

Coeur d'Alene

CITY COUNCIL MEETING

December 7, 2010

MEMBERS OF THE CITY COUNCIL:

Sandi Bloem, Mayor

Councilmen Edinger, Goodlander, McEvers, Bruning, Hassell, Kennedy

CONSENT CALENDAR

A CONTINUED MEETING OF THE
COEUR D'ALENE CITY COUNCIL
HELD ON NOVEMBER 15, 2010 AT 12:00 NOON
IN THE CITY HALL FORMER COUNCIL CHAMBERS

A continued meeting of the Coeur d'Alene City Council was held in the City Hall former Council Chambers at 12:00 noon on November 15, 2010 there being present upon roll call a quorum.

Mayor Sandi Bloem

Loren Ron Edinger) Members of Council Present
John Bruning)
Woody McEvers)
Deanna Goodlander)
A. J. Al Hassell, III)
Mike Kennedy (12:20 p.m.)

GUESTS: Terry Cooper, Brenda Young, Todd Christensen, Mac Cavasar, Gay Glossor, Tom Hasslinger.

STAFF: Jon Ingalls, Wendy Gabriel, Susan Weathers, Mike Gridley, Wayne Longo, Jim Markley, Kenny Gabriel, Tom Greif, Tim Martin, Steve Childers, Bill McLeod, Troy Tymesen.

CALL TO ORDER: The meeting was called to order by Mayor Sandi Bloem

PARADE/STREET CLOSURE PERMITS: Deputy City Administrator Jon Ingalls gave a powerpoint presentation of the findings of the "blue ribbon committee" who reviewed the costs, revenues and areas of responsibilities for the City's Street Closure/Parade permits. Mr. Ingalls reviewed the history of the permit fees. He noted that the cost for parades/street closures last year (excluding Ironman) was \$80,456 with a total of \$8,500 in revenue. He explained that of the 50 permits issued 5 major parades cost the city \$57,523 or 71.5% of the City's total costs for parades/street closures.

He presented options as follows: status quo, shift logistical burden to event sponsors, increase fee schedule, best management practices, add a charge for events with an entry fee, or a combination/hybrid of the above options. Additional options to be considered were charge fees per days, out of town entities fees; a surcharge for revenue generating events or increasing fees that extend past 8 p.m.

Councilman Hassell commented that some events such as Kiddies Parade should not be charged more.

Brenda Young, representing the Coeur d'Alene Chamber of Commerce believes that some responsibilities need to remain with the City such as trash pickup as having the event organizers responsible for this could be disastrous.

Councilman Edinger asked for special events such as Christmas Lighting, Street Fair, if the City could charge more for the City parking lot with the revenue going to the General Fund. Troy Tymesen noted that the Parking Fund is an enterprise fund and the only thing the City could do is increase the interfund transfer amount.

Councilman Goodlander asked if the Blue Ribbon Committee considered the fact that the out- of- town people and citizens to attend these events generate revenues for local businesses.

Councilman Hassell commented that it is easier to add a surcharge to those events that have entry fees. Mac Cavasar representing a variety of athletic events, noted that some events are for-profit such as the Tour d'Lacs whose sponsor is from Spokane and who use the City for their event and potentially receive up to \$55,000 in profits. He would also like to see a "one-stop" shop for all the permits and fees for marathons instead of having to go to each government entity.

Councilman Hassell believes that multi-day events should pay a per-day fee.

Councilman Kennedy asked if the 4th of July parade's cost is due to the length of the parade. Tim Martin said that it does not affect the placement of barricades. Steve Childers noted that it does affect his department as officers are paid during the length of the parade as well as traffic control and crowd control.

Terry Cooper, representing the Downtown Association, commented that the events which are downtown drive the parking lot and feels that all event parking should be \$10.00 and some of that money should be allocated to the city's cost of the event.

Councilman McEvers believes that the \$80,000 cost is a good investment in the economy for the businesses located downtown. He also noted in his experience that it wasn't the \$100 cost of the permit but the cost of the insurance for the Skateboard Parade which cost him \$400.00.

Councilman Kennedy believes that the permit parameters should be status quo although looking at the fees is a possibility. Terry Cooper believes that fees should be increased on a regular basis instead of a major fee increase once every 10 years. Captain Childers asked if it is feasible to have some of burden of traffic control be placed on the event organizers. Mr. Cooper noted that during Car d'Lane parade they work with the Coeur d'Alene Car Club by having volunteers monitor participants and keeping the cost for the Police Department down.

Councilman Hassell believes that a per-day permit fee should be looked at. Mac Cavasar believes that each sporting event should require a traffic control plan. He also does not

have a problem adding \$1.00 to the entry fees for sporting events to help offset the City's cost.

Councilman Kennedy does not believe that a one-fee fits all works. Councilman Goodlander commented that there should be a scaled fee for non-profits vs. for-profits. Councilman Kennedy does not believe that we can do a per-event vs. cost permit fee but believes that the cost is about supporting the economy for downtown.

Susan Weathers asked Council to consider clarifying the current code to mean a per-day fee. Chief Longo believes that this is an excellent example to bring to the legislature look at the costs to taxpayers. Councilman Kennedy agrees with the per-day event fee.

ADJOURNMENT: Motion by Edinger, seconded by Hassell to adjourn. Motion carried.

The meeting adjourned at 1:15 p.m.

Sandi Bloem, Mayor

ATTEST:

Susan K. Weathers, CMC
City Clerk

**MINUTES OF A REGULAR MEETING OF THE CITY
COUNCIL OF THE CITY OF COEUR D'ALENE, IDAHO,
HELD AT THE LIBRARY COMMUNITY ROOM
November 16, 2010**

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 November 16, 2010 at 6:00 p.m., there being present upon roll call the following members:

Sandi Bloem, Mayor

Woody McEvers) Members of Council Present
John Bruning)
Deanna Goodlander)
A. J. Al Hassell, III)
Loren Ron Edinger)
Mike Kennedy)

CALL TO ORDER: The meeting was called to order by Mayor Bloem.

INVOCATION was led by Billy Buisman, Church of the Nazarene.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was led by Councilman Edinger.

PRESENTATIONS:

STREET MAINTENANCE AND SNOW PLAN: Street Superintendent Tim Martin reported on the progress of this year's leaf pickup. He presented an overview of the Street Maintenance Department, the 2010-2011 Snow Plan, and how they have taken steps to streamline their operations.

EDUCATION CORRIDOR: JUB Engineers representative Brad Marshall gave a power point presentation on the proposed Education Corridor preliminary infrastructure design project. The proposed phase 1 of this project would extend Hubbard Avenue from Northwest Blvd to River Avenue and College Avenue and also expand River Avenue onto Northwest Blvd. Phase 2 includes improvements to Mullan Avenue.

PUBLIC COMMENT:

MULLAN AVENUE PROPOSED ROUNDABOUT: Karen Lawson, 333 Park Drive, voiced her concern regarding residential parking on Park Drive as well as her concern regarding the creation of a berm in front of her home. It is her hope that if a roundabout is constructed that it could be moved farther into the street and any finalized plans include feedback from the residents in the area.

John Adams, 325 Park Drive, voiced his concern of the need to remove several heritage trees if a roundabout is installed. He also voiced his concern of the city's ability to plow the proposed frontage driveway in front of the affected homes. He believes that with the extension of Hubbard and River Avenues there probably will not be a need for the round-about at Mullan and Park Drive.

INTRODUCTION: Police Captain Steve Childers introduced Sarah Cummings, who was hired as a crime analyst for the Police Department.

THANK YOU'S: Rick Currie, 2608 Honeysuckle Drive, thanked the City Council for working with him over the past eight years during his tenure as County Commissioner. Councilman Kennedy commended Commissioner Currie for his dedication to the residents.

CONSENT CALENDAR: Motion by Hassell, seconded by Edinger to approve the Consent Calendar as presented.

1. Approval of minutes for November 2, 2010.
2. Setting the General Services Committee and the Public Works Committee meetings for Monday, November 22nd at 12:00 noon and 4:00 p.m. respectively.
3. RESOLUTION 10-044: A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING CHANGE ORDER NOS 1 – 3 TO THE CONTRACT WITH ACI NORTHWEST, INC. FOR THE 12TH STREET, 13TH STREET, AND MARY LANE IMPROVEMENT PROJECTS
4. RESOLUTION 10-045: A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING THE BELOW MENTIONED EMPLOYEE WORK AGREEMENTS OF THE CITY OF COEUR D'ALENE AND AUTHORIZING LIMITED BENEFITS FOR EMPLOYEES NOT REPRESENTED BY BARGAINING GROUPS.
5. Approval of bills as submitted and on file in the Office of the City Clerk.
6. Approval of 2010-2011 Snow Plan.
7. Setting of Public Hearing to adopt the 2009 International Residential Code; Building Code; Existing Building Code; Mechanical Code; Fuel Gas Code; Energy Conservation Code; and Fire Code for December 21, 2010.
8. Approval of Cemetery lot transfers from Marie McKinney to Kenneth Repp and from Theodore Kessel, Jr. to Claradell and Robert Wolz.
9. Approval of beer/wine license for Art & Home Center at 1619 W. Lee Ct, and for the Grille from Ipanema at 601 Front Street.
10. SS-5-10 – Final Plat approval for Mort Addition
11. SS-3-07 – Final Plat approval for Sorbonne, 2nd Addition
12. Hawk's Nest, 4th Addition, acceptance of Carrington Lane Improvements.

ROLL CALL: Hassell, Aye; Goodlander, Aye; Kennedy, Aye; McEvers, Aye; Bruning, Aye; Edinger, Aye. Motion carried.

COUNCIL COMMENTS:

COUNCILMAN KENNEDY: Councilman Kennedy announced that this week is Homeless Awareness Week and thanked the Coeur d'Alene Charter Academy for their participation by doing a sleep out last week.

COUNCILMAN BRUNING: Councilman Bruning announced that St. Vincent DePaul will be hosting a Soup Off this Thursday at St. Pius with proceeds going to the St. Vincent DePaul warming center. He noted that the warming center will open this weekend due to the forecast of freezing temperatures.

ADMINISTRATOR'S REPORT: City Administrator Wendy Gabriel announced leaf pick-up started last week. For a day-to-day report of where the crews are working, call 769-2233. Completion is expected by Wednesday, November 24th. At the Chamber of Commerce Upbeat Breakfast on November 9th, the Coeur d'Alene PD was honored with the Chamber of Commerce A+ Award. This award is specifically for the School Resource Officer Division that was nominated by the School District. The Coeur d'Alene Public Library will host a Magic Lantern Show tomorrow, November 17th, at 7:00 PM, with a program that will feature the world of snowflake crystals. Family Reading Night activities with Curious George will be in the Shirley Parker Story Room and the craft room in the Seagraves Children's Library on the lower level at 702 E. Front Avenue. This week's safety tip is to remind cyclists that since it gets dark earlier, riders should be as visible as possible by using front and rear lights, and wear bright and reflective clothing. When you ride your bike, assume most drivers cannot see you! The signal at 5th Street and Sherman Avenue has been intentionally put on flash to help make the intersection more efficient. The signal is over 20 years old and is not traffic-actuated. Because of this, vehicles moving east and west tend to sit at a red light when there is no cross traffic. Using a flashing yellow signal where 5th intersects Sherman Avenue, and a flashing red where Sherman intersects 5th Street, will allow cross traffic to proceed when there is a sufficient gap and not have to wait for a "green light." For more information, please call 769-2216. There are two vacancies on our Noise Abatement Board. If you are interested in serving, please contact Susan Weathers at 769-2231 for an application. The Fire Department recently received the 2009 Life Safety Achievement Award from the National Association of State Fire Marshals Fire Research and Education Foundation. She congratulated Mike Ormsby on his recent appointment as a United States Attorney for the Eastern District of Washington. Prior this appointment, Mr. Ormsby was the City's bond counsel.

WASTEWATER CAPITAL PROGRAM AND RATE ANALYSIS CITIZEN ADVISORY COMMITTEE: Motion by Hassell, seconded by Bruning to appoint a citizens advisory committee to provide community input in both the timing and magnitude of the long-range capital improvement program and accompanying rate impacts. Motion carried. Councilman Goodlander announced that if anyone is interested in serving on this committee to contact City Hall.

RCA -1-10 – REQUEST FOR CONSIDERATION OF ANNEXATION – SOUTHEAST CORNER OF 15TH STREET AND BEST AVE: John Stamos reported that Jay Pelchner is requesting approval of a request for consideration of annexation for a .93 acre parcel located at the southeast corner of 15th Street and Best Avenue. Approval of this request would allow the applicant to make formal application for annexation to the City and denial of his request would require the applicant to wait at least one year before re-applying.

Motion by Edinger, seconded by Kennedy to approve the request for consideration of annexation and permit the applicant to proceed with the formal annexation process. **ROLL CALL:** Hassell, Aye; Goodlander, Kennedy, Aye; Aye; McEvers; Bruning, Aye; Edinger, Aye. Motion carried.

EXECUTIVE SESSION: Motion by Bruning, seconded by McEvers to enter into Executive Session as provided by I.C. 67-2345 § J: To engage in communications with a representative of the public agency's risk manager or insurance provider to discuss the adjustment of a pending claim or prevention of a claim likely to be filed.

