater to groups with participants under 21 and focus primarily on the scenic beauty and historic aspects of CDA. Drivers will follow a designated route along 3rd St, 5th St, 4th St, Garden Ave, and E Front Ave, with a brief stop at the Carousel and a historical drive by of Ft. Sherman.

Loading and Unloading of Passengers will proceed as follows:

Jeremiah Johnson on 4th in Midtown. Is where tours will begin and end. Guests will load and unload on the south side of Montana Ave. This will allow us to be off 4th street during the loading and unloading so not to impede traffic. Being the beginning and ending point of the ride, it will not be a timed stop, departures and drop-offs will occur on a timed basis. Driver will utilize the loading zone located on E Montana behind the business alongside the building for parking at this location.

From Jeremiah Johnson, tours will head down 5th St. to Lakeside Ave. Tours will utilize Lakeside and Front, connected by 3rd, 4th and 6th St. to allow for passengers to experience the historical beauty of downtown CDA. For tours

stopping at Backwoods Bar, Trolley Pub Operators will utilize Sherman Ave. only to the East of 7th St.

While tours are underway, passengers will be able to pedal through downtown fully immersed in the scenic beauty CDA has to offer. Our drivers will utilize the approved route and parking locations to help curate the best possible experience for every passenger.

Once the tour has made its second stop, the driver will proceed back through midtown to Jeremiah Johnson where the tour will conclude. The driver will then park in the designated parking area and prepare for the next tour.

Partners include:

Jeremiah Johnson Brewing Company

Backwoods Bar

Treehouse CDA

The Beacon

Conclusion

A Trolley Pub business would be a valuable addition to Coeur d'Alene's tourism sector, offering an eco-friendly, engaging, and economically beneficial experience. By enhancing visitor engagement, supporting local businesses, fostering social interactions, and adhering to strict safety regulations, the Trolley Pub can contribute significantly to the city's reputation as a premier travel destination.

Previously, a similar Trolley Pub, **Socially Geared**, operated in downtown Coeur d'Alene from **2017-2019** under city approval. It was well received by locals and visitors alike, allowing participants to bring sealed beer and wine onboard under **CDA Municipal Code Section 5.08.160 (A)(7)**. We request approval under these same conditions.

As part of **Tourscale Franchising**, we bring a proven business model with successful Trolley Pub franchises nationwide. We look forward to

collaborating with the city to bring this exciting experience back to Coeur d'Alene!

Attachments

CDA municipal code 5.08.160

Map of Proposed Routes

Pictures of Trolley Pub

**5.08.160: BEER, WINE OR LIQUOR PROHIBITIONS WITHIN THE CITY;
EXCEPTIONS:**

A. No person shall consume any beer, wine or other alcoholic beverage or possess an open container of or containing any beer, wine or other alcoholic beverage on any public property, including public streets and alleys, within the City, or at any other place in the City, including any motor vehicle moving or stationery, with the following exceptions:

7. On a public right-of-way when used on pedal bike(s) and/or nonmotorized recreational vehicles in which the passenger areas are separate from the driver areas, but only after issuance of and pursuant to the terms of a permit issued by the City Clerk. Criteria that must be met for a permit to issue shall be set forth by resolution of the City Council;



800-862-5807

THE TROLLEY PUB.COM

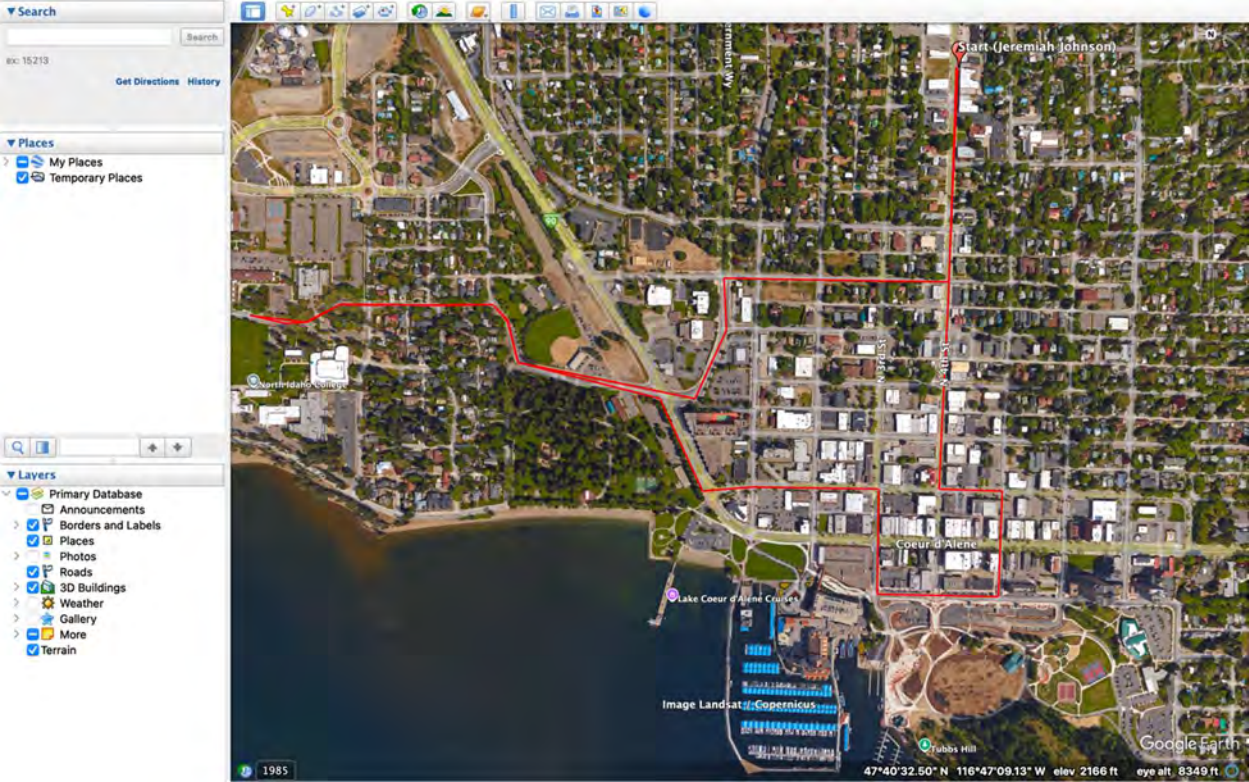
TROLLEY PUB
TROLLEYPUB.COM
216.866.6706

TROLLEY PUB

NO PARKING



Scenic Route





1

Trolley Pub Proposal

Applicant: Keenan Johnson
3513 W Seltice Way
Coeur d' Alene, ID 83814

Keenan.johnson799@outlook.com



2

Tour Routes and Schedules

- Seasonal May – October
- Tours Monday – Sunday (2 hours long)
- 14 maximum seating capacity
- All tours begin and end at Jeremiah Johnson Brewing 826 N 4th Street



3

Scenic Tour (for all ages)

Tours will begin and end at Jeremiah Johnson Brewing, 826 N 4th Street. Brief stop at the Carousel.