ROLL CALL: Hassell, Aye; Goodlander, Aye; Kennedy, Aye; McEvers, Aye; Bruning, Aye; Edinger, Aye. Motion carried.

The session began at 7:50 p.m. Members present were the Mayor, City Council, City Administrator, Deputy City Administrator and City Attorney.

Matters discussed were those of claims. No action was taken and the Council returned to regular session at 8:37 p.m.

ADJOURNMENT: Motion by McEvers, seconded by Goodlander that there being no further business before the Council, this meeting is adjourned. Motion carried.

The meeting adjourned at 8:37 p.m.

Sandi Bloem, Mayor

ATTEST:

Susan Weathers, CMC
City Clerk



November 16, 2010

Coeur d'Alene City Council

The Coeur d'Alene Downtown Association, in association with the Spokane Teacher's Credit Union (STCU), would like to provide carriage rides in the Downtown area, traveling between 1st Street, East on Sherman to 6th Street, North on 6th Street to Lakeside Avenue, West on Lakeside Avenue back to 1st Street and the circle parking lot.

These rides would be available each Saturday, December 4th, 11th & 18th from 12 – 4 pm. They will also be available on Friday, December 24th from 12 – 3 pm.

The agreement to provide these rides was formed on the following requirements:

- ❖ Both the STCU and the Coeur d'Alene Downtown Association maintain General Liability insurance with coverage limits of at least \$1,000,000.
- ❖ The TnT Muffler parking lot has been allocated for the loading/unloading of the animals and carriages.
- ❖ Any animal wastes to be cleaned up by the carriage operator.
- ❖ The provider/operator of the animals will have final say as to inclement/unsafe conditions for the animals.
- ❖ The carriage rides will be offered free of charge.
- ❖ The carriage rides will be promoted in all of the Downtown advertising for the general holiday events.
- ❖ The Coeur d'Alene Downtown Association reserves the right to cancel the carriage rides if at any time practices detrimental to the general well being of the Downtown are brought to the notice of, and so voted upon by, the Downtown Board of Directors (or Executive Board).

We believe these carriage rides will enhance the spirit of the holiday season Downtown.

Terry Cooper



General Manager
Coeur d'Alene Downtown Association

BEER, WINE, AND/OR LIQUOR APPLICATION Expires March 1 annually

City of Coeur d' Alene
Municipal Services
710 Mullan Avenue
Coeur d' Alene, Idaho 83814
208.769.2229 Fax 769.2237

[Office Use Only] Amt Pd 25-
 Per No 526077
 Date 11-23-10
 Date to City Council: 12-7-10
 Reg No. _____
 License No. _____
 By _____

Date that you would like to begin alcohol service _____

Check the ONE box that applies:

<input type="checkbox"/>	Beer only (canned and bottled) not consumed on premise	\$ 50.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled) not consumed on premise	\$250.00 per year
<input type="checkbox"/>	Beer only (canned and bottled only) consumed on premise	\$100.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled only) consumed on premise	\$300.00 per year
<input type="checkbox"/>	Beer only (draft, canned, and bottled) consumed on premise	\$200.00 per year
<input type="checkbox"/>	Beer and Wine (Draft, canned, and bottled) consumed on premise	\$400.00 per year
<input type="checkbox"/>	Beer, Wine, and Liquor (number issued limited by State of Id)	\$762.50 per year
<input checked="" type="checkbox"/>	Transfer of ownership of a City license with current year paid Beer-to go only \$6.25 Beer- Can, Bottled only \$12.50 Beer- Draft, can, bottled \$25 Consumed on premise yes no Transfer from _____ to _____	\$

Transfer back to Mik's & former Mik & Macs)

Business Name	<i>Mik's Blessings, Ltd DBA MIK'S</i>
Business Mailing Address	<i>406 4th Street</i>
City, State, Zip	<i>Coeur d' Alene, Idaho 83814</i>
Business Physical Address	<i>Same</i>
City, State, Zip	
Business Contact	<i>Cell # 208 704 5086</i>
<i>Laurita Mikalatos</i>	<i>Business Telephone: 208 667-4858 Fax:</i>
License Applicant	<i>Mik's Blessings, Ltd</i>
If Corporation, partnership, LLC etc. List all members/officers	<i>Laurita Mikalatos (president) Stephanie Middleton (Secretary)</i>

BEER, WINE, AND/OR LIQUOR APPLICATION Expires March 1 annually

City of Coeur d' Alene
 Municipal Services
 710 Mullan Avenue
 Coeur d' Alene, Idaho 83814
 208.769.2229 Fax 769.2237

[Office Use Only] Amt Pd 25-
 Rec No 025965
 Date 11-22-2010
 Date to City Council: 12-07-10
 Reg No. _____
 License No. _____
 Rv _____

Date that you would like to begin alcohol service _____

Check the **ONE** box that applies:

<input type="checkbox"/>	Beer only (canned and bottled) not consumed on premise	\$ 50.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled) not consumed on premise	\$250.00 per year
<input type="checkbox"/>	Beer only (canned and bottled only) consumed on premise	\$100.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled only) consumed on premise	\$300.00 per year
<input type="checkbox"/>	Beer only (draft, canned, and bottled) consumed on premise	\$200.00 per year
<input type="checkbox"/>	Beer and Wine (Draft, canned, and bottled) consumed on premise	\$400.00 per year
<input type="checkbox"/>	Beer, Wine, and Liquor (number issued limited by State of Id)	\$762.50 per year
<input checked="" type="checkbox"/>	Transfer of ownership of a City license with current year paid Beer-to go only \$6.25 Beer- Can, Bottled only \$12.50 Beer- Draft, can, bottled \$25 Consumed on premise yes no Transfer from _____ to _____	\$ <u>2500</u>

Transfer from Torch lounge

Business Name	<u>RTA Operations Inc. (Boomers)</u>
Business Mailing Address	<u>216 E. Coeur d'Alene Ave</u>
City, State, Zip	<u>Coeur d'Alene, ID 83814</u>
Business Physical Address	<u>same as above</u>
City, State, Zip	
Business Contact <u>Bob Findley</u>	Business Telephone: <u>208-667-3132</u> Fax:
License Applicant	<u>Tim Andresen</u>
If Corporation, partnership, LLC etc. List all members/officers	<u>Tim Andresen</u> <u>Alan Stutzman</u> <u>Robert Findley</u>

BEER, WINE, AND/OR LIQUOR APPLICATION Expires March 1 annually

City of Coeur d' Alene
Municipal Services
710 Mullan Avenue
Coeur d' Alene, Idaho 83814
208.769.2229 Fax 769.2237

[Office Use Only] Amt Pd 99.99
 Rec No 525444
 Date 11/25/10
 Date to City Council: 12/07/10
 Reg No. _____
 License No. _____
 Rv _____

Date that you would like to begin alcohol service _____

Check the ONE box that applies:

<input type="checkbox"/>	Beer only (canned and bottled) not consumed on premise	\$ 50.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled) not consumed on premise	\$250.00 per year
<input type="checkbox"/>	Beer only (canned and bottled only) consumed on premise	\$100.00 per year
<input type="checkbox"/>	Beer and Wine (canned and bottled only) consumed on premise	\$300.00 per year
<input type="checkbox"/>	Beer only (draft, canned, and bottled) consumed on premise	\$200.00 per year
<input checked="" type="checkbox"/>	Beer and Wine (Draft, canned, and bottled) consumed on premise	\$400.00 per year
<input type="checkbox"/>	Beer, Wine, and Liquor (number issued limited by State of Id)	\$762.50 per year
<input type="checkbox"/>	Transfer of ownership of a City license with current year paid Beer-to go only \$6.25 Beer- Can, Bottled only \$12.50 Beer- Draft, can, bottled \$25 Consumed on premise yes no Transfer from _____ to _____	\$

Business Name	Sully's Pub
Business Mailing Address	5785 N. Government way Coe d'Alene 83815
City, State, Zip	Coeur d'Alene ID 83815
Business Physical Address	5785 N. Government way
City, State, Zip	Coeur d'Alene ID 83815
Business Contact	Business Telephone: (208)771-0236 Fax:
License Applicant	Sully's Pub Inc
If Corporation, partnership, LLC etc. List all members/officers	Attached

CEMETERY LOT TRANSFER/SALE/REPURCHASE PROCEDURE AND ROUTING SLIP

Request received by: Municipal Services Alison Palmer 11/15/10
Department Name / Employee Name / Date
Request made by: Sharron Rogers 635-5562 451-1149
Name / Phone
7920 Mt. Carroll Coccard Avenue ID 83815
Address

The request is for: Repurchase of Lot(s)
 / Transfer of Lot(s) from _____ to _____

Niche(s): NGC. 14, RVW.
Lot(s): 14, _____, _____, _____, _____, _____. Block: NGC Section: Riverview

Lot(s) are located in / / Forest Cemetery Forest Cemetery Annex (Riverview).
Copy of Deed or / / Certificate of Sale must be attached.
Person making request is / / Owner Executor* / / Other* _____

*If "executor" or "other", affidaviats of authorization must be attached.

Title transfer fee (\$ N/A) attached**.
**Request will not be processed without receipt of fee. Cashier Receipt No.: _____

ACCOUNTING DEPARTMENT Shall complete the following:

Attach copy of original contract.

Vonnie Jensen
Accountant Signature

CEMETERY SUPERVISOR shall complete the following:

1. The above-referenced Lot(s) is/are certified to be vacant: Yes / / No
2. The owner of record of the Lot(s) in the Cemtery Book of Deeds is listed as:
John D. Kunz
3. The purchase price of the Lot(s) when sold to the owner of record was \$ 450.00 per lot.

DE 11/16/2010
Supervisor's Init. Date

LEGAL/RECORDS shall complete the following:

1. Quit Claim Deed(s) received: / / Yes / / No. [Signature] 11-17-10
Person making request is authorized to execute the claim: _____
Attorney Init. Date

I certify that all requirements for the transfer/sale/repurchase of cemetery lot(s) have been met and recommend that that transaction be completed.

Susan K. Weather 11-29-10
City Clerk's Signature Date

COUNCIL ACTION

Council approved transfer/sale/repurchase of above-referenced Lot(s) in regular session on: _____
Mo./ Day /Yr.

CEMETERY SUPERVISOR shall complete the following:

Change of ownership noted/recorded in the Book of Deeds: / / Yes / / No
Cemetery copy filed / /; original and support documents returned to City Clerk / /

Cemetery Supervisor's Signature Date

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

ANNOUNCEMENTS

Memo to Council

DATE: November 23, 2010

RE: Appointments to Boards/Commissions/Committees

The following appointment is presented for your consideration for the December 7th Council Meeting:

LAURA RUMPLER CDA TV COMMITTEE
(Representing SD 271)

A copy of the data sheet is in front of your mailboxes.

Sincerely,

Amy Ferguson
Executive Assistant

cc: Susan Weathers, Municipal Services Director/CDA TV Liaison

OTHER COMMITTEE MINUTES
(Requiring Council Action)

November 22, 2010
PUBLIC WORKS COMMITTEE
MINUTES

COMMITTEE MEMBERS PRESENT

Council Member Al Hassell
Council Member Woody McEvers
Council Member Deanna Goodlander

STAFF PRESENT

Jon Ingalls, Deputy City Admin.
Amy Ferguson, Executive Assistant
Gordon Dobler, City Engineer
Troy Tymesen, Finance Director
Wendy Gabriel, City Administrator
Jim Markley, Water Superintendent
Kim Harrington, Asst. Proj. Manager

Item 1 Government Way L.I.D.

Gordon Dobler, Engineering Services Director, presented a request for council authorization to proceed with formation of an LID to fund a portion of water and sewer facilities in Government Way.

Mr. Dobler noted that the city will be working on Government Way next year and it has spurred a decision by Dalton Water to relinquish service to the west side of Government Way. As a result, staff has been evaluating what would be needed to put a main in and how it would be funded. The project is unique in regard to cost impacts on the residents because there is only one side of the road that gets served, and the customer base is limited to half of the road while the construction costs don't change. The city of Dalton will be installing the sewer main and the city will have some services on their side so it will be participating in those costs and paying a pro rata share. All of the costs at this point would be absorbed by the Wastewater Department.

Mr. Dobler explained that this project is a city-initiated project in a predeveloped neighborhood. Most of the properties have businesses on them. They don't have sewer right now but they do have water from Dalton. They are suggesting some participation from the Water Fund due to the high cost of the project. The unique nature of the project centers around the fact that typically new users pay for their mains. Mr. Dobler believes that the concern about setting a precedent that the council doesn't want to set or contradicting past policy is minimal since this project is so unique that it would be a singular exception.

Councilman Hassell noted that the \$560 per front foot being contributed by the federal grant towards the construction is a huge benefit to the city and he looks at that as a significant reason to make this project work.

Mr. Dobler discussed the project costs as stated in the staff report. He said staff looked at fairness when they looked at the numbers. The costs are for construction and design only and don't include sewer cap fees or water cap fees. Property owners who hook up to water and sewer will be paying cap fees in addition to their LID assessment, with the option of putting the cap fees into the LID. The average cost per front foot would be about \$50 and the average assessment would be about \$8,000, with the LID covering about 45% of the cost. Councilman Hassell noted that there is a lot of undeveloped land on the Coeur d'Alene side of Government Way which would also bring in additional monies and cap fees.

Councilman McEvers asked Jim Markley, Water Superintendent, for his thoughts on the project and Mr. Markley stated that it has been past policy to not participate in main extensions. Mr. Dobler said that

they have looked at what the council has been comfortable with in the past in crafting this LID. The council seems to be comfortable with around \$50 a lineal foot.

Councilman McEvers said the council likes to try and help folks out. The property owners were kind of blind-sided by this. Councilman Hassell said that he looks at it as a safety issues as well as making a little bit of a stretch in order to get some federal dollars to do a project that otherwise would have been on the back burner for many years in the future. Government Way is such a hazard right now with the lack of lanes in that area. He thinks the city should do the work while the money is available. Mr. Dobler said that he thinks that in the end the property owners will see that it is a good thing. Councilman Hassell agreed and said that long term the property owners will have the capability of expanding their businesses that they have not had previously.

MOTION by McEvers, seconded by Hassell, to recommend Council authorize staff to proceed with the process of forming an LID at the \$50.00 average assessment level to fund a portion of water and sewer facilities in Government Way. Motion carried.

Item 2 Amendments to Stormwater Ordinance
Agenda Item

Gordon Dobler, Engineering Services Director, presented a request for Council adoption of an erosion control ordinance, to include Construction Site Regulations in relation to stormwater runoff best management practices, site inspection, construction waste, erosion, and sediment controls. Mr. Dobler explained in his staff report that the City of Coeur d'Alene was issued a permit from the United States Environmental Protection Agency effective January 1, 2009 which allows the city to discharge stormwater into the waters of the United States. The permit requires the City to implement an erosion control program which includes requiring best management practices in relation to stormwater runoff, erosion, sediment controls and construction waste, routine inspection, and enforcement. The proposed ordinance incorporates all of these elements.

Mr. Dobler said that the proposed amendments affect all construction activity that has the potential to discharge stormwater from their site. He also noted that he met with NIBCA and only had about 2 or 3 homebuilders at the meeting, but that they also sent out about 80 letters to all of the area contractors and specifically cited that they would not be allowed to do dirt ramps or dirt tracking any more. They expect a little bit of a learning curve and feel like the city should be setting the example. All of the city departments are on board 100%. Mr. Dobler confirmed that they are codifying probably 80 to 90% of what they are already doing. He further noted that these rules are generated from real issues that have come up periodically. They are just raising the bar a little bit and tightening up the regulations.

MOTION by McEvers, seconded by Hassell, to recommend approval of COUNCIL BILL No. 10-1025 amending Municipal Chapter 13.30, Stormwater Management. Motion carried.

The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Amy C. Ferguson
Public Works Committee Liaison

PUBLIC WORKS COMMITTEE

STAFF REPORT

DATE: November 22, 2010
FROM: Gordon Dobler, Engineering Services Director
SUBJECT: Formation of an LID for Water Facilities on Gov't Way

DECISION POINT

Staff is requesting council authorization to proceed with formation of an LID to fund a portion of water and sewer facilities in Government Way.

HISTORY

Government Way will be reconstructed next year, from Dalton Ave to Hanley Ave. The City of Dalton will be installing a sewer main that will serve the commercial corridor in Dalton and some of the abutting properties in Coeur d'Alene prior to the construction of the roadway. In addition, the City will be installing a water main to serve the properties within the city that are currently being served by Dalton Water District. This also will be done before the roadway construction. Dalton Water has notified the City and the property owners that they intend to terminate service in the future, so we will install the necessary facilities now. Staff met with the property owners on October 5th to discuss the project and the potential to fund it with an LID. They were very concerned about the cost but were supportive of being served by city water and sewer.

FINANCIAL ANALYSIS

The estimated cost of the water facilities (main, services, hydrants, design, construction admin, etc.) is about \$380,000. The estimated cost of our portion of the sewer main is about \$70,000. The total cost would be about \$450,000. In addition to the facility costs, capitalization fees will be assessed for water and sewer when the properties are hooked up, and user fees are assessed on a monthly basis. Sewer cap fees range from about \$2800 for a single family residence to several thousand for large dischargers. Water cap fees are about \$3500 for commercial 1" service and about \$11,000 for a 2" service. These cap fees could be included in an LID should the owners choose to do so.

Historically, property owner assessments in an LID have averaged from about 10% to 20%. This project is somewhat unique in that the facilities serve only one side of the street so only property owners on one side of the street will be assessed. This would make the LID assessment significantly higher than usual. City participation can lower the assessment.

However, there is some question as to whether the City should participate in the cost of the water main extension. The City of Coeur d'Alene has had a long standing policy that growth pay for growth. New customers are required to fund the water mains serving their properties. The customers on Government Way, although currently receiving water from the Dalton Water Association and although currently in Coeur d'Alene city limits, would be considered new customers because they are new to our system. In addition, the City's current rate study does not anticipate the cost of this main extension, and so if funded in whole or in part by the City, could be considered a burden on the system, and operation and maintenance activities budgeted for the upcoming year may have to be reprioritized.

However, although the City supports growth paying for growth, and this has been the case in developer initiated projects without exception, there have been some instances where the City has participated in funding when the nature of the project is unique and the City receives some general benefit. This particular endeavor on Government Way is unique. The City has received grant funding to make significant street improvements in 2011 and so utility installation must occur prior to street construction due to the City's "no cut" policy for new streets. Although the customers will certainly benefit from these improvements, the imposition of a costly LID is ill-timed. In addition, as stated above, the assessments will only incur to one side and the customers are already within Coeur d'Alene city limits.

A prior example where Coeur d'Alene city residents were provided water from an outside provider is in Armstrong Park. In that case, the City purchased the water system, and the residents became our new customers. Although the residents were assessed a surcharge for a portion of the upgrades necessary to bring the system up to City standards, the City participated in the cost overruns that occurred on that project after the initial agreement was made with the homeowners.

Other examples of when the City has participated in the cost of main extensions include when there is a benefit by oversizing the main or by an opportunity to close a loop in a main system where policy will not require future development to do so. In this case, that benefit does not exist, but there is a benefit to extending the main which will provide our citizens with adequate fire flows.

PERFORMANCE ANALYSIS

Currently there is no sewer service to this commercial area and water is from Dalton Water district. The existing water system does not meet city of Coeur d'Alene standards in several respects. It does not allow for significant expansion because of lower available fire flow, existing water pressure is lower than that of Coeur d'Alene's water system, and Dalton Water does not allow extension of fire hydrants onto private property which is required by fire code for development on larger lots. Installation of City water would resolve all of those issues, accommodating future growth in this area. Installation of sewer is critical for growth as well as eliminating existing septic facilities. Finally, these facilities need to be installed before the new street is constructed.

RECOMMENDATION

The City Council may choose to not participate in the cost of the main extension consistent with general policy which will result in a significant LID assessment for property owners. Staff recommends however that the Council deviate from the policy based upon the uniqueness of the project. Staff is proposing an LID that would place approximately 45% of the cost on the adjacent property owners, not including cap fees. The average cost per front foot would be about \$50 and the average assessment would be about \$8000. In the proposal, the Water Department would fund about \$185,000 and the Wastewater Department would fund about \$70,000. Finally, the value of the adjacent road improvements, funded by a federal grant, is about \$560 per front foot.

We will meet again with the property owners to inform them of the proposed funding, estimated LID costs, and their option to fund cap fees in the LID as well as other related details. We would probably return to the Council in late December or early January to formally initiate the LID. Construction of the water facilities would be in the spring.

PUBLIC WORKS COMMITTEE

STAFF REPORT

DATE: November 22, 2010
FROM: Gordon Dobler, Engineering Services Director
INITIATED BY: Kim Harrington, Asst Project Manager
SUBJECT: **Amendments to Stormwater Ordinance**

DECISION POINT

Staff is requesting that Council adopt an erosion control ordinance, to include Construction Site Regulations in relation to stormwater runoff best management practices, site inspection, construction waste, erosion and sediment controls.

HISTORY

The City of Coeur d Alene was issued a permit from the United States Environmental Protection Agency effective January 01, 2009 which allows the city to discharge stormwater into the waters of the United States. The permit requires the City of Coeur d Alene to implement an erosion control program which includes requiring best management practices in relation to stormwater runoff, erosion, sediment controls and construction waste; routine inspection, and enforcement.

The proposed ordinance incorporates all of these elements.

In an effort to gather input from the construction community, staff met with members of NIBCA at their November 16th meeting to review the proposed regulations and how they might impact the industry. Three builders were present and provided input. We also mailed the information to over 100 contractors who work in the City.

FINANCIAL ANALYSIS

Under the proposed regulations, construction site operators (contractors) will be required to install various BMP's, depending on the specific site conditions. These BMP's are not expensive and contractors would incur only nominal costs. Other BMP's are actual practices that would not have any significant financial impact (for example, covering dirt stockpiles with tarps).

The requirement in the ordinance for site inspections and regulations pertaining to construction sites in relation to stormwater would bring the City in compliance with the discharge permit requirements. Non-compliance with the permit could allow the city to be fined and or discharge permit to be revoked, as per Section V. Compliance Responsibilities NPDES permit IDS-028215.

PERFORMANCE ANALYSIS

Adoption will define best management practices in relation to construction site operations while establishing a regulatory and penalty mechanism. Adoption will supply a mechanism which will be utilized to protect our waters, prevent pollutants from entering our storm system, allow for permit compliance, identify and penalize non-compliance.

RECOMMENDATION

Staff recommends an endorsement from Public Works Committee to the City Council for the adoption of the amendment to chapter 13.30 Stormwater Management.

ORDINANCE NO. _____
COUNCIL BILL NO. 10-1025

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AMENDING SECTIONS 13.30.010, 13.30.020, 13.30.040, 13.30.050, 13.30.060 AND ADOPTING A NEW SECTION 13.30.075 TO THE STORMWATER MANAGEMENT ORDINANCE TO PROVIDE ADDITIONAL DEFINITIONS, ADOPTING ADDITIONAL STANDARDS FOR EROSION, SEDIMENT AND CONSTRUCTION WASTE CONTROL AND PROVIDING FOR INSPECTIONS; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDE FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, after recommendation by the Public Works Committee, it is deemed by the Mayor and City Council to be in the best interests of the City of Coeur d'Alene that said amendments be adopted; NOW, THEREFORE,

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

SECTION 1. That Coeur d'Alene Municipal Code Section 13.30.010 is amended to read as follows:

13.30.010: TITLE AND PURPOSE:

These regulations shall be known as the *STORMWATER MANAGEMENT ORDINANCE*. The purpose of these regulations is to require implementation of stormwater management techniques, which rely upon natural on site treatment, and recycling of stormwater as opposed to collection and conveyance of untreated stormwater into ground water sources or into surface bodies of water. The underlying purposes to be achieved by implementation of such regulations are the protection of ground water quality through pretreatment of stormwater prior to infiltration, protection of surface and subsurface water resources from the effects of contaminants, erosion, sedimentation, and erosion and construction waste from land disturbing activities, and providing for adequate drainage of stormwater and the protection of properties from increased runoff and flooding.

SECTION 2. That Coeur d'Alene Municipal Code Section 13.30.020 is amended to read as follows:

13.30.020: DEFINITIONS:

Unless a provision states otherwise, the following terms and phrases used in this chapter, have the following meanings:

AS BUILT DRAWINGS: Design plans that have been revised to reflect all changes to the plans that occurred during construction. These plans must be signed and stamped by the responsible qualified, licensed professional.

BEST MANAGEMENT PRACTICES (BMPs): Schedules of activities, prohibitions of practices, general good house keeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater collection systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage Physical, structural, and/or managerial practices that, when used singly or in combination, prevent or reduce pollution of water and flooding.

CITY: The City of Coeur d'Alene

CLEAN WATER ACT: The federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

CLEARING: The removal of vegetation, trees, structures, pavement, etc., by manual, mechanical, or chemical methods.

CONVEYANCE: A mechanism for transporting water from one point to another, including pipes, ditches, and channels.

CONVEYANCE SYSTEM: The drainage facilities, both natural and manmade, which collect, contain, and provide for the flow of surface water.

DESIGN STORM: A rainfall event of specific return frequency and duration that is used to calculate the runoff volume and peak discharge rate.

DETENTION: A temporary storage of storm runoff in a BMP, which is used to control the peak discharge rates, and which provides for gravity settling of pollutants and sediments.

DISCHARGE: Any addition or introduction of any pollutant, stormwater, or any other substance whatsoever into the stormwater collection system, waters of the state, or into waters of the United States.

DISCHARGER: Any person who causes, allows, permits, or is otherwise responsible for a discharge, including, without limitation, any operator of a construction site or industrial facility.

EROSION: The wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep.

EROSION/SEDIMENT CONTROL: Any temporary or permanent measures taken to reduce erosion, control siltation and sedimentation.

GROUND WATER: Water in a saturated zone or stratum beneath the land surface or a surface water body.