Tour Times

8:00 am -10:00 am

10:30 am – 12:30 pm

1:00 pm – 3:00 pm



4

21 years and older tours

Tour Schedule Times

1:00 pm – 3:00 pm

3:30 pm – 5:30 pm

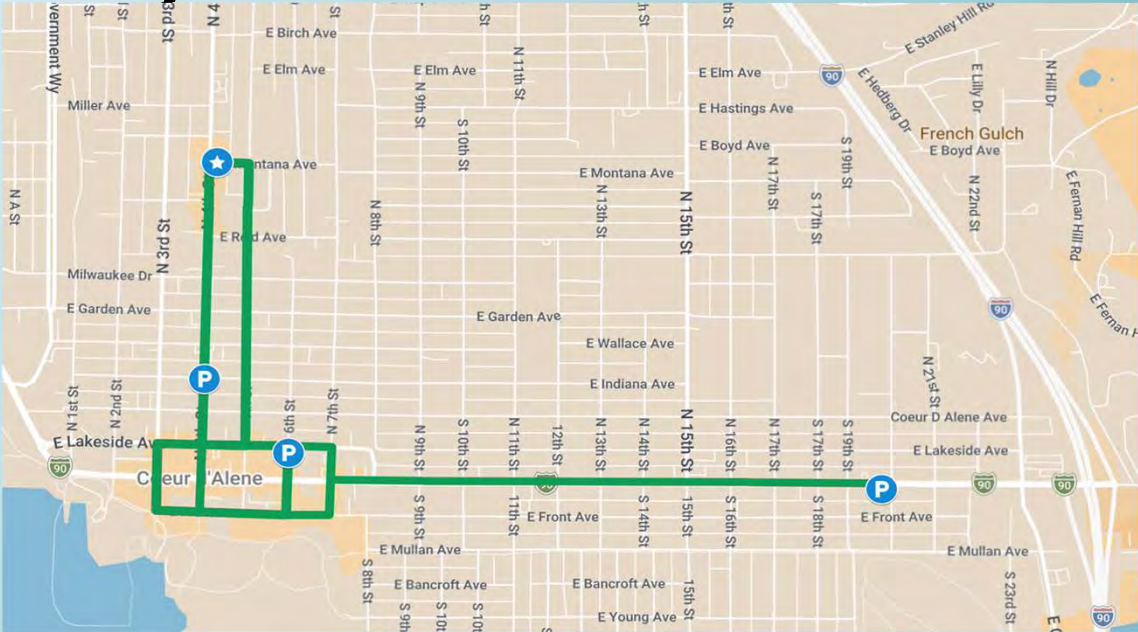
6:00 pm – 8:00 pm

8:30 pm – 10:30 pm



7

21 years and older tour route



8

Action Requested

The Council should approve a Letter of Agreement with Keenan Johnson for commercial use of the City streets recreational transit.



Questions?



RESOLUTION NO. 26-032

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, APPROVING A LETTER OF AGREEMENT WITH KEENAN JOHNSON FOR COMMERCIAL USE OF CITY STREETS FOR RECREATIONAL TRANSIT.

WHEREAS, the Deputy City Clerk for the City of Coeur d'Alene has recommended that the City of Coeur d'Alene enter into a Letter of Agreement with Keenan Johnson for commercial use of City streets for recreational transit through his business Paddle Pub CDA, LLC, pursuant to terms and conditions set forth in an Agreement, a copy of which is attached hereto as Exhibit "1" and by reference made a part hereof; and

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

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Coeur d'Alene that the City enter into a Letter of Agreement with Keenan Johnson, for commercial use of City streets for recreational transit through his business Paddle Pub CDA, LLC, in substantially the form attached hereto as Exhibit "1" and incorporated herein by reference with the provision that the Mayor, City Administrator, and City Attorney are hereby authorized to modify said Agreement to the extent the substantive provisions of the Agreement remain intact.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized to execute such Agreement on behalf of the City.

DATED this 21st day of April, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

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

ROLL CALL:

COUNCIL MEMBER EVANS Voted

COUNCIL MEMBER MILLER Voted

COUNCIL MEMBER SHECKLER Voted

COUNCIL MEMBER ENGLISH Voted

COUNCIL MEMBER GABRIEL Voted

COUNCIL MEMBER WOOD Voted

_____ was absent. Motion _____.



LETTER OF AGREEMENT

April 21, 2026

Keenan Johnson
3513 W Seltice Way
CDA, ID 83814

Dear Mr. Johnson:

This letter shall serve as the Agreement for the commercial use of the City streets for recreational transit from May 1, 2026, to October 31, 2026. Use for permitted activities may be from 8:00 a.m. to 10:30 p.m. Monday through Sunday. You agree to the terms and conditions of this Agreement.

Attached hereto as Exhibit "A" is an application for a recreational transit permit, which includes Keenan Johnson's contact information and the Trolley Pub Proposal, which Exhibit "A" is incorporated into this Agreement. Mr. Johnson agrees he will pay a permit fee of \$137.81, provide Proof of Liability Insurance with minimum limits of \$500,000 for personal injury, death, or property damage arising out of any one occurrence or accident, and provide the hours of operation and a map of the intended route(s) prior to the issuance of the permit.

In addition, Keenan Johnson shall:

1. Comply with all laws for slow-moving vehicles (e.g., lighting, reflectors, etc.);
2. Comply with all other applicable local, state, and federal laws and regulations;
3. Prohibit the consumption of alcohol on the Centennial Trail or within any City parks;
4. Not provide or supply any alcohol to any patron. All patrons must bring their own alcohol in a sealed container and may only consume while aboard the vehicle.
5. Comply with all laws including but not limited to those laws regarding the sale, service, possession, and consumption of alcohol.
6. Prohibit the consumption of any alcoholic beverages except beer and wines, as prescribed by the Bureau of Alcohol, Tobacco, and Firearms.
7. Execute a Hold Harmless Agreement.
8. Be responsible for any damage to City or public property, personal or real, cause the use hereby permitted or by any of your customers or patrons.
9. Agree that this Agreement may be canceled, at the City sole discretion, for any violation of this Agreement, or any City Code or State law.
10. The City may, from time to time, need to perform reasonable and necessary maintenance or construction work on City property, including the rights-of-way covered by this Agreement. In such case, your use under this Agreement may be suspended or canceled at the City's sole discretion and without liability to you. The City will, in such case, make reasonable efforts to identify alternate routes acceptable to you, but makes no guaranty that such alternate routes will be available.