HAZARDOUS MATERIAL: Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

ILLICIT CONNECTION: An illicit connection is defined as either of the following: Any drain or conveyance, whether on the surface or subsurface, which allows an illegal discharge to enter the storm drain system including but not limited to any conveyances which allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency or, Any drain or conveyance connected from a commercial or industrial land use to the storm drain system which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

ILLICIT DISCHARGE: Any discharge to a storm drain that is not composed entirely of stormwater except discharges pursuant to a NPDES permit.

IMPERVIOUS SURFACE: Has the same meaning as subsection 17.02.070A of this code.

INDUSTRIAL ACTIVITY: Activities subject to NPDES Industrial Permits as defined in 40 CFR, Section 14).

INFILTRATION: The downward movement of water through the soil. Infiltration capacity is expressed in terms of inches per hour.

INFILTRATION BASIN: Depressions created by excavation or berms to provide for short term ponding of surface runoff until it percolates into the soil through the basin's floor and sides.

INTERMITTENT STREAM: A stream or portion of a stream that flows only seasonally. Typically it is dry for several months of a year.

LAND DISTURBING ACTIVITY: Any activity that results in a change in the existing soil cover (both vegetative and non-vegetative) and/or the existing topography. Land disturbing activities include, but are not limited to, demolition, construction, clearing, grading, filling, and excavation.

NUTRIENTS: Essential chemicals needed by plants or animals for growth. Excessive amounts of nutrients can lead to degradation of water quality and algae blooms. Some nutrients can be toxic at high concentrations.

NON-STORMWATER DISCHARGE: Any discharge that is not entirely composed of stormwater.

NPDES: National Pollutant Discharge Elimination System permit, a permit issued by the U.S. EPA, in compliance with the Federal Clean Water Act for the discharge of pollutants from any point source into the waters of the United States.

POLLUTANT: Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coli form and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

QUALIFIED, LICENSED PROFESSIONAL: A registered civil engineer or registered landscape architect, licensed in the state of Idaho.

RETENTION: The holding of runoff in a basin without release except by means of evaporation, infiltration, or emergency bypass.

RUNOFF: Rainfall or snowmelt that does not infiltrate into the soil, but remains on the surface and travels over land to either natural or manmade collection facilities.

SECURITY: A surety bond, cash deposit or escrow account, assignment of savings, irrevocable letter of credit or other means acceptable to or required by the city to guarantee that work is completed in compliance with the project's drainage plan and in compliance with all local government requirements.

SEDIMENT: Material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water.

SEDIMENTATION: The deposition of sediment usually in basins or watercourses.

STORM FREQUENCY: The time interval between storms of predetermined intensity, e.g., a 2-year, 25-year, or 100-year storm.

STORMWATER: Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

STORMWATER COLLECTION SYSTEM: A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basin, curb, gutter, ditches, manmade channels, grassed swales, infiltration basins, shallow injection wells, or storm drains) owned or operated by the city.

STORMWATER RUNOFF: Runoff generated by storms.

STORMWATER MANAGEMENT PLAN: A document which describes the Best Management Practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to Stormwater, Stormwater Conveyance Systems, and/or Receiving Waters to the Maximum Extent Practicable.

SWALE: A shallow infiltration basin with relatively gentle side slopes.

TREATMENT AND DETENTION BMP: A BMP that is intended to detain runoff and remove pollutants from stormwater. A few examples of treatment and detention BMPs are detention ponds, oil/water separators, biofiltration swales, and constructed wetlands.

UNDEVELOPED STATE: The natural soils and vegetation in place prior to the start of any construction or clearing activity on the site.

SECTION 3. That Coeur d'Alene Municipal Code Section 13.30.040 is amended to read as follows:

13.30.040: STORMWATER MANAGEMENT PLAN:

- A. Stormwater Management Plan Required: Any activity regulated by this chapter shall require the development of a comprehensive stormwater management plan meeting the requirements of sections [13.30.050](#) and [13.30.060](#) of this chapter. Stormwater management plans shall be approved by a qualified, licensed professional and submitted for review by the city engineer.
 - 1. Exceptions:
 - a. Stormwater management plans for new single-family residential structures or additions to single-family residential structures are not required to be designed by a qualified, licensed professional unless required by the city engineer under subsection A1b of this section.
 - b. The city engineer may require that the stormwater management plan be signed by a registered civil engineer if the city engineer determines that off site drainage or adjacent property rights are affected by the plan.
- B. General Plan Requirements: Each stormwater management plan must contain the following general elements:
 - 1. The necessary maintenance system, including an acceptable plan for sustained functioning of the collection and treatment system. Unless the plan identifies another responsible party, the parties identified in section [13.30.090](#) of this chapter shall be responsible for maintenance of all elements of the stormwater collection and treatment system. Maintenance activities shall include (but not be limited to), watering, mowing and fertilizing of infiltration basins, sod renovation of infiltration basins (unless otherwise provided in this chapter), sediment and debris removal from detention basins, debris removal and cleaning of all inlets, piping, outlet structures, slope protection, etc.
 - 2. The easements necessary to provide continued maintenance of the system.
 - 3. Clearly identified stormwater facilities including, but not limited to, pipes, inlets, catch basins, infiltration basins, basins, and swales.
- C. Required Stormwater Plan Elements: In addition to the general plan requirements required by subsection B of this section, stormwater management plans must contain the following parts:
 - 1. Design Calculations: The plan shall present all pertinent calculations necessary to determine the required size of elements of the system. These elements include, but are not limited to, off site drainage onto the property, pre- and post-development runoff, infiltration basins, detention and/or retention facilities, pipes, swales, culverts, ditches, and catch basins.
 - 2. Site Plan: The site plan shall include the following:

- a. Property boundaries and all existing natural and manmade features and facilities within fifty feet (50') of the site, including streets, utilities, easements, topography, structures, and drainage channels.
- b. Final contours.
- c. Location of all proposed improvements, including paving, structures, utilities, landscaped areas, flat work, and stormwater control facilities.
- d. Proposed drainage patterns including ridgelines and tributary drainage areas.
- e. Stormwater control facilities, including invert elevations, slopes, length, cross sections, and sizes. Construction details shall be shown for infiltration basins, and/or detention/retention/construction waste facilities.
- f. Existing and proposed drainage/stormwater easements.
- g. Location of all BMP's, temporary and permanent.
- h. Final vegetation, landscape, and permanent stabilization measures.

3. Erosion, Sediment and Construction Site Waste Control Standards: The design, testing, installation, and maintenance of erosion, sediment and construction site waste controls shall be in accordance with the City of Coeur d'Alene approved Best Management Practices (BMP's) as adopted. (13.30.080)

An erosion, sediment and construction waste control plan shall be submitted and approved prior to initiation of any site clearing, excavation, and grading or other development activity. Both temporary and permanent erosion, sediment and construction waste control measures shall be included. The plan shall represent the minimum requirements for the site. Additional measures may be required by the city in the event of unexpected storm occurrences, repair or maintenance of existing systems, or replacement of nonfunctioning systems.

- a. The permit holder and owner of the property are responsible for maintenance and upkeep of ~~both temporary and permanent~~ erosion, sediment and construction waste control measures unless the erosion, sediment and construction waste control plan identifies another person or entity as the responsible party.

SECTION 4. That Coeur d'Alene Municipal Code Section 13.30.050 is amended to read as follows:

13.30.050: PERFORMANCE STANDARDS:

The following performance standards are applicable to all design, construction, implementation, and maintenance of stormwater management systems pursuant to this chapter:

- A. All activities subject to the requirements of this chapter shall be carried out in a manner that ensures that runoff of storm or other natural surface waters shall not be accelerated, concentrated, or otherwise conveyed beyond the exterior property lines or project boundaries of the project in question. Existing and/or proposed off site public street drainage shall be detained separately from the on site drainage. All stormwater facilities and BMPs required for the project must be constructed within the project boundary or property lines.
 - 1. Exceptions: Runoff of storm or other surface waters may be conveyed beyond the exterior property lines or project boundaries if:
 - a. Done in accordance with the provisions of a joint stormwater management agreement approved in writing by the city; or

- b. The downstream property received drainage prior to development. In this case, flow may not be concentrated onto downstream properties where sheet flow previously existed. In no event will there be a measurable increase in the peak rate of runoff from the site after development when compared with the runoff rate in the undeveloped state for a 25-year storm.
- B. Erosion, sediment, or discharge of pollutants, resulting from construction activities, which enter onto public property or private property not controlled by the permit holder, shall be eliminated to the maximum extent practicable unless otherwise permitted or exempted under this chapter.
- C. All construction activity commenced pursuant to an approved stormwater management plan or site development permit must at all times comply with the conditions of the plan or permit. The permit holder is responsible for ensuring their contractor(s), subcontractor(s), utility trenching subcontractor(s), and all other persons entering the site abide by the conditions of the permit. The permit holder's signature or that of his authorized agent on the permit shall constitute an agreement by the permit holder to accept responsibility for meeting the conditions of the permit.
- D. No construction activity shall take place without a valid stormwater management plan. If a permit has been suspended or revoked, or has expired, all work covered by the plan shall cease until a new plan is issued.
- E. All necessary action shall be taken to minimize the depositing and tracking of mud, dirt, sand, gravel, rock or debris on or onto the public right of way. The owner of the site of the construction activity or the permit holder with respect to the construction site shall be responsible for any cleanup of the public rights of way or private property not under the permit holder's control necessitated from any tracking or depositing of mud, dirt, sand, gravel, rock or debris, or shall reimburse the city for any expenses incurred by the city to effectuate the cleanup. At a minimum, all public rights of way shall be cleaned curb to curb on a weekly basis.
- F. Construction ramps shall be constructed of material that will not erode or deteriorate under adverse conditions, and shall not be placed in a manner as to interfere with or block the passage of stormwater runoff.
- G. No debris, dirt, aggregate or excavated materials, or construction supplies, shall be placed on the public right of way unless specifically permitted by the City of Coeur d Alene in writing. In addition, public sidewalks shall not be removed, blocked, or otherwise rendered unusable by construction activity, equipment or materials, or portable toilets, unless a safe, usable alternate walkway, as approved by the City of Coeur d Alene, is placed on the same side of the right of way by the contractor.
- H. No owner or lessee of real property shall allow the property to be unoccupied, unused, vacant or undeveloped after the topsoil has been disturbed or the natural cover removed, unless control measures are undertaken to prevent mud, sand, dirt and gravel, or other material from migrating off site and entering the public right of way or a stormwater system.
- I. All temporary erosion /sediment and construction waste control measures shall be removed after final site stabilization. Trapped sediment and other disturbed soil areas resulting from the removal of temporary measures shall be permanently stabilized within twenty one (21) days from removal of the temporary measures.
- J. Channels which collect or concentrate stormwater shall be protected against erosion and contain energy dissipation measures to prevent erosion on adjoining lands. Existing unprotected channels shall be protected against further erosion in the course of site development. Any site development or construction shall preserve the existing stormwater management improvements.

- K. Sediment resulting from erosion of disturbed soils shall be detained on site. Sediment shall either be stabilized on site or removed in an approved manner.
- L. ~~Any and all collected stormwater runoff shall be directed to infiltration basins or to an approved BMP.~~ Permanent treatment of stormwater runoff shall be accomplished by directing all runoff to an infiltration basin or to an approved BMP.
1. Exceptions: Runoff may be discharged directly into dry wells or other overflow structures under the following circumstances:
 - a. When the increase in impervious surface, resulting from new construction or addition to existing structures, is less than three thousand (3,000) square feet.
 - b. Runoff from roofs.
- M. When existing streets are widened or otherwise improved, runoff from the new impervious surface may be directed into existing storm drain facilities if the existing storm drain facility has sufficient capacity to accommodate the increased runoff.

SECTION 5. That Coeur d'Alene Municipal Code Section 13.30.060 is amended to read as follows:

13.30.060: DESIGN STANDARDS:

- A. General Standards: All stormwater facilities shall incorporate the following design standards:
1. All conveyance facilities shall be designed to accommodate a 25-year storm event.
 2. When on site facilities must accommodate drainage from off site, such conveyance facilities shall be designed to accommodate a 50-year storm event.
 3. Peak flows shall be calculated by the rational method for areas ten (10) acres or less. Peak flows shall be calculated by the soil conservation service (SCS) method TR-55, for areas greater than ten (10) acres. Other methods may be approved by the city engineer.
 4. The intensity-duration curves from the Idaho transportation department shall be used for the rational method.
- B. Erosion, Sediment and Construction Site Waste Control: The design, testing, installation, and maintenance of erosion, sediment and construction site waste controls, as detailed in the stormwater management plan, shall be in accordance with the City of Coeur d Alene Best Management Practices (BMP's).
- C. Infiltration Basins: All infiltration basins shall incorporate the following design standards:
1. Infiltration basins shall be designed either to retain and treat a volume equal to one-half inch ($\frac{1}{2}$ ") of runoff over the tributary impervious area, including roofs or to infiltrate a storm event of 0.1 inches per hour.
 2. Infiltration basins designed to detain the treatment volume shall be a maximum of six inches (6") from the lowest point of the swale to the inlet of the overflow structure.
 3. Infiltration basins shall have a minimum infiltration rate of 0.5 inches per hour.
 4. Infiltration basins shall be planted and maintained with grass and/or other vegetative cover approved by the city. An encroachment permit issued by the city pursuant to [chapter 12.44](#) of this code must be obtained before starting any landscaping work in infiltration basins located in city rights of way.
 5. Infiltration basins must be renovated when they do not meet the minimum infiltration rate or when the vegetative cover dies.

6. Infiltration basins shall contain dry wells, or an equivalent approved by the city engineer, to accommodate overflow.
7. Where infiltration basins will be located between curb and sidewalk, both curb and sidewalk shall be considered an integral part of the storm management system and shall be installed with the infiltration basin.

SECTION 6. That a **new** Municipal Code Section 13.30.075, entitled Inspections, is adopted as follows:

13.30.075: INSPECTIONS:

All construction activities which require a permit or have the potential to impact stormwater discharge or create a discharge to the stormwater collection system shall be subject to the inspection provisions of this section.

- A. The city maintains the right to inspect any site of construction activity that has been issued a permit or is required to have a permit issued.
- B. Sites shall be required to undergo and pass a city inspection upon completion of the installation of temporary erosion /sediment and construction waste controls, and upon completion of the final grading and/or the permanent drainage and erosion control facilities. The permit holder shall be responsible for scheduling these inspections through the City of Coeur d' Alene Building Department. Inspections must be requested at least forty eight (48) hours prior to the desired time of inspection. Additional inspections may also occur as deemed necessary by the city.
- C. When an inspection is required under this chapter, no work shall proceed until completion of the inspection and approval from the authorized city agent conducting the inspection.

SECTION 7. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Neither the adoption of this ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective date of this ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the City of Coeur d'Alene City Council or the validity of any such action to be taken upon matters pending before the City Council on the effective date of this ordinance.

SECTION 9. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein, and if such person or circumstance to which the ordinance or part thereof is held inapplicable had been specifically exempt therefrom.

SECTION 10. 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.

APPROVED, ADOPTED and SIGNED this 7th day of December, 2010.

Sandi Bloem, Mayor

ATTEST:

Susan K. Weathers, City Clerk

SUMMARY OF COEUR D'ALENE ORDINANCE NO. _____
Amending Chapter 13.30 – Stormwater Regulations

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, AMENDING SECTIONS 13.30.010, 13.30.020, 13.30.040, 13.30.050, 13.30.060 AND ADOPTING A NEW SECTION 13.30.075 TO the STORMWATER MANAGEMENT ORDINANCE TO PROVIDE ADDITIONAL DEFINITIONS, ADOPTING ADDITIONAL STANDARDS FOR EROSION, SEDIMENT AND CONSTRUCTION WASTE CONTROL AND PROVIDING FOR INSPECTIONS; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING A SEVERABILITY CLAUSE. THE ORDINANCE SHALL BE EFFECTIVE UPON PUBLICATION OF THIS SUMMARY. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. _____ IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

Susan K. Weathers, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Warren J. Wilson, am a Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. _____, Amending Chapter 13.30 – Stormwater Regulations, 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 7th day of December, 2010.

Warren J. Wilson, Chief Deputy City Attorney

OTHER BUSINESS

MEMORANDUM

DATE: DECEMBER 2, 2010

FROM: RENATA MCLEOD, PROJECT COORDINATOR

RE: LETTER OF AGREEMENT WITH LAKE CITY SENIOR CENTER

DECISION POINT: To approve the attached letter of agreement with the Lake City Senior Center.

HISTORY: The Lake City Senior Center provides services to approximately 800 seniors per month and serves approximately 1,000 home bound seniors per month through the meals on wheels program (70% of the seniors served live within the city limits of Coeur d'Alene). The Senior Center owns and operates a facility located at 1916 N. Lakewood Drive. This facility has several meeting rooms and a commercial kitchen. The City desires occasional use of the meeting room space at this facility (a maximum of six times a year). In exchange for use of the meeting room space the City is amenable to providing snow removal and de-ice services for the parking lot at the 1916 N. Lakewood Drive facility. This service will provide a well maintained parking lot during the winter months, in hopes of alleviating slip and falls in the parking lot. The Senior Center has agreed to provide quarterly service reports and seek out methods to become an emergency location in case of a large scale community disaster.

FINANCIAL ANALYSIS: Existing staff will provide snow removal and de-ice services. City owned facilities will be the first priority.

PERFORMANCE ANALYSIS: Approving this agreement provides an opportunity for the City to utilize meeting space (free of charge) while providing the Senior Center needed snow removal and de-icing services.

DECISION POINT/RECOMMENDATION: To approve the attached letter of agreement with the Lake City Senior Center.

RESOLUTION NO. 10-046

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO AUTHORIZING A LETTER OF AGREEMENT WITH THE LAKE CITY SENIOR CENTER TO PROVIDE MUTUAL BENEFIT TO THE PARTIES.

WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof to execute a Letter of Agreement with the Lake City Senior Center, a copy of which is attached hereto as Exhibit "1" and by reference made a part hereof; and; NOW, THEREFORE,

BE IT RESOLVED, by the Mayor and City Council of the City of Coeur d'Alene that the City execute a Letter of Agreement 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 Letter of Agreement to the extent the substantive provisions of the agreement remain intact.

BE IT FURTHER RESOLVED, that the Mayor be and is hereby authorized to execute such Letter of Agreement on behalf of the City.

DATED this 7th day of December, 2010.

Sandi Bloem, Mayor

ATTEST:

Susan K. Weathers, City Clerk

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

ROLL CALL:

COUNCIL MEMBER GOODLANDER Voted _____

COUNCIL MEMBER MCEVERS Voted _____

COUNCIL MEMBER HASSELL Voted _____

COUNCIL MEMBER KENNEDY Voted _____

COUNCIL MEMBER BRUNING Voted _____

COUNCIL MEMBER EDINGER Voted _____

_____ was absent. Motion _____.



LETTER OF AGREEMENT

December 2, 2010

Lake City Senior Center
1916 N. Lakewood Drive
Coeur d'Alene ID 83814

Re: Facility located at 1916 N. Lakewood Drive

This letter shall serve as an agreement between the City of Coeur d'Alene, hereinafter the "City," and the Lake City Senior Center, hereinafter the "Senior Center." The purpose of this agreement is to provide mutual benefit to the parties.

The City understands that the Senior Center provides a valuable service to the community through its meals on wheels program, providing activities and events for area seniors as well as providing a large community gathering space.

The City has the capability to provide parking lot snow removal and de-ice services throughout the community.

As such, the City agrees to provide parking lot snow removal (upon 3" of snow accrual, with City facilities as a priority) and de-ice services when appropriate (in the City opinion). The Senior Center will provide the City with use of the facility six (6) times a year (pursuant to advance notice and schedule availability.)

The Senior Center will seek to become an emergency facility for large scale disaster services, working with the City emergency services staff, as this facility has a commercial kitchen and large space to accommodate many people. Additionally, the Senior Center agrees to provide the City with quarterly service reports and will make its financial documents available to the City for review, including the balance sheet and cash flow statements.

The term of this agreement shall be December 7, 2010 through October 1, 2011.

Sandi Bloem, Mayor
City of Coeur d'Alene

Dick Panabaker, President
Lake City Senior Center

PUBLIC HEARINGS

December 7, 2010

City of Coeur d'Alene Off-Street Parking Requirements Update Project

Purpose of the Project

Examine the latest thinking on off-street parking requirements and determine if any changes to Coeur d'Alene's regulations should be considered.

Background

The bulk of our off-street parking regulations were adopted in 1982. There has been a significant amount of study and discussion by planning and engineering academic and practicing professionals in the last ten years that has resulted in a serious questioning of the parking requirements that Coeur d'Alene and thousands of other cities have.

In a nutshell, the leading investigators submit that the typical requirements, such as those that Coeur d'Alene has adopted are overkill and do not address the purpose for which they were intended and can be a deterrent to business and the livability of a community. A link to representative articles for additional background information can be found here: <http://www.vtpi.org/pavbust.pdf>
http://www.intransitionmag.org/Winter_2009/Free_Parking.html

We have looked at what some other communities are doing in response to the latest thinking and findings.

To do some "ground truthing" in our community, the planning staff with input from the city staff, Planning Commission and Parking Commission selected a sampling of different projects that have been constructed in the last twenty plus years and evaluated the actual use of off-street parking at those sites. We also looked at Planned Unit Development projects and regulations that have been granted alternative off-street parking requirements in the past by the City. In another nutshell, it appears that amount of off-street parking spaces required greatly exceeds the normal demand.

In response to our findings the Planning Commission is seeking your input on some comprehensive changes to our requirements for off-street parking.

Over-Arching Principles

1. Enhance the Pedestrian Experience

Increase safety, connectivity, comfort, and visual appeal for people moving about on foot through parking lots and streets.

2. Increase the Value of Commercial Land

Create a demand for more intensive use than simply one story boxes surrounded by asphalt.

3. Improve Environmental Quality

Enhance the infiltration of water, increase vegetated habitat, enhance air quality and reduce heat gain – largely through reduction of excessive paved pervious surfaces.

4. Encourage Efficient Use of Land

Encourage only the amount of land needed for off-street parking

5. Reduce Unnecessary Development Costs

Create opportunities for investment in business growth by not requiring excessive parking spaces.

6. Enhance Commercial and Residential Neighborhoods

Create opportunities for landscaping, street-facing buildings, public spaces in forms other than big lots of unused parking spaces while maintaining adequate access.

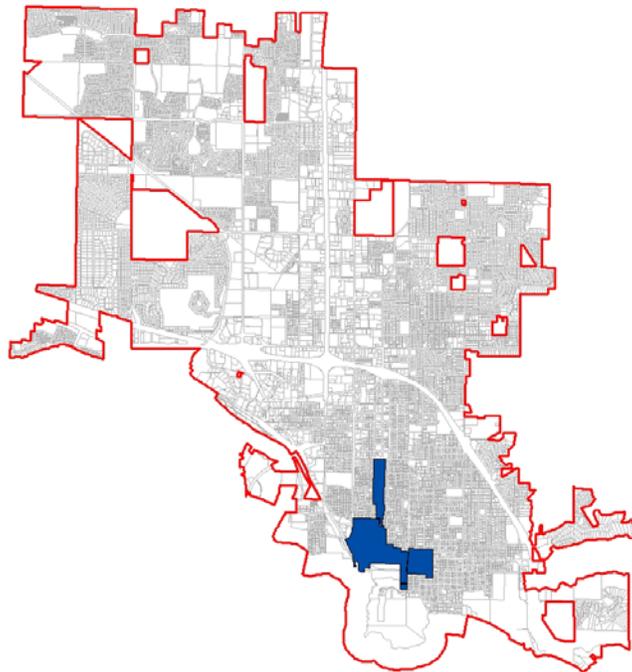
7. Reduce Unnecessary Traffic Congestion

Create opportunities for compact development that allow for enhanced access by bicycle or walking and efficient use of streets.

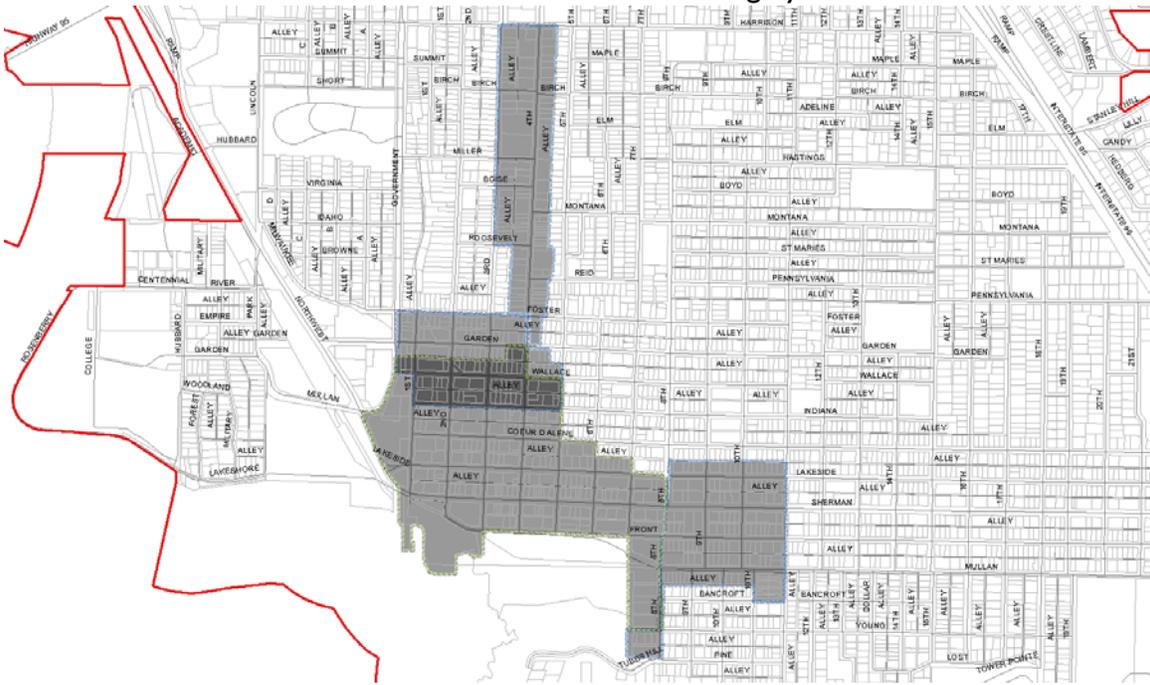
The Draft Changes

Areas not affected by proposed changes:

The changes do not affect development in the DC Downtown Core or Infill Districts shown in the blue area. The off-street parking requirements for these districts were modified when the districts were recently established.