11. The City has certain annual events which may conflict with your use of the public rights-of-way, including, but not limited to the Fourth of July Parade and Fireworks, and Car d' Lane. In such cases, your right to use the public rights-of-way will be suspended for the duration of those events.

The City reserves the right to add to or modify the conditions at any time as deemed necessary in order to maintain peace, order, and safety within the City limits, including requiring the change of routes or suspension of service. Failure to comply with all conditions imposed by this permit may result in the immediate suspension or revocation of the permit by the City Clerk or designee, or by any law enforcement Officer.

Daniel K. Gookin, Mayor
City of Coeur d'Alene

Keenan Johnson
Owner

Attest:

Renata McLeod, City Clerk

CITY OF COEUR D'ALENE
710 E. Mullan Avenue
Coeur d'Alene, ID 83814-3958
(208) 769-2229

HOLD HARMLESS AGREEMENT

I (WE) (APPLICANT) Keenan Johnson, Paddle Pub CDA LLC

IN CONSIDERATION FOR AMPLIFIED SOUND LOCATED ON CITY STREETS.

HEREBY AGREES TO SAVE AND HOLD THE CITY OF COEUR D'ALENE HARMLESS FROM ALL CLAIMS FOR PROPERTY DAMAGE, BODILY OR PERSONAL INJURY, DEATH, OR OTHER LOSS OR DAMAGE RESULTING FROM THE ACTIONS OR OMISSIONS OF

APPLICANT: Keenan Johnson

HIS/HER AGENTS, EMPLOYEES, OR ASSIGNS, IN THE OPERATION, MAINTENANCE, OR PERFORMANCE OF THIS SIGN PERMIT ON CITY PROPERTY OR PUBLIC RIGHT-OF-WAY IN THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO.

Paddle Pub CDA LLC
NAME OF BUSINESS

[Signature] 4/7/2026
DATE



City of Coeur d'Alene
 Municipal Services Department
 710 Mullan Avenue, Coeur d'Alene ID 83814
 (208) 769-2229
 ksetters@cdaid.org

(Office Use Only)

Amount Paid _____
 Receipt # _____
 Date Issued _____
 License # _____ By _____

**Non-Motorized Recreational Transit Operator
 Permit Application**

Name of Company: Paddle Pub CDA LLC. Phone Number: (208) 701-0669
 Company Address: 3513 W Sellice Way City/State/Zip: Coeur d'Alene, ID, 83814
 Insurance Company: Knights Specialty Ins. Company Agent Name: James Eatmon
 Insurance Company/Agent Phone Number: Francis L. Dean & Associates
 Owner Name: Keenan Johnson Owner Phone Number: _____
 Email Address: Keenan @ Paddle Pub. com Owner Cell Number: _____
 Home Address: _____ City/State/Zip: _____
 Is your office located in a residence in the City of Coeur d'Alene? Yes No
 If yes, have you applied for and obtained a Home Occupation Certificate? _____

VEHICLE INFORMATION

MAKE / MODEL / LICENSE PLATE NUMBER / VIN NUMBER

Vehicle 1: Trolley Pub / NA → ADD / DEL / RENEW
 Vehicle 2: _____ ADD / DEL / RENEW
 Vehicle 3: _____ ADD / DEL / RENEW
 Vehicle 4: _____ ADD / DEL / RENEW
 Vehicle 5: _____ ADD / DEL / RENEW
 TOTAL NUMBER OF VEHICLES: 1

I hereby certify that there have been no changes in the above named business during the past licensed year and that all vehicles are covered by the required insurance.

[Signature]
 Applicant Signature

2/27/20
 Date

DRIVER INFORMATION

Name: _____ Phone Number: _____

Address: _____ E-mail: _____

Have you received any driving citations within the past two years? Yes No

If yes explain: _____

Name: _____ Phone Number: _____

Address: _____ E-mail: _____

Have you received any driving citations within the past two years? Yes No

If yes explain: _____

SUBMITTAL REQUIREMENTS

- Map of route showing all street names
- Hours of operation from 8:00 am to 10:30 pm
- Days of operation from MON. to SUN.
- Copy of insurance with a minimum of \$500,000 for bodily or personal injury, death, or property damage, or loss as a result of any one occurrence, or accident, regardless of the number of persons injured or the number of claimants. The insurance policy shall insure to the benefit of any person who is injured or sustains damage to property proximately caused by the negligence of the licensee, his servants, or agents.