The DC Downtown Core or Infill Districts shown in the gray area



	Existing	Proposed
I. GENERAL PROVISIONS 17.44.010: TITLE AND PURPOSE:		Similar to DC
<p>The provisions of this chapter shall be known as the <i>OFF STREET PARKING, LOADING AND DISPLAY LOT REGULATIONS</i>. The purposes of these regulations are:</p> <p>A. To require off street parking and loading;</p> <p>B. To specify minimum requirements of parking and loading for uses indicated in this chapter;</p> <p>C. To reduce traffic congestion;</p> <p>D. To allow more efficient utilization of on street parking;</p> <p>E. To reduce the use of public streets for loading purposes; and</p> <p>F. To reduce pollution and dust and to increase the safety of display lots by requiring them to meet the standards required in this chapter. (Ord. 2239 §1, 1989: Ord. 1764 §2(part), 1982)</p>		<p>To reduce traffic congestion;</p> <p>To allow more efficient utilization of on-street parking</p> <p>To reduce pollution</p> <p>To increase safety;</p> <p>To allow for commerce</p> <p>To provide for the efficient use of land;</p> <p>To enhance pedestrian and bicycle movement</p> <p>To encourage efficient transportation patterns;</p> <p>To minimize the adverse effects of off-street parking and loading on adjacent land uses;</p> <p>To provide for basic access by motor vehicles and bicycles</p>

	Existing	Proposed
II. REQUIRED OFF STREET PARKING SPACES		
Link to activity group definition (online): CLICK HERE		
Residential Uses	Requirement	
A. Detached housing, single-family	2 / dwelling unit	No change
B. Detached housing, group	1 / sleeping room	½ per room
C. Duplex housing	2 / dwelling unit	No change
Pocket residential See section 17.07.1010 of this title	One / one bedroom unit. 2/ dwelling having two (2) or more bedrooms	No change
Multiple-family housing:		
1. Studio units	1 / unit and 0.5 visitor space	1 / unit
2. 1 bedroom units	1.5 / unit and 0.5 visitor space	1 / unit
3. 2 bedroom units	2 / unit and 1 visitor space	1.75 / du
4. 3 bedroom units	2 / unit and 1 visitor space	2 / unit
5. More than 3 bedrooms	0.75 / bedroom & 0 visitor spaces	2 / unit
Note: Visitor parking to be evenly distributed throughout the development.		(remove from code)
Mobile homes:		
1. For 8 or fewer units per acre individually sited or in a mobile home subdivision	2 /dwelling unit	No change
2. Mobile home parks	1 / dwelling unit and 1 visitor / 2 dwelling units	No change
Home occupation daycare facility	Parking shall be as required for the principal residential use and shall be paved, plus there shall be a specified area or plan for the safe loading and unloading of children	No change
Boarding house (greater than 2 rooms)	Parking shall be 1 / rented sleeping room in addition to the basic residential requirement	½ per room + residential req
Elderly housing	1 / dwelling unit	½ per du

17.44.050: CIVIC USES:		
Unless otherwise allowed by the relevant zoning or overlay district, the following off street parking is required for the specified civic uses		Proposed
A. Administrative	1/300	1/330
B Community organization	1/300	1/330
C. Community assembly: Enclosed spaces:		
1. Public meeting halls	1 / 4 seats in assembly rooms	1/330
2. Museum, art galleries, observatories	1 / 1,000	No change
3. Libraries	1/300	1/330
D. Community education:		
1. Childcare facility	1 / 4 beds	1/6 beds
2. Juvenile offenders facility	1 / 4 beds	1/6 beds
3. Daycare facilities, nursery schools	Where the number of occupants (children plus employees) is less than 13, 2 off street parking spaces shall be provided. Where the number of occupants is equal to or greater than 13, 1 /5 persons or fraction thereof shall be provided	No change
4. Elementary schools	Off street parking for these portable classrooms will not be required if the criteria are met as follows(1) The school is a tax supported school accredited by the Idaho department of education (2) The school is nonprofit (3) Portable classroom facilities shall not be considered an intensification of use as long as the added gross area does not exceed 12 percent of the gross floor area of the permanent school building(s). In addition, 3 classrooms or teaching stations may be added above the 12 percent to an elementary school (4) The portable classrooms or other like	0. Existing Use: The amount a building is expanded above and beyond one hundred twenty five percent (125%) of the existing gross floor area;

	facilities substituted or used in lieu of or for the original portable classroom(s) are temporary and "temporary" is defined as remaining at the school for a period of time not in excess of 5 years	
junior high schools, intermediate schools		No change
a. For permanent buildings Exception: In the case of permanent school building(s), required off street parking must meet the requirements of this code, unless the school enters into an agreement with the city to install the improvements. The agreement shall provide that the improvements will be installed within 5 years of the city council approval of the agreement, and the school shall secure the agreement by a performance bond or other sufficient security acceptable to the city attorney. Such bonding or security shall be for 150 percent of the estimated costs of the improvements as determined by the city engineer.	2 / classroom or teaching station, plus 1 /8 seats in the largest assembly or meeting room	<p>a. For permanent buildings Exception: In the case of permanent school building(s), required off street parking must meet the requirements of this code, unless the school enters into an agreement with the city to install the improvements. The agreement shall provide that the improvements will be installed within 5 years of the city council approval of the agreement, and the school shall secure the agreement by a performance bond or other sufficient security acceptable to the city attorney. Such bonding or security shall be for 150 percent of the estimated costs of the improvements as determined by the city engineer.</p> <p>2 / classroom or teaching station, plus 1 /8 seats in the largest assembly or meeting room</p>

17.44.050: CIVIC USES: 4. Elementary schools, junior high schools, intermediate schools <i>Continued</i>	Existing	Proposed
b. For portable classrooms <i>(17.44.220 DETERMINATION BY PLANNING DIRECTOR:</i> <i>In the case of activities for which the planning director or director's designee is required to prescribe a number of parking spaces or loading berths, the director shall base his determination on the following:</i> <i>A. Traffic generation;</i> <i>B. Location and hours of operation of the activities;</i> <i>C. Extent and frequency of loading operations thereof; and</i> <i>D. Such other factors as affect the need for off street parking and loading.</i> <i>Any such determination shall be subject to appeal pursuant to the administrative appeal procedure commencing at section 17.09.705 of this title)</i>	Off street parking for these portable classrooms will not be required if the criteria are met as follows(1) The school is a tax supported school accredited by the Idaho department of education (2) The school is nonprofit (3) Portable classroom facilities shall not be considered an intensification of use as long as the added gross area does not exceed 12 percent of the gross floor area of the permanent school building(s). In addition, 3 classrooms or teaching stations may be added above the 12 percent to an elementary school (4) The portable classrooms or other like facilities substituted or used in lieu of or for the original portable classroom(s) are temporary and "temporary" is defined as remaining at the school for a period of time not in excess of 5 years	+ Alternative parking arrangements may be acceptable as determined by the planning director or director's designee pursuant to section 17.44.220 of this chapter.
5. High schools*	5 / teaching station; plus 1 / 8 seats in largest assembly hall. However, the exceptions of subsection D4b of this section shall apply	+ Alternative parking arrangements may be acceptable as determined by the planning director or director's designee pursuant to section 17.44.220 of this chapter.
6. Colleges, universities, and vocational schools*	As determined by the planning commission in conjunction with a recommendation from the planning director or director's designee * Alternative parking arrangements proposed by the specific school, college, etc., may be acceptable as determined by the planning director or director's	As determined by the planning director or director's designee pursuant to section 17.44.220 of this chapter.

	designee pursuant to section 17.44.220 of this chapter.	
17.44.050: CIVIC USES: Continued	Existing	Proposed
		<p>7. <u>Exception: In the case of elementary, junior high, intermediate, high and vocational schools and colleges and universities, required off street parking for permanent school buildings must meet the requirements of this code, unless the school enters into an agreement with the city to install the improvements. The agreement shall provide that the improvements will be installed within 5 years of the city council approval of the agreement, and the school shall secure the agreement by a performance bond or other sufficient security acceptable to the city attorney. Such bonding or security shall be for 150 percent of the estimated costs of the improvements as determined by the city engineer. The educational institution may provide additional temporary unpaved parking spaces in excess of the minimum requirement that are not subject to the mandatory design standards contained in this chapter for up to five (5) years. The temporary parking spaces must be maintained with a dustless surface, approved by the city engineer, capable of preventing tracking of mud or dirt onto public streets.</u></p>

17.44.050: CIVIC USES: Continued	Existing	Proposed
E. Hospitals/healthcare:		
1. Outpatient clinics	1 space for each 250 square feet of gross floor area	1/330
2. Hospitals	3.25 spaces per bed	3.25 spaces per bed, or, alternative parking arrangements may be acceptable as determined by the planning director or director's designee pursuant to section 17.44.220 of this chapter.
F. Nursing/convalescent, rest homes and aged	1 space for every 2 beds; plus 1.5 spaces per dwelling unit when applicable	1 space for every 4 beds; plus 0.75 spaces per dwelling unit when applicable
G. Rehabilitative facilities (greater than 2 persons)	1.75 spaces for every bed	1/bed
H. Criminal transitional facility (greater than 2 persons)	1 space for each 4 beds	
I Handicapped or minimal care facility (greater than 8)	1 space for every 4 beds or 1 for each 2 living units, whichever is greater	1/6
J. Religious assembly	1 space for each 6 seats in largest worship hall	1:10 seats
K. Neighborhood recreation	None required	
L. Public recreation	As determined by the planning commission upon recommendation of the planning director or director's designee	Alternative parking arrangements may be acceptable as determined by the planning director or director's designee pursuant to section 17.44.220 of this chapter.
M. Essential services	1 space per building or 1 space per employee on the largest work shift, whichever is greater	0
N Extensive impact	As required by the city council	Alternative parking arrangements may be acceptable as determined by the planning director or director's designee pursuant to section 17.44.220 of this chapter.
O Courthouse	As determined by the planning commission upon recommendation of the planning director or director's designee	1/330 & 1 per 4 seats in court room(s)

17.44.050: CIVIC USES: <i>Continued</i>	Existing	Proposed
<p>17.44.210: EXCEEDING MINIMUMS:</p> <p>The requirements prescribed in this chapter are minimums. Parking and loading spaces and dimensions thereof in excess of these minimums are permitted. Parking provided in excess of these minimums shall be subject to the design standards contained</p>		<p>The requirements prescribed in this chapter are minimums. Parking and loading spaces and dimensions thereof in excess of these minimums are permitted. Parking provided in excess of these minimums shall be subject to the design standards contained herein <u>provided however that certain educational uses may provide temporary parking spaces in excess of the minimum that are not subject to the mandatory design standards contained in this chapter as provided in Section 17.44.050.</u></p>
<p>17.44.230: OFF STREET PARKING, LOADING BERTH, AND DISPLAY LOT DESIGN STANDARDS:</p> <p>Off street parking spaces, loading berths, and display lots shall be subject to the design standards specified in this chapter and to the off street parking design standards of the planning department.</p>		<p><u>Except, as provided in Section 17.44.050, off</u> street parking spaces, loading berths, and display lots shall be subject to the design standards specified in this chapter and to the off street parking design standards of the planning department</p>
17.44.060: COMMERCIAL USES:	Existing	Proposed
<p>Unless otherwise allowed by the relevant zoning or overlay district, the following off street parking is required for the specified commercial uses:</p>		
<p>A. Home occupation</p>	<p>See residential requirements</p>	
<p>Agricultural supply and commodities sales</p>	<p>1 / 250 sq ft flr area in retail sales area; plus, 1 / 400 sq ft flr area in warehouse or storage area</p>	<p>1/330 0 for warehouse/storage</p>
<p>Automotive sales</p>	<p>1 / 250 sq ft flr area in retail sales area; plus, 3 spaces per service bay, but not less than 3 per facility</p>	<p>1/330</p>
<p>Automotive accessory sales</p>	<p>1 / 250 sq ft flr area</p>	<p>1/330</p>
<p>Business retail supply sales</p>	<p>1 / 250 sq ft flr area</p>	<p>1/330</p>
<p>Construction retail sales</p>	<p>1 / 250 sq ft flr area in retail</p>	<p>1/330</p>

	sales area; plus, 1 / 400 sq ft flr area in warehouse or storage area	
17.44.060: COMMERCIAL USES: continued	Existing	Proposed
Convenience sales	1 / 250 sq ft flr area but not less than 4 per facility	1/330
Department store type retail sales	1 / 250 sq ft flr area	1/330
Farm equipment sales	1 / 250 sq ft flr area in retail sales area; plus, 3 spaces per service bay	1/330 sq ft flr area in retail sales area
Primary food sales/off site consumption, such as grocery stores	1 / 250 sq ft flr area ; plus 2 off street waiting or loading spaces where applicable	1/330
Primary beverage sales, such as espresso stands	3 off street waiting spaces per drive-up window	3/window
Food sales/on site consumption	1/100 sf flr area + 5 waiting sp/drive-in window	1/330 restaurants < 1k 1/200 >1k
Gasoline sales	1 off street waiting space for each pump; plus 2 parking spaces for each service bay	1/pump
Home furnishing retail sales	1 / 250 sales, display, or office areas up to 2,000 sf flr area plus 1 /1,000 warehouse or storage area over and above the initial 2,000 sf flr area	1/330in sales, display, or office areas up to 2,000 sf flr area 0 for warehouse/storage
Specialty retail sales	1 / 250 sq ft flr area in sales area; plus, 1 / 400 sq ft flr area in warehouse or storage area	1/330
Adult entertainment retail sales area		
	1 / 250 sq ft flr area	1/330

17.44.070: SERVICE USES:	Existing	Proposed
Unless otherwise allowed by the relevant zoning or overlay district, one space for each two hundred (200) square feet of gross floor area; plus one space for each office shall be required		
Professional and administrative office (excluding medical and healthcare practitioners)	1/300	1/330
Medical and healthcare practitioners	1. For offices with less than 1,500 gross sf, the requirement shall be 1 /250 sf floor area; plus 2 per doctor's office, but not less than 4 per building	1/330
	2. For offices with 1,500 sf or more, 3 /patient care room	1/330
Veterinary office	3.5 / examining room or treatment room	1/330
Hotel/motel	1 / room or unit; plus as required for accessory uses, such as restaurants, meeting halls, etc.	No change
Automotive fleet storage	1 / employee on the largest work shift, plus 1 / ea vehicle stored	1/fleet vehicle
Automotive parking	In addition to the parking stalls, which are for lease, 1 / each employee on the largest work shift. Off street waiting spaces as follows:	0
	Free flow entry: 1 / entry driveway. Ticket dispense entry: 3 / entry driveway. Attendant parking: 5 percent of parking capacity	
Automotive rental	Same as Automotive parking	0
Automotive repair and cleaning	3 / each repair or cleaning bay; plus 5 waiting spaces per car wash bay	2/repair bay
Auto camp/ RV Park	1 / trailer/tent or RV space	No change
Building maintenance	1 / 400 , but not less than 3 per building	1/500
Business support services	1 / 400 , but not less than 3 per building	1/500
Communication services	1/300	1/600
Consumer repair services	1/250	1/500
Convenience services	For beauty and barber shops, 1 / 250, but not less than 4 / building. Other convenience services: 1 / 300	1 / 330
Banks/financial services	1/200 +5 waiting spaces /	1 / 330

	drive-in window or teller unit	
17.44.070: SERVICE USES: <i>Continued</i>	Existing	Proposed
Funeral services	1 / 4 fixed seats in largest assembly room, or 1 / every 28 square feet of floor area in largest assembly room where movable chairs are used, whichever is greater. In addition, 1/ fleet vehicle stored	1:10 seats
General construction services	1 / 250, but not less than 4 /building. In addition, spaces as required for fleet vehicle storage	1/330
Group assembly:		
Bowling alleys	4 / alley	2/alley
Dance halls	1/100	Remove
Theaters, auditoriums, and stadiums	1 / 4 fixed seats in largest assembly room and/or 1 / 28 in largest assembly room where movable seating is used	1:10 seats
All other group assembly	1 / 100 square feet of gross floor area. For drive-in theaters off street waiting spaces shall be provided in the amount of 5 percent of the theater's vehicle capacity	1/200>1K
Laundry services	1/250	1/330
Personal	1/250	1/330
Commercial recreation:		
Golf course and par 3 (To be removed if approved)	As determined by the planning commission, in conjunction with a recommendation from the planning director	
Skating rink (To be removed if approved)	1/150	
Tennis, racquetball and handball courts (To be removed if approved)	3 / court	
Swimming centers (To be removed if approved)	1 / 75 sf surface water area	
Marina	3 sp /2 slips. When boat launching is provided, 10 % of the total number of required parking spaces must be large enough to accommodate cars with trailers	1/10
For all other commercial recreation	As recommended from the planning director	1/330
Fitness Center	(NEW)	1/400
1. Adult entertainment: Theater or minitheater	1 / 4 fixed seats in largest assembly room and/or 1 / 28 in largest assembly room where movable	1:10 seats

	seating is used	
2. Bookstores or arcades	1 / 250	1/330
17.44.080: WHOLESALE USES:		
Unless otherwise allowed by the relevant zoning or overlay district, the following off street parking is required for the specified wholesale uses:	Existing	Proposed
Finished goods	1 / 1,000 in storage or warehouse area, plus 1 / 250 of office or sales area	plus 1 / 500 of office or sales area 0 for warehouse or storage
Unfinished goods	1 / 1,000 in storage or warehouse area, plus 1 / 250 of office or sales area	plus 1 / 500 of office or sales area 0 for warehouse or storage
Storage/warehouse	1/1000	0
Ministorage	No off street parking required; however, driveways between ministorage buildings on the same site and between ministorage buildings and any property line shall be paved and have a minimum width of 24 feet	0
17.44.090: INDUSTRY USES:		
Unless otherwise allowed by the relevant zoning or overlay district, the following off street parking is required for the specified industry uses		
Custom manufacture	1/500	1/1000
Light manufacture	1/500	1/1000 1/2000 if more than 50% of production flr sp is occupied by automated machinery
Heavy manufacture	1/1000	1/2000
Extractive manufacture	As determined by the planning commission in conjunction with a recommendation from the planning director or	
OTHER		
17.44.195: RESTRICTION OF USE:		
A. The required off street parking spaces and driveways shall not be used for any purpose which would, at any time, preclude the use of the area for the temporary storage of motor vehicles		Remove B.
B. No owner shall lease, rent or otherwise make unavailable to residents the off street parking spaces required by these regulations.		

<p>NEW</p>		<p>ALTERNATIVE COMPLIANCE PARKING PLANS -</p> <p>SPECIAL FACILITIES FOR BICYCLIST</p> <p>The planning director may authorize a 15% reduction in the number of required off-street parking spaces for developments or uses that make special provisions to accommodate bicyclists. Examples of accommodations include enclosed bicycle lockers, employee shower facilities and dressing areas for employees. A reduction in parking may not be granted merely for providing outdoor bicycle parking spaces.</p>
<p>17.44.225 SHARED USE PARKING:</p> <p>A. The planning department may, upon application by the owner or lessee of any property, authorize the shared use of parking facilities by the uses or activities listed in table A of this section, and under the conditions specified herein:</p> <p>1. Up to fifty percent (50%) of the parking facilities required by this section for a use considered to be primarily a daytime use as set forth in table A may be provided by the parking facilities of a use considered to be primarily a nighttime use or vice versa, provided, that the shared parking area shall be subject to the conditions set forth in subsections A4 through A6 of this section.</p> <p>2. Up to one hundred percent (100%) of the Sunday and/or nighttime parking facilities required by this section for a church or auditorium incidental to a public or parochial school may be supplied by parking facilities required for the school use, provided, that the shared parking area shall be subject to the conditions set forth in subsections A4 through A6 of this section.</p>		<p>A. The planning department may, upon <u>written request application</u> by the owner or lessee of any property, authorize the shared use of parking facilities by the uses or activities <u>examples</u> listed in table A of this section, and under the conditions specified herein:</p> <p>1. Up to fifty percent (50%) of the parking facilities required by this section for a use considered to be primarily a daytime use as <u>examples</u> set forth in table A may be provided by the parking facilities of a use considered to be primarily a nighttime use or vice versa, provided, that the shared parking area shall be subject to the conditions set forth in subsections A4 through A6 of this section</p>

<p>3. The distances between the required off street parking spaces and the use it serves shall be as set forth in section 17.44.250 of this chapter.</p> <p>4. The applicant shall demonstrate to the satisfaction of the planning director or director's designee that there is no substantial conflict in the principal operating hours of the buildings or uses for which the shared use of the parking facility is proposed.</p> <p>5. Parties jointly using off street parking facilities, as provided for herein, shall execute a legal easement regarding their shared use agreement. The agreement shall run with the land and not be terminable without authorization being given by the city council, based upon changed conditions.</p> <p>6. Changes of use require reevaluation of shared use parking. Any subsequent change in land uses within a mixed use development will require proof that sufficient parking will be available.</p> <p>B. For the purposes of this chapter, shared use parking will be permitted between the uses or activities as having primarily daytime or evening hours of operation:</p>		<p>2. Up to one hundred percent (100%) of the Sunday and/or nighttime parking facilities required by this section for a church or auditorium incidental to a public or parochial school may be supplied by parking facilities required for the school use, provided, that the shared parking area shall be subject to the conditions set forth in subsections A4 through A6 of this section.</p> <p>3. The distances between the required off street parking spaces and the use it serves shall be as set forth in section 17.44.250 of this chapter.</p> <p>4. The applicant shall demonstrate to the satisfaction of the planning director or director's designee that there is no substantial conflict in the principal operating hours of the buildings or uses for which the shared use of the parking facility is proposed.</p> <p>5. Parties jointly using off street parking facilities, as provided for herein, shall execute a legal easement regarding their shared use agreement. The agreement shall run with the land and not be terminable without authorization being given by the city council, based upon changed conditions.</p> <p>6. Changes of use require reevaluation of shared use parking. Any subsequent change in land uses within a mixed use development will require proof that sufficient parking will be available.</p>
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B. For the purposes of this chapter, the following examples of shared use parking will be permitted between the uses or activities listed below as having primarily daytime or evening hours of operation:

TABLE A

<u>Uses With Daytime Hours</u>	<u>Uses With Evening Hours</u>
Banks	Auditoriums
Business offices	Bars
Churches	Bowling alleys
Grade schools/high schools and daycare centers	Dance halls
Manufacture/wholesale (with limited hours)	Hotels/motels
Medical clinics	Meeting halls
Professional offices	Nightclubs
Retail stores (with limited hours)	Restaurants
Service stores	Theaters

17.44.490: SIZES OF OFF STREET LOADING BERTHS:	Existing	Proposed
A. For Residential, Civic , commercial, and wholesale/industrial uses, each required off street loading berth shall not be less than ten feet (10') in width, thirty five feet (35') in length, and fourteen feet (14') in height, except that the height requirement may be waived upon receipt of evidence that such height is not necessary.		Residential Civic
B. For service uses, each required off street loading berth shall not be less than ten feet (10') in width, and twenty feet (20') in length. All loading berths for service uses shall be located within thirty feet (30') of an entrance to the building, and shall be marked.		9 X 20
17.44.500: RESIDENTIAL USES: A. For up to twenty thousand (20,000) square feet of gross floor area, no spaces required. B. From twenty thousand (20,000) to eighty thousand (80,000) square feet, one space plus one space for each additional eighty thousand (80,000) square feet		0 (remove residential req)
17.44.510: CIVIC USES: A. For up to five thousand (5,000) square feet of gross floor area, no spaces required.		0 (remove civic req)
B. For five thousand (5,000) to twenty thousand (20,000) square feet of gross floor area, one space required.		0 (remove civic req)
C. From twenty thousand (20,000) to eighty thousand (80,000), two (2) spaces plus one space for each additional eighty thousand (80,000) square feet		0 (remove civic req)
17.44.520: COMMERCIAL USES: A. For up to five thousand (5,000) square feet of gross floor area, no spaces required.		(remove A)
B. For five thousand (5,000) to ten thousand (10,000) square feet, one space required.		(remove B)
C. For ten thousand (10,000) to twenty thousand (20,000) square feet, two (2) spaces required		1 space req'd
D. For twenty thousand (20,000) to forty thousand (40,000) square feet, three (3) spaces plus one space for each additional forty thousand (40,000) square feet		2 space req'd
17.44.530: SERVICE USES:		(remove A)

A. For up to five thousand (5,000) square feet of gross floor area, no spaces required.		
B. From five thousand (5,000) to twenty thousand (20,000) square feet, one space required.		(remove B)
C. From twenty thousand (20,000) to eighty thousand (80,000) square feet, two (2) spaces plus one space for each additional eighty thousand (80,000) square feet		1 space req'd
17.44.540: WHOLESALE SALES AND INDUSTRY USES:		(remove)
A. For up to five thousand (5,000) square feet of gross floor area, no spaces required.		(remove)
B. For five thousand (5,000) to ten thousand (10,000) square feet, one space required.		(remove)
C. For ten thousand (10,000) to twenty thousand (20,000) square feet, two (2) spaces required.		(remove)
D. For twenty thousand (20,000) to forty thousand (40,000) square feet, three (3) spaces plus one space for each additional forty thousand (40,000) square feet		(remove)
Provided for information only Not in the Parking Code Not under consideration for change		
DC Downtown Core District & MO Infill District 17.05.727 BASIC DEVELOPMENT STANDARDS; FEES IN LIEU OF PARKING: Instead of furnishing the off street parking spaces required for uses within the DC district, in-lieu payments may be made as set forth in this section. A. Fee Established: The city council shall, after public hearing, adopt a resolution setting out the value of off street parking spaces. The fees, at the time of adoption, should reflect the cost of acquiring property within the DC district for the construction of parking stalls based on the average tax assessed market valuation of property within the district. The fee is to be calculated as follows: Average tax assessed property value per square foot multiplied by three hundred fifty (350) square feet (the size of a parking stall and a portion of the access drive). The adopted fee shall be reviewed at least every three (3) years by the city council. B. Payment Of Fee: An applicant for payment of in-lieu costs instead of providing parking shall pay an amount equivalent to the costs and value of one parking lot space for each space of off street parking required for the proposed use by this chapter. Such payment of fees in lieu of parking		Not under consideration for change Only applies in the DC Downtown Core and Mid Town Overlay districts.

shall be made in conjunction with the issuance of a building permit pursuant to section [17.44.130](#) of this title. To fulfill the total parking requirement, an applicant may utilize a combination of actual spaces and fees in lieu of parking up to the following limits:

1. If eight (8) or fewer parking spaces are required, all of the parking spaces may be replaced with fees in lieu.
2. If nine (9) to twenty (20) required parking spaces are required, sixty percent (60%) (rounded up to the next space) of the spaces may be replaced with fees in lieu.
3. If twenty one (21) to forty (40) parking spaces are required, fifty percent (50%) (rounded up to the next space) of the spaces may be replaced with fees in lieu.
4. Fees in lieu may not be used to replace parking spaces above forty (40) spaces.