PUBLIC HEARINGS

CITY COUNCIL COMMITTEE STAFF REPORT

DATE: April 21, 2026
FROM: Dennis J. Grant, Engineering Project Manager
SUBJECT: V-26-01, Vacation of a portion of 8th Street right-of-way adjoining the west boundary of Lot 7, Block 2, Keller's Addition to Coeur d'Alene Plat.

DECISION POINT

The applicants, Michael and Allyson Sterling, are requesting the vacation of a portion of 8th Street right-of-way that adjoins the west boundary of their property on the northeast corner of 8th Street and Hastings Avenue (803 E. Hastings Avenue).

HISTORY

The requested right-of-way was originally dedicated to the City of Coeur d'Alene in the Keller's Addition plat in 1905.

FINANCIAL ANALYSIS

The vacation of the requested right-of-way would not have any financial impact on the City and would add approximately 1,250 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 landowner whose lot adjoins the strip of usable property.

PERFORMANCE ANALYSIS

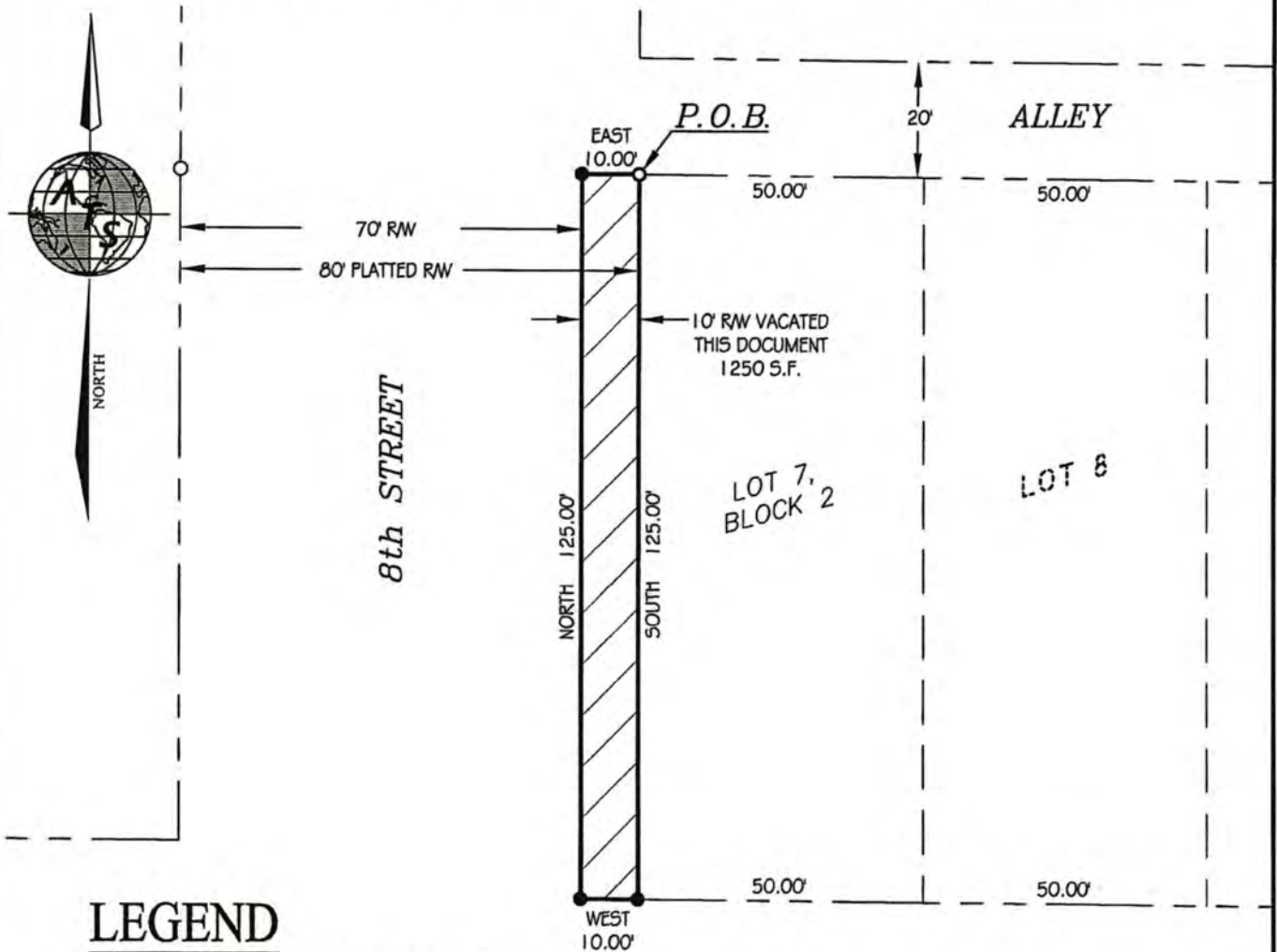
The purpose of this request is to vacate a ten-foot (10') wide strip of 8th Street right-of-way that adjoins the west boundary of the abutting property. 8th Street is developed to its ultimate width in this location, and the additional right-of-way can be incorporated into the development of the adjoining property. This portion of 8th Street has an eighty-foot (80') right-of-way. The typical city right-of-way is sixty-foot (60'). All utilities exist and are in place, and there is no foreseeable use for this additional right-of-way. The Development Review Team was informed about this vacation.