C. Fund To Be Established: The city council shall set up a special fund for revenues received from such payment of fees. Said revenues shall be used only for the purpose of providing public parking facilities reasonably related to serving the DC district by way of purchase of necessary land or improving such land for public parking purposes.

D. Refund Of Fee If Unused: If such fees have not been utilized for the stated purpose within fifteen (15) years of payment, or if a project or land acquisition negotiations have not commenced for which the fees would be spent, such fees with interest shall revert to original subdivider or its successor in interest unless the city and the developer or its successor in interest agree in writing to an alternative method to provide public parking facilities, land, or parking spaces. Interest shall accrue at the average rate of interest received by the city for funds invested in the Idaho state investment pool for the period of time the city holds the fees paid in lieu of providing parking spaces.

E. Certificate: An applicant for payment of in-lieu costs shall, with payment of fees in lieu of off street parking, receive one nontransferable certificate for each space of off street parking which would otherwise be required by the terms of this chapter.

F. Changes Requiring Parking: Off street parking and/or fees shall only be required for:

1. Existing Use: The amount a building is expanded above and beyond one hundred twenty five percent (125%) of the existing gross floor area;
2. Vacant Lot: Any new use(s);
3. Off Street Parking And Loading: The number of off street parking spaces and loading berths shall be fifty percent (50%) of the standards specified in sections [17.44.030](#) through [17.44.090](#) and [17.44.500](#) through [17.44.540](#) of this title. (Ord. 3350 §1, 2009)

E. MO District Fees In Lieu Of Parking: Instead of furnishing the off street parking spaces required for uses within that portion of the MO district depicted in this section, in-lieu payments may be made as set forth in this section.

1. Fee Established: The city council shall, after public hearing, adopt a resolution setting out the value of off street parking spaces. The fees, at the time of adoption, should reflect the cost of acquiring property within the in-lieu parking area of the MO district for the construction of parking stalls based on the average tax assessed market valuation of property within the district. The fee is to be calculated using the formula found in subsection [17.05.727A](#) of this title. The adopted fee shall be reviewed at least every three (3) years by the city council.

2. Payment Of Fee: An applicant for payment of in-lieu costs instead of providing parking shall pay an amount equivalent to the costs and value of one parking lot space for each space of off street parking required for the proposed use by this chapter. Such payment of fees in lieu of parking shall be made in conjunction with the issuance of a building permit pursuant to section [17.44.130](#) of this title. To fulfill the total parking requirement, an applicant may utilize a combination of actual spaces and fees in lieu of parking up to the following limits:

- a. If eight (8) or fewer parking spaces are required, all of the parking spaces may be replaced with fees in lieu.
- b. If nine (9) to twenty (20) parking spaces are required, sixty percent (60%) (rounded up to the next space) of the spaces may be replaced with fees in lieu.
- c. Fees in lieu may not be used to replace parking spaces above twenty (20) spaces.

3. Fund To Be Established: The city council shall set up a special fund for revenues received from such payment of fees. Said revenues shall be used only for the purpose of providing public

parking facilities reasonably related to serving the in-lieu parking area of the MO district by way of purchase of necessary land or improving such land for public parking purposes.

4. Refund Of Fee If Unused: If such fees have not been utilized for the stated purpose within fifteen (15) years of payment, or if a project or land acquisition negotiations have not commenced for which the fees would be spent, such fees with interest shall revert to original subdivider or its successor in interest unless the city and the developer or its successor in interest agree in writing to an alternative method to provide public parking facilities, land, or parking spaces. Interest shall accrue at the average rate of interest received by the city for funds invested in the Idaho state investment pool for the period of time the city holds the fees paid in lieu of providing parking spaces.

5. Certificate: An applicant for payment of in-lieu costs shall, with payment of fees in lieu of off street parking, receive one nontransferable certificate for each space of off street parking which would otherwise be required by the terms of this chapter.

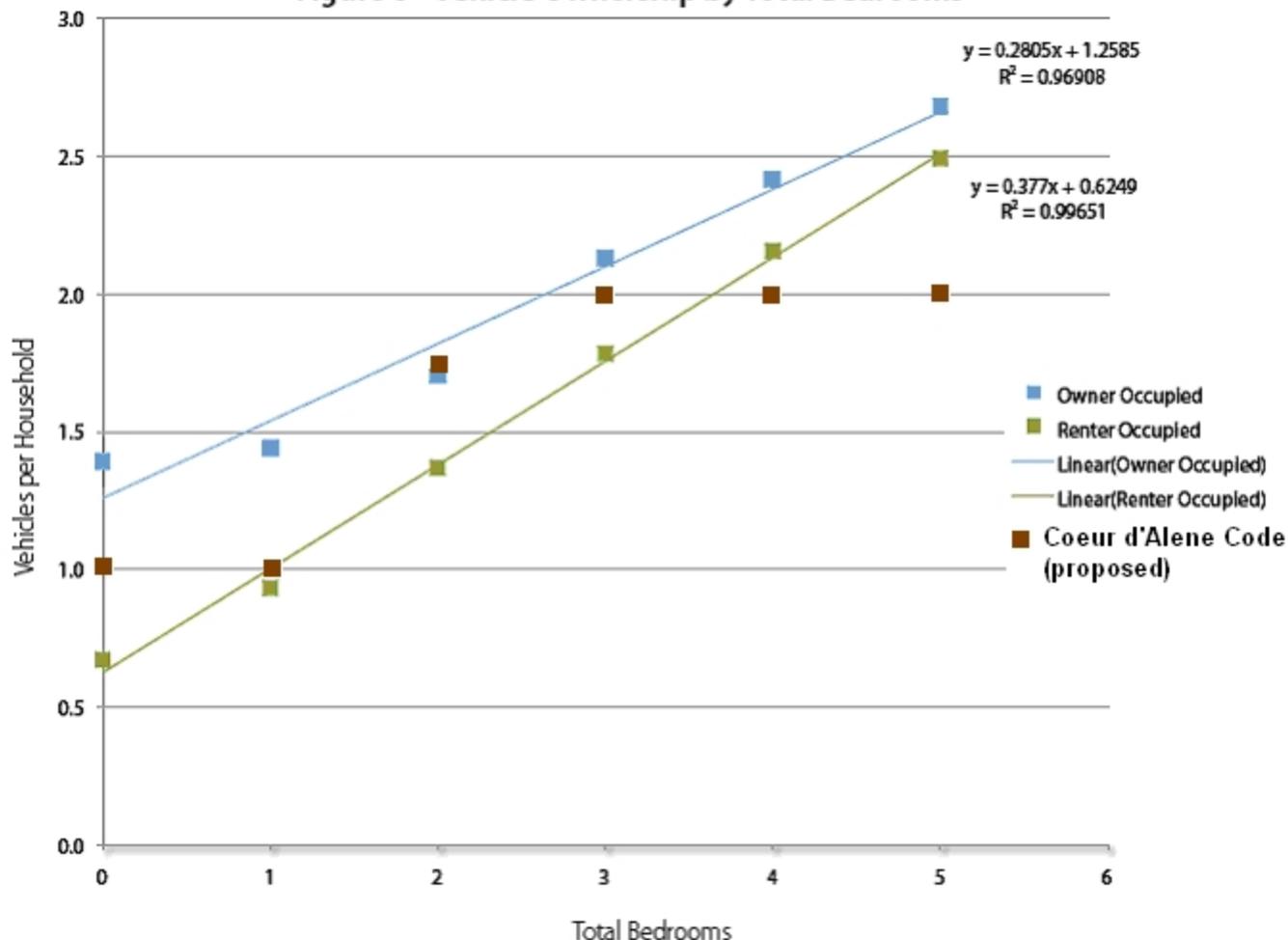
6. Changes Requiring Parking: Off street parking and/or fees shall only be required for:

a. Existing Use: The amount a building is expanded above and beyond one hundred twenty five percent (125%) of the existing gross floor area;

b. Vacant Lot: Any new use(s);

c. Off Street Loading: The number of off street loading berths shall be fifty percent (50%) of the standards specified in sections [17.44.030](#) through [17.44.090](#) and [17.44.500](#) through [17.44.540](#) of this title.

Figure 8 - Vehicle Ownership by Total Bedrooms



* Source: 2005-2005 American Community Survey - State of Colorado

SRM Development, LLC
 Coeur d'Alene Parking Standards Comparison
 9/14/2010

Average Stalls per Unit per current Coeur d'Alene Ordinance
 Estimated Surface Area per stall with circulation

2.7
 375 square feet

Project Name	Tri Cities Apartment Portfolio			The Same Project in CDA			
	Units	Parking Stalls	Average Stalls/Unit	Additional Stalls	Total Parking Stalls	% Increase	Additional Paved Area
1 Villas at Meadow Springs	286	434	1.5	338	772	78%	126,825
2 The Broadmoor	252	499	2.0	181	680	36%	68,025
3 Washington Square I	164	238	1.5	205	443	86%	76,800
4 Washington Square II	88	155	1.8	83	238	53%	30,975
5 Tap Teal on the Columbia	98	176	1.8	89	265	50%	33,225
6 Jadwin-Stevens	132	203	1.5	153	356	76%	57,525
	1,020	1,705	1.7	1049	2754	62%	393,375

8.8 Acres

SRM Development, LLC
 City of Coeur d'Alene Parking Standards Comparison for Multifamily Housing
 9/14/2010

	Coeur d'Alene, ID		Bend, OR	Moses Lake, WA	Boise, ID	Portland, OR	Seattle, WA	Kalispell, MT	Bellingham, WA	Spokane, WA
	Existing	Proposed								
Studio units	1.5	1.0	0.8	1.5	1.5	1.0	1.0	1.0	1.0	1.0
1 bedroom units	2.0	1.0	1.0	1.5	1.5	1.0	1.0	2.0	1.5	1.0
2 bedroom units	3.0	1.75	1.5	2.0	1.5	1.0	1.0	2.0	1.5	1.0
3 bedroom units	3.0	2.0	2.3	2.0	1.5	1.0	1.0	2.0	2.0	1.0
More than 3 bedrooms	3.8	2.0	2.5	2.0	1.5	1.0	1.0	2.0	2.0	2.0
Average spaces per unit	2.7	1.6	1.6	1.8	1.5	1.0	1.0	1.8	1.6	1.2

*Spaces per unit (including visitor parking)

Applicant: City of Coeur d'Alene
Request: Amendments to off-street parking
LEGISLATIVE (0-3-10)

Planning Director Yadon presented the staff report and updated the commission on the number of workshops previously held on off-street parking. He noted that the commission has not discussed items on pages six and nine of the staff report, and explained those changes to the commission.

Commissioner Jordan commented how frustrating it is to want to eat at a popular restaurant in town and not be able to find a parking space. He inquired if these proposals are approved, will the parking stalls change based on restaurant popularity.

Planner Yadon responded that staff is comfortable with the number of parking stalls required for popular restaurants. He explained that there will always be places like Texas Road House, where it is challenging to find parking anytime. He added that he has reviewed other city's parking requirements, and their experts have advised not to base parking requirements on restaurant popularity.

Commissioner Luttrupp stated that the provided summary is a critical tool outlining the proposed changes to off-street parking, and complimented staff on producing a great document. He commented that the lack of public participation seems odd, given the numerous workshops that were held, and hopes that citizens who did not participate are not surprised if this is approved.

Commissioner Luttrupp also referred to an article in the paper regarding a grocery store proposed at a former gravel pit site, across the street from the Kroc Center. He questioned what the parking requirements would be with and without the proposed changes.

Planner Yadon responded that Winco has applied for a permit to build a grocery store at that site. He explained that under the current code, the parking stall requirement would be 378. He commented that the building plan as submitted provides 574 stalls. He continued that large projects will sometimes exceed the requirement, anticipating the need. He then stated the requirement would be 287 parking stalls under the new code.

Commissioner Luttrupp feels that this document is compatible with all businesses in the city and approves of this request.

Motion by Luttrupp, seconded by Messina, to approve Item 0-3-10. Motion approved.