RECOMMENDATION

City Council should approve the vacation action per Idaho Code Section 50-1306 and vacate the property to the applicant Michael and Allyson Sterling.

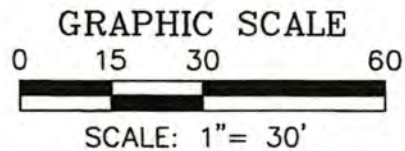
EXHIBIT B

VACATION OF A PORTION OF 8th STREET
 KELLER'S ADDITION TO CD'A
 SECTION 13, TOWNSHIP 50 NORTH, RANGE 04 WEST, B.M.,
 CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



LEGEND

- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR (NO CAP)
- FOUND 1/2" ID IRON PIPE



HASTINGS AVENUE

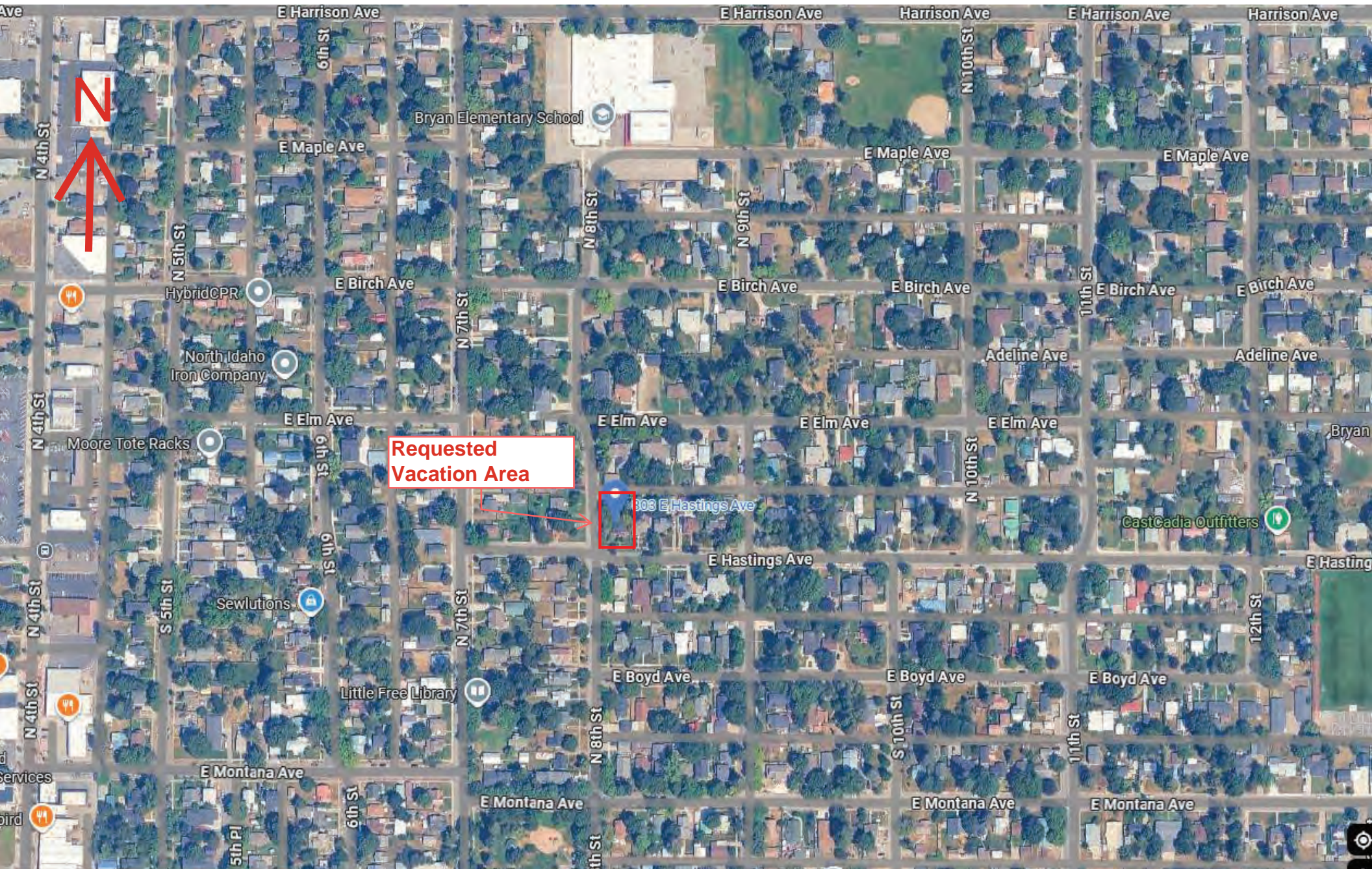


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 • PH: (208)-772-2745 • FAX (208)-762-7731 •

SCALE: 1"=30'
 CHECKED BY: MM
 DATE: 03-09-2026
 DRAWN BY: MBM
 DATE: 03-09-2026
 DWG: HARDCOPY
 PROJ: 26-030

803 E Hastings Ave Vicinity Map



ORDINANCE NO. 37__
COUNCIL BILL NO. 26-1007

AN ORDINANCE OF THE CITY OF COEUR D'ALENE, VACATING A PORTION OF PUBLIC RIGHT-OF-WAY LOCATED IN THE KELLER'S ADDITION TO COEUR D'ALENE PLAT, RECORDED IN BOOK "B" OF PLATS AT PAGE 114, RECORDS OF KOOTENAI COUNTY, IDAHO, GENERALLY DESCRIBED AS A TEN FOOT (10') WIDE STRIP OF LAND BEING A PORTION OF 8TH STREET RIGHT-OF-WAY ADJOINING THE WEST BOUNDARY OF LOT 7, BLOCK 2 SITUATE IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 50 NORTH, RANGE 04 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND 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 portion of right-of-way be vacated; NOW, THEREFORE,

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

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

Legal description and drawing, attached as Exhibits "A" & "B"

be and the same is hereby vacated.

SECTION 2. That said vacated right-of-way shall revert to the adjoining property owner to the east.

SECTION 3. That the existing right-of-way, easements, and franchise rights of any lot owners, public utility, or the City of Coeur d'Alene shall not be impaired by this vacation, as provided by law, and that the adjoining property owners shall in no manner place any obstruction over any public utilities.

SECTION 4. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. 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 April 21, 2026.

APPROVED by the Mayor this 21st day of April, 2026.

Daniel K. Gookin, Mayor

ATTEST:

Renata McLeod, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. 37__
V-26-01, 8th STREET RIGHT-OF-WAY VACATION

The City of Coeur d'Alene, Idaho hereby gives notice of the adoption of Coeur d'Alene Ordinance No. 37__, vacating a portion of 8th Street right-of-way.

Such right-of-way is more particularly described as follows:

Legal description and drawing, attached as Exhibits "A" & "B", are on file in the City Clerk's office.

The ordinance further provides that the ordinance shall be effective upon publication of this summary. The full text of the summarized Ordinance No. 37__ is available at Coeur d'Alene City Hall, 710 E. Mullan Avenue, Coeur d'Alene, Idaho 83814 in the office of the City Clerk.

Renata McLeod, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Randall R. Adams, am City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. 37__, V-26-01, 8th Street right-of-way vacation 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 21st day of April, 2026.

Randall R. Adams, City Attorney



Advanced Technology Surveying & Engineering

EXHIBIT A
LEGAL DESCRIPTION
VACATION OF A PORTION OF
8th STREET RIGHT-OF-WAY

A 10.0 FOOT WIDE STRIP OF LAND BEING A PORTION OF 8th STREET RIGHT-OF-WAY WAY ADJOINING THE WEST BOUNDARY OF LOT 7, BLOCK 2, KELLER'S ADDITION TO COEUR D'ALENE, IDAHO, AS RECORDED IN BOOK "B" OF PLATS AT PAGE 114, RECORDS OF KOOTENAI COUNTY, IDAHO; SITUATE IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 50 NORTH, RANGE 04 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;

THENCE, SOUTH, 125.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE, WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT, 10.0 FEET;

THENCE, NORTH PARALLEL WITH AND 10.0 FEET WESTERLY OF THE WEST BOUNDARY OF SAID LOT TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT;

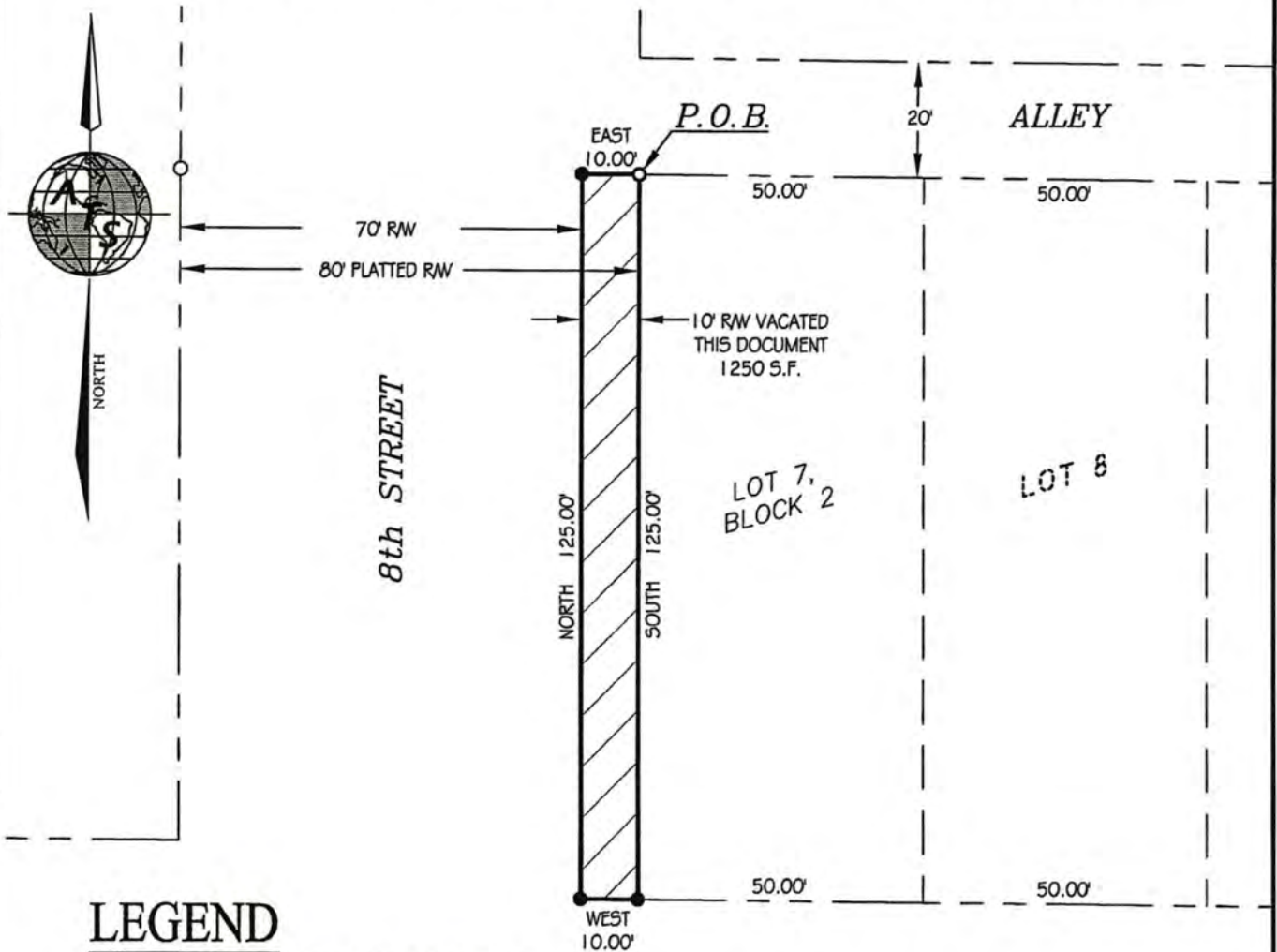
THENCE, EAST, 10.0 FEET RETURNING TO THE **POINT-OF-BEGINNING**.

SAID DESCRIBED STRIP OF LAND CONTAINING 1250 SQUARE FEET, MORE OR LESS;



EXHIBIT B

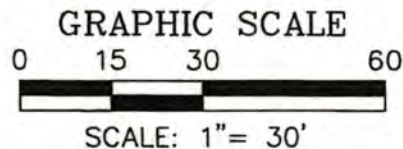
